

Email Feedback – Alpine-Balsam Site – February, 2019 (alphabetical by last name)

From: Kimberly Bixel

Sent: Wednesday, February 6, 2019 11:14 AM

To: Gatza, Jean

Subject: Feeling compelled to write about Alpine-Balsam, thank you

First, thank you for caring enough to serve on Boulder's City Council and thank you in advance for caring to take the time to listen to your citizens. I appreciate the complexity of the issues that come before you. Thank you in advance for considering this letter.

The direction the Alpine-Balsam project is currently heading is like trying to treat malignant skin cancer with sunscreen. It won't help at all and will only harm in the long run.

For context, I am a 40s-something married, parent of elementary-middle children. My husband and I both work and we are small business owners in Boulder and Broomfield. I have been participating from the beginning of this A-B process, am surprised by how it is playing out and am now compelled to comment.

1) Please google the definition of Empire-Building (also pasted below)

2) My family's business and our bank account will be directly benefited by medium and high-density at Alpine-Balsam and we still believe it is a wrong and regrettable. It is not why the City stated that it purchased the site in the first place and why it forced the sale to itself versus selling it in the private market. It is zoned Public. This seems like a behind-the-scenes 'wool over the eyes' maneuver to many of us. High density does not serve the public and is totally out of character and unworkable for the greater neighborhood.

3) My family and I have owned and lived in the immediate vicinity of Alpine-Balsam for 13 years (Mapleton Hill for 5 years before that). We are currently building a house outside of the immediate Alpine-Balsam area and so will not personally be impacted by the immense traffic problems and related that will be in the future for our neighbors here. And we still believe medium and high density are the wrong choice and regrettable at Alpine-Balsam and have seen no evidence presented by the City Staff to the contrary nor an appropriate effort to genuinely assess the neighborhood and its citizens

4) Medium and High Density at Alpine Balsam will not solve or even dent Boulder's housing woes – only looking Boulder's Empire-Building Syndrome squarely in the face and shaking out of its hypnotic control will have a lasting impact to solve our current problems (created by the Empire-Builders). Medium and high density will only serve to negatively alter and further congest an existing successful neighborhood area to the detriment of existing and NEW residents.

5) With all sincere and due respect to Staff, this project is an unfortunate example of confirmation-biased, faulty, misleading, Empire-Building-influenced and inadequate due diligence from the very start and thus we have now arrived at a destination very far off the tracks of what should be being considered at this location. I am praying that collectively we can get free of the rose-colored and Empire-Building hypnotic goggles just long enough to make a smart, wise planning decision here that will actually benefit Boulder for the long term and not cowtail to special development interests, staff and Chamber empire-builders and the high-tech interests that have swooped in here after destroying their own hometowns.

Please see the definition of Empire Building (source: Wikipedia) here.

Empire-building is the practice of attempting to obtain greater power and authority within an organization for the purposes of self-aggrandizement, particularly by having extra staff or subordinates.

In business, empire-building is demonstrated when individuals or small groups attempt to gain control over key projects and initiatives to maximize job security and promotability. Project leadership hoards potential credit and prestige the project can produce. Because this approach prevents other people in the organization from contributing in a meaningful manner and alternative or competing projects to address the project's goals are destroyed regardless of their merit, the company suffers as a whole, projects fail, and the goals of the project inadequately, or not at all. This sort of behavior is supposed to be stopped by upper management but is nevertheless very common.

In an organization, empire-building can also be demonstrated when an individual or small group eagerly and proactively suggests and pursues functions, activities or projects that are of questionable value to try to enhance legitimacy and future value. Pursuit of these activities is initially done at little or no marginal cost, but later the activities are used to justify increased resource allocation, being part of the organizational status quo, and thus the individual or group's overall command of resources, and influence, increases.

It seems that many of our City decision-makers are letting themselves be convinced by other Boulder Empire-Builders with money that this is the correct and desired direction in the best interest of Boulder – all in the deceptive name of solving Boulder's problems. Classic ploy to create the problem and then solve the problem and benefit financially on both ends!!

If one wants to argue with the Empire-Builder causes, the only other option is reminiscent of the former Soviet Eastern Bloc. Government gets to buy under market prime real estate, determines what they want to do with it, decides which rules (height restrictions and zoning, uses, etc...) they want to change. And now we are going to have Boulder's equivalent of Khrushchyovkas or 'rabbit hutches' that are favored by no-one except for consulting firms and developers and those with an idealistic idea that this will help make Boulder affordable.

The moment the City undermined a market rate sale of the property in the name of the Public, you committed this project to be for the benefit of the PUBLIC. Not for a few fortunate enough to get in on the action as early as possible – the majority of whom will end up exploiting their ownership through the rental market. A very small portion of residents will end up being your desired demographic – no matter what policies you put in place. That is just how it works in practice.

The current scenarios are NOT for the common good. It will be for the good of a few people fortunate enough to get in at the beginning at the expense of an entire neighborhood and the fabric of our community.

Most of us are convinced by reasoned and well-supported arguments – I am, even if I don't personally desire a particular outcome. In this particular instance, there has been NO convincing evidence put forward or compelling due diligence to show what life will be like in terms of maintaining the character and livability of the surrounding neighborhoods. The current responses from city staff have not addressed these concerns. To the contrary, we are going on a hope and a prayer that somehow it will all just work out.

This has been a quasi-faux-public process. I participated early in the process and was eager to do so as a citizen. However what I saw through that process were developers, Chamber of Commerce members and staff members - who get paid and have all the time in the world to attend these meetings – voting with sticky notes and skewing the outcome of all the early meetings on this project. Evidence of confirmation bias from the outset abounds.

Here is a quote extracted from the Approved City of Boulder Alpine-Balsam Vision Plan dated June 6, 2017.

“The city purchased the site for redevelopment in December of 2015, and intends to occupy a portion of it with a consolidated customer service center that will co-locate key city services, improving access and better serving the community. Other uses may include housing, retail, office space, and possibly additional local government services. A prime location in a thriving neighborhood, the Alpine-Balsam site presents a valuable opportunity to develop a model for equitable, affordable and sustainable living. The city is committed to ensuring that future redevelopment of the site fits the community's vision and goals, and complements the character of the neighborhood.”

There is currently nothing in any of the five scenarios you are being offered that complements the character of the neighborhood. All you have to do is go to North Boulder Park or any location around A-B and have a look around to see that for yourself. The City purchased the site without a market process occurring for the intent of city services. It is zoned public.

I (and my husband) am a fan of medium and high-density. I have personally lived in (and owned in) medium and high density at various times in my life. It is great - when it is the right place and will work! This location is NOT a candidate. Either it is all affordable housing in which case, the touted factors of walkability to Ideal Market and downtown retail are not a fit for residents – they are not affordable places to shop! Affordable housing residents will drive to affordable places to shop and eat out. And even if they don't own a car, they will use one via Uber, Lyft, Car Share, etc...and this still represents people moving around in cars on the road in this area. This is NOT Brooklyn! And residents didn't move here for it to be Brooklyn nor do any of them want it to be. And I love Brooklyn!

Have you polled the actual 'workforce residents' whose problems you are altruistically trying to solve? I have informally polled many of them and they don't want to live in small 4th floor condos for the duration of their lives. The majority of people who do want that are 20-something employees of Google, Apple, Twitter and grad students (who will move out and rent or get real jobs and abuse affordable statutes). They are all transient populations that do not create community (not because they can't but because they don't – remember when you were 25!) The other potential population are the elderly. Let's support them small amount of elderly affordable housing – but a few of these needs were just met by the new Thistle project on Broadway and Pine and programs can easily address their housing needs.

I fully support Affordable Housing and any related solution so that our 'workforce' can live in our community and have the elderly 'age in place'. I also know that is difficult to finance.

Please resist the control of some very persuasive empire builders - it's for their own careers and their own pockets - not for the benefit of the community. Don't be hoodwinked by short, warm fuzzy philosophical sound-bites, skewed reports, omitted evidence and faulty reasoning.

We invite behemoth, job monsters (the biggest!) to a rural/suburban geographically-constrained area and scratch our heads wondering why we have housing and transportation problems. We have acted like we are a starving, desperate community that needs to be rescued by them!

And the solution is to build high rise apartment buildings in the most inappropriate, unsustainable location that degrades the character and integrity and livability of a neighborhood. And dot boulders beautiful landscape with change irrevocably what people love the most about Boulder in the first place. There will come a tipping point when Boulder ceases to be a cohesive community and the empire builders move on and Boulder is left with a blighted landscape

Please acknowledge that smart, wise, long term planning can mean a measured amount of correctly sited and appropriate development. It is allowed. As a citizen, you have our permission! Wise means wise! And wise in this instance is following the stated goals that were committed to at the outset of this entire project. AND the purpose the property was purchased in the first place.

PLEASE, it's not too late to make this all right.

So, what WOULD make sense, be in character with the environment and MEET the VISION for Alpine-Balsam.

- 1) City offices
 - 2) Flood mitigation
 - 3) Flexible civic uses and green
 - 4) A small amount of LOW RISE (max 3 story) mixed and LOW density residences...townhouses that are ALL PERMANENTLY Affordable. That have garages and parking and green and trees and actually serve to create a NEIGHBORHOOD! And are consistent with the surrounding neighborhoods.
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From: Paula Breymer
Sent: Thursday, February 7, 2019 1:47 PM
To: Gatzka, Jean
Subject: Alpine/Balsam

I have become aware that my feedback to the city about the old hospital site has been ignored along with that of many others. I objected to a major site for City offices and high density/low income residences. I prefer a medium density, mixed use plan that includes community involvement spaces, small retail, small business and perhaps a few residences. The high-density plan will make what is already a crowded neighbourhood virtually unlivable with all the additional cars and demand on existing services. To Try to use this neighbourhood to fulfil the City's goal of creating more low-income housing, is misguided.

Let's face it. The only result of limited space, beautiful surroundings and a continuous info of new population and jobs is creating the problem. We will never solve it by jamming housing into every neighbourhood, having huge apartment complexes stuck everywhere and destroying what actually makes Boulder a great place to live. Another way to address that problem, is to let market forces determine who lives here. Boulder will just get more expensive and those who can't afford it will find other places to live. It's not ideal but is a better and more realistic solution than destroying our neighbourhoods.

Sincerely,
Paula Breymeier
Boulder CO 80304

From: Chris Cardoza
Sent: Monday, February 11, 2019 9:12 PM
To: Gatza, Jean
Subject: Alpine - Balsam Project

Dear Jean,

I am deeply concerned about the current plan for the development of the Alpine-Balsam area near North Boulder park. The plan for 140-300 units of residential housing only will negatively impact the area and the quality of life for the current Newlands residents. I am a 10-year resident of 7th ST and live directly on North Boulder Park. The density the city planning board is proposing is 4 to 8 times the current density of our neighborhood. With limited street parking and your current plan to only supply .8 parking spaces per unit is completely inadequate for the neighborhood and would cause chaos. The traffic on 9th ST is already extremely dangerous in the mornings and evenings with several accidents on 9th and Alpine this year. Many children from the Newlands neighborhood walk or bike through Balsam and Alpine every day on their way to Casey Middle school. Without traffic mitigation on 9th and Alpine-Balsam, I could foresee a very dangerous situation developing for all of our children commuting to school.

I don't oppose the development of this area, but it needs to be executed in a thoughtful way aimed at improving people's lives in the neighborhood, not making them worse. A thoughtful plan considering the entire area is critical. I propose less housing units to be developed and an aim at multi-use with office and retail space provided in the plan as originally discussed. A green space in the plan is also very important. The park is used by many children and adults in a wonderful way every day. It is also abused by many dog owners who let their dogs run off lease and create a horrible unsafe environment. Many dog owners use it as a dog park. Currently there is dog feces all over the park grounds and also chances for unleashed dogs to bite or fight with others enjoying the park. I could see a terrible escalation to this unsanitary situation if you add an additional 100 dogs from the Alpine-Balsam project dog owners.

I never received the survey regarding the city's plan, but I will be attending the City Council study session tomorrow night. Please consider the plan very carefully as this project will permanently impact our community for decades to come.

Sincerely,
Chris Cardoza
Boulder, CO 80304

From: Perrin Chipouras
Sent: Tuesday, February 12, 2019 10:40 PM
To: AlpineBalsam
Subject: alpine/balsam

Hello,

Thank you very much for taking time to read this email and for your service and dedication to our community. Unfortunately, the planning community feedback sessions on the Alpine/Broadway project were full before I was able to clear my schedule and register.

I live in North Boulder with my husband and children who attend Columbine Elementary and Casey Middle Schools. I am also incredibly grateful to have the privilege of owning a business located in the Community Plaza complex.

I am excited about the vitality and investment that is planned for the former hospital location.

I would request that during the redevelopment process special attention be paid the safety at intersections, specifically Alpine and 13th (as well as 13th & Balsam.) My business looks out at this intersection and the number of near misses we see every day is shocking. This is especially concerning considering how many middle school kids, my daughter included, bike through this area every day to and from school.

As a business owner and resident of the neighborhood I would also like to express my desire to maintain Community Plaza in its current form. I believe this plaza has served as a community meeting ground and a visual landmark for many years. I would hate to lose that charm and connection. I also would like to note that the local business owners have made substantial investment in the vitality of their spaces which benefits the community as a whole. I feel it would be a disservice and frankly wasteful to rezone the Community Plaza block. I do want to note that I am supportive of higher density, affordable housing in the neighborhood. I also believe that reliable, consistent (every 10-minutes during the work week) easy transportation to East county offers a greater benefit to more people and should be prioritized.

I love the idea of consolidating City and County offices at the hospital site and placing as much housing as reasonable at Iris and Broadway.

Thank you for your time.
Have a beautiful day,
Perrin
Boulder resident since 1994
Perrin Chipouras

From: James Coon
Sent: Monday, February 11, 2019 5:14 PM
To: Gatzka, Jean
Cc: Jones, Suzanne; Weaver, Sam; Brockett, Aaron; Yates, Bob; Carlisle, Cynthia; Morzel, Lisa; Young, Mary; Nagle, Mirabai
Subject: OLD BOULDER COMMUNITY HOSPITAL

Dear Boulder Planning,

Please see attached for City Council meeting on February 12, 2019.

As a long-time resident of North Boulder, I stand firmly against this ludicrous idea for the development of the land surrounding the old Boulder Community Hospital.

I reside at (#) 8th St and have lived in the same home since 1979. To think that the infrastructure of this Newlands area could absorb 140-300 residential units without adequate area parking, schools, or city fire and police is irresponsible planning. Who will benefit from this proposed development anyway? I value what we have in North Boulder Park, Views of open space and the Flatirons. What about height restrictions? The kind of ridiculous density that city council will create from this proposed development cannot possibly be a good thing for Boulder.

I would almost guarantee that my neighbors in a six-block radius or greater would agree with me on this.

Whatever happened to the proposed original plan for government offices?

I feel like if this development should come to pass, we as Boulder residents will have lost a most valuable piece of the very charm that brought many of us here to live. We cannot get back what we will lose to needless urban growth.

James Coon
Boulder, CO

From: Courtney Faust
Sent: Thursday, February 7, 2019 12:01 PM
To: Gatza, Jean
Subject: Alpine-Balsam Project

Dear Boulder City Council and Boulder Planning,

I'm 46 years old and I was born in the hospital that will be torn down to create the Alpine-Balsam Project. I live a few blocks from there now and PLEAD with you NOT to make that area densely populated.

Boulder has grown so much in the past 15 years and we are losing the real reason people love Boulder so much. Traffic is crazy all around Boulder and especially in that Balsam/Broadway intersection. Please do not add to that. We all think people will bus and bike but in reality, most don't.

Please don't see dollar signs here - \$. Let's think about the implications for the future of Boulder.

Thank you,
Courtney Faust
Boulder, CO

From: Jennifer Goldman
Sent: Thursday, February 7, 2019 9:31 PM
To: Jones, Suzanne
Cc: Gatza, Jean
Subject: Alpine- Balsam

Dear Mayor Jones,

I have lived on 11th Street between Balsam and Cedar since 2004. My husband and very young son and myself left New York City and moved to Newlands to leave the high-density concrete jungle behind. We specifically chose Newlands because after having lived in Manhattan for almost 10 years and never driving, it

was very important to me to be able to walk to a grocery, a coffee shop, a park and my kids' schools. We wanted peace and quiet and neighbors. We got it all on our quiet block. Since then, two more children have arrived and we are at Foothill Elementary, Casey Middle School and Boulder High. While we walk, bike and bus as much as we can, we also are in our cars a lot, doing carpools for soccer, basketball, play rehearsal to name just a few. So even in this most walkable neighborhood, I am still driving on a daily basis.

I recognize that housing is an important consideration for the city of Boulder, and I support LOW density to add to the existing neighborhood. With the current lowest proposal being offered at 170 units, that is simply

astonishing to me. As I mentioned before, I live AT 11th and Balsam. I can tell you, that number being thrown about, up to over 300 units is unreasonable to add to this neighborhood. Balsam and 9th St. are already maxed out as the surrounding streets. There are times when I cannot turn east at 11th and Balsam because the traffic heading east is backed up all the way to 9th St.

I attended early meetings way back when Vic's was still around, and at that time, we heard it was going to be city and municipal office space with lots of community benefit. Now, office space has been reduced to 1/6 of the space. No retail to offer a community benefit and high density building up to 55' blocking views, incongruent with the neighborhood to the north of Balsam and surrounding area. I seriously question why there was not a mailing to everyone home address on 10th, 11th, and the 1/2 mile circle surrounding the site. The survey that I took woefully lacked an option that was agreeable to me, and I had to choose from the best of the worst. I have not yet found a neighbor who wants to add 55' building with a maximum amount of housing.

The parking that is being proposed in another HUGE concern to me. I have lived through the debacle of "right-sizing" Iris. People have cars. People with children have cars. People who will buy at Alpine-Balsam will have cars. We can wishfully think that they won't, but what steps will be taken to guarantee that they don't? Because I don't want the increased traffic danger of people driving around looking for parking daily because they were not provided parking. Will the city make my street a 2-hour one time a day Permit parking only street? Will the city make Alpine the lone entrance and exit to the new development? Because Balsam cannot handle that much more traffic flow.

I keep hearing that one of the reasons why there will be less parking is because we are on a bus line. Let me tell you about the bus. My son takes the bus to Boulder High in the morning. Today, when it was 10 degrees, he waited 20 minutes for the bus. And this is a common occurrence, not just today because of the snow. And when it does come, sometimes it is so full, he has to stand. Which is not a problem, he is young and able, however, what guarantees are in place with RTD to be able to handle all of the new carless homeowners? The current situation would not be able to accommodate the hundreds of new riders.

I will end with precedent. My concern is that once this side of the street is allowed to go dense, what is to keep the other side of the street from going up? This is not why people chose this neighborhood, or even Boulder in general.

I implore City Council to reach out to each homeowner that will be impacted by whatever happens there and get a true response, not just from 100 people who filled out a survey with undesirable options. Preserve the neighborhood character before unprecedented development ruins what exists.

Regards,

Jennifer Goldman
Boulder, CO

From: Wyndham Hannaway

Sent: Wednesday, February 13, 2019 5:16 PM

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

Subject: Alpine - Balsam

Attn: Boulder Planning and Boulder City Council

I am 71 years old and my wife and I have lived in Newlands for over 46 years. We, like our neighbors, value the low density of this quiet family neighborhood.

All of us in the neighborhood understood that the City purchased the hospital to re-use the site for city offices and retail business.

Since many of us do not spend time lurking on the internet, we were quite shocked at the recent news of how this project has turned.

The proposals expressed at City Council last night reflect extremely aggressive plans for housing unit density which are completely out of character with this family neighborhood.

Proposed development affecting parking, traffic, height, and views, reflect no sensitivity whatever to the 1000 homeowners who have paid very significant taxes to Boulder for the quality of life in Newlands.

Would you please consider reaching out to each homeowner by mail, phone, or personal interview, to get a grasp on how stakeholders feel?

It is completely bogus to say that a survey has been done by "internet", since it clearly did not reach more than a few percent of owners.

High density housing and rezoning with their attendant issues are a particularly ill-considered development for this mature, low density neighborhood.

From comments made by Boulder Planning last night, it is clear that no one involved has enough local experience to have a grasp on the hydrology of Newlands or its multiple underground rivers.

It is time for you to find a way to actually contact and respect your citizens who will be affected forever by your designs and decisions.

Wyndham Hannaway
Boulder, CO 80304

From: GARY ILES (1 of 3)
Sent: Monday, February 4, 2019 5:14 PM
To: Yates, Bob; Gatzka, Jean; Council
Cc: Bob Horowitz
Subject: Re: Boulder Bulletin

Bob H, great email and perspective on what is a growing movement, now that we are more informed, to resist this project.

Council Members,

This project as proposed by the City is aligned with an agenda that does not represent or accurately reflect those of us that are influenced, either directly or by the somewhat arbitrary demarcations or "planned boundaries" drawn on a map. Many who will be influenced are not even aware of the full impact of this density increase across all components impacted, such as traffic, parks, alternate routes East and Eastward, property valuations, ascetics, impact to hiking trails, infrastructure, commercial businesses and most importantly to the quality of life. As pointed out below, the proposal also does not make it clear how Boulder becomes more affordable once these properties are taken. What's next? In short, you have not adequately obtained or disclosed important information that is salient to a decision nor made the appropriate steps to obtain relevant viewpoints without bias. Moreover, the City seems to have taken steps to limit informed feedback from community residents by boxing people into a limited set of possible outcomes, itself a misrepresentation.

We insist that our choices be represented in the options and we will pursue that through all means possible. The growing debate and outrage for what's proposed and the process for which this has been managed is a clear indication that the project does not have the support you imply or suggest from those most impacted.

Gary

From: GARY ILES (2 of 3)

Sent: Sunday, February 10, 2019 8:34 AM

To: Gatza, Jean

Subject: Alpine - Balsam Project

I writing to respectfully request that the project be reconsidered in it's entirety.

As you are aware, this property was originally purchased as a cite for civic spaces, and was communicated as such to the community, with retail and gathering spaces.

City Council has made a decision, with very little involvement or statically significant data from those most impacted about use for high density housing. Feedback has been limited, many people have been unaware (for whatever reason although I know there have been limited attempts to edge by the City) but are now getting involved. That's the most important point - now that people are becoming aware of the City's new intentions, there is far wider engagement by residents particular in the impacted area.

The options that have been put before them are not choices that reflect our interests, but rather acceptable boundaries of those that crafted them. The amount of units, at the very minimum, is roughly a 3 to 4 times density than the existing area, and that's at the lowest proposed amount of 140 units. There are no effective or guranteed plans for traffic mitigation, no definitive plans for height restrictions or **protecting** view corridors beyond the 55 foot level, and now the entire area around Alpine-Balsam and Community Plaza are up for rezoning. All of this has serious lifestyle impacts for residents in the area - residents that should be provided more of an opportunity to make suggestions outside of the limited options being put forth.

Moreover, as demand for a city far outweighs supply, and will so for the foreseeable future as evidenced by data, creating "affordable housing" for lottery is simply not a solution for the much greater dilemma. Boulder is a highly desirable and one of the top communities in the USA. That's only going to change once the city becomes undesirable - too dense, too much traffic, natural resources overrun, visual corridors blocked.

I support affordable housing, but there needs to be a more comprehensive City-wide plan to absorb the density into ALL of Boulder, particularly areas that are best suited for the additions. City Council's change in direction on the original purchase represents a group that is acting more in alignment with real estate developers than representatives of the community. Long term projects take long term planning, and while not everyone will be happy with an eventual outcome, better compromises that are not predicated on predetermined scenarios gathered in what has been described by City members as a highly unscientific survey from an unknown set of individuals. This is not a responsible approach and one no city in the country would choose.

This is one of the most unique communities in a decreasing unique Boulder city. What's made it special is being bartered away for change that erodes that uniqueness - lifestyle, open space, community, views, emphasis on green initiatives. As the impact from this project will be high, far higher than anticipated, and despite best intentions for eco transit and bike lanes, the City Council should make a greater effort to step back, remove bias for what is currently imposed on the area, and start anew by listening to the growing number of residents that oppose the current plan and would like to work more closely to devise something more people can get behind.

Gary

From: GARY ILES (3 of 3)

Sent: Monday, February 11, 2019 5:29 PM

To: Gatza, Jean

Subject: Requested Delay

I'm writing to make a formal request to have the City Council delay any further decisions on the Alpine Balsam project until more of the impacted residents and local community become aware of and have an ability to provide feedback on the project.

Thanks for the consideration,

Gary

From: John Illson, Erica Weis & Jared McClure
Sent: Monday, February 11, 2019 10:49 PM
To: Gatza, Jean; Jones, Suzanne; Brockett, Aaron; Yates, Bob; Carlisle, Cynthia; Morzel, Lisa; Nagle, Mirabai; Young, Mary
Subject: Alpine-Balsam Development

As a resident of the Newlands neighborhood since 1993, I am writing to express my strong disapproval of the proposed dense residential development of the Alpine-Balsam project. The current proposal to add between 140 to 300 housing units without government offices should require much broader input from the property owners in this community. Preservation of this unique neighborhood in Boulder is imperative to keeping our city the special place which drew many of us here in the first place. I believe the city should stick with the original plan for civic offices, gathering spaces, and retail business. Thank you for considering our input on this project.

Sincerely,

John Illson,
Erica Weis,
Jared McClure,
Boulder, CO, 80304

From: Andrea Kehrl
Sent: Tuesday, February 5, 2019 9:27 AM
To: Council; Jones, Suzanne; Weaver, Sam; Brockett, Aaron; Yates, Bob; Carlisle, Cynthia; Morzel, Lisa; Young, Mary; Nagle, Mirabai; Gatza, Jean
Subject: Serious concerns with Alpine-Balsam proposal - Newlands resident and workshop attendee

City Council Members and Ms. Gatza:

My neighbors Bob Horowitz and Elizabeth Prentiss have recently emailed you comments expressing the serious concerns of our neighbors with the proposed Alpine-Balsam development. I echo and share their concerns and make the same requests for action.

My husband and I attended the area planning workshop this past Saturday. While we appreciate the opportunity to provide direct feedback alongside our neighbors at the workshop, it is again very apparent that the homeowners in this neighborhood have serious concerns with the proposed development and are strongly opposed to moderate and high-density housing at the project. I reiterate the written requests of my neighbors for the City to actually poll a significant portion of our neighbors who will actually be impacted by the development in our everyday lives - and, for my family, our primary investment, our home.

We elected you with the expectation that you would fulfill your duty to represent our community with integrity, transparency, and perspective, holding true to the core values of our City and protecting its irreplaceable resources, but many of us are losing faith at this time. You will see a group of us citizens at the February 12 study session.

Thank you,
Andrea Kehrl
Boulder, CO

From: Patricia Kenney
Sent: Tuesday, February 12, 2019 2:46 PM
To: Huang, Alice
Subject: Re: Follow-up from Tuesday's (2-5) Alpine-Balsam Workshop

I would just like to add that, since the Senior Center is apparently going to be re-located, I believe that the Alpine-Balsam site would be a good location for that facility, especially if senior housing is incorporated into the site. Also, the type of senior housing that I think there is a demand for would be units one can buy (vs. just rentals), with no high "buy-in" fee, but rather an HOA structure to cover services provided, preferably on a menu basis (e.g., option to pay extra for a parking space). The senior housing model I am thinking of, that Boulder lacks, was first used by a company called Leisure World in California. It is basically a condo set-up, with some optional special facilities relevant to an older population, and with minimum age limitations for residents.

I thought the session I attended was well-organized and facilitated.
Patricia Kenney

From: Stephen LeBlang
Sent: Wednesday, February 06, 2019 12:50 PM
To: City of Boulder Planning
Subject: Boulder Alpine/Balsam flood mitigation

Dear Members of the City of Boulder planning board,

I have attached the following email comments for your review prior to the meeting on February 7, 2019 regarding the Alpine/Balsam project.

Thank you for your consideration,
Respectfully yours,

Steve LeBlang
Boulder, CO 80304

Planning Board members: RE Alpine Balsam project

My name is Steve LeBlang and I live 4 blocks west of the Alpine/Balsam project and I am also part owner of the retail space where North Broadways shops and Ideal Market are located. So I am pretty familiar with the site and walk past it daily for work, lunch, coffee and grocery shopping. I have been to many of the meetings regarding the project and support the building of as much work force affordable housing as possible. I talk with my tenants daily and the number one issue now is workers. Having to bring workers from outside of Boulder and soon we may not have the number necessary to run the registers or make that latte we all enjoy first thing in the morning. I have heard from some folks oh if we add 300 housing units think of all the traffic. I think we all forget that just a few years ago this was a busy round the clock hospital and emergency services destination. Hundreds of patients with guest, doctors, nurses, custodial and office staff here round the clock with a much greater use of cars than is being projected by 300 or more apartments. Also this is the perfect location where in the near future residents will not need a car but use autonomous uber, car share, bike, public transportation or even walking. This is the perfect location where cars may not be needed daily. In fact maybe the housing units should not be supplied with a parking space but have to pay for the luxury of having a car.

Today I also would like to discuss the flood mitigation issues. Staff has shown me several ideas one of which our partnerships support. The southern portion of north Boulder park could be used for a flood mitigation project that could become a wonderful amenity to the park and help mitigate flood issues. With stepped banks where this area could become a great amenity where locals could meet and have impromptu events such as music, concerts, plays and such. This will not be an issue to the winter skiers as floods generally don't happen at this time of the year. This coupled with underground box culverts that could help reduce flooding in the future. Since you will be tearing up most of the ground on the old hospital site this is a once in a lifetime opportunity to do this work. We support this idea and realize that some residents are against any changes at all, but this could be a change that adds to the character of the park while reducing flood dangers to many downstream.

Staff has been very helpful in involving us in the project and I would be happy to answer any further questions you may have.

Respectfully,

Stephen LeBlang

From: Leccese, Michael
Sent: Monday, February 18, 2019 3:30 PM
To: Council
Subject: Comment on Alpine Balsam directions

From: Michael Leccese
Boulder, Colorado 80304
February 18, 2019

Dear members of Boulder City Council:

I am writing about the future development of Alpine Balsam site (and weighing in as a resident and neighbor, not in a professional role).

I could not attend, but I heard that at last Tuesday's council meeting there was resident opposition ("Don't Be Dense") to housing density on this site. Having attended a recent Alpine Balsam workshop, I listened to some neighbors who hold this position and respect where they are coming from. They are good people concerned about the livability and character of neighborhoods they love.

However, there are many neighborhood residents (like my wife and I, Newlands homeowners since 1993) with a different point of view. We would like the council and the city to take a broad look at the potential of this site to improve our city.

A low-density development may not reach the city's stated goals. With the land valued roughly at \$4 million an acre, it would be difficult for a low-density development to achieve the city and taxpayer value for our \$40 million+ investment. It would be fiscally imprudent for the city to follow that course.

Instead, Alpine Balsam should be redeveloped with a variety of housing types—from higher-density to townhomes, from market-rate to affordable, including ADUs—along with ample green space, perhaps centered on a "daylighted" Goose Creek as a central spine.

Please consider housing options to benefit a broad type of households, from young people starting out of college, to single folks in service industries, to seniors, to non-traditional families. Take into account that a resident added to central Boulder may equal one less in-commuter.

The city can offer residents positive examples of how this can be done with great placemaking. Alpine Balsam workshops are well-run (thank you, Jean and team), but they could offer more to help residents define the visual, traffic, livability and social implications of terms like “low density” and “high density.”

For all the solid planning that has been done, the site lacks an inspiring vision that could help people move beyond this crude dichotomy. The council must support a vision for this critical site and be willing to lead as well as listen.

Regarding concerns about traffic and parking, these will cause short-term inconvenience (including for me as a pedestrian, cyclist, transit rider and, yes, driver). But these problems can be mitigated through Transportation Demand Management, innovative design, improved public transit, and of most of all improved walkability/bike options for people who will live a short walk to a grocery store, pharmacy, rec center, open space hiking, downtown, and more.

Finally, the current atmosphere in Boulder has become increasingly anti-developer. I see that some are displeased by the visual quality and bulk of some recent private development. But I hope council will realize that the private sector is a necessary partner to achieve a successful result at Alpine Balsam. It is encouraging to see developer-driven affordable housing being built in partnership with the city at the former Bus Stop and McKenzie Junction sites. I hope to see more of that at Alpine Balsam.

Thank you and I wish you luck determining the future of this important site.

From: Kristi-Anne Lockrem

Sent: Tuesday, February 19, 2019 12:40 PM

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

Cc: Kathleen Hancock

Subject: Proposed Alpine-Balsam-Broadway Development Project

Hello,

I am writing in regards to the proposed re-development project at Alpine, Balsam and Broadway.

I'd like to better understand the assertion that there is an urgent need for additional housing within the city limits. I'm not a real estate expert, but a quick look at available properties both for rent and for sale on Zillow seem to indicate that there is not a housing shortage in Boulder or the surrounding communities. There is a great deal of variety in the available housing (single family dwellings, townhomes, condos, apartments, etc.) and while it is clearly not the most affordable community to live in, it is less expensive than other areas of the country with similar opportunities for jobs, education, lifestyle (e.g., Silicon Valley, San Fran, Brooklyn, Seattle). This begs the question as to what is motivating the city to push for **high-density housing** in what is already a congested neighborhood with *severely restricted egress options*. If there isn't a housing shortage, then what is it? And why is the procurement of additional housing a higher priority than tackling the existing infrastructure challenges resulting from the population growth that has already taken place?

People choose to live in Boulder because of the natural environment and the availability of resources associated with an urban setting but without the density usually found in urban settings - AND they are willing to pay more for it. Why is it the city's prerogative to alter the structure and essence of Boulder at their will? What about the residents who have made sizable personal and financial investments in the community and in their neighborhoods? Why is it okay to vilify people who love their neighborhood as it is and would prefer to not suddenly have 500+ new neighbors and all of the additional infrastructure strain that accompanies such a significant increase in population? **NIMBY shaming is a political tool, not a valid (or honorable) argument.** There is nothing wrong with residents seeking to preserve the life that they have chosen for themselves and their families (and often worked hard to secure).

Further, the argument that this development will somehow solve the housing affordability issue in Boulder is simply unfounded. The proposed housing units will serve but a few of the fire fighters, police officers, teachers and other folks who serve our community - many of which have families and don't want to live in a 4th floor apartment. If anything, it will simply increase in-migration and attract people from outside the region to Boulder.

Finally, how can any further development be on the table before more attention is given to what many believe is the city's biggest challenge right now: transportation. Transportation needs to be the foremost consideration of every planning discussion. It is a real issue and is only going to get worse. I'm not sure what the solution is, but it is irresponsible to move forward with any kind of development without taking into account the impact it will have on the city's growing traffic problem. And if the assumption is that the new high-density residents won't have cars and therefore won't contribute to any further increase in traffic...no one is buying that. Under no circumstances will high-density housing somehow alleviate (or not further exacerbate) the traffic. You can't add hundreds of people to an already congested area and somehow (magically) decrease that congestion. It just doesn't work that way.

Please help me understand... What is the goal here? Unfettered population growth? And at what cost?

Kind regards,

Kristi-Anne Lockrem

(a concerned resident who doesn't live in Newlands or Mapleton)

From: Tatiana Maxwell
Sent: Thursday, February 14, 2019 2:35 PM
To: Gatza, Jean
Subject: Support dense housing at BCH site

I've lived 5 blocks from the site for almost 10 years and am fully in support of as much housing density as possible. Also good to have some green space and trees, trees, trees (big shady ones, not tiny popsicle trees). No need for a coffee shop, there are two across the street. Housing, housing, housing please!

Tatiana Maxwell
Boulder, CO

From: May, Leonard
Sent: Monday, February 11, 2019 10:24 PM
To: Council
Subject: Alpine Balsam Pause Please

Dear City Council,

In the Council study session for the Alpine Balsam area scheduled for Tuesday, Council is being asked by staff to ratify development densities accommodating dwelling units ranging between 185 and 295 and with building heights, including the east portion of the site, ranging between 4 and 5 stories.

I ask that Council defer from endorsing any of the development scenarios until certain additional information is made available to Council and the community, so that we may all formulate informed impressions, based on facts, and clear understandings of the impacts of the development options.

Council made the correct decision to purchase this property. Giving consideration to higher densities, than is the pattern in the surrounding single-family dwelling neighborhoods, is also correct. Though the scenarios thus far don't indicate the percentages of dwelling units that would be permanently affordable, it is my hope that most, if not all will be. However, the issue here is how much density and height and how complete the information is, that has been provided to Council, the community at large, and the people most directly affected by the development - those in the adjacent neighborhoods.

General Observations

There has been plenty of process from a quantity standpoint but shortcomings with quality.

From the packet executive summary - "site scenarios will inform the draft area plan": While one thing informs another in both directions, the specific Alpine Balsam site plan seems to be driving the area plan whereas, the purpose of an area plan is to guide specific site plans within the area plan boundary. The area plan needs to be resolved first.

- Shouldn't Council and the community have a clear understanding of new development potentials created by the area plan and the aggregated impacts of the area plan on flood mitigation, scale, compatibility, traffic, parking, including offloaded effects on the neighborhoods adjacent to the area plan area? Wouldn't this be consistent with the Boulder Valley Comp Plan, specifically articles 2.09, 2.10 and 2.13?

City staff assertions of the community's preference for certain density levels is based entirely on conjecture from statistically invalid surveys. At best, staff can legitimately report that some people support high density, while others support lower densities. The value of the workshops is to gather ideas and hear concerns but not to conclude based on statistically invalid methodology, the community's preferences. And all of this discussion of density options is so abstract that no one I have spoken with understands what 40, 100, 200, etc. dwelling units means in terms of all the aforementioned impacts.

The fact that so many people in the surrounding neighborhoods have only recently learned about the proposed development intensity for Alpine Balsam, is clear indication that the public engagement has been qualitatively inadequate.

Alpine Balsam Site Questions

In the study session packet, the Council and community are seeing for the first time a selection of development options that begins at 185 dwelling units and progresses upward to 295 units and 4-5 story buildings.

Who made that decision to limit the options for consideration to that range and on what information was that information based? Until this packet, the published densities under consideration for a mixed-use site started at 55 dwelling units in the form of 3 story flats.

- How can Council and the community determine an appropriate amount of density from a scale and compatibility perspective if adequate visual modeling has not been done (see Stockton CA case study Attachment for an example of a best practice) for several density scenarios?
 - Shouldn't street level views of the context be part of the information incorporated into the decision-making process?
- How can Council and the community determine an appropriate amount of density with respect to the traffic impacts if a preliminary traffic generation analysis has not been done for several density scenarios?
- How can Council and the community determine an appropriate amount of density with respect to the parking impacts on the surrounding neighborhoods if a preliminary parking analysis has not been done and without any discussion of parking plan options for the surrounding neighborhood? Unless this is done, just reducing parking requirements does not make the traffic and parking burden go away. It just offloads the burden to the surrounding neighborhoods.
 - Shouldn't those most directly impacted (in the adjacent neighborhoods), and Council, have a clear understanding of those impacts before direction is given to proceed with the creation of those impact?

- What are the flood mitigation impacts in the adjacent neighborhoods and North Boulder Park at various levels of site development?

I ask Council to give direction to staff to do the flood, traffic, parking and context street view visualization studies prior to asking Council to ratify any development scenarios so that the community and Council may have an informed discussion based on tangible and complete information. Further, I ask that Council instruct staff to reorder priorities so that the area plan informs the specific Alpine Balsam site plan rather than the current reverse order of priorities, and instruct staff to provide the community and Council the necessary information about the aggregated impacts on the surrounding area, resulting from the area plan.

Respectfully,

Leonard May

From: Alexis Mayne

Sent: Tuesday, February 12, 2019 12:57 PM

To: Huang, Alice; Gatza, Jean; Huntley, Sarah; Ranglos, Chris; Fahey, Carolyn

Subject: Alpine-Balsam Workshop Added Feedback

Hi City of Boulder Planning Team,

My husband, Anselmo Serralheiro, attended the 1/29 Alpine-Balsam Workshop and your team followed up with him as well and mentioned that I could send comments as well. My name is Alexis Mayne and we live at (#) on Broadway.

I understand this is a contentious redevelopment, but as a life-long Boulder resident I think redeveloping this area to be a vibrant, lively area of mixed commercial and housing use is of the utmost importance. We currently live at Cedar and Broadway - and we look forward to increased housing in our neighborhood as we value being part of the community, but simply cannot afford to buy into Central Boulder despite having good jobs in Boulder.

The businesses and vibrancy that the residents feel in that area (and are attached to) is due in large part to the hospital having been there - employing I'm sure hundreds and also ensuring lots of visitors to the area. The only way to maintain that "town" feel that was mentioned is to make sure there are residents and people employed in the area who use the services and support the businesses.

I love the centrality of that area - being able to walk or bike everywhere - to get coffee, groceries, etc. and I am concerned about being priced out of Boulder - the town I too have called home for my whole life. We won't maintain the community feeling and any inkling of diversity in this town if we build another group of \$2,000,000 houses - we need 400 housing units - we need families and affordability for both young and aging populations.

I really hope this project moves forward with housing and city buildings as a central theme - I don't want to see the center of town become an exclusive and inaccessible enclave while affordability gets pushed North or East only.

Thank you for your time and for pushing this process forward.

Alexis

From: Toby Murdock

Sent: Saturday, February 16, 2019 4:44 PM

To: Alpine Balsam

Subject: support for the project

Ms. Gatz--

I am writing to express my support for the project. I live in the neighborhood - Boulder, CO 80304.

I believe that we need density and affordability to avoid becoming a city of only the wealthy.

Please record me as a neighbor in support of the project. Please let me know if there is some other way that I should profess my support in order for it to be recognized by the powers that be.

Thanks,

Toby Murdock

From: Megan Norris
Sent: Tuesday, February 5, 2019 4:48 PM
To: Council; boulderplanningboard
Subject: Alpine-Balsam Development feedback

Dear Boulder City Council and Boulder Planning -

I am writing to express my concerns about the Alpine-Balsam development. There seems to be a widespread assumption by the Planning Department and City Council that high-density is supported by all constituents impacted by the project. I want to be clear that many neighbors, myself included, strongly disagree with this supposition.

I was and many neighbors were under the impression from the initial brainstorming sessions that the direction this project would include mixed use with retail and not just high-density housing. None of this input showed up in the survey of different site scenarios. We have been presented with a framework that centers on high density, with little regard for other options at the site. There is no mention of retail which is not in line with neighborhood input and interest. If this has been removed due to the flat retail sales of community plaza, that seems a flawed conclusion based on this single piece of data.

The hospital served our existing neighborhood and community. Neighbors at the brainstorming sessions have communicated a hope that this development would enhance our neighborhood without changing its special and unique character, but instead we are faced with a high-density development that irrevocably alters the heart of our neighborhood. This is the defining piece of Central North Boulder real estate. The impact of 4x or even 8x the density levels has not been adequately addressed or explained. We are faced with blocked view corridors, increased congestion on 9th, Broadway and Balsam, significant parking implications, and irreversible change to our immediate neighborhood and the surrounding areas.

I have strong concerns about the belief that these new tenants in this high-density housing will use public transportation. The reality is, most of these units will come with 1-2 cars per unit which will drastically and dramatically increase traffic in this quiet neighborhood.

Finally, the survey was completed by a fraction of people. 100 out of 100,000 residents. Many neighbors that I have spoken to have little to no idea what is being planned and how to be involved in the process. I respectfully request a better effort is made to involve the community that will be directly impacted by these decisions.

I ask that you please engage the neighborhood in a more transparent manner and that you do not assume that high density is only answer. It feels biased, assumptive, and totally incongruous.

We also need to understand the toll on our traffic patterns and parking. There is already an issue with congestion and parking along North Boulder Park's 9th street. This is without the addition of 140-300 units in the area. Not only is traffic already congested as people are avoiding 9th street but we also have many

children biking to both Casey Middle and Foothill Elementary and with increased traffic, this could potentially be an unsafe path for these neighborhood children to commute to school.

I am shopping at the Community Plaza retail stores every single day and it is a hub of activity. With the right additions of retail space, this new development could be a great enhancement for the neighborhood.

A 5-story high density building is frankly unacceptable to my family as well as most of the neighbors that I have spoken to. This is not something we endorse or frankly will accept. We respectfully request you engage the neighborhood for thoughtful input on how to make this development meet the needs of the community, the city and those of us who live in the near vicinity.

Thank you for your time and consideration.

Megan Norris
Boulder, CO

From: Greg Norris

Sent: Friday, February 8, 2019 6:08 PM

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

Subject: Alpine-Balsam Project Concerns

I live in the Newlands neighborhood and am writing out of concern for the direction the Alpine-Balsam project appears to be taking. When I initially reviewed the Vision Plan several years ago I was enthusiastic about the prospect of revitalizing a space in central Boulder that would enhance the community and those living in the Newlands, Old North Boulder and Mapleton Hill neighborhoods. I had visions of events and gatherings in the area that enhanced an already fantastic neighborhood. Unfortunately, what I am now envisioning is the type of high-density blight that is currently being built on 30th and Pearl, which in my opinion, degrades the quality of life that Boulderites value.

Overall, I'd like to commend that Planning Board for a throughout analysis and review. There was a considerable amount of due diligence, community feedback and passion displayed for this project. However, what is most discouraging now is that there is a lack of alignment with what the neighborhood voters desire and the direction the conversation is headed which is toward very high-density housing. This is not something I support.

In the "What We Heard" document, community members outlined a vision of some housing and some civic use for the space with moderately tall buildings (not 55 ft) with additional retail. From what I have read, retail has largely been ignored and City Council is now targeting 140 to 330 units for housing. This type of density with limited parking, I believe the planned ratio is 0.8/1,000, would flood the area with parking challenges that the neighborhood isn't equipped to manage (why we continue to have such low parking ratios on new buildings continues to baffle me. Human automobile usage won't significantly change using this approach and people will find the path of least resistance that is parking in the Newlands Neighborhood and by North Boulder Park). In addition, traffic during rush hours, which is already challenging on Broadway and the 9th Ave. corridor, will be at a standstill gridlock. This is especially concerning when children are traveling to Casey Middle School in the morning (the school migration and traffic is an issue that appears to be largely unaddressed during this process).

Speaking as someone who wants Boulder to remain one of the best places in the world to live, I would encourage you to steer the Alpine-Balsam project toward the vision initially outlined: A project that would enhance the entire community that offered some housing, some civic uses and ultimately brought the community together. In my opinion, something similar to option #4 Mixed Use: Limited Civic and Mostly Townhomes comes closest to achieving this outcome.

Thank you for taking my input into consideration.

Greg Norris
Boulder, CO

From: Elizabeth Prentiss
Sent: Tuesday, February 5, 2019 6:21 AM
To: Gatza, Jean
Subject: Alpine-Balsam Development

Dear Boulder City Council and Boulder Planning -

I am writing to express my concerns about the Alpine-Balsam development. There seems to be a widespread assumption by the Planning Department and City Council that high density is supported by all constituents impacted by the project. I want to be clear that many neighbors, myself included, strongly disagree with this supposition. Additionally, the process that has gotten us to this place has been flawed and incomplete.

To begin with, in the early brainstorming sessions I heard repeatedly an interest in mixed use with retail. None of this input showed up in the survey of different site scenarios. We have been presented with a framework that centers on high density, with little regard for other options at the site. There is no mention of retail and an assumption that there isn't a need or interest level, presumably due to the fact that Community Plaza experiences flat retail sales. I would hardly say that it is reasonable to put so much weight in the input of a competitor across the street.

The hospital served our existing neighborhood and community. Neighbors at the brainstorming sessions have communicated a hope that this development would enhance our neighborhood without changing its special and unique character, but instead we are faced with a high-density development that irrevocably alters the heart of our neighborhood. This is the defining piece of Central North Boulder real estate. The impact of 4x or even 8x the density levels has not been adequately addressed or explained. We are faced with blocked view corridors, increased congestion on 9th, Broadway and Balsam, significant parking implications, and irreversible change to our immediate neighborhood and the surrounding areas.

Finally, the survey was completed by a fraction of people. 100 out of 100,000 residents. Many neighbors that I have spoken to have little to no idea what is being planned and how to be involved in the process.

I ask that you please engage the neighborhood in a more transparent manner and that you do not assume that high density is only answer. It feels biased, assumptive, and totally incongruous. In the workshop I attended on Feb. 2 the feedback was consistently for mixed use, medium-density with clearer benefits and amenities for our neighborhood.

We also need to understand the toll on our traffic patterns and parking. There is already an issue with congestion and parking along North Boulder Park's 9th street. This is without the addition of 140-300 units in the area. Please drive down 9th street and try to turn onto Balsam at 4:00 PM any day of the week. It is jammed with cars trying to avoid Broadway. Or try to park along North Boulder Park at that same hour.

Please walk to Community Plaza and see it is a hub of activity. Not a quiet retail space that couldn't survive the additional of retail across the street.

Please walk along Balsam and turn onto Broadway and imagine a 5-story building blocking the views.

Thank you,
Elizabeth Prentiss
Boulder, CO

From: Nicole Rajpal
Sent: Wednesday, February 13, 2019 3:26 PM
To: Gatza, Jean
Subject: Alpine-Balsam Project

Hi Jean,

I was attempting to complete the online survey/forum regarding the Alpine-Balsam project on the BeHeardBoulder website, but despite showing a deadline of 2/15/19, my attempt resulted in a "survey has concluded" message. I am also unable to attend the 2/19 meeting as it is "full" due to the fact that a far to small location has been selected.

Thus, I am submitting this email response, albeit an incomplete one.

I have lived in the Newlands for 7 years, and even in that short of time have seen many changes, the most notable of which is car traffic, with drivers often exceeding posted speed limits, and an increase in on-street parking. Should the Alpine-Balsam project include 140-300 units (gulp), with far too little off-street parking, this problem will only get worse. My fear is also that potential residents will park near and around North Boulder Park, which possesses an additional danger to kids playing and biking around the area and commuting to school as parked cars can cause blind spots, and when traffic increases drivers attempting to leave those parking spaces often abruptly jump out into the traffic lanes. If you are going to include residences in the plan, you need to allow for at least one full parking space per unit, and decrease the total number of units, if necessary, to accomplish this. Not providing ample parking will not result in a decreased number of cars.

As a resident of the Newlands, I also feel a bit deceived by the change in use for the old hospital campus. As originally billed, the city was going to move all services to this location, and provide store fronts on the lower levels. Based on that initial billing, I was hugely supportive of the associated cost of purchasing the site. Had I known it was going to be high density housing, I would not have supported the purchase. I understand there is a need to increase affordable housing in the city of Boulder, and I am not opposed to an small number of affordable units within the planned site. However, including 150-300 units, affordable or not, will drastically change the face of the neighborhood and overwhelm the already heavily trafficked Ideal Marketplace across the street.

As I said, I have far more thoughts on this matter, but wanted to address my two main concerns in whichever way possible.

Please do not act hastily, and include more civic engagement in this process before moving forward.

Nicole Rajpal

From: Lynn Segal
Sent: Tuesday, February 12, 2019 1:12 AM
To: Council
Cc: Housing Advisory Board; boulderplanningboard; Kathleen Hancock; Gatza, Jean; Huntley, Sarah; Elizabeth Prentiss
Subject: Alpine/Balsam

Put a pause on it.

You need a:
Subcommunity Area Plan
Transportation Study
Floodplain Study

THEN you go to the public.

This density is inappropriate for the western corridor.

Public process needs to be opened up and significantly improved. Use curiosity and leave the public input open ended without established baselines of density numbers and what will go on there. Follow the directives of the Public Participation Working Group you created at public expense. Listen to the HAB, for that matter.

3-D rendered imagery of all levels of density proposed from the street - multi-sided, aerial perspectives and how different uses would affect time of day/night use and feel of impact to surrounding community members and Ideal Plaza.

NO violations of BVCP, especially 2.15, 2.14, 1.06. 1.22, 2.10, 2.13, 6.12, 10.02, Chap. 5 and Title 9 of BRC 9-7-11

Affordable housing belongs in an affordable location in the eastern corridor where land is cheaper. Provide incentives for a developer to generate affordable housing, increase the requirement much more than 25% and make it directly proportional to the level of opulence of their project, as that drives up overall housing costs in town. If the city wants diversity, they need to require affordable on-site, starting with all developers, not just for when the city plays the developer. Balance jobs/housing and permanently affordable will ease in naturally as a policy outcome. The economy will stabilize and lessen the upward costs escalations and relieve the pressure for more affordability.

Community amenities, gathering space are great at this site with very minimal density and an enforceable plan for mitigating all impacts of the increased and multigenerational population including schools, fire, police, parks and open space, rec. center, 15-minute neighborhood services, grocery AND A HARDWARE STORE.

Arts, agriculture, smooth indoor/outdoor space transitions and Sanitas Gateway to the 5 Peak Traverse can be the focus at this site. Interesting creative architecture.

Embark on a significant outreach to the surrounding community. No surprises.

Lynn

From: Shapins, Jerry (via C. Spence, 1 of 2)
Sent: Thursday, February 7, 2019 2:24 PM
To: Gatza, Jean; Paho, Kalani
Subject: Email rec'd by PB re Alpine-Balsam – Jerry Shapins

dear wonderful planning board!

please listen to your hearts tonite and push Alpine Balsam forward with gusto! please consider these amazing opportunities and potentials that can get done now!

1. demonstrate how attractive, empowering, vital and walkable urban neighborhood redevelopment can actually happen in Boulder
2. show all neighbors that this is good for future generations and that ab needs action now.
3. show innovation in climate mitigation, carbon free mobility, green dev and reaping the needed social benefits of dense affordable housing
4. show that planning for placemaking and for people is way more important than paving the way for cars and parking

5. develop partnerships with the private sector and non-profits to expand the ab vision to include Community Plaza as the hub of alpine balsam
6. suggest a wonderful spinoff good for all: seek a new civic center campus in east boulder to strengthen BJ and the need for infra investment and vital character in east boulder
7. demonstrate that careful evolutionary change is needed in Boulder now!

respectfully submitted, Jerry

Jerry Shapins, ASLA
Emeritus Boulder,
Colorado 80304

From: Jerry Shapins (2 of 2)
Sent: Sunday, February 10, 2019 11:26 AM
To: Council <council@bouldercolorado.gov>
Subject: Alpine Balsam: Robust Housing Equity and Compact Urban Form

Dear wonderful City Council,

Thank you all for your amazing commitment to Boulder. I and many others sooooo appreciate your wisdom, care and guidance. Kudos to Jane and the amazing planning, communications and facilities staff and team of fabulous consultants. All have done a great job to listen to all, and to craft a really good set of variables to consider for this challenging project.

I hope you select the most robust housing and equity solution to bring more folks here to live work and play in our gorgeous and getting better neighborhood. I look forward to interacting with new neighbors!!!! And so great to have some flexibility going forward. The option I personally like is the 1B with close to 300 units, more possibilities for ground plane activation through retail or popup community and human service amenities, and a gorgeous public realm offering many people places and green technology settings both in the center of the site and along Balsam. Yay!!!!

While the current progress and intended discussion on Tues is pretty focused on a few strategic questions, I am writing this to remind you of your past intentions and amazing opportunities at AB. You will strengthen the intended outcomes by supporting a dense urbane and compact development (BVCP compact dev that leads to more sustainable urban form) that can demonstrate so much good results. Please consider the following possibilities and considerations when you guide this to implementation tonight:

1. This location and context will become a more vital and walkable urban neighborhood redevelopment that will show the community that we can make a real 15 min neighborhood. By adding a significant supply of diverse housing and social equity, with a refined urban infrastructure connecting this area to downtown, all will see the benefits of live work play in Boulder
2. There are many skeptical neighbors. They fear congestion and change and perhaps more. By beginning to transform and enhance this area now, we can show citizens the merits of the benefits of building a place that is intended to be congested with people walking and cycling, stronger transit operations, drivers wishing they were not in their cars!!!!, and the hopefully revitalized retail and mixed use at Community Plaza that should really part of the solution for AB. It's now time to stand up to the local naysayers and tell why a more robust solution here is GOOD FOR ALL.
3. The possibilities at AB to show innovation in climate mitigation, carbon free mobility, green dev and social health are amazing here. Sure this can happen over time. But we need a robust program, a commitment to aspirational change in how we make neighborhoods, and great partners who can be engaged to get something done. Doing all this sooner than later is important and empowering an optimism can be done if you all advise from your hearts and not the nagging complaints that accompany change and evolution.

4. It's about time to exhibit leadership to show that Boulder is planning our future city for people and placemaking instead of for more paving and expense for vehicle infrastructure. AB has all the ingredients to evolve as a complex and rich mixed-use area and still be compatible with the adjoining less dense neighborhoods.

5. The City should develop partnerships with the private sector and non-profits ASAP, and seek to expand the vision to include Community Plaza as the real hub and center of Alpine Balsam. People will benefit when they understand that by developing a robust housing mixed use site at AB, that the opportunities to also make Community Plaza a more delightful walkable and richer experience for all can be had. Where more diverse shops, working, dining and living will be good for all.

6. It would also be great to limit civic uses here at AB to be able to accommodate more residential and housing equity, and to keep alive the possibility to do a real civic center in East Boulder not far from BJ. The relocation of civic space can strengthen BJ/29th and fulfill the real need for new walkable compact urban infra investment and a special vital civic character that establishes more equity for citizens especially in East Boulder. We care about the whole City!

7. For me, and perhaps others, AB can show all an optimistic flavor of change. Where the physical embodiment of placemaking and redevelopment can show how and why change and evolutionary growth is necessary to meet the current and future needs of sustainability, equity, and affordability.

thank you for considering these comments.

respectfully submitted,
Jerry Shapins

From: Clay Thompson
Sent: Tuesday, February 12, 2019 10:57 AM
To: Young, Mary; Morzel, Lisa; Carlisle, Cynthia; Yates, Bob; Brockett, Aaron; Jones, Suzanne; Gatza, Jean
Subject: PAUSE on Alpine-Balsam project

Dear Council,
When the city purchased this land we were told it would be for civic offices and gathering spaces with retail and cafes. We need more time to take into account what the people of Boulder want and what the neighborhood can handle.
Thanks,
Clay

Clay Thompson
Boulder, CO

From: Willem Kt Vanvliet
Sent: Saturday, February 9, 2019 1:43 PM
To: Council
Subject: Housing in Alpine-Balsam redevelopment

Good morning,

I am writing to express my support for the inclusion of appropriately targeted and well-designed housing in redevelopment of the Alpine-Balsam site.

Housing is an urgent need

Vacancy rates in Boulder's housing market are below historic average. Every day, more than 50,000 people commute into the city. Many of them are teachers, police officers, firefighters, medical professionals, government employees and workers in service industries for whom there is no housing. Those fortunate enough to live in Boulder depend on this work force for health care, safety, education, mail delivery, car repairs, and a host of other things. Since 2010, the number of households spending more than 30% of their income on housing has steadily increased. Housing need is especially urgent for those on low- and moderate incomes. Waitlists for subsidized housing are long. The number of households earning between 50k and 70k/year burdened with unaffordable rents rose by more than 60% between 2010 and 2015. There are other indicators of housing need from the U.S. census and other sources.

Higher density housing will help meet an urgent Boulder need. It will also provide a greater critical mass to support public transportation and land uses that need a viable user base to survive.

Concerns of redevelopment plan critics

It's important to separate housing per se from concerns expressed by some people critical of the proposed redevelopment, such as traffic congestion, parking, view corridors, and flood mitigation. Careful planning and quality design can effectively address those concerns without sacrificing housing. Precedents exist.

Not an either-or situation

The Alpine-Balsam redevelopment should not be seen as a zero-sum game, pitting one need against another. Rather, it should be seen as an opportunity to marshal the best of Boulder to develop creative solutions that address urgent housing needs for low-and-mod t the same time safeguarding and enhancing assets in the surrounding area.