

Email Public Feedback – Alpine Balsam – September, 2019 – Alphabetical by last name

From: Barry Aaron
Sent: 9.29.19
To: Council
Subject: NO to Alpine Balsam project

Council members:

Please vote no to the proposed Alpine Balsam development.

This project represents just one more ill-conceived construction nightmare for the residents of Boulder.

The air and noise pollution, (as well as the construction-related traffic) which this project would create are simply unfathomable.

My neighbors and friends are overwhelmingly opposed to this project and feel that the City Council should vote in accordance with the wishes of the majority of its residents.

Thanks,

Barry Aaron

Boulder CO

From: David Adamson
Sent: Monday, September 30, 2019 5:28:37 PM (UTC-07:00) Mountain Time (US & Canada)
To: Council
Cc: Emily Fout; Ina Rochelle; Zoe Robb; Tim Thomas; Russell Chandler; Gatza, Jean; Paho, Kalani; Meschuk, Chris; Robertson, Jim
Subject: Video messages for you about a Win-Win Area Plan at AB/Thanks to you

Dear Council:

Please source Boulder's beautiful innovative spirit around land use as you approve an Alpine Balsam Area Plan Oct. 1 that can elicit creative proposals that truly create a "New Model".

You heard a lot of support for this September 24 and [here are some videos of other Boulder residents](#), especially working people and younger folks, with video messages for you supporting a New Model (to which they may add via email).

In community,

David Adamson

Boulder CO 80304

From: Angela Baker
Sent: 9.29.19
To: Council

Subject: Vote no

Vote no on the Alpine development! Please, no more building until current projects are finished and an evaluation is done to determine if those project are doing the job they err built to do, an environmental impact study is perform, and the city has determine how much infrastructure will need to be replaced as our neighborhoods age. BE responsible!!!!

Sent from my iPhone

From: John Barberis
Sent: 9.29.19
To: Council
Subject: Alpine Balsam

Dear Council Members,

Please turn down the current proposal for Alpine Balsam project.

It is just too dense for that neighborhood.

Thank you in advance for listening to the citizens.

John Barberis

Sent from my iPhone

From: Bruce Bassoff
Sent: 9.29.19
To: Council
Subject: re: housing development

Although the Planning Board voted 5-0 in favor of up to 270 housing units (or about 500 new residents) for Alpine Balsam, I urge you to vote No on this plan, which is considerably overdeveloped.

Thanks.

Bruce Bassoff

From: Sheldon Becker
Sent: 9.29.19
To: Council
Subject: NO on Alpine-Balsam

Please vote NO on the development of 270 new housing units at Alpine-Balsam.

270 new housing units (or about 500 new residents) for Alpine Balsam is too much development for the area.

Sincerely,

Sheldon Becker, Meadow Ave
Boulder 80304

From: Ricky Berger
Sent: 9.29.19
To: Council
Subject: Please vote no on 270 housing units at Alpine Balsam

Please vote no on the proposed plan for 270 housing units at Alpine Balsam. No housing units would be best as this area is already too crowded. Please vote. I on any plan that includes more than 30 housing units.

Thank you,
Ricky Berger
Boulder voter

From: Eszter Bodnar
Sent: 9.28.19
To: Council
Subject: AlpineBalsam project

Dear Council Members,

I am just reading the Daily Camera article on the latest public hearing. Please do not believe that there is more support for high density! This is false, I know many many of my neighbors around the site and we are terrified of the thought of the density proposed.

Do any of the members live in this neighborhood?? I do live here so I would like to share with you my experiences of everyday life here and why I think the proposed density is a bad idea:

- we now have car lines from Broadway up to 9th st at rush hour with people trying to go East. The street literally cannot take more traffic. There's even high bicycle traffic causing cyclists to have to navigate around slower commuters resulting in a lot of close calls with cars.
- The lines at Whole Foods are crazy at peak times and when I talked to employees of the store they said they don't know how that small store can take more people.
- we have constant partying and loud screaming at North Boulder Park on weekend nights with car and scooter races so much that neighbors have to occasionally call the police.
- the car lines at foothills elementary pickup are getting extremely long...
- parking at Ideal Market is impossible at peak times.

I could go on and on. This neighborhood will be destroyed if you build the proposed density and will cause mass migration of young families out of this part of town. We all moved here for the calm, safe and quiet neighborhood.

Please please please listen to us residents. Don't rush your decision. Do more traffic studies, more surveys etc. This is a huge decision and cannot be rushed without proper due diligence.

Eszter Bodnar

From: Jorge Boone
Sent: 9.29.19
To: Council
Subject: Please Amend or vote NO on the City's Alpine Balsam Plan

Dear City Council members,

Please amend or vote NO on the City's Alpine-Balsam plan. As you know, the Planning Board voted 5-0 to support the City's plan. While this is disappointing given overwhelming voter opposition, the Planning Board is an appointed group and thus perhaps not as moved by public opinion.

You, however, are elected by the citizens of Boulder. Given the petition signed by over 1,000 members of the community - a much higher number than all the city public engagement thus far - we expect you to be much more interested in what voters have to say.

As Kathleen Hancock pointed out: At the joint hearing, the ultra-high density folks tried to undermine those of us advocating a moderate high density option after the massive turnout on August 27 that overwhelmingly opposed the City's proposal. Do not forget that August 27 crowd and what the vast majority had to say.

One person's claim that we are only worried about waiting in line for lattes is absurd and insulting. We have repeatedly raised legitimate concerns about:

- safety for children, pedestrians, and cyclists on neighborhood streets never meant as thoroughfares;
- grid-locked traffic leading to frustration and lower quality of life for the new residents who will rent and buy at Alpine Balsam, those who already live here, and those who use Broadway and surrounding streets:
- inadequate allowances for parking (.8/unit is unreasonable and unsupported); and
- the lack of landmarking for the shopping centers.
- ThinkBoulder continues to be a strong advocate for permanently affordable housing — **note that our proposal calls for high-density housing** — set-backs and community space that will add beauty to the site, making 13th Street safer for cyclists, and the many other mobility improvements in the plan. I ask you to keep the City's improvements, but not allow up to 270 new housing units (around 500 new residents) in an already full and vibrant neighborhood. You can address these issues by amending the plan to limit new building heights to Boulder's established 3-stories with an allowance for more interesting roof tops.
- **Listen to the people who elected you: AMEND or vote NO on the City's Plan.**

Thank you -

Jorge Boone

From: Tammy Bowen
Sent: 9.30.19

Council members,

270 new housing units in the Alpine/Balsam area is ludicrous. As a renter, I'm all for building more housing to help bring down the cost of living here in Boulder - it's outrageous. However, this proposed over-saturation of such a small area can't possibly be a good idea.

I live on the corner of Alpine and 9th, and we already have problems with that intersection. I can't imagine how bad it will become with 500 more people living here. That's ridiculous.

Don't touch the 2 shopping plazas between Balsam and North, and vote no on 270 new units.

Thank you,
Tammy Bowen

From: Debora Bryant
Sent: 9.29.19
To: Council
Subject: NO to over-development on alpine/balsam project!

Dear council members,

As a resident of Boulder, I am very concerned about the constant over- development and over- building of Boulder.

This constant allowing of over-development is polluting our environment, blocking our views, creating more traffic congestion (which creates more pollution), and ruining the nature and beauty of Boulder. In addition the construction alone would create a tremendous amount of extra pollution, noise, and congestion during the many years it will take to complete this project.

I can attest that everyone I speak to who lives in Boulder has this concern, So our elected officials should act in accordance with the wishes of residence and not continue to approve such over development!

Please vote NO on the plan to put in 270 units on Balsam and Alpine. This is way too much congestion for the area and will block views and create traffic nightmares for those of us who need to negotiate Broadway on a regular basis.

Also please, please listen to the majority of your residents and stop allowing over-development and over-building EVERYWHERE in Boulder. Pretty soon there will be no views left and no nature in Boulder to enjoy! We will be a metropolis of concrete and buildings and no iconic views and the reason that people want to live in or move to Boulder will be destroyed.

Thank you for your consideration and please do the right thing by your residents!

Debora Bryant,
Boulder

Dear Council .

I urge you to vote No on the proposed plan for housing 270 units in Alpine-Balsam location .

I believe a plan for 150 units would be more reasonable and manageable size for our community. Keep Boulder an attractive city to live for the future. Growth at any cost is not a wise decision. Let's not be reactive , but take a breath and consider an enlightened city vision .

Kindest regards.
Chris Cardoza

From: Carol Ciufolo
Sent: 9.29.19
To: Council
Subject: Please- Do Not for forward with current Alpine-Balsam Plan

I have written before about this issue but I will try again.

Please reconsider your plans for this site. They say it is never too late to get it right, but in this case it is now or never with no going back.

I have to question the decision to put City/County administrative space over and above affordable housing or other opportunities for low income, moderate income, veteran housing, tiny homes, mobile homes - any combination. You would certainly save money moving administrative functions but would I ever see those savings? Doubtful. And are those your priority over all else? Surely you must recognize the unnecessary traffic issues that will arise if people are coming across town to these functions. Where will they park? Which already overly busy streets will they drive on? Why not relocate your offices and staff to the opportunity zone where you can have parking and reduce in-traffic?

Please - especially now with the article in today's paper about staff poll - listen instead to what your true stakeholders are -- the citizens of Boulder.

Carol Ciufolo

From: MJ Decker
Sent: 9.29.19
To: Council
Subject: Vote No

To All Council Members,
Please, please vote NO on the proposed density of the Alpine - Balsam Project. Please keep density to a minimum in this neighborhood as the density throughout the City of Boulder explodes.

Thank you,

MJ Decker
Wonderland Hill

From: Clara Deser
Sent: 9.29.19
To: council
Subject: Alpine Balsam housing

Dear City Council,
I live in the area of Alpine-Balsam and I wish to register my strong opposition to dense housing for that area. I urge you to vote NO on the City's plan for up to 270 housing units (or about 500 new residents) for Alpine Balsam.

Sincerely,
Clara Deser
Boulder CO 80304

From: Gwen Dooley
Sent: 9.29.19
To: Council
Subject: Alpine-Balsam

Dear Mayor and members of council --

I urge you all to vote NO on the plan before you. Not because I want to kick staff around (as today's Camera article speaks of happening, as I believe most city staff members try their best to be good public servants), but because I think (1) there should not be a rushed decision before the end of the year by an outgoing council, and (2) this is a chance for Boulder to be truly creative in satisfying the surrounding businesses', neighborhoods' & residents' desires and needs, as well as the larger Boulder community's social, historical and below-market housing needs. All while keeping the current view-corridors available in this area; an extremely important visual component.

Many Boulder residents and/or our children were born into this Boulder Community Hospital site. Does that historical and community aspect count for nothing? As to our rapidly disappearing view corridors -- in what I can only call a less-than-analytic or innovative effort to create 'affordable housing' while destroying the charm Boulder has always had -- I would remind you all that it was not that long ago when our city residents could view from just about every street corner in town the city's defining mountain backdrop that our citizen-tax-dollars helped preserve. Does that aesthetic, that value-of-place also not count as anything important enough to be preserved for Boulder citizens and visitors alike?

This community-grounded site cries out for re-purposing! Asbestos removal is not a hugely expensive, nor insurmountable problem; and it is certainly much, MUCH cheaper and more environmentally sound & sustainable than the destruction of what is already there. With hospital rooms (aka bedrooms) and attached bathrooms still currently there, fixed-income elderly folks, single, local and low-waged employees, along with co-housing-minded folks could live there cheaply while sharing communal dining in the existing food-services areas. There are other interior areas that can certainly be repurposed for residents and other rent-paying tenants, and there is certainly ample parking on-site, plus easy bus transportation to the entire city.

Moreover -- and importantly -- along with providing city and possibly county offices and services on-site, plus retail and other business rental spaces on the first floor, the City of Boulder could soon enough recover its purchase price and at the same time make a huge reinvestment in our community. What else could we as a community ask for from this site?

This council created a housing advisory board to address such issues. Why not allow them, all current council candidates, neighbors, area businesses and other interested folks to tour the interior and exterior spaces before reaching a final decision on this singular site? This is important to all city residents; this site is in our Boulder DNA. Please give our creative, civic-minded folks a chance to ground-truth this important property and to come together for the obvious benefits it will bestow upon our community.

Thank you for considering my comments.

Gwen Dooley, former council member: 1978-1982

From: Catharina Duggan
Sent: 9.29.19
To: Council
Subject: Alpine Balsam

City council,

Please vote no on over development at the alpine balsam site. I do not want 270 new housing units.

Catharina Duggan, Lehigh
Boulder 80305

From: EarthLink – Akibaba
Sent: 9.29.19
To: Council
Subject: Vote No on city Plan

Way too much over housing!
Please!

Sent from my iPhone

From: Mark Fahey
Sent: 9.29.19
To: Council
Subject: Alpine/Balsam

Dear City Council,

I believe that the many communications you have received urging you to reject the Alpine-Balsam plan are the tip of the iceberg of a large majority of Boulder citizens who oppose this current plan. The ThinkBoulder group organized a quick effort by busy volunteers with job and parenting responsibilities to inform the neighborhood of the height of the buildings being proposed. Only a few hundred flyers and emails were delivered given time and volunteer limitations but this resulted in more than 1,100 signatures asking you to:

- 1) limit heights to 35 ft,
- 2) include permanently affordable housing and
- 3) use a parking ratio of .95 per unit.

Imagine if this effort had been more comprehensive - you would be seeing tens of thousands signatures because I believe that's how the majority of citizens feel about tall buildings in their neighborhoods. I think it was rightly pointed out that Boulder Junction was surrounded by industrial land before its development. Alpine Balsam is surrounded by historic neighborhoods and so it's development should respect the character of those neighborhoods by following the community supported height limit of 35 ft.

Please vote to reject or amend the Alpine Balsam plan to follow the the key principles noted above.

Sincerely,

Mark Fahey

From: N Fiore
Sent: Wednesday, September 25, 2019 11:01 AM
To: Council <council@bouldercolorado.gov>
Subject: Planning Board Dressing Down

Dear Council -

Your planning board is right, you have failed to see the forest for the trees in your Alpine Balsam waffling. Future councils and citizens will pay the price. As we watch the kids express their outrage at the UN this week, it's not far off to suggest some of their ire should be directed at decisions like this. When we are at the doorstep of making impactful change, we've seen you again and again back away at the last minute. Hyper-local anti-change nimby pressure is not the only constituency you should be serving.

We need density to make transit work. We need density for diversity of housing choices. We need density to reduce car trips. We need density to encourage biking and walking. Maybe density will bring more affordability - but that's not the only potential benefit of smart growth. I'm hopeful the next batch of council members will agree.

Cheers
Nick

From: Deborah Flick
Sent: 9.29.19
To: Council
Subject: Vote NO on Alpine Balsam

Dear council members

Please vote NO on the Planning Board's (5-0 votes) plan to build 270 housing units increasing population density for the Alpine Balsam area by at least 500 more people. Please STOP this over-development when you vote on Tuesday, October 1. Instead, please support slow considered growth led by citizens.

Deborah Flick, Meadow Ave
Boulder 80304

From: Kitty Flynn
Sent: 9.29.19
To: Council
Subject: Vote NO on Alpine-Balsam Project

Dear City Council,

Please do not approve this project. This area is already overcrowded and impacting the quality of life most of us live here for.

This council is ruining the character of Boulder with all the over building that is being allowed throughout our city and with changing the rules for height restrictions that was thoughtfully enforced in our prior history.

Wake up and protect our city.

Thanks

Kitty Flynn 80302

Sent from my iPad

From: Sheila Foster

Sent: 9.29.19

To: Council

Subject: Please Vote NO! On city's Plan for Alpine-Balsam Expansion

SHEILA FOSTER, MA

BOULDER RESIDENT.

From: Michael Gaeta

Sent: Monday, September 23, 2019 1:09:55 PM (UTC-07:00) Mountain Time (US & Canada)

To: boulderplanningboard; Council

Subject: Oppose Alpine-Balsam site plan

Hello,

I am a North Boulder resident, and strongly oppose the current short-sighted plan for the Alpine-Balsam site and surrounding area.

The City's revised proposal has hardly any changes from the one last presented. It seems that, shockingly, the majority of the Council and Planning Board did not seem to care that over 1,100 people opposed the City's proposed height limits of 4-stories on most of the site and up to 5 stories on the Pavilion and parking lot.

I conclude that the Council and Planning Board are hell-bent on serving the interests of developers over residents, and filling every possible square foot of Boulder with "affordable housing". The heavy hand of government is running roughshod over the desires, hopes and will of the people it used to represent - Boulder residents.

Please show in your actions (massively modifying this plan in accordance with the wishes of the community it affects), that you actually care about something other than invasive and overblown development.

Sincerely,

Dr Michael Gaeta

Michael C Gaeta, DAc, MS, CDN

Boulder, CO

From: Garbellotto
Sent: 9.30.19
To: Council
Subject: Alpine Balsam

No. F'n. Way.
You people are nuts.
Sheer insanity.

Like the 55 bed rehab in a residential neighborhood, next to a quaint little park where kids play, on Walnut and 19th.

Seriously- wtf is goin on?
How many people are on the take in this town?

From: DC Gloge
Sent: 9.29.19
To: Council
Subject: Alpine/Balsam proposal

Given that the Planning Board ignored the residents' suggestions, I ask you to reject the Planning Board's proposal at the next council meeting on 10/1/19. It is understandable that the Planning Board and the builders with whom it works have their own agenda. At the same time, we expect you as our elected representatives to assure that our wishes are incorporated. More than a thousand residents clearly told you at the last council meeting that the over-development of Alpine/Balsam is unacceptable, that we need to restrict building heights, and how we want the plans changed. The accommodation of hundreds, if not thousands, of new residents is bound to ruin the character of this neighborhood and that of Boulder as one of the last attractive small towns in America. Neither Boulder nor the council has the responsibility to harbor the growing influx of people leaving the deplorable conditions in big cities at the risk of ruining Boulder's social fabric. If you are not interested in our objections, my neighbors, my family and I will not vote for representatives again who now or in the future vote for an Alpine/Balsam proposal that totally ignores the citizens' objections. Respectfully, Dr. Detlef Gloge.

Dear City Council Members,

Due to traffic concerns, displacing people and businesses, and to retain neighborhood character, I urge you to vote NO tomorrow on the plan for 270 units in the Alpine Balsam area. Boulder already has many dense developments (N Broadway, area near Google) that are NOT affordable for seniors or low-middle income persons. Developers seem to be taking over the city. SLOW down development and don't make your first concern tax revenue.

Sincerely,
Merry Lynne Hamilton
15th St
Boulder, CO

Sent from my iPhone

From: Kathleen Hancock
Sent: Monday, September 23, 2019 8:38:47 PM (UTC-07:00) Mountain Time (US & Canada)
To: boulderplanningboard; Council
Subject: Opposed to City's plan for Alpine Balsam

Dear City Council and Planning Board Members,

We appreciated the opportunity to speak before the City Council at the last meeting on Alpine Balsam. At that time, the group I help lead, ThinkBoulder, presented to you a list of 1,000+ voters, around 60% of whom do not live in Newlands, who oppose the ultra-high-density option the City staff presented. No other group can claim to speak for even a tiny fraction of that many voters. In addition, the vast majority of public speakers opposed the City's proposal.

At the follow up meeting, we were happy to hear City Council was delaying land-use code changes outside the site until the next Council. Clearly there was a lot of confusion on that issue even among Council members.

At the hearing, our impression was that you listened carefully to us, asking follow-up questions. Council members Weaver and Yates even called for us joining other groups and individuals in a joint conversation with City staff. (This task force meeting never occurred. Instead, staff met with the groups separately in an engagement that was no different from the many meetings we have had over the months.) We had hopes your interest in our petition positions meant our concerns would finally be heard and addressed.

On reviewing the City's plan released last Thursday, we were thus disappointed to see no movement on the height limits, parking space allocations, and other factors of concern to now over 1,110 voters.

I thus urge you to vote NO on the City's proposal.

Thank you,
Kathleen Hancock

From: Kathleen Hancock
Sent: Tuesday, September 24, 2019 2:20:48 PM (UTC-07:00) Mountain Time (US & Canada)
To: Council; Gatza, Jean; Meschuk, Chris
Subject: Please announce new date for Alpine-Balsam vote

Dear City Council members,

I understand you have delayed your vote on Alpine Balsam until October 10th. Given the importance of this vote for so many of your constituents, would you please announce it to the public via the Hotline?

Dear Jean and Chris, It would also be helpful for the Planning Department to announce this change via your newsletter and website which many people consult for updated information.

Thank you. Kathleen Hancock

From: Sarah Dawn Haynes
Sent: Monday, September 23, 2019 11:23:43 PM (UTC-07:00) Mountain Time (US & Canada)
To: Council; boulderplanningboard
Subject: What would Greta Thunberg do with Alpine/ Balsam?

Hello Planning Board and Council,

I found this quote from a website dedicated to promoting urban sustainability in the Arctic: <https://blogs.qwu.edu/arcticpire/>

High-density development increases the efficiency with which municipal services can be provided, creates economies of scale, and preserves the surrounding natural environment. High-density urban development is also a prerequisite for effective public transportation networks, an important component for achieving urban sustainability. A 1977 study by Boris S. Pushkarev and Jeffery M. Zupan shows that public transit works best where residential density exceeds 4200 persons per square mile.

Colorado is expected to grow 54 percent by 2050, to 8.5 million people. Ignoring science doesn't make people or climate change go away. So let's use foresight and give residents a chance to lower their carbon footprints by living in the most sustainable neighborhoods Boulder can boldly build.

Make Greta proud and don't adopt a plan that isn't the most sustainable housing development possible. Please reset the plan for high density at Alpine-Balsam.

Best Regards,
SarahDawn Haynes
WHY House Co-op

From: Pat Hood
Sent: 9.29.19
To: Council
Subject: Alpine-Balsam-Broadway Development

Dear Council Members,

Please vote NO on the the Planning Board's development plan to add 270 housing units for Alpine Balsam Development. We need details like how many units will be "affordable," can developers "buy out" the affordable space, the number of parking spaces, zoning changes, proposed height of new buildings, traffic mitigation, etc.

Thank you

Pat Hood
Boulder 80304

City Council-

I have been following the proposed development of the Alpine and Balsam area. The current proposal is 1) too dense for residential. 500+ people is too many for this area to absorb. 2) It is unconscionable that the height restrictions would be raised for this area. That should NOT be an option 3) The majority of city workers live in east Boulder. There is no reason to centralize the city offices in central Boulder.

Please vote no and let's rethink this amazing opportunity to do something really worthwhile that will be a landmark of how great we can make this property. It will be with us for a long time.

Liz Jacques, 11th St
Boulder CO 80304

From: Debra A. Jason

Sent: Wednesday, September 18, 2019 11:17:05 AM (UTC-07:00) Mountain Time (US & Canada)

To: boulderplanningboard; Council; meadowlarkopenspace@gmail.com

Subject: Do NOT Repeal or Allow Exceptions to Boulder Height Limit

PLEASE PLEASE PLEASE, protect Boulder's 3 story height limit. I have lived in Boulder since 1976. I own a condo in the Alpine Balsam area. We treasure Boulder because of the foothills and the views of the Flatirons. Buildings taller than 3 stories will change (and ruin) the face of the community here.

I grew up in NYC so I know what it's like to live among tall buildings. Boulder does NOT need that. We've been a beautiful community for years without buildings taller than 3 stories. We can continue to thrive without them in the future.

NO exceptions should be allowed. Developers make enough profit as it is, they should not be allowed any special exceptions for multiple buildings to exceed the height limit.

I THANK YOU FOR HELP IN THIS MATTER

Debra Jason

From: Diane Jones

Sent: 9-30-19

To: Council

As long-time residents and homeowners of Boulder, we believe adding all of these units to North Boulder would not be in the best interest of the current residents. A high rise would block views and be unsightly, and more traffic is definitely a problem! PLEASE reconsider this terrible plan, which may belong in Denver, but not Boulder.

Diane Jones

Sent from my iPhone

From: Steve Kelly

Sent: 9.29.19

To: Council

Subject: Concerned about Alpine Balsam project high density plan

Hello City Council Members,

I am a resident of Newlands Neighborhood and live two blocks north of Balsam on 10th Street. I am writing to express my concern about the high density plan I've heard about for the Alpine Balsam project that will be voted on by City Council on October 1. I understand that the Planning Board has voted in favor of 270 housing units. This is a much larger number of units than I expected would have wound up in the final proposal.

I am very concerned about parking impact on my street from overflow of the 500 + new residents that would move in if this current plan is approved by City Council. Last year, I was completely taken by surprise, along with several of my neighbors, when the City passed a mandate that allowed Co-op residences with up to 8 unrelated people in low-density housing neighborhoods such as Newlands. There was a complete lack of community outreach leading up to that decision. I don't know any neighbors on my street who were happy about it. I have a co-op diagonally across the street from me where there are some 7 or 8 cars typically parked here and there. I am worried that just as some very optimistic thoughts regarding low percentage of vehicle ownership went into that Co-op plan, we are now seeing similar pattern of optimistic thoughts that residence at Alpine-Balsam project will not want to have vehicles.

I have children that walk and ride their bikes to school right by the Alpine-Balsam site. I question whether thorough studies of traffic impact, bicycle lane needs and impacts of parking on surrounding neighborhoods has been effectively completed. I'm also concerned about impacts of this great increase in number of residents on North Boulder Park, North Boulder Recreation Center and the community shops and market across the street from Alpine Balsam site.

I urge you to vote NO on October 1 to the proposed plan of 270 housing units.

Thank you for your consideration.

Sincerely,
Stephen Kelly, 10TH ST
Boulder, CO 80304

From: Debra Kron
Sent: 9.29.19
To: Council
Subject: Alpine-balsam project

Council members-Vote NO on the proposed alpine-balsam project. The number of units are much too high and will create unreasonable density. More moderate proposals must be explored.

Debra Kron

From: Pat Lorek
Sent: 9.29.19
To: Council
Subject: Vote No on the city's Alpine-Balsam plan

Please vote no on this as it is an egregious overdevelopment plan.

The streets around there are crowded enough as it is!

Thanks,

Pat Lorek

Boulder, CO 80304

From: Katherine Martin
Sent: Tuesday, September 24, 2019 8:06:12 PM (UTC-07:00) Mountain Time (US & Canada)
To: boulderplanningboard
Cc: Council
Subject: Alpine-Balsam

Get real. If you think because it's close to downtown, residents won't want cars you're mistaken. I live on 5th street nearby (for 40 years) and the intersection of 9th and Alpine is already horrendous.

Decrease density SIGNIFICANTLY. For those who want to live there, propose:

1. Very High fees for cars —visitors will be bad enough.
2. Creative Shared car ride availability sponsored by the project
3. Don't block the views from residents who live nearby, keep it reasonably low
4. Instead of "affordable" — do it under the suggested program of city lends down payment and keeps mortgages low in exchange for a limit on allowed appreciation. Affordable. Makes more sense without increasing growth.

I was in Cape Town a few years back and they were building lots of "affordable housing" — what was happening was that residents who lucked out on affordable housing were renting their housing to new immigrants ... and living off the proceeds.

The denser and cheaper you build, the more creative ways will exist to destroy the purpose....and destroy the environment for long-term residents like us in the process.

From: Elizabeth McClain
Sent: 9.29.19
To: Council
Subject: I vote No on Alpine Balsam development

Dear city council

Please take note that my husband and I and many of our neighbors are NOT in favor of the Alpine Balsam development that is being proposed.

Please listen to the community- this is a neighborhood that doesn't have the infrastructure to hold this kind of development.

I am unable to attend any meetings due to my work schedule.

Thank you

Elizabeth McClain

May you always walk in Beauty

From: Kathleen McCormick
Sent: Tuesday, September 24, 2019 1:34 PM
To: Council <council@bouldercolorado.gov>; AlpineBalsam <AlpineBalsam@bouldercolorado.gov>
Cc: Gatza, Jean <GatzaJ@bouldercolorado.gov>
Subject: Please say Yes to Alpine Balsam plan

Dear Boulder City Council Members,

I've lived in Newlands a couple blocks from the Alpine-Balsam site for over 26 years, and I'm writing to ask you to approve the planning staff's plan for Alpine Balsam. A number of my friends in the neighborhood and I were co-founders of the Newlands Neighbors neighborhood association, which for a couple decades worked to build community among 1,400 households--people living in single-family homes and apartments from Alpine to Iris and Broadway to the Foothills.

I've been involved in multiple community outreach sessions for the Alpine Balsam site, and I commend the city for its extensive community engagement efforts leading to this plan. I support the development of Alpine Balsam as a small mixed-use urban village—a mini version of Holiday--that would provide 200 to 250 units of housing that would be affordable for people working in Boulder who need an alternative to the city's expensive and limited supply of single-family homes.

Our neighborhood used to have a much greater mix of income levels, and I'd like to see people living here again who are essential to our city—including teachers, nurses, city employees, artists, nonprofit and service-sector employees, and others. The city's plan allows for a variety of housing types and sizes, from two to four stories, with studio apartments for millennials, stacked flats for downsizing seniors, and townhomes for young families. The Alpine-Balsam plan would complement the mix of housing types and uses that surround the site on Alpine, Balsam, Broadway, North and other streets.

Alpine-Balsam provides an opportunity to create a model for other parts of the city that could be redeveloped with infill housing. It is located across from a grocery store, pharmacy, medical offices, and other services. It has frequent bus service, is a short walk or bike ride from downtown and public schools, and next to a big park. This is the 15-minute neighborhood Boulder is trying to create in various places across the city, according to our comprehensive plan.

The City Council has declared a climate emergency, and says it is committed to diversity and inclusion. Wise use of our urban land is how we address both issues. The Alpine Balsam plan provides an opportunity right now to support these declarations with action that reduces our carbon footprint and offers places for people to live in our community. Please say Yes to this plan.

Thank you for all your efforts,
Kathleen McCormick
Boulder CO 80304

From: Margie McCulloch
Sent: 9.29.19
To: Council

Subject: PLEASE vote NO to 270 units at A-B

Dear City Council,

Please don't commit to a number- 270- without sufficient design work having been done and in an area of town that was not designed for this kind of residential intensity. Adding 540 people, more or less, to our neighborhood, with insufficient parking will negatively impact our neighborhood greatly. I live on 14th St and people already park in front of our houses then walk or bike to work from here.

I read of one man who favors the high density saying that we need places for nurses and teachers to live. How did he leap to the conclusion that this will provide shelter for the middle-income people around town? Or that with 270 units families with school age children would want to live there? It is more likely that we are pushing that population to Louisville, Longmont and Superior.

Who will buy the units? Statistics tell us that over half will be purchased by investors and rents will continually increase year after year, unlike a mortgage which will remain the same.

I've attached an Opinion piece that I submitted on Friday to the Opinion editor at the Daily Camera. I hope you will take a look. There is a photo of an existing 238-unit complex in Boulder. (though it could be anywhere in the US since it lacks all local character) Is this really what we want in the Newlands neighborhood? I know I don't.

Thank you for your time,

Margie McCulloch
14th Street

McCulloch – 2 of 2, text and picture of opinion piece:
WHO OWNS BOULDER

There is a booming industry in Boulder that never gets mentioned along with Aerospace, Technology, Natural Foods and Outdoor Recreation. It is Real Estate Investment. In 2017 and 2018 the combined Real Estate sales in Boulder County were more than \$5.8 Billion according to the MLS. Market Watch, an online publication owned by Dow Jones & Co, states that Boulder is the most stable real estate market in the country. It is listed at #1 for the fifth year running with “0% chance of prices going down.” Investors are paying attention. Five years ago the State of Florida purchased a 238 unit complex on 30th St at Walnut called Two Nine North as part of their Employee Pension Fund. The City of Boulder should be asking who else owns large swaths of our housing and is it impacting our city?



Two Nine North, a 238 unit, 4 story compound similar to what the City of Boulder is planning for the old hospital site across from North Boulder Park According to Chris Meschuk, Assistant City Manager, 52% of housing units in Boulder are investor owned- well, to be fair, he puts it differently. He would say that 52% of the housing units are rentals. But that is like saying that the moon only has one side, the

side we can see. When we look at the ownership side of the equation we realize that the sale price of housing here is not based on the local economy or local incomes but on investor wealth.

I would like clear and easy public access to statistics on who owns what in Boulder. How many residential units are in current and planned production and how many of those are owned by outside interests. We won't know what that information will tell us until we have it. Is 48% owner-occupied housing good enough to keep the character of our city intact? The data are available. All landlords are required to get a Rental License and list their home address. Check the zip codes. Understanding ownership might allow

us to better assess the need to add a dense housing complex, similar to Two Nine North, at the Alpine- Balsam site and elsewhere around town.

At best, we are treading water with this 'build our way to more affordable and abundant housing' way of thinking. Highway planners know that if you build more highway lanes you will simply increase the number of vehicles, not relieve congestion. They call it induced demand. The same theory applies to housing.

The value of a city's charm should not be underestimated. It makes us proud and in turn we take good care of the place in which we live. Charm also encourages visitors, an undeniable contributor to our economy. But Boulder is quickly losing its charm. The big, boxy developments going up in every section of town look utilitarian and not at all charming.

Let's do some brainstorming. We have an opportunity to be creative and innovative with the Alpine-Balsam site. How about the City supporting a combination of low and middle income ownership as well as rent controlled units? How about disincentivizing real estate investment from those outside Colorado with additional fees that could be used to update our public transportation system, or support rent controlled housing.

Let's dig deeper into all the factors that are contributing to our housing unaffordability. It doesn't really matter if it's happening all over the country. The only place we can do anything about it is here. So let's get the facts and then do something about it.

From: Mary Jane Mortimer

Sent: 9.29.19

To: Council

Subject: Please rethink the project at Alpine and Balsam

I have lived in Boulder for over 40 years and am really saddened to see how the Planning Board has been taken over by a group of people with little respect for the particular values that have created this unique community. Building Soviet-era style housing under the pretense of "Social Justice" is a slap in the face to the thousands of Boulder residents who supported with their votes and their money any opportunity to preserve the great natural beauty that surrounds this very special town. I know of no other community in this country - perhaps this world - that has made a similar personal commitment to the ideal of preserving and creating a natural, easily accessible paradise that is free and open to all citizens. And - as any planning board member who has lived here for more than 5 years should know - this commitment began with a community made up of college professors, students, and middle- class families.

Good lord, people. This shouldn't be so difficult. Come up with a plan that values the people who built this unique community as well as though who want to join it. The group, Think Boulder, has offered you a different way to move forward that enhances and respects the existing community surrounding Balsam and Alpine, while also providing new housing opportunities for other members of our community. Take this opportunity to actually work with your community instead of waging war on us. We would rather spend our time fighting the Trump administration.

From: Maria Mullins

Sent: 9.29.19

To: Council

Subject: Vote NO on Alpine Balsam!

There is not enough infrastructure in place to house the additional units. City departments should be located on the eastern edge of town, not in central Boulder.

Maria Mullins

Boulder, CO 80304

From: Jim A. Paschis
Sent: 9.29.19
To: Council
Subject: Alpine-Balsam High density expansion

City Council Members:

The proposed expansion would entail the disintegration of the attractiveness to the vicinity which encouraged tax-paying landowners to build and reside in this neighborhood. I encourage you to weigh this and other detriments to this mainly single-family residence area and vote no for the Alpine - Balsam expansion.

Thank you,

Jim A. Paschis

From: John Pollak
Sent: Tuesday, September 24, 2019 1:14 AM
To: Council <council@bouldercolorado.gov>
Subject: Alpine-Balsam

Dear Mayor Jones and Members of City Council,

Thanks so much for providing many opportunities for public input regarding Alpine-Balsam during the past few years and for listening thoughtfully to the broad range of ideas and concerns that have been expressed. I have no doubt that all of you have the same fundamental goals in mind for the site: 1. The creation of a plan that will result in excellent community benefit and 2. A development that enhances the existing neighborhood. The good news: Both goals can be realized! Accomplishing this will require thoughtful consideration and creativity, but it is definitely achievable.

I have been a resident of the neighborhood for 32 years. Many of my friends in the neighborhood support a higher density scenario on the site that will enhance both the neighborhood and the broader community. Some of my friends and neighbors have significant concerns about this level of density. Some of these concerns - like parking - will need to be addressed through thoughtful planning. On the other hand, I believe that there are many fears that are unfounded. Every sizable development since the 1950s has caused consternation on the part of the residents at the time. The proposals for Martin Acres, Dakota Ridge and the Holiday Neighborhood, for example, brought great concern about crime, school capacity, traffic and property values. As we know, these developments are now an integral and valuable part of the city and the fears did not come to fruition. The Alpine-Balsam site, of course, is much smaller than the examples cited.

Here are a few thoughts for you to consider as you pursue your decisions:

- Given the significant need for affordable housing in Boulder, the site should be used primarily for housing. The inclusion of a small amount of retail space makes sense to provide for a couple of spaces for social interaction.
- A moderate level of density - in the range of 250 dwelling units - will provide the opportunity for a significant number of affordable homes on the site. Through the provision of form-based guidelines and the limitation of Floor Area Ratio (FAR), the city can assure that the average square footage of units will be in the range of 800 - 900 square feet. Unit sizes ranging from 500 s.f. - 1200 s.f. will permit a good mix of studio apartments and one, two and three bedroom units. The housing component of the site can be made up of two, three and four

story buildings. This design and economy of scale will allow for 40% of the units to be permanently affordable. As well, given their modest size, even the market rate units will be "relatively affordable". For example, even without a deed restriction, an 800 square foot condo on the site, will always be substantially less expensive than a nearby 3000 square foot single-family home.

- Neighborhood compatibility and character: There is already a significant amount of multi-family housing in the area that surrounds the city-owned site. The addition of 250 units in this location will be very consistent with the surrounding area. It's good to keep in mind that the height of some of the hospital structures exceeds the height of the highest density scenario that has been proposed by city staff. The character of the neighborhood has changed dramatically since I moved here 32 years ago: it is much wealthier and much less economically diverse. The provision of relatively and permanently affordable residential units in the neighborhood will actually restore some of the lost community character that used to include greater economic diversity. In the 1980's, the neighborhood residents were primarily front line, working people and service providers: teachers, health care providers, small contractors and child care providers. Wouldn't it be wonderful to provide new opportunities for people of moderate income to live in the neighborhood again?

- From an environmental perspective, the provision of a moderate level of density is certainly the right thing to do. Alpine-Balsam provides a perfect opportunity for people to walk, bus or bike to work and play and shopping. I can't think of a better location for housing!

The bottom line: The city has an amazing opportunity to take action that will further its social and environmental agenda as expressed in the Boulder Valley Comprehensive Plan. A significant amount of housing on the site is key to success. Through quality design and programming of the space, this can be accomplished in a manner that is compatible with and an asset to the neighborhood. As a long time resident of the neighborhood, I request that you support at least the amount of housing on the site that has been recommended by your staff.

Many thanks for your hard work on behalf of the residents of Boulder,

John Pollak

From: Amanda Prentiss
Sent: 9.23.19
To: Planning Board
Subject: Alpine-Balsam

Dear Planning Board,

I live by Chautauqua in Boulder with my two kids who are now 5th generation Boulderites. I want you to know that I strongly oppose the proposal the planning board has put to city council for Alpine and Balsam. It is way too dense and the buildings are too high. This is the sort of plan that is gradually eroding the quality of life that my family and all of our extended Boulder network love so much. Please rethink. It makes me sad to see our town becoming increasingly crowded without unchecked development. I'm sure it appeals to some people, but it is just one more step toward ruining it for everyone.

Amanda Prentiss

Boulder, CO 80302

From: Randy & Linda
Sent: 9.29.19
To: Council
Subject: No on City Plan

We do not want 270 units at the Alpine/Balsam project. Been here 50 yrs. Move east like the rest of Boulder Government has. You may want a pretty view of the mountains (everyone does) but that doesn't mean you are wanted in our neighborhood. The traffic flow is intolerable now because the city hasn't been proactive in infrastructure. You bought property for \$40 million dollars that was a mistake. Cut your losses, don't build. Water table is at 0. You bought a lake. BCH was smart enough to move. Absolutely against your plans. If you vote for this we will replace you.

Sent from my iPhone

From: Tina Rice
Sent: Monday, September 23, 2019 11:27:22 AM (UTC-07:00) Mountain Time (US & Canada)
To: boulderplanningboard; Council
Subject: Vote No Alpine-Balsam space

I oppose the City's plan and urge the Council and Planning Board members to vote NO.

It appears the majority of Council and Planning Board do not seem to care that over 1,100 people oppose the City's proposed height limits of 4-stories on most of the site and up to 5 stories on the Pavilion and parking lot.

Tina Rice

Boulder, CO 80304

From: Susan Rose
Sent: 9.29.19
To: Council
Subject: the Alpine-Balsam project

Hello council members

I am a resident of North Boulder and already am feeling the effects of significant congestions on the roads. It's hard to turn either left or right into Broadway. The city's proposal for enormous development at Alpine and Balsam is daunting and discouraging. I can't even imagine the negative effects on those of us who already live here. While I appreciate wanting to provide more housing, isn't there a responsibility regarding quality of life for those of us who already have homes in the area? Inadequate parking and overcrowding is unacceptable. PLEASE vote NO on the city's proposal!

Sincerely,
Susan Rose, Kalmia Avenue

From: Brian Rosenfeld
Sent: 9.29.19
To: Council
Subject: Alpine-Balsam

Please vote no on the current plans for this site.

I live at:

Boulder 80304

--

Brian Rosenfeld, M.D.

From: Polly Rothberg
Sent: 9.29.19
To: Council
Subject: Alpine Balsam old hospital housing development

I would like to urge our city council to vote against the planning board's vote to allow a large(possibly 500 residents) development at the Alpine Balsam (old hospital) site.

Thank you for considering my plea,

Polly Rothberg

Sent by magic

From: Paul Anthony Saporito
Sent: Saturday, September 21, 2019 10:21:40 AM (UTC-07:00) Mountain Time (US & Canada)
To: Council; boulderplanningboard
Subject: Alpine Balsam plan

24 September 2019

Dear Members of the Boulder City Council and Planning Board,

As an informal group of neighbors with a common interest in achieving a well-designed redevelopment of the Community Hospital site, we have prepared the attached plan to help visualize some points in our discussions. We have updated our scheme based upon many features of the city's Draft Area Plan of August 2019, and have begun to explore more detailed urban design and architectural possibilities implicit in that planning document.

Briefly, our plan shows a continuation of the street grid of adjacent neighborhoods. Cascading density would have typical 3 story row houses on the western portion of the site, and 4 story residential and mixed-use structures on the eastern portion adjacent to the similarly scaled hospital pavilion. At the northeast corner of

the site are also shown community or civic spaces, perhaps few shops, a neighborhood square, and landscaped gathering places adjacent to the required drainage way. The block interiors are left relatively open with 2 story “mews” housing over garages. A network of rear yard pathways connect to a mid-block pedestrian street or “woonerf” extending from the RTD stop on Broadway west to the park. Both 10th and 11th Streets can be similarly pedestrian friendly.

In a previous letter to CC we suggested that the City solicit proposals from qualified community designers and development organizations. Based upon our preliminary site plan, approximately 78 townhouse lots plus about 30 alley houses seem possible. As is the case in similar traditional neighborhoods however, the 3 or 4 story volumes can be either one home, or 3 or 4 flats, or up to 6 or 8 studio efficiencies. A quick sketch of how those might “stack and pack” has been added. The city would set economic, social, and environmental goals for the redevelopment. The count and mix of unit types should not be prematurely constrained but could be determined as part of each proposal’s pro-forma, and reviewed by the community and Council. The mix of units could even evolve over time.

We also suggested that several lots could be sold and developed by various builders creating a finer grain and variety along the streets and alleys. As neighbors we have an interest in a well-designed district. By structuring a flexible form-based plan, and perhaps selecting several creative development proposals, achieving a viable, sustainable, and innovative neighborhood can be possible.

Thank you,

Paul Anthony Saporito, Kim Dubin Saporito
Architecture + Urban Design

From: Lynn Segal

Sent: Wednesday, September 25, 2019 3:39:14 AM (UTC-07:00) Mountain Time (US & Canada)

To: Council; camera

Cc: Kathleen Hancock; jorge boone; jonathan hondorf; adam swetlick; mark wallach; Susan Peterson; corina julca; Brian Dolan; Fran Sheets; boulderplanningboard; TAB; Housing Advisory Board

Subject: The 30,000 ft. Aerial on Alpine Balsam. Guest Opinion submission.

The full scope Area Plan at ABB including the area surrounding the city-owned parcel should be assessed now before a motion adopting the plan is made around the 1st or 7th of Oct. If that inhibits the re-election of incumbents, so be it. Local councils, unlike apparent Federal official positions, have to devote their full attention to their seats until the first session of the new council.

The 30,000 foot perspective should have been initiated from the very start when the decision to move the hospital was first considered. All Boulder's Area Plans should be evaluated comprehensively and simultaneously for their utility and proximity to maximally effective transportation corridors in the context of decades of what is now fixed urban design. The North/South corridor along the margin of the mountain backdrop was never designed to accommodate the quantity of traffic it now has due to the dense addition of NOBO, 311 and Trailhead, the CU Hill hotel as well as possible City Hill hotel and should not be compounded by intense development at ABB. There needs to be a department- wide integral planning initiative contingent on the effect of unrestrained population growth and migrations from climate change.

The city should maximize it's ABB purchase with an economic plan that secures the greatest quantity of affordable housing to offset the crushing impact from the uncontrolled high-end housing growth boom. Housing Demand Management (HDM) must be acknowledged. Case in point is the former Integral Center, NW corner Balsam/Broadway, replaced with high-end condos similar to the penthouses at Washington

School and the high-end market rate sell-off to pay for affordable at 30 Pearl. Zoning changes should not allow community benefit such as yoga and dance space to be converted to office use, as is the case at 21st/Pearl.

High-end development needs to pay its own way. With a \$300M Open Space deficit, increasing water and energy infrastructure and demand, schools and social, police and fire services, most creating low Area Median Income (AMI) jobs and housing needs for the employees, fair impact needs to be applied. Improved mobility does not make up for loss of productive and family/personal time consumed by unchosen commutes. The city should not be spending taxpayer dollars with extensive planning design teams concocting enticing visuals unrelated to real economic situations, which has been the approach so far.

The types of housing by their creation of and demand for service jobs and the actual types of jobs by their contribution to AMI's should be identified on a scale type spectrum. This should be applied to balancing the jobs/housing ratio imbalance on every proposed development.

Meanwhile the hospital site must be adaptively repurposed into the community benefit that this intense building boom commands, a performing arts complex and community meeting space. Housing needs to be fulfilled in South and East Boulder where the commuter transport corridors are closer and more directly applicable to Denver and Longmont. If Park Central and the New Britain Building can be accommodated in either the Medical Pavilion, without redeveloping it's interior or the Hospital, without redesigning it's basic layout, move ahead. If needs be, use these spaces for rental income to generate funds to mobilize for housing at economically better sites and only if zoning out high-end housing at the same time. Get these spaces occupied now, especially the Medical Pavilion!

If any housing at all is applied to the site, it should be a Marpa-like communal which maximizes the use of all infrastructure, parking and open space per inhabitant and does so intuitively. Ceilings should be lowered whether in commercial or residential space to accommodate viewscapes rather than the suggested allowances for attractive roof lines. Any other "European" Saporito type design is a **poor adaptation to this expensive parcel**.

This area has to make up for the city-wide mistakes in the over-building of small units, often high-end, using parking and separate storage space facilities (which add a lot of additional cost). By nature of the cramped quarters and isolation this type housing creates, it increases the need for **community gathering space and open space**. It is the city purchased ABB site itself which needs to accommodate this city-wide need because the city has the agency. North Boulder Park and Ideal/Community retail are already over-used from growth in the immediate neighborhood, Trailhead and a soon to be built huge high-end senior development with 304 parking spaces with high service demands on the urban/wildland interface at 311 Mapleton. Yet these intensive uses are dwarfed in comparison from that of the entire city due to the attractions downtown and Boulder Canyon/ Boulder Creek and Sanitas hiking corridors create.

The County should relocate out at Diagonal Plaza where auto registration already resides. Housing and Human Services do not fit in this neighborhood. The land value is too great and the users transient. I had to weave around two sets of loitering smokers on the sidewalk (no bike lanes) on my bike as I headed South on Broadway today at the County services site returning from North Lucky's Rocky Flats meeting. Client users and employees reluctant to give up their cars require parking and the large County space demand is a waste of prime real estate. The County should never have been remotely considered for this location.

Think big picture before any irreversible and expansive effects impact North Central Boulder. These will affect the composition of the larger Area Plan (and other Area Plans) whether it is temporarily abandoned or not. So include it now. Before the election.

Lynn Segal, Boulder, CO 80304

From: Jerry Shapins
Sent: Tuesday, September 24, 2019 12:39:51 PM (UTC-07:00) Mountain Time (US & Canada)
To: Council; boulderplanningboard
Cc: David Adamson
Subject: Support a Lower Carbon Future at Alpine Balsam!

Dear wonderful City Council,

Please provide homes for as many people as possible at Alpine Balsam! Why?

less commuters less parking more transit capability healthy social diversity
more tolerant people sustainable lifestyles walkable neighborhood support local services
urban village support TOD safer sidewalks safer walking people meeting people
more local culture more local art happy for all! support a lower carbon future now!

(Beautiful artist rendering of conceptual Alpine-Balsam site included)

From: Sharon Stewart
Sent: 9.29.19
To: Council
Subject: Alpine/ Balsam project

Council members,

Please vote no on A/B project. Think about the parking and where 500 people are going to park and parking for city employees. I am all for affordable housing, this project will only have the obligatory amount a developer has to provide.

Do we need more shopping right next to Pearl St. mall. If the city needs the hospital for employees, so be it but more expensive housing that blocks our mountains, goes against what our city, should, stand for. Sadly I see it as a way for the city to get new offices and a developer to make more money at the neighborhoods expense.

Sharon Stewart

Sent from my iPhone

From: Susan Thevenet
Sent: 9.29.19
To: Council
Subject: Alpine Balsam

Please vote no on the high density plan!

Susan Thevenet
Boulder CO 80304

From: Sally Thorne
Sent: 9.29.19
To: Council
Subject: Alpine Balsam

I would appreciate you voting NO!

I live in North Boulder.

Thanks, Sal

Sally Thorne

Boulder, CO

Dear Planning Board Members,

Since the Alpine Balsam meeting will be a joint Council and Planning Board session, I wanted to forward the letter I sent to Council to Planning Board Members also.

Thank you for your consideration of my opinions and for your public service.

Sincerely,

Tom Volckhausen

From: Thomas Volckhausen <tomvolckhausen@msn.com>
Sent: Monday, September 23, 2019 8:18 PM
To: council@bouldercolorado.gov <council@bouldercolorado.gov>
Subject: Please Support Staff Plan For Alpine Balsam Project, Including Maximum Possible Housing

Dear Council Members,

I am writing to urge you to support the staff plan for the Alpine Balsam Project and to maximize the potential housing on the site.

The Boulder Valley Comprehensive Plan clearly supports compact mixed-use development in core city transit-served walkable locations like Alpine Balsam.

With ~100,000 residents and a ~\$40,000,000 site cost, every Boulder resident has about \$400 invested in Alpine Balsam.

Council has a critical responsibility to maximize return on that citizen investment by delivering as much affordable housing as possible, given Boulder's current housing affordability and availability crisis.

Given the high site costs, every additional housing unit will reduce the site cost per unit and make all units more affordable.

As a nearby resident to Alpine Balsam I do not believe that adjacent residents should have an outsize impact on the decision process.

A city-wide project should follow city wide planning documents like the Boulder Valley Comprehensive Plan and not be derailed by a few vocal local opponents.

The argument that maximizing housing availability at Alpine Balsam would conflict with "neighborhood character" is incorrect and an appeal to elitist and exclusive economic privilege. 3 and 4 story apartment buildings have been adjacent to Alpine Balsam for decades along with the 50+ foot tall hospital. My mother lived for 13 years in the Imperial House, a 4-story apartment building about 200 feet from Alpine Balsam. From age 84 to age 97 my mother (Jane Volckhausen, you may have known her) was able to live car-free in the Imperial House because she could walk to Ideal for food, Pharmaca for drugs, Boulder Medical Center for Care, etc. As Jane's experience shows, Alpine Balsam is an ideal location for people who choose a low-carbon lifestyle. Jane and many other seniors were able to live at Imperial House because as a 4-story building Imperial House had an elevator. Proposals to squash Alpine Balsam buildings down to 2 or 3 stories would make elevators much less economically practical and make senior living less realistic in addition to reducing housing numbers and denying more people the opportunity to live in a central walkable location. There are currently two 3 story apartment buildings directly adjacent to North Boulder Park (815 and 875 Alpine) that provide much needed inherently affordable housing and do not seem to bother anybody, making the argument that 4 story apartments half a block away would somehow damage neighborhood character somewhat ridiculous.

As a longtime resident near Alpine Balsam I am offended by the claim that Deb Yin's low-density plan for Alpine Balsam is somehow called a "Community Plan". Neither I nor any of my many nearby friends and neighbors was consulted in any way to create this plan. Certainly the many people who would be denied affordable housing by the low unit numbers in Deb Yin's plan were not consulted or considered part of the "community". It is not right that 2 architects purport to speak for the "community" without any process to actually allow neighborhood members to participate in or influence their so-called "Community Plan". In speaking to my neighbors (many of whom would never attend a city council meeting or write a letter, but they do vote) the most common sentiment is "The City spent a whole lot of money on Alpine Balsam, hopefully they build enough affordable housing to get their money's worth". But the so-called "community plan" ignores this very common "community" sentiment. At a minimum I request that no City of Boulder documents use the incorrect and propagandist label of the "community plan". Given there has been no process to assess community support for the Yin/May plan, it would be much more honest to describe the plan by naming the authors, as the "Yin/May Plan" rather than have the City repeat a name which is designed to subvert the actual transparent public process that Boulder should be following when spending public money.

Anti-housing forces often use misinformation and fearful predictions to frighten residents and reduce housing quantities (see the "great gray blob" hovering over Alpine Balsam on the thinkboulder.org website). Yet when affordable housing is actually constructed, these fearful predictions never seem to occur (see Palo Park as an example). ThinkBoulder.org is very concerned that neighborhood residents might have a few seconds of additional delay when they choose to drive through the Balsam Broadway intersection. But the reality that people denied housing because of low-density low-unit number plans at Alpine Balsam will face many hours each week of expensive, dangerous, and time-consuming commute is not even worthy of mention on their site, let alone any concern. There is also no mention of the consequences to people denied housing on the thinkboulder.org website. Many working people will face many more hours away from their families each week if low density alternatives at Alpine Balsam prevail.

Every housing unit removed from the Alpine Balsam project is very likely an addition to the 60,000 plus in-commuters into Boulder every day who generate many tons of carbon, ozone, and particulates. If Council reduces the number of housing units at Alpine Balsam, then people forced out of Boulder will end up living higher carbon life-styles due to inefficient single-family housing and long auto commutes from remote sprawling locations like Erie, Brighton, and Weld County.

If Boulder is serious about the "Climate Change Emergency" proclamation then Alpine Balsam is the perfect place to locate low carbon housing to turn the proclamation into effective action. Please help make the Climate Emergency proclamation more than just empty words by taking effective action to reduce carbon emissions by building as much low carbon housing at Alpine Balsam as possible.

Thank You For Your Public Service,
Tom Volckhausen
