

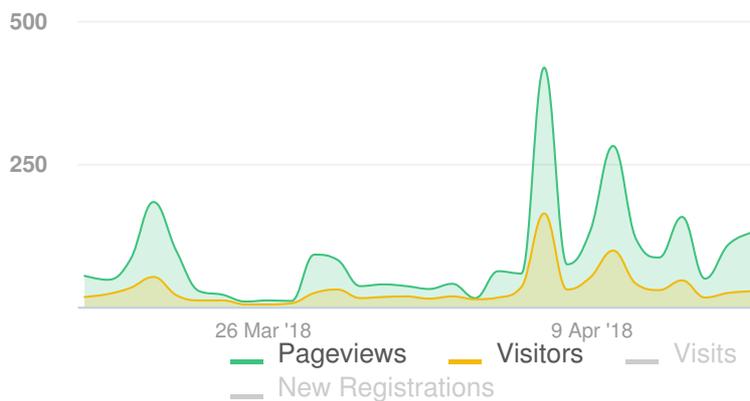
Project Report

17 March 2018 - 15 April 2018

Be Heard Boulder Accessory Dwelling Units



Visitors Summary

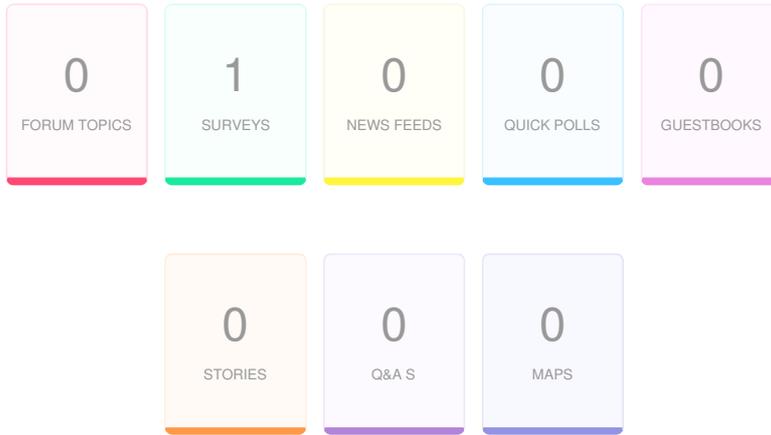


Highlights



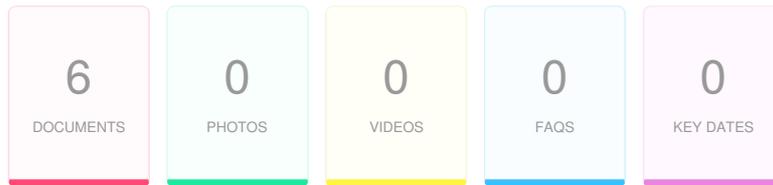
Aware Participants		794	Engaged			172		
Aware Actions Performed	Participants		Engaged Actions Performed			Registered	Unverified	Anonymous
Visited a Project or Tool Page	794							
Informed Participants		444	Contributed on Forums			0	0	0
Informed Actions Performed	Participants		Participated in Surveys			172	0	0
Viewed a video	0		Contributed to Newsfeeds			0	0	0
Viewed a photo	0		Participated in Quick Polls			0	0	0
Downloaded a document	67		Posted on Guestbooks			0	0	0
Visited the Key Dates page	1		Contributed to Stories			0	0	0
Visited an FAQ list Page	0		Asked Questions			0	0	0
Visited Instagram Page	0		Placed Pins on Maps			0	0	0
Visited Multiple Project Pages	321		Contributed to Ideas			0	0	0
Contributed to a tool (engaged)	172							

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Accessory Dwelling Unit Update Recommendations	Published	426	172	0	0

INFORMATION WIDGET SUMMARY



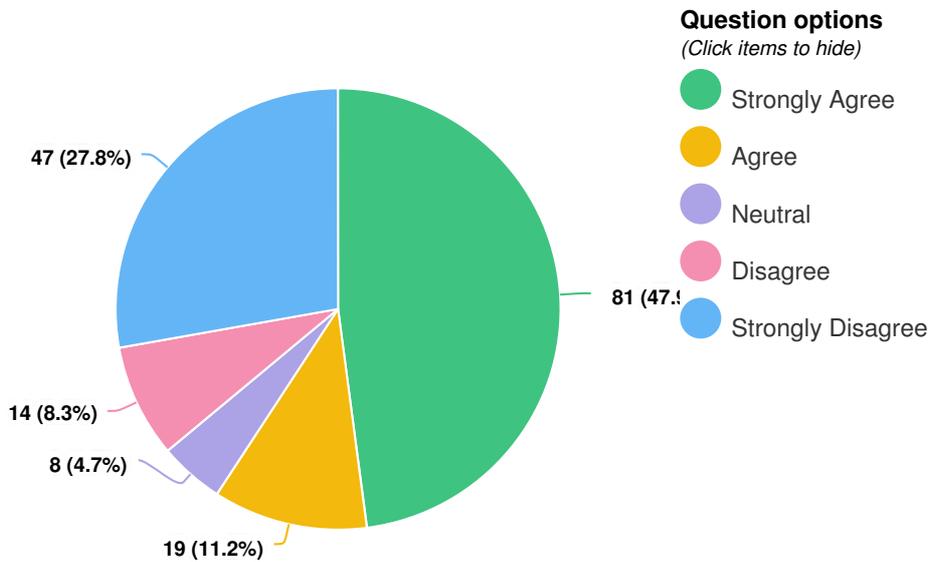
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	MAP - Where ADUs are Allowed	38	39
Document	MAP - Where OAU's are Allowed	25	26
Document	City Council Study Session Memo - Feb. 27, 2018	22	27
Document	ADU Diagram	17	18
Document	MAP - Lot Sizes	15	15
Document	MAP - Neighborhood Parking Permit Area Overview	2	2
Key Dates	Key Date	1	1

ENGAGEMENT TOOL: SURVEY TOOL

Accessory Dwelling Unit Update Recommendations

VISITORS	426	CONTRIBUTORS	172	CONTRIBUTIONS	172
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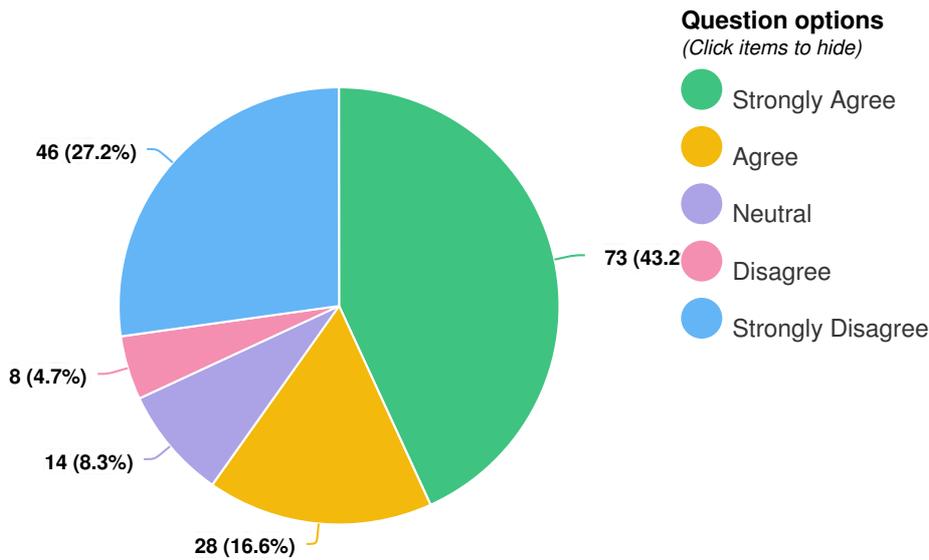
RECOMMENDATION: Remove the parking requirement in parts of the city that do not have a Neighborhood Parking Program. In areas with a Neighborhood Parking Program, retain the requirement but allow a variance process if certain conditions are met.



Optional question (169 responses, 3 skipped)

RECOMMENDATION: Increase the saturation rate from 10 to 20% citywide. This is an incremental change that will not have a significant effect on the total number of ADUs, but will allow more Boulder households to construct an accessory unit. If a particular neighborhood desires a higher saturation limit, that is more appropriately addressed through a future subcommunity planning effort.

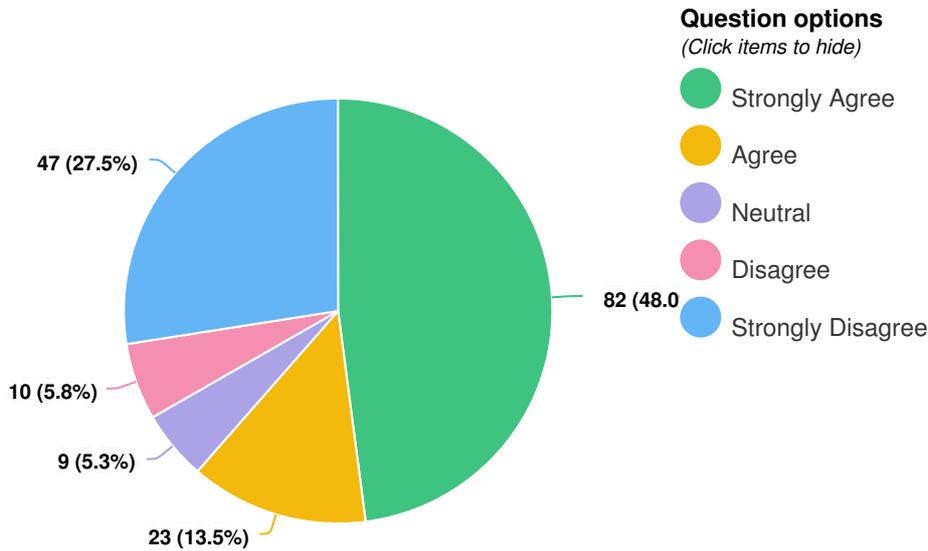
RECOMMENDATION: Remove non-conforming structures from the saturation requirement. This will allow the city to develop an on-line tool for property owners to quickly see if they are eligible for an ADU. Council requested that staff include an option to not include certain zones in the saturation limit discussed below in #4 Allowed Zones.



Optional question (169 responses, 3 skipped)

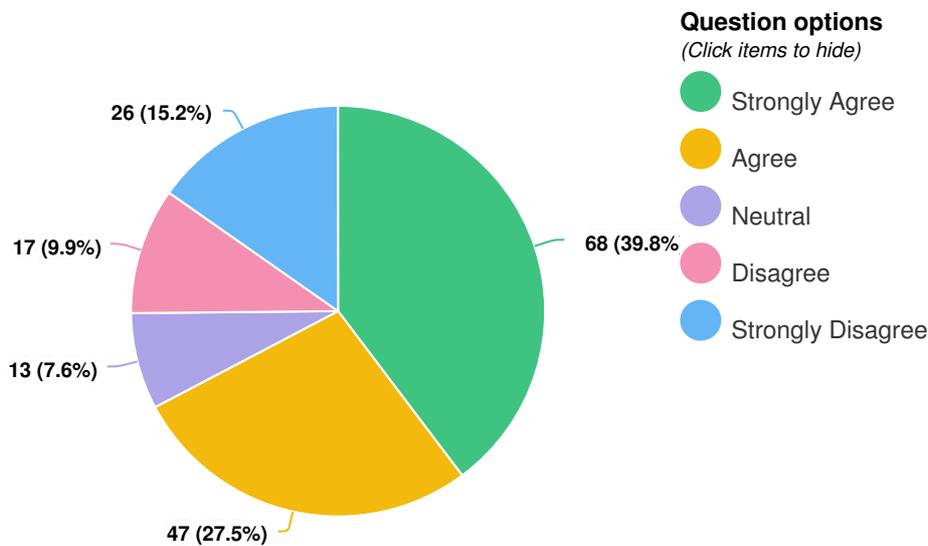
RECOMMENDATION: Allow detached OAU in the same zones as ADUs (adding RL-1 and RL-2). Council asked staff to expand the zones where both OAU and ADUs are allowed into the RMX-1 and RMX-2 zones. Council further asked staff to remove the saturation limit for ADUs in the RR and RE zones. As a result, the saturation limit would only apply in the RL-1 and RL-2 zones and both ADUs and OAUs would count toward the saturation limit.

RECOMMENDATION: Change the 1/3 size limit to 1/2 for principal dwellings of less than 2,000 sq. ft. to give smaller homes additional flexibility in creating an ADU or interior OAU.

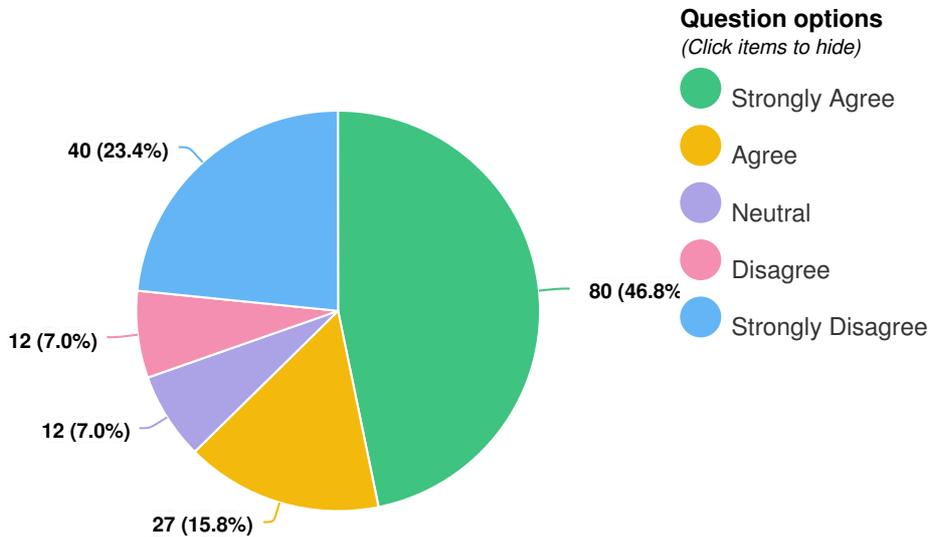


Optional question (171 responses, 1 skipped)

RECOMMENDATION: Lower the minimum lots size to 5,000 sq. ft. for ADUs and OAUs in all zones where accessory units are allowed and include a variance process for lots smaller than 5,000 sq. ft.

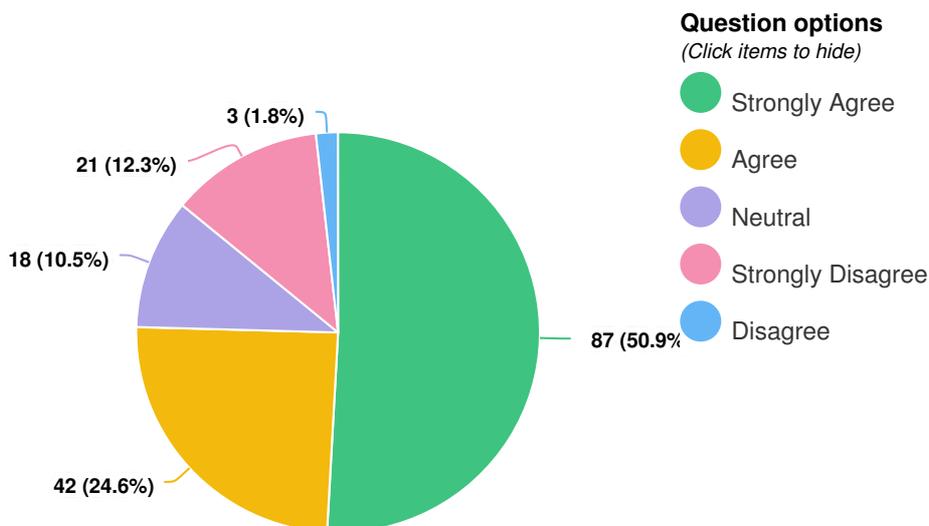


RECOMMENDATION: Increase the size limit and building coverage limits for a detached OAU to 800 sq. ft.



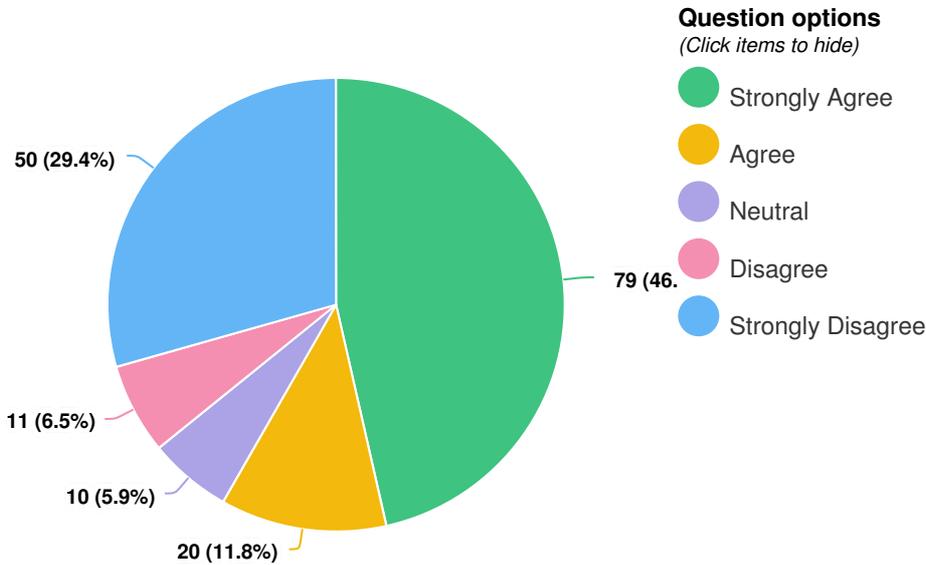
Optional question (171 responses, 1 skipped)

RECOMMENDATION: Remove the design requirements related to garage doors, roof pitches, height, and expansion of building coverage for detached OAUs and rely on the Compatible Development Standards.



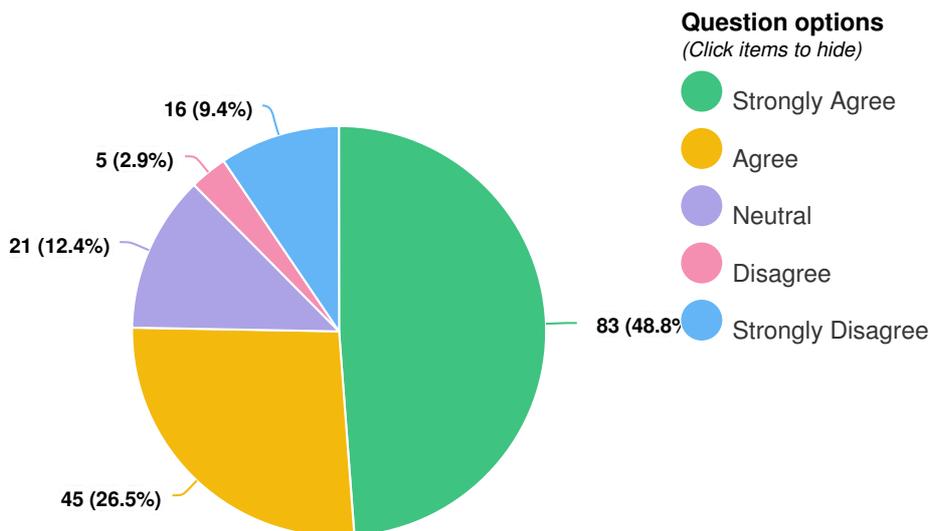
Optional question (171 responses, 1 skipped)

RECOMMENDATION: Remove the 5-year minimum requirement for the primary home.



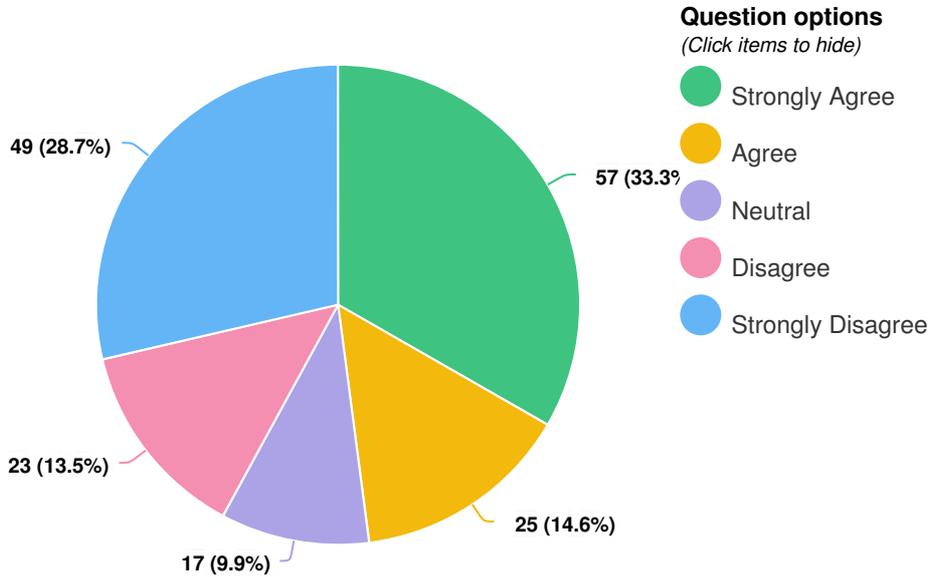
Optional question (170 responses, 2 skipped)

RECOMMENDATION: Remove the accessory unit permit transfer system and rely entirely on rental licensing and building permitting to address life and safety issues.



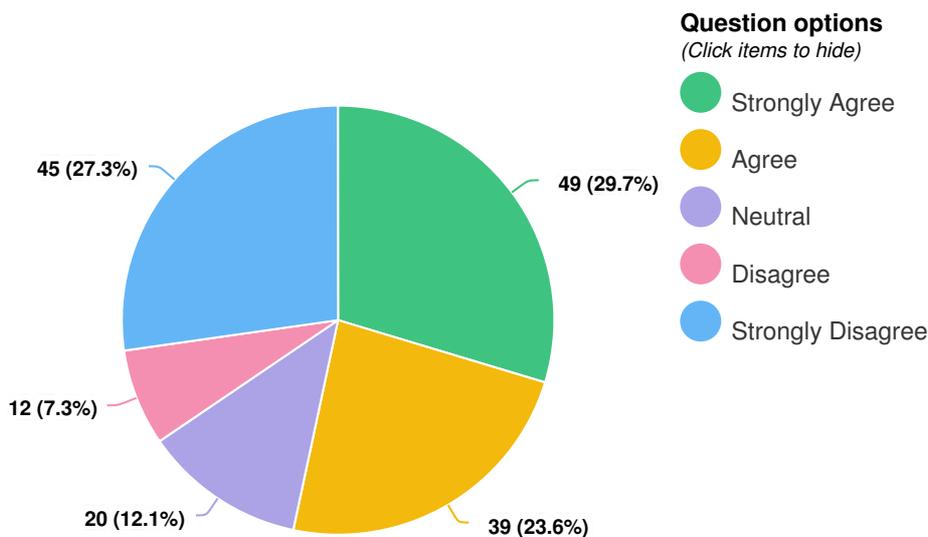
Optional question (170 responses, 2 skipped)

RECOMMENDATION: Based on feedback from council staff recommends prohibiting short-term rentals in newly permitted accessory units.



Optional question (171 responses, 1 skipped)

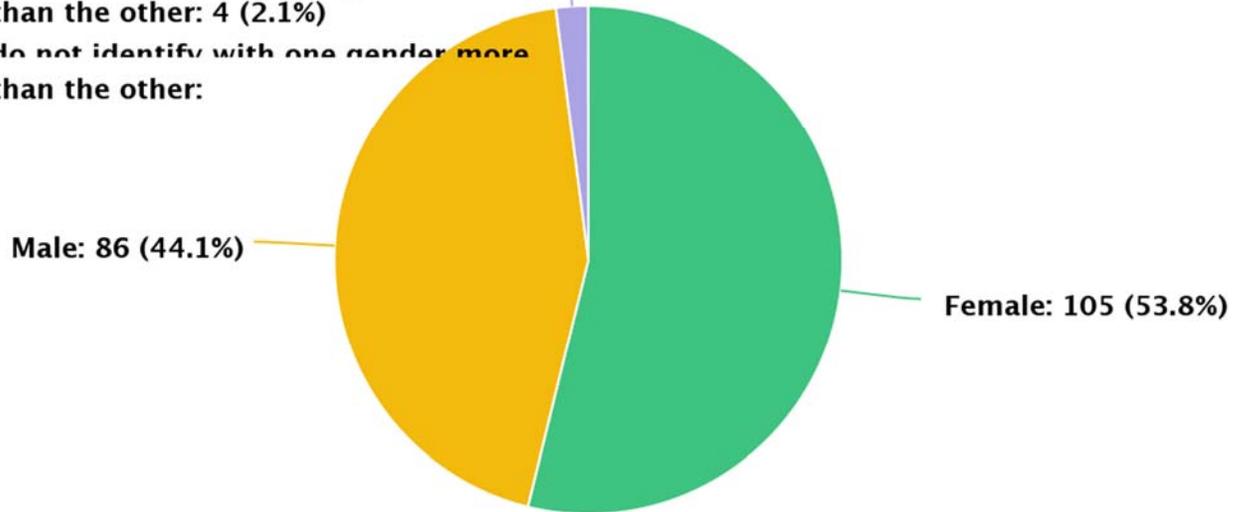
Recommended. Remove the 2-person occupancy limit for the accessory unit but retain the overall occupancy limit for the parcel of 3-4 unrelated people depending on the zone.



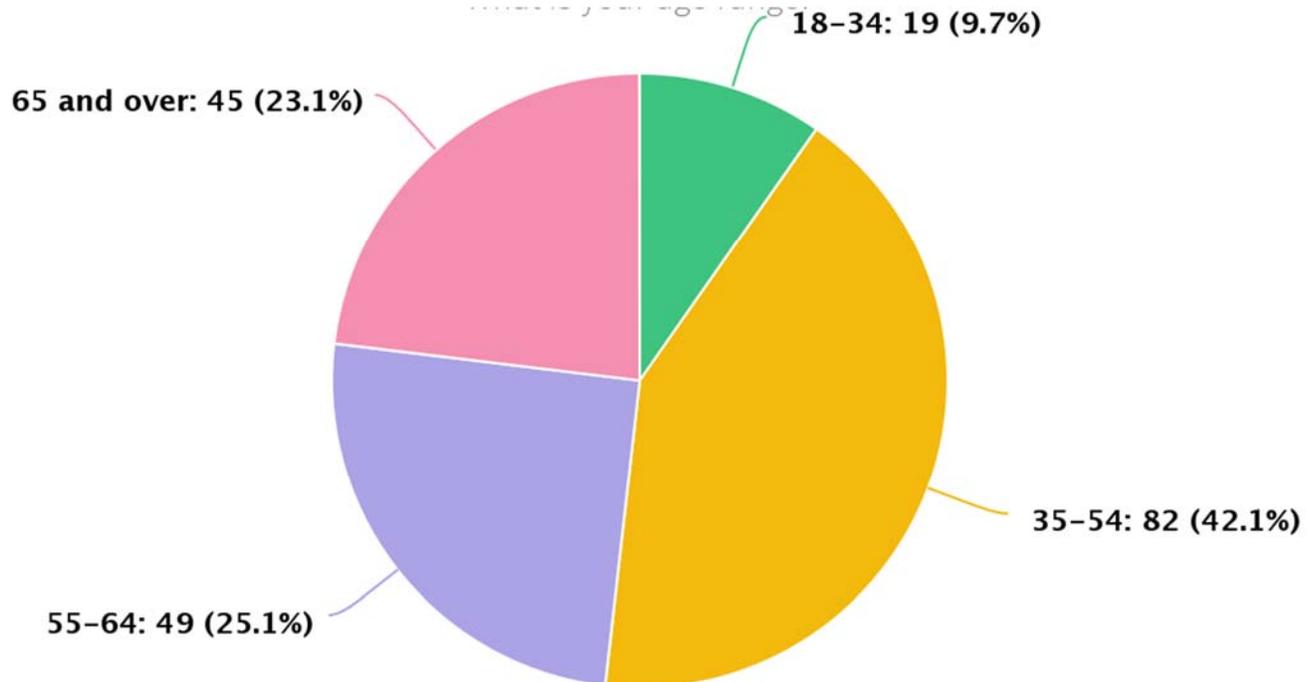
Optional question (165 responses, 7 skipped)

What gender do you most identify with?

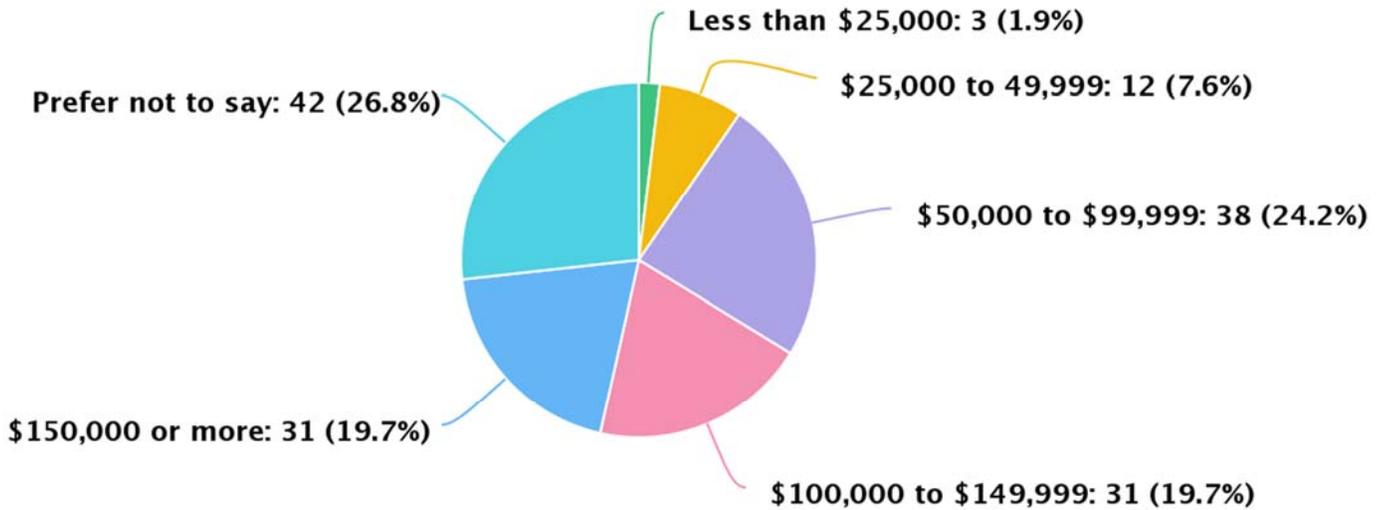
I do not identify with either gender OR I do not identify with one gender more than the other: 4 (2.1%)
do not identify with one gender more than the other:



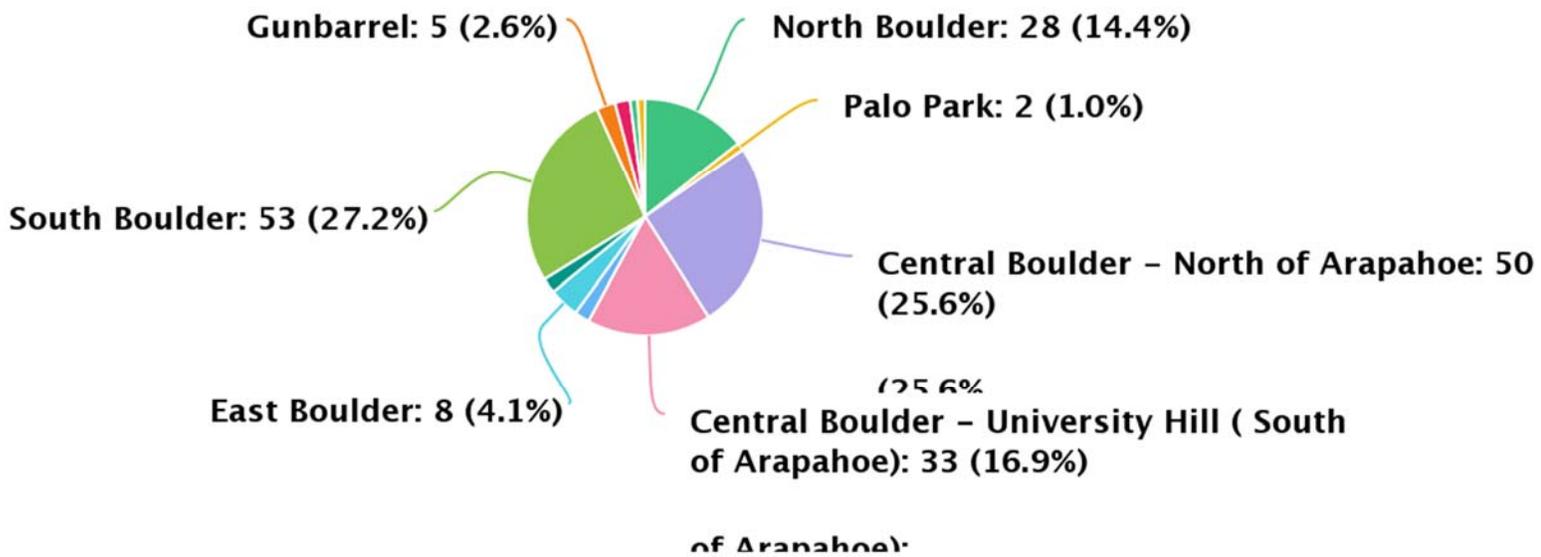
What is your age range?



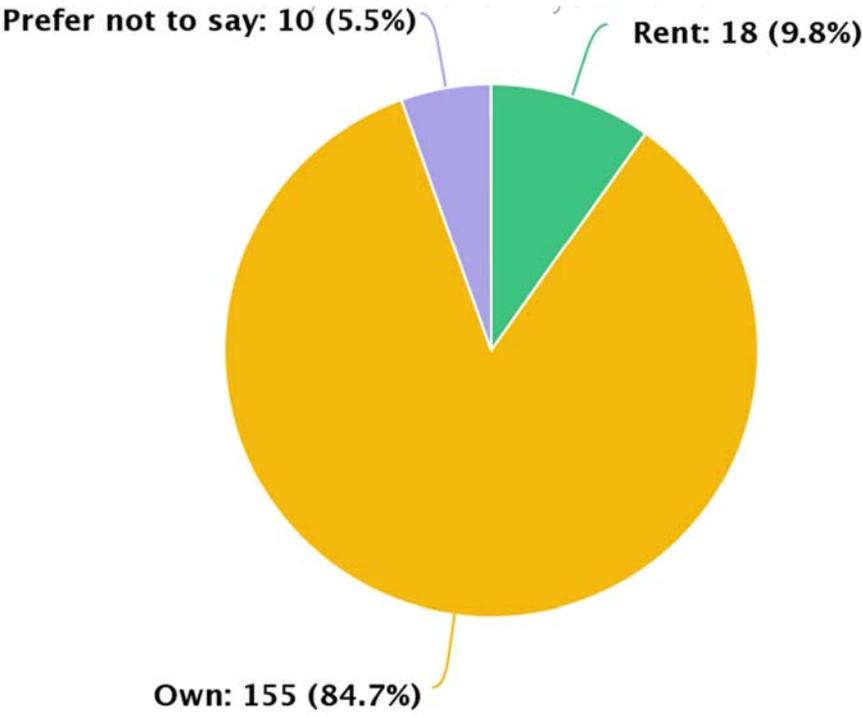
How would you describe your annual household income?



Where do you live?



Do you rent or own your home?



	Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
1	Public, off-street parking is a luxury. It's abundance only encourages more cars. It's time to think of a future where this luxury becomes a much needed anachronism.	Boulder has a housing crisis and this limited, incremental approach is far too conservative to help ease the situation.	We need to encourage as many ADUs as possible in all neighborhoods and create requisite incentives to get them built. The approach should be to remove as man barriers as possible.	But remove the saturation limit in RL-1 & RL-2 neighborhoods as well.	Remove as many barriers as possible, as soon as possible.	The min lot size should be lowered even further. We should encourage lower minimums in the city, perhaps eliminate lot size as a requirement. REMOVE ALL BARRIERS!
2	ADUs that can not provide off street parking can be used by residents that go car free. There is zero reasons to offload the cost of parking a tenants car on the neighbors.		There needs to be a better understanding of this issue before making a change.	OAU's are OK in more areas, but there need to be a saturation limit for the first few years so we can see the unintended consequences if any.	Smaller is more affordable.	We need more information. How many new lots will this add to the pool of available ADUs?
3						
4	Because even though establishing an accessory unit on a property does not increase the occupancy limits for a property, the City does not have a good way to enforce occupancy. I live in South Boulder, and all of my neighbors are college students. Even though the occupancy limit is one family + 2 other people, or 3 unrelated people for the houses here, all houses next to mine have 5 to 6 college students living there. The "official" lease between the landlord and the tenant lists only 3 college students, but the college students have an internal "unofficial" agreement, and they have as many people living in the house as the house has rooms. The landlords are well aware of this deal -- they just turn a blind eye because they have legal protection due to the official lease. An additional ADU or OAU would only make those houses more crowded as the number of rooms would increase, and there is nothing the City can do to enforce occupancy. For example, one of the neighboring houses has an illegal stove in the basement. When the City comes to inspect the house, the landlord removes the stove for a day or two to pass inspection, and then puts it back in place. I would rather have the streets not getting more crowded than they already are. All college students have cars and use them to park on the street.	I think no additional accessory units should be allowed in the city due to the potential impacts (e.g., parking, noise, litter, etc.) of additional rentals.	I think nonconforming structures are a detriment to single-family neighborhoods and neighborhoods with a significant number of these types of structures should not allow additional ADUs.	I'm sorry to be a NIMBY about this, but I don't want to be relaxing in my backyard, and start hearing noise from a OAU in the backyard next to me.		

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5	The parking restriction on ADU's seems to be more convenient than effective. I don't think that additional vehicles from ADU's would create parking and street usage issues in my neighborhood. If they did someday pose a problem, the city would always be able to institute a permit zone as they do in downtown Boulder. Currently there is a house on our block leased to students and there are regularly 6 or 7 cars around that property. Our immediate neighbors own their home and have three cars, but no off street parking. I believe that instituting permit zones is a better, fairer, and more effective solution to future parking problems than regulating parking for ADU's. The city could also benefit from increased revenue if some of the new permit zones were metered.	I believe that Boulder needs to find creative ways to tackle its housing situation. Increasing the ADU saturation rate to 20% is a good option.	I am not sure that I fully understand this issue. I support removing non-conforming structures from the saturation rate for properties in the area of the non-conforming structure, but would be reluctant to allow owners of nonconforming structures to construct additional ADU's and ODU's on their property.	It seems like a more fair and consistent proposal	It seems more fair. I would actually be more in favor of granting planning officials a 20%-30% leeway to grant additional space above the 1/3 of principal dwelling unit if that helped for space to be used efficiently and consciously.	
6	If 91% of ADU tenants have at least one car, then a parking space is needed when an ADU is added. Even neighborhoods without parking programs have other parking issues--in my case, across from a school and park. Postulating that "the future of transportation is changing rapidly" is a pipe dream; there are more cars than ever in Boulder.	Having lived in the Whittier neighborhood when alley houses were all the rage, and seen both the drawbacks and the limited impact it made on affordable housing, I do not support increasing ADUs in single family home neighborhoods.				
7	I want denser housing, I'd love to see you rezone everything from chautauqua boulder to arapahoe as 4 stories and start building a truly walkable city. There needs to be a lot more office space nearby too, with a denser downtown or bigger office park on the bike trail. Make cars even more expensive to have.	I want denser housing, I want 4 story apartment blocks everywhere in certain parts of the city.		Make denser housing, rezone to allow much denser housing.		
8	I think neighborhoods with out a parking program may still need parking requirements as well but should be studied before just having a one size fits all and saying no program then you don't need to have the parking space. Maybe require a variance for all locations.	10% has always seemed arbitrary. Start with 20% and see how it goes.	Non-conforming structures should be included.	These are good ideas.	This makes sense.	Lot size should have nothing to do with ADUs only OAU's

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9	Parking on streets near the city is already a huge issue and not just where parking permits are issued. In many cases renting rooms on vrbo and the like has already made the issue worse. Each person over 16 in an ADU is highly likely to have a vehicle, even though we'd like to believe otherwise. (Otherwise why would potential ADU owners be asking so ardently for removal of this restriction?) That's why I selected the above. I'd rather not see my neighborhood (already houses on small lots) also turn into a parking lot!	The obvious...parking, noise, dogs barking...stated above.		Many Lots are already small. There needs to be strict rules on lot sizes, preservation of neighbor privacy and so forth.	For exterior OAUs, there should be considerations other than just size of principal home in	
10	An additional unit on a lot should require an additional parking space on the lot.	Again I feel on site parking is essential. Also visual and architectural suitability must be considered.	Taking non conforming units into consideration is important and valid.	Boulder needs to be very careful with this. Primary concern must be preservation of the existing quality of life. Overpopulation and crowding will negatively impact this beautiful city.	However perhaps 1,500 sf would be a better number. 2,000 sf is not a small home and 750 sf is more than sufficient for a granny apartment.	More important perhaps is total % of land developed including parking. We love open space around the city and should have open space within as well.
11	Parking needs to be considered necessary even if there is not an NPP as they are hard to get and many areas are full on street now but still don't qualify for NPP. If there is no on street problem, with or without an NPP, then an exemption could be given.	Because I live where there is already 10% saturation of grandfathered units in a RLneighborhood and it makes an enormous impact, especially where lot size is smaller than average or even standard for legal construction there are few off street spaces. No neighborhood should go higher than 10% and all existing grandfathered non-conforming uses need to be counted!	NEVER! All existing non-conforming uses need to be counted. No neighborhood considered low density should carry the burden of becoming higher than 10%saturation in total.	NEVER! Lot size matters A LOT for OAU and they must be restricted to larger lot size zoning.	No. A de facto duplex rather than a main and subordinate set of units operate very differently in a neighborhood. Those of us already dealing with these in our current neighborhood should be heard as experts in,practice, not the on paper analyst by supporters in theory.	Most of those 475 eligible are concentrated in old Boulder, already a challenged neighborhood for low density. If a lot is currently too small to develop legally, as if it were empty, because,of FAR and setback considerations, then an ADUor OAU should not be allowed. 6000 should be absolute minimum.
12	Streets in our neighborhood are already dangerously over-crowded. It is hard to see the sidewalk when driving due to the number of parked cars. I think the parking problem will increase if ADUs are allowed, because people are more likely to have additional occupants if allowed ADUs than if simply renting a room in their house. ADUs offer privacy that roomers do not -- and thus make having a renter more appealing.					I worry greatly about the impact on neighbors and additional noise of ADUs on such small lots. I also worry that houses with smaller lots are often the most affordable but that the potential to have an ADU will raise the costs of ownership.
13	You must make decisions based on what is not what you think or wish it will be. Creating an accessory dwelling is creating another household which will have different transportation needs than the main dwelling.	Start out with 10% and then ask the community if they want 20%		I don't agree with the recommendation		

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14	Take a drive down Moorehead Ave sometime to see what happens when you don't have enough parking spaces for residents. Cars get parked on front lawns.	Not enough infrastructure to support all those additional units. It will force existing residents to pay for upgrades to schools and utilities.				
15	We need affordable housing. Good to put a limit on number of cars per household though.				Smaller homes are more ecological.	
16	This seems like an arduous requirement. Removing the requirement (even in neighborhoods with a NPP) would probably have a relatively limited impact on parking and would certainly have a minimal impact on overall quality of life. It seems worth it to gain affordable housing.	Increasing the saturation limit seems like a good idea, but I would also increase the range because the narrow 300-ft range would create barriers. The idea of saturation limits in general assumes that ADUs are bad things that should be spread around so that the bad impacts are evenly burdened. I just don't see ADUs as a negative thing.				It seems strange to create barriers for folks who have smaller lots. I understand that there is less lawn space and the neighbors are closer, but this would create a barrier for folks who cannot afford a home on a larger lot (to be fair I don't know if the smaller lots are actually more affordable).
17	Be very generous with variances				I don't think it goes far enough, if someone has a large lot, existing structures, etc. change it to half for all homes, but include it in general lot area coverage restrictions. If I understand this recommendation correctly, if someone has a 2100 sq ft house they couldn't build an oau/adu as large as someone with a 2000 sqft house could, and I don't see how it makes sense or operates in the community's best interest.	

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18	The rules do not make any sense. I have a double wide parking space in front of my house. It has been there since I bought the property in 1987, yet I could not get an exception from the rule. I do have room next to the side of the house, that was rectangular in shape. On one side it was 3 " over what was required, and on the other side it was a .5 short. I could not get a variance for this. In fact the Planning and development department would not even look at it.	More over regulation. Really a 5000 sq ft lot restriction ? You are missing house that can easily have an addition without having to build on the lost. For instance, I have a 900 sq ft addition on my house, and need no new building. I only have to put a stove in and I have an ADU. Less reguation is needed not more	Again over regulation. We do not need another city department to build a new tool. Change the philosophy of your planning and development department from an obstructionist organization, that does everything it can to stop you, to one that is there to help you.	Did you actually read this ? Your links do not work, and this is more over regulation. You complicated something that should be simple.	Again, over regulation. I only agreed because these limits are ridiculous. What does it matter if the ADU is bigger than the main house? In my case, I am retired, only the wife and I, and we do not need a large place. We want the ADU to be large so we can rent to a family. Again, My proposed ADU was just, and get this, just bigger than the the 1/3 requirement by 30 FEET.... again, the planning and development department would not come out and look at the place. I said I could easily wall off an existing mud room. The planning and development required me to spend \$1000s of dollars to submit a professional blue print, instead of just coming and see the place. I was not allowed to submit the blue prints myself	The limit should be lower. and no limit should be set. It should be based on the property
19	I don't think parking is as big of an issue in Boulder as people make it out to be. There are a lot of neighborhoods with plenty of on street parking, especially where the lots are large enough to allow ADUs.	We need more housing options in Boulder.	Make the process easier to understand.	I want to see more housing options in Boulder.		I would encourage dropping the limit further.

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<p>20 Removing the requirement will create more parking issues in my neighborhood. When additions are built onto homes, we are required to add parking requirements. Why not here? The most likely scenario is that a related family or couple will live in the principal dwelling unit. That's two drivers and vehicles there, typically. An accessory unit is likely to be rented by at least one adult driver, often two, each with a vehicle, to round out the overall parcel's limitation of three unrelated individuals. So the property has now increased from 2 to 4 vehicles on site. Boulder's more modest neighborhoods have approximately 65' wide yards, which can only fit two vehicles in front of them. So without an additional off-street parking space, the new accessory unit is guaranteed to results in spillover parking in front of neighbors' houses. Alternative: In neighborhoods with wider 80' wide lots, that can accommodate three vehicles in front of them, waive the off-street parking rule.</p>	<p>No. Leave the saturation at 5%. It's bad enough my property taxes will go up with more ADU's but creating more saturation will force more longtime residents like myself out of Boulder that can't or have no desire to build ADU's. It's already happening. I ask you to consider the following, How many ADU applications have actually been denied because of the 10% rule? Staff should plot all the ADUs and OAUs in the city, and all the 300' radii around them, and show how many times, and where, the presence of one ADU/OAU has prevented a second application within radii.</p>	<p>If there already exists a non-conforming structure within a 300' radius, it is already increasing the density, parking issues, and other impacts within that radius. For example, if a non-conforming duplex already legally exists in a single family neighborhood, it is literally double the density/intensity, for that property. It's difficult to conceive of a justification for not counting it in concentration counts. Impact is impact.</p>	<p>I agree with the staff recommendation to expand OAUs into RL-1 and RL-2 zones, provided that both ADUs, OAUs, and nonconforming structures, count in amalgamation toward the Saturation total. (In other words, any one of those units, i.e., a single example of just one out of the three, counts equally toward the saturation limit.</p>	<p>Note that staff particularly targets neighborhoods with this idea, when they write: "This requirement presents challenges for people with smaller homes." The problem is, neighborhoods with smaller homes are generally already under more stresses from impacts than most areas. Further, homes are more closely spaced in neighborhoods with smaller houses. So impacts from ADUs and OAUs will be felt more keenly, due to the closer proximity of properties. The point is, 1/3 of the principal structure is plenty of space in Boulder's more affluent neighborhoods with larger houses. This change is specifically designed to increase ADUs in Boulder's most modest, least affluent neighborhoods. However, these are the very same neighborhoods that are already struggling much more disproportionately from impacts of growth, as it is. The goal should be adding diversity and inclusivity to exclusive neighborhoods. (A progressive policy.) This particular item will simply target the neighborhoods that are already that. So it will in fact be a regressive policy. Keeping the 1/3 limit as it is incentivizes ADUs in Boulder neighborhoods that</p>	<p>Need more flexibility for ADUs</p>
<p>21 Parking is not a biggie</p>	<p>More ADUs is better all around. More options</p>	<p>More ADUs is good. All zones should be included. Boulder needs more housing options</p>	<p>More ADUs is good</p>		<p>Many lots in older sections of town are 5000 square feet or less--need more options</p>

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22	Simplifies the requirements	Makes the most sense	Makes the most sense	Makes the most sense	Makes the most sense	50 ft x 100 ft lot size (5,000 sq ft) is very common for older, smaller homes. It makes sense to make this the limiting size vs. 6,000 sq ft.
23	People who are concerned about cars parked on the street are presumably also using on-street parking. This is an assertion of private property rights to a public good.	I agree with increasing the saturation rate citywide. I believe that the city should move toward at least a 40% saturation rate, which still implies a small increase in housing units citywide. I disagree with the proposal to decentralize decision-making to subcommunity planning efforts. These decisions should be made citywide and not privilege the affluent, incumbent homeowners in particular neighborhoods.	The non-conforming structures exist almost exclusively in higher density, central, transit-oriented neighborhoods. These are exactly the areas where we should be targeting increasing housing supply.	The practical impact of OAU's and ADUs is the same, so it makes sense to allow these units in the same zones and count them equally toward the saturation limit.	The allowable size of ADUs or OAU's should not be contingent on the size of the principal dwelling. The background notes that the original intent was to "ensure that the accessory unit is smaller in size and therefore subordinate to the main home," but it does not provide a rationale for this constraint.	Lot size will naturally constrain the feasibility of an ADU or OAU, which make city regulation unnecessary.
24	Traffic and parking are a huge concern. Too crowded as it is. Scary roads also limit bike traffic because safety is a concern.	The infill in the city is making it unlivable. Too many people filling every open spot. Yes our city is desirable to live in and that makes it expensive to live in, but we shouldn't build in every open spot to encourage more people. We are not a big city and the desire to make it seem like one and undesirable.		Same reason as other question. Too many people here. Stop encouraging more growth to fill every open spot.		
25	No other cities who want to advance housing have this requirement.	Eliminate the barriers and the saturation limits		Again, all neighborhoods, no limits		
26	Should maintain one space requirement per unit off street regardless of location.	Saturation rates should be equal in all neighborhoods for equal distribution of unit mixes parking and traffic flow.	If not removed from discussion proposals become complicated and burdensome to all parties.			

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27	My answer depends on the size, the number of people and cars eventually decided on. If there is a small unit, one person, and maybe one car, I'd not require an additional parking space, but if the rest of the proposals made by staff are adopted, additional parking spaces will be needed.	I think a few more would not be a problem, as long as they are small, not up to half of the house. BUT, the unlimited saturation of OAU's is frightening. I think everyone is overlooking this potential impact.	I don't have enough information to understand the neighborhoods where the majority of nonconforming units are or the impact of removing those from the count.	I agree with changing the definition. I disagree with removing the saturation limit of ADU's in the RE and RR zones. Undecided re OAU's in the RL zones. It really depends on the proximity to the neighbors, and I'm not persuaded the Compatible Development regulations are adequate, especially if larger OAU's and more people are allowed.	I believe increasing the size to half the size of the house in effect converts it to a duplex, and is an end run around single family zoning.	Again, there are two issues, in fact three issues. The 5000 sq. ft. minimum lot size is OK, for ADU's. For detached OAU's it is too small. And the variance process is questionable because it is almost for sure the variances will be granted, particularly if there is no notice to neighbors as the City seems to wish.
28		I think people will monetize this policy unless it is linked to permanently affordable housing. We don't need more market rate housing and I don't think that the potential disruption to SF neighborhoods (that increasing density through ADUs may create) is warranted unless there is a benefit to lower and middle income residents.		OAU's pose a greater disruption potential because they are essentially a separate home on a property which currently has one home only. Again, I think linking any policy change to permanent affordability is essential, but I'm not in favor of increasing OAU saturation limit in SF neighborhoods.		
29					What happens to homes between 2000 and 3000sq.ft? They'd be limited by 1/3 whilst everyone else is allowed 1000sq.ft regardless..	
30	If the property is small enough that it can't accommodate another off-street parking space, then it's too small to subdivide into a second dwelling on that same property. Decreasing population density should take precedence in single-family neighborhoods without a Neighborhood Parking Program.	The assumption that illegal rentals will convert to ADUs or become licensed rentals is false. Illegal rentals are not unilaterally investigated and shut down by the city, so they will continue to proliferate in addition to any increased ADU saturation rate, worsening density and quality of life for everybody except for the transient student population that has no vested interest in neighborhood character or Boulder in the long term.	"Non-conforming structures" as defined here increase density. Since they have the same effect (often worse) on a single-family neighborhood as an ADU, they should be counted as such for purposes of saturation percentages.	Adding rental units to existing single-family homes, regardless of architectural conformity, increases density, parking problems, and irrevocably changes the character of the neighborhood by introducing more transient residents into neighborhoods in which they have no meaningful long-term investment. The city's failure to shut down illegal rentals, and enforce noise and other code violations on all properties mean OAU's must not be allowed in the same zones as ADUs.	Smaller properties can't be "subdivided" for rental purposes (legal or illegal) without increasing density, introducing non-vested transients, and destroying the character of single-family neighborhoods.	A 6,000 sq. ft. lot is actually quite small, as is a 1,500 sq. ft. residence (tiny). Reducing the lot minimum to 5,000 sq. ft. will definitely destroy the character of a single-family neighborhood. If anything, the lot minimum should be raised to 7,000 or 8,000 sq. ft, and raise the primary dwelling minimum to 2,000 sq. ft.

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<p>31 Parking just isn't an issue that I think we should care about. If on street parking becomes constrained people can either park elsewhere, give up their car, or secure off street parking.</p>	<p>There should be no saturation rate. It is frankly a silly concept that limits the ability of Boulder to address its housing shortage.</p>	<p>The saturation limit is silly, do away with it altogether. Duplex's should be allowed on every single family zoned lot.</p>		<p>There are too many restrictions on ADU/OAUs and this is certainly one of them. 1000 ft should be allowed for every ADU/OAU</p>	
<p>32 The most likely scenario is that a related family or couple will live in the principal dwelling unit. That's two drivers and vehicles there, typically. An accessory unit is likely to be rented by at least one adult driver, often two, each with a vehicle, to round out the overall parcel's limitation of three unrelated individuals. So the property has now increased from 2 to 4 vehicles on site. Boulder's more modest neighborhoods have approximately 65' wide yards, which can only fit two vehicles in front of them. So without an additional off-street parking space, the new accessory unit is guaranteed to results in spillover parking in front of neighbors' houses.</p>	<p>2. Before increasing the saturation rate from 10%, we suggest that Council probe the extent to which the 10% saturation limitation actually contributes to low numbers of ADUs. How many ADU applications have actually been denied because of the 10% rule? Staff should plot all the ADUs and OAUs in the city, and all the 300' radii around them, and show how many times, and where, the presence of one ADU/OAU has prevented a second application within radii. It may be true that the 10% saturation ceiling is very rarely the limiting factor. If that's the case, we recommend that first Boulder fully (or at least, more fully) tap the 10% saturation, before considering doubling it. Alternative: Allow different saturations in different neighborhoods. Keep saturations to 10% in neighborhoods already known to be experiencing disproportionate amounts of impacts and challenges from growth. There are a number of relatively stable neighborhoods, further from CU, that don't struggle under as many impacts. Perhaps they could absorb an increase in concentration without it becoming a "tipping point" issue. Further. In the staff analysis of</p>	<p>3. If there already exists a non-conforming structure within a 300' radius, it is already increasing the density, parking issues, and other impacts within that radius. For example, if a non-conforming duplex already legally exists in a single family neighborhood, it is literally double the density/intensity, for that property. It's difficult to conceive of a justification for not counting it in concentration counts. Impact is impact.</p>	<p>No discussion necessary, we're agreeable with staff recommendation. We have a concern about OAU's, in that it seems that the additional building footprint imposes additional pressures on a neighborhood. Looking at the map of OAUs it shows a higher density in the RMX-1 zone. This suggests that OAUs are preferred by homeowners for reasons such as privacy.</p>	<p>Note that staff particularly targets certain neighborhoods with this idea, when they write: "This requirement presents challenges for people with smaller homes." The problem is, neighborhoods with smaller homes are generally already under more stresses from impacts than most areas. Further, homes are more closely spaced in neighborhoods with smaller houses. So impacts from ADUs and OAUs will be felt more keenly, due to the closer proximity of properties. And areas with smaller homes not only have smaller lots, they also typically have narrower streets, compounding the problem even further. The point is, 1/3 of the principal structure is plenty of space in Boulder's more affluent neighborhoods with larger houses. This change is specifically designed to increase ADUs in Boulder's most modest, least affluent neighborhoods. However, these are the very same neighborhoods that are already struggling much more disproportionately from impacts of growth, as it is. The goal should be adding diversity and inclusivity to exclusive neighborhoods. (A progressive policy.) This particular item will simply target the neighborhoods I agree in principle, however someone isn't considering the implicit non-linearity this wording defines. While the analysis cites the irrelevance of homes "less than 3,000 sq. ft.", the recommendation expresses "less than 2,000 sq. ft." Is it really the intention of the recommendation that homes 2,000-2,997 sqft have a more restrictive ratio than those <2,000 sq. ft.? For example, a home which is 1,998 sq. ft. might be allowed a 999 sq. ft. OAU, however a homeowner whose principal dwelling is 2,001 sqft is restricted to 667 sq. ft.?</p>	

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34	Higher density will support a middle class	Higher density will support a middle class	Higher density will support a middle class	Higher density will support a middle class	Higher density will support a middle class. My family and parents could afford to live in and contribute to the city of Boulder.	Higher density will support a middle class
35	We should be doing everything possible to encourage no car ownership within city limits. Also, every neighborhood should have a Neighborhood Parking Permit program. Every single one. Nobody should feel entitled to a parking spot in front of their house. If they value a reserved parking spot, buy a house with a garage. Period.	I don't think that we'll ever get to 20%, but I support increasing flexibility so that people who are able to and interested in creating an ADU are able to. Just because your neighbors got there first doesn't mean you should miss out on your chance - restricting it too much would limit it to current homeowners, and future homeowners with an interest in building an ADU would not be able to do so.	I'm not totally sure that I understand the nuances of this question, but I'm generally in favor of increasing simplicity in these regulations. It seems like it will affect relatively few homes.	I'm actually kind of shocked to learn how restrictive our current laws are. There are so many huge lots in north-central Boulder which could absorb an extra structure no problem - they should be able to do so!	If part of the point of ADUs and OAUs is to help ensure long-term affordability for existing homeowners of modest means, I don't think we want to punish people for living in modestly sized homes. I feel like the current requirements would create an incentive for people to expand their own living space as well as the ADU, which has negative environmental implications (heating a larger space!). It's especially counterproductive if the existing homeowners are older people without children living at home - their homes are likely already underoccupied. Don't create an incentive for them to expand their homes!	I want to increase flexibility for people interested in creating ADUs.
36	There will be too many cars parked.	That will allow for too many units and turn single family house zoning into duplexes.		Again, turning single family lots into duplexes. Once these are changed they become even more expensive to purchase.		Lot size is too small for a larger ADU.
37	I heard about parking being a non-issue at the ADU Summit on 3/17.	It may even be 'illegal' to discriminate against any property owner that applies for an ADU.	Remove ALL saturation requirements!	ADUs are beneficial to all communities.	The ADU size limit should be determined by a formula for the complete lot including a requirement to limit pervious pavement.	Be bolder -- requirements for ADUs should be the same as the main home.
38		There should be no saturation requirement - ADU-OAUs should be allowed by right in every single family lot in the city. Evidence and national data shows that even in the most liberal policies ADUs impact less than 1% of the housing stock. Whatever are we protecting by limiting the places where ADUs can be built?		Allow OAU and ADUs on every single family lot, just like the big houses. No discriminatory application of zoning.		Let the zoning regulations and FAR direct the land use density etc regardless of lot size. if FAR and setbacks allow the added dwelling then let it happen.

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39	We have a really hard time parking in front of our house and it is especially annoying when we can't get out of our own driveway or have a load of groceries. We are in Martin Acres near the park where the houses have basements so they are full.	The new rule last summer for co-ops was supposed to be city wide also and only one is in north Boulder and one is on Uni Hill and four are in Martin Acres. This is only the legal ones that have registered. The over crowding is making Martin Acres a place where families are being forced out due to no parking, no room on trails and in the park, and crowded Table Mesa restaurants. Too many parties every night of the week so kids can't sleep at 8:30 at night. I don't trust the city to make anything city wide because of rich people and neighborhoods with their own HOA's.	There are too many non-conforming structures. Either count them or have them torn down or brought up to code.	It only seems to have about a third of the Martin Acres ADU's on the map. Don't allow any more in Martin Acres until the 'secret' ones become safe and legal. You are asking for fire fatalities in illegal basement apartments. Need egress window and smoke detectors at the very least.	Anything over 200 sf is livable for a single person. People who are rich overestimate what people actually need to be warm, dry, and comfortable.	As long as it depends on the free space left in the yard and the ability for fires to jump from home to home.
40		I would be ok increasing it up to 50%				
41	I would go further and say that, much like Austin, we should consider relaxing parking requirements in Transit corridors. We actually want to encourage affordable housing along transit routes without the overhead of new infrastructure. This is exactly where increased density makes the most sense.	I am a firm believer in incremental changes that allow us to test the consequences that are voiced as both positive and negative impacts. This could be safely done without much overall effect and would allow data to be gathered for moving forwards.	At the end of the day, the City must move towards making the process easier to use. I think the city of San Francisco has shown this to be true.	By adding the saturation limit to the OAU discussion you have made things harder to understand: we want to do away with hard to understand and make it easier! Having said that, people prefer having their own space, even if it is small. For us looking forward to aging in place, the ability to have someone on the premises who can look out for some of the chores, while coming and going as they please makes enormous sense. I think this also makes tenants with pets much easier to accomodate, and the rental stock that allows pets could be augmented here in Boulder!	In terms of increasing affordable housing in Boulder, it would be best to be able to create an ADU that would accommodate a parent(s) and a child. This would increase the affordable housing stock to more tenants. How you do that in 500 square feet is what the City policy will force homeowners to grapple with.	And I am assuming there can be fast permitting for lots above the minimum? What Portland, San Francisco, and to some extent Berkeley have demonstrated is that making the process simpler has a positive effect on the number of ADUs which apply and make it through permitting.
42						
43	I agree with removing the parking requirement but I think it should also apply to neighborhoods in the neighborhood parking program. The problem with parking in those areas is regulated by the number of cars each household can park per the program. Why do we need to regulate this twice through zoning and the NPP?	Incremental change is not what we need with the affordable housing crisis we have. This town is full of wealthy people because they are the primary type of people who can live here and they keep flooding in. Sad to not see more of a bold vision from the city that invented open space and other unique things. We are watching people leave this town because of this and it is sad.			So 1/3 still applies to house of say 2,200 sq feet? How does that make sense? Size should be 1,000 square feet for all ADU or OAR structures, or better yet, why the size limit at all? Aren't other limits like FAR and the multiple layers of other Boulder rules like in the historic zones enough? Surely you see why it is so hard for someone to navigate this stuff and it adds cost to the project, further increasing housing costs.	

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44	The analysis makes sense. Why have more restrictions on adu tenants than large families?	It's my understanding that cities, like Portland, have no minimal restrictions on the % and the number is still under 20%. It seems like boulder is trying to fix a problem that doesn't exist. This is if the adu's are owner occupied.		Common sense	What difference does this % make? The home can look the same from the outside regardless of the inside lay out and the neighborhood impact won't change. Why is any regulation necessary? Who cares if the adu is bigger than the rest of the house? I just can't see a reason for this regulation.	I agree with the first bullet of feedback above.
45	I think that parking requirements, in general, are something we should do away with. We want to encourage LESS car ownership, not more in Boulder. And many young people today are reducing their car ownership anyways so why keep archaic laws requiring parking on the books?	I definitely agree that we should increase the saturation rate for ADUs. The only reason I didn't do "strongly agree" is that I think the restrictions on now allowing owners to include ADUs if they are within a certain distance from a property that has one is still very detrimental, and I would like to see the city move away from this policy too.	This sounds burdensome and unnecessary. Also, anything that cuts down on manual work for the city staff and allows more streamline process for folks looking to apply to have an ADU is something I support.	I was originally shocked when I saw the OAU map and saw how restricted it was! I think OAU and ADUs should be not he same plain, and it's up to the homeowner to decide what they'd want to build. No homeowner is going to build a monstrosity if it's attached to their primary residence or on the property!	Proscribing square footage alone won't make properties more affordable! It's all about supply + demand = more supply of rental units, will mean more affordable rents. And I agree that if a principal dwelling is small but has a large plot of land, the owner should absolutely be allowed to build a larger ADU as they see fit.	Again, I think these restrictions don't really make any sense and just make it harder for home owners that want to build an ADU to have one.
46	Because we need more affordable housing and this is a road block.	20% looks like it would not have any drastic negative effects.	we need to simplify!	Many homes could put a small unit over a detached garage which keeps the foot print the same.	Smaller homes need the flexibility.	There needs to be some restrictions to very small homes.
47		I would support higher saturation limits, we need density to bring down housing costs.				
48	Parking has a major impact on neighborhoods. Eliminating the requirement for offstreet parking will have a negative effect on the neighbors.	I support the 10% saturation with a review when we get close to that number. Why move directly to 20% which is over 4X the current level when staff itself admits that it won't have a significant effect on the total number of ADUs. This caution would be especially prudent if the parking restrictions get lifted.		The saturation limits should not be removed.		This change makes sense to me PROVIDED that you keep the parking requirements and saturation limits at 10% or less. If you open those up I wouldn't support this change.
49	As a mobility impaired person, it is difficult to visit my friends when parking is hard to find, and it's already difficult enough in the Neighborhood Parking Permit areas.		I think these non-conforming structures still have all the neighborhood impacts as conforming ADUs. Why treat them differently from any other ADU??	I would want to be sure that lot coverage maximums, solar access, etc, are all preserved tho.		I do not like the idea of having over so much of our land. We need uncovered lot space for environmental reasons, storm drainage, etc. If I wanted to live in a paved over city, I'd move to Denver.

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50	Too many cars without off street parking are the main concern in our neighborhood. The Neighborhood Parking program has helped. In spite of wishful thinking, most people have at least one car per person, which would put another two cars on the street per ADU. Do not remove the parking requirement!	Again, as long as there is sufficient off street parking for the ADU's, saturation in not a concern.		confusing. What again is an OAU? Not redefined, and the survey doesn't allow returning to an earlier page.	Size should be consistent with the original house. The lot size would matter, and smaller houses are generally (although not entirely) on smaller lots.	Visual crowding is a negative impact on neighborhoods.
51	I agree with the analysis. In addition, My area has an excess of street parking that is unused. Wide streets with unused parking allows people to drive faster than they should in these areas. Look at Elder Ave, between 19th & Broadway, where speed bumps were installed to slow traffic. More people parking on the street would actually help. Speed bumps represent a failure of design, not a solution. I live on 19th Street and I'm confident the amount of speeding would decrease if more people parked on the street - especially across from Salberg Park.	We need to increased the population density of Boulder to preserve open space and keep the economy growing. ADUs and OAU's do not drastically alter the character of the neighborhoods nearly as much as scraping and building huge single family dwellings. Young and old alike want smaller housing options, regardless of their income level. If we continue as is, we're suburbanizing the city, rather than urbanizing it.	I'm completely unconcerned about "saturation" when it comes to ADUs or OAU's - if every single garage along every alley in Boulder had an OAU above it, that would be a good thing. There are other limits and opportunities of design and rules concerning occupancy that should be the focus, rather how many there are.	These are the right sorts of design regulations to implement, rather than blanket bans. Detached units, if they are well designed and built, can enhance the privacy of neighbors. I'm nearing completion of a 362 square foot studio in my back yard, which creates a screen with the neighbors behind me. This area of my yard was completely unproductive land with little privacy due to a chain link fence separating yards. I also put up a wood fence and everyone around us is happy with these changes. There would be little impact if someone was living in that building, and I hope to have the option to do so in the future.	I agree with the analysis. People should not be penalized for living in smaller homes. An increasing number of people want smaller homes, but commercial developers don't want to build them, so it's up to owners of older and smaller homes investing to continue making them viable. Any disincentive for doing so should be removed.	I agree with the analysis. Smaller can be better - it's all design!! Most of our lot is a complete waste of space, even after building the studio in the back. I live in Boulder for the open space and high quality public space, not to have a large, useless, suburban yard, which I could do almost anywhere else for much less money.
52	1) We should value people and thoughtful planning for people over planning for cars. 2) It doesn't bother me in the least if someone else's car is parked in front of my house. I find the ridiculously wide street more offensive than someone's car. 3) If the city intends to maintain the occupancy requirements per parcel, the impact of parking (in theory) has already been considered and shouldn't be required twice.	Boulder (and the Front Range) are in an affordable housing crisis. I think the city should remove as many barriers as possible to allowing ADUs on owner-occupied parcels.	Making the process easier to administer makes the process easier for the public. If including the nonconforming structures complicates the process, stop including them. And if this mainly impacts the Hill and Mapleton, those are two neighborhoods well-connected to downtown, transit, and the University.	While I live in a part of town without alleys (Martin Acres), plenty of detached garages have been and are being built. If the structure meets the requirements for setbacks/height/solar shading/etc., it makes no difference whether the structure is sheltering a car, personal belongings, or people.	I think there should be practical flexibility but I also think part of what makes these units affordable is the size therefore the size should be limited.	Some smaller lots may be able to accommodate ADU/OAU's, particularly when fronting an alley. It makes sense to add flexibility into the process. But adding a detached structure will still be a challenge given existing lot coverage limitations.
53	Parking should not be a higher priority than creating a range of housing that is affordable to people of different incomes. We are innovative and we will evolve with the transportation options that are available. Not to mention that sustainability REQUIRES a radical reduction in personal vehicle ownership and use.	A property-owner should not be denied the right to create an ADU just because their neighbor built one first. I support raising the limit gradually, with the rate eventually removed.	I support the removal of non-conforming structures from the saturation calculation, but do not understand the zone designation caveat.	I really appreciated, and often go back to, Mayor Jones' comment that 'no neighborhood should be able to exempt itself from addressing the housing crisis'. I think this is a very nice way to allow private property rights to play a role in creating more housing!	Good move!	I like the allowance for variances.
54	Parking requirements will continue to use up too much valuable land in boulder.	Greater density will help Boulder better use the space available.				Lower the minimum size, do not include a variance process.

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55	Prefer to see a total removal of the parking requirement, but partial removal is better than nothing.	The saturation rate should be removed entirely to promote optimum housing flexibility. 20% is a vast and welcome improvement, but I am against the idea to set neighborhood by neighborhood increases as this unnecessarily complicates the regulations and causes confusion about what is allowed where. Further I would like to see apartments, duplexes etc removed from the saturation calculation.	Agree that including nonconforming structures is an unnecessary complication to the regulations.	Agree that we should do everything possible to streamline and simplify the regulations around this. However, DO NOT AGREE that OAUs should now count toward the saturation limit.	Agree with everything that increases flexibility around ADU and OAU construction.	Middle income property owners are the most likely to benefit from building an ADU/OAU to help cover property costs or house family members in need. We should not limit ADU/OAU to only the largest properties whose owners are more likely to have more means.
56		I would look to even greater saturation with areas that handle more capacity such as where there are larger lots	More, better		Smaller, means more affordable units so I am that concerned about lot size. I am supportive	
57	I definitely support easing the parking requirement, and this seems like a sensible compromise.	I support increasing the saturation rate, but I'm concerned that 20% will soon also be too low. Maybe it should increase gradually and continually over time?	The current rule is confusing and complicated. One of our goals should be to make the rules short, simple, and understandable.	Some houses just don't work architecturally to incorporate an ADU, plus OAUs have advantages in terms of privacy. This also simplifies the rules.	The ADU/OAU size limit shouldn't depend on the size of the house. I'd rather see just a hard size limit (and maybe something below 1000 sq ft).	Lot size shouldn't be a consideration. So I agree with loosening this restriction, but it would make sense to also have a variance mechanism for smaller lots. Or perhaps for lots less than 5000 sq ft, limit ADU size to 1/5 of lot area (FAR 0.2).
58		With legal non-conforming structures included, it becomes impossible to not have 10% saturation. In my neighborhood which is low density and older homes, there are several nonconforming structures that aren't rentals and don't involve parking issues.	It is an unnecessary limitation.			
59		As long as the units are only in homes where the homeowners are living, which is what I understood from above, I feel the impact to neighbors won't be too bad.			There are a lot of 1,000 sq ft houses on largish lots in the city which would benefit by this (I would actually cap the units to 750 sq ft).	
60	There should be no parking requirement anywhere	There should be no saturation requirement				
61						

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62	I agree with removing the parking requirements altogether, citywide. Why would we prioritize parking availability over affordable housing and peoples' ability to live close to where they work?	I agree with increasing the saturation rate from 10 to 20%, but I think this does not go far enough. 40% or even higher would have a stronger impact in terms of creating more units and I don't believe it would not negatively affect the fabric of the neighborhoods. If anything, I think it would allow neighborhoods to become more diverse, interesting and vibrant.	Counting nonconforming structures in the saturation requirement is just one more way of restricting the possibilities to create ADUs. They should absolutely be removed.		I think 1/2 is still too low, but this is an improvement from 1/3.	A minimum lot size benefits people with large properties and penalizes those with smaller properties. This is unfair and regressive.
63	I live in South Boulder, and we would like to convert our garage into an ADU. We are a family of 4 with one car. Next door to us, in a house of similar size, the renters have 4 cars between them. Even with a renter in our garage, we will likely only have half of the cars that our neighbor currently has. I will also add that despite the neighbor having several tenants with cars, parking is not an issue on our street.	Boulder needs more housing, and allowing homeowners to create ADU's will be mutually beneficial for everyone.	Don't know enough about the impact on the affected neighborhoods.			
64	To get this show on the road, parking does not matter! I want to stay in my home and having an ADU/OAU would help our family with expenses.	It's the fair way to go.	Keep it simple	I live in a RL-1 area and need to build out a unit for our family	I live in a smaller home.	
65		No limit on saturation should be imposed. Thornton allows all single family lots an ADU. This does not mean a doubling of density as the distribution of density varies according to factors such as transit and commercial proximity. See also the example of Berkeley where saturation increases near BART.	Again, greater density is a desirable outcome, so removing the various poison pills that NIMBYs have inserted in the code is a responsible beginning.	"Compatibility and neighborhood character" are loaded terms that reflect the overwhelming preference for suburban aesthetic based on cheap oil. It is an anachronistic landscape that appeared after the Second World War, and is an environmentally irresponsible pattern of land use. We don't, for example, celebrate gas guzzlers on our streets, so why save automotive single family housing tracts?		6th and Maxwell near the old mercantile building is a district built at the end of the old trolley line and has many lots under 3000 sf. The current zoning does not even recognize this historical TOD.
66		I'd prefer to have a much higher saturation rate, but 20% is better than 10%.	I agree that non-conforming structures should be removed from the saturation requirement.	This makes sense. Most of us don't know the difference between an ADU and an OAU anyway. Allowing both is good.	I think the restriction should be removed altogether, but at least this makes it a little easier for a few people to build ADUs or OAUs.	Again, I think we should just get rid of the restriction, but it's good to see it at least loosened a little.

	Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
67	Most residential neighborhoods in Boulder have an NPP and it's super easy for a few residents to get one if there isn't already. You should remove the parking requirement EVERYWHERE for ADUs.	Saturation rate is completely unfair and penalizes new homeowners in any neighborhood. You should be incentivizing ADUs like Denver is, and removing any caps whatsoever.	Again, whatever you can do to make the creation of new ADUs possible for as many homeowners as possible, please do it.	It would really help if you defined these terms -- I basically have no idea what this question is asking because I don't know all the acronyms, but anything that will result in more ADUs (attached or unattached) in any neighborhood, I am all for.	I own a home in East Aurora (purchased in 2015, after 35 years renting in Boulder). My house - like nearly every un-remodeled home in my neighborhood is only 1,061 sq ft to begin with. A max of 800 sq ft makes way more sense than a randomly applied 1/3. Otherwise you're penalizing homeowners who own reasonably sized homes (we have a family of 4 in 1,000 sq ft).	ADUs should be allowed. They provide far greater benefit than downsides for our community as a whole. Stop only making it easy for rich people with big homes and big lots to get richer by being the only ones allowed to build ADUs.
68		I would love to see more affordable housing in Boulder and I also want to see more people who came to Boulder years ago be able to stay and adding an ADU/OAU can make it easier.	I don't understand the last sentence in the paragraph...		I agree that the current law discriminates against people with smaller homes.	
69		I think this does too little. There should be no saturation requirement--it should be removed altogether. All residents of a neighborhood should have equal access to the opportunity to have an ADU	However, as stated earlier, there should be no saturation requirement.	This is a no-brainer. Detached structures offer better living design without additional impact, as long as they conform to all of the other setback and FAR requirements already called out in our zoning regulations. Helps owners and potential owners afford to live in Boulder. Provides interesting dynamic rental housing options.. instead of gross apartment buildings, little granny flats and the like would be a welcome addition to Boulder's housing environment.	But hey, come on, this is arbitrary. Let people build within the existing FAR and setback codes, then get out of the way. Just like you do for these awful giant homes people are allowed to build.	Again, this is arbitrary and should be determined by existing code. Get rid of this entirely.
70	For RL-1 zoning, I think parking should be allowed in the front 25' of the property. This would solve where the added parking spot should go.	Increased density is a reality in Boulder. Gotta put people somewhere. It also provides additional income to homeowners which broadens the income levels needed to own in Boulder.			The current limits hamstring homeowners of small houses! If you have a 1,000 sqft ranch, your ADU would have to be 333 sqft which is too small to make any sense.	I agree, but 6,000 sqft lot is still pretty small for main house and ADU/OAU
71		I actually think saturation limits should be eliminated as I do not think we will be "overrun" by ADUs. Based on personal experience, having owned and lived in my home here for 42 years, that potential benefits of flexible use of owner-occupied homes far outweighs the downsides.	Simplify, simplify, simplify.	I'll trust you here on the simplification intention!	To give smaller home owners better options.	I think this area of regulation should work with allowable % coverage of the lot, and therefore the size of the building footprint(s), not the size of the lot per se. Many of the mega-houses we're seeing in Boulder cover far more of the lot than a modest house w/ADU or OAU.
72	The language around this recommendation is unclear. Does removing the parking requirement mean more cars, particularly those belonging to residents in the ADUs, can park there? I marked "agree" in the event that this is the case.					

Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
<p>73 The "analysis" suggested here is deeply flawed, and faulty. In fact, throughout this process, staff have acted more like an ADU developer, than a neutral third party, and here, as a neutral survey firm that actually seeks unbiased information. No survey company in the world "tees up" questions like this, by only presenting one side in a demonstrably false manner, and then asking people to respond. Here's how it REALLY plays out in an ADU situation: 1) The principal dwelling unit is occupied by an individual, couple, or family. There are likely to be at least two drivers and two vehicles in that scenario. 2) Then, they build an accessory unit. This structure has an 89% chance of housing one or two more drivers, according to staff's data they're presenting here. 3) Right there is your proof: You are adding more drivers, and more vehicles, to the equation. Thank goodness there is currently a requirement that accessory units must have an additional off-street parking space, to mitigate the additional impact they create. Please do not remove this requirement. There are many streets in many neighborhoods that are right at the tipping point, in terms of parking challenges. Staff's proposal stands to make currently challenging situations far, far worse. I'm disappointed that they would present such a rosy, one-sided (and ultimately false) analysis of ADU parking issues.</p>	<p>Again, staff is here presenting a highly questionable, and potentially very inaccurate, guess. First of all, staff is basing much of the entire ADU project on a notion of the number of ADUs currently in the city. However, staff's number only includes the number of LEGAL ADU's. There are many more ILLEGAL ADUs. Virtually every neighbor on every street in certain neighborhoods knows of an illegal ADU on their street. The City's woefully inadequate enforcement staff has no concept of how many illegal units are out there. I'm not faulting the enforcement staff. I'm faulting the fact that there are exactly 1.5 FTE field enforcement officers, charged with field enforcement of these type of infractions, with 20,000 rental units to cover.</p> <p>Before anything happens, the community deserves to see a solid action plan from the City regarding how they intend to quantify, and bring into licensure, all the illegal, unlicensed ADUs.</p> <p>Then, re-tally the TOTAL number of ADUs in the City, and only then chart a policy course. Because at least then, you'll be working from true and accurate I live in a Goss-Grove, a neighborhood with a high concentration of ADUs and it's fine and adds a lot to the neighborhood character, plus mitigates the rent in an area that's extremely close to downtown (at least compared to other downtown-adjacent neighborhoods that have fewer ADUs). The more the merrier!</p> <p>I don't feel like the ADU impact a neighborhood, my neighborhood, in a negative manner</p>	<p>If there already exists a non-conforming structure within a 300' radius, it is already increasing the density, parking issues, and other impacts within that radius. For example, if a non-conforming duplex already legally exists in a single family neighborhood, it is literally double the density/intensity, for that property. It's difficult to conceive of a justification for not counting it in concentration counts. Impact is impact. Let's say a particular 300' radius area in a single family neighborhood has 10 non-conforming duplexes. That area literally has 10 additional units within a 300' area. The area undoubtedly feels the additional impact of this. And if these non-conforming units were proposed today, they would either have to get licensed, or they'd be turned down altogether. Now the City is proposing more impact on this area. Under what possible logic should the existing non-conforming units NOT be counted? To not do so is to essentially propose "double jeopardy" for such areas. Not only do they have the misfortune of grandfathered non-conforming units (which would be illegal if proposed today), now staff proposes to pile on more impact. Even if it's mainly just Uni Hill and Mapleton Hill. it's still not okay Structures that people can't live in shouldn't impede the development of an ADU.</p>	<p>Normally, i would not have been in opposition to this. But now that I see staff wants OAU's to be 800 sq. ft., it's very concerning. Because 800 sq. ft. is actually the size of many houses, i.e., principal dwelling units, in Boulder's more modest neighborhoods. That's a 2 bdrm house and our more modest neighborhoods are full of them. So, if OAU's are going to be 800 sq ft. (and I adamantly don't think they should be that large), I would have to say no to allowing OAU's in areas beyond</p> <p>I do have a concern about OAU's, in that it seems like the additional building footprint imposes additional pressures on a neighborhood.</p>	<p>Note that staff particularly target certain neighborhoods with this idea, when they write: "This requirement presents challenges for people with smaller homes." The problem is, neighborhoods with smaller homes are generally already under more stresses from impacts than most areas. Look at the neighborhoods in Boulder struggling under impact. They tend to be neighborhoods with smaller houses.</p> <p>Further, homes are more closely spaced in neighborhoods with smaller houses. So impacts from ADUs and OAU's will be felt far more keenly, due to the closer proximity of properties. I wish the staff analysis would have mentioned this demonstrable reality. And areas with smaller homes not only have smaller lots, they also typically have narrower streets, compounding the problem even further.</p> <p>The point is, 1/3 of the principal structure is plenty of space in Boulder's more affluent neighborhoods with larger houses. Increasing the square foot limit to 1/2 the principal unit is specifically designed to increase ADUs in Boulder's most modest, least affluent neighborhoods. However, these are the Make it even smaller! I lived in 300 and 400 square foot apartments for a few years. If people want to live in them, they should be allowed to.</p>	<p>No disagreement, in this case, with the staff analysis.</p>
<p>74 Parking should never get in the way of new housing construction.</p>					
<p>75</p>		<p>Making it easier will help property owners see if they qualify without having to take up City Planners time</p>		<p>I don't have a problem with property owners having ADU's or OAU's</p>	<p>I agree with higher density housing to help with our affordable housing shortage.</p>

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76	I do not know what this question refers to. There IS no selection above.	I live near several ADUs and their impact is minimal. I'd be very surprised if it's only 10% in my neighborhood today.		This is too confusing. I don't follow all these descriptions. I don't understand the question		
77	Boulder has a variety of transportation options available that don't require the use of a personal vehicle, and if a majority of ADU occupants only have 1 car, then neighborhood parking would most likely not be greatly affected.	If Boulder truly wants to have more affordable housing options available to seniors, low-income residents, and students, then increasing the saturation rate is a great step.	Simplify the requirements in order to provide a better customer service experience for your residents.	Housing prices, property taxes etc. are going up, and a homeowner's finances or employment state may change (employed to retired for example). The city should open up the zones so that the homeowner may decide the best living arrangement for their lives and present income.	As long as the ADU/OAU meets the city's codes for square footage per occupant, then that is all that should matter.	If the ADU/OAU can fit comfortably within the lot and meet the city codes for minimum square footage per occupant, then they should have the option to build one.
78		I think the number should be higher than 20%.	I'm in favor of more ADUs. It's a much better option than our current approach of apartments and mansions.	I'd allow ADUs in all zones and raise/eliminate the saturation limits.	I think 800 square feet is appropriate for detached ADUs. I think there should be no size restrictions for "interior" ADUs.	Lot size and structure size should be handled by the FAR, but this approach seems fair.
79	I concur that parking is a fluid system through the years and peoples changing needs.	saturation rate should be increased to 20%, but I believe it should be dropped altogether. There will be so many obstacles to ADU's (cost, finding contractor/workers, time for project) that a non regulated selection process will be present.		consider no saturation limit		
80						
81	Increased ADUs should provide incentives to increase public transportation	Can't determine who will want to build an ADU, so it is unfair to prevent some people just because someone else nearby did it first.	The city should figure out how to deal with non-conforming structures as a separate issue from ADUs. Ensure that ADUs are truly on owner occupied properties	I would much rather have small ADUs and OAUs with original homes than the continued conversions of reasonable sized houses into giant houses. This is an obscene use of resources that generates wealth for developers while forcing regular families out of neighborhoods	Not sure why subordinate size is relevant at all.	I'd hate to see entire lots taken up with buildings, but that requires a change in the lot ratio issue. Whatever percentage of the lot that can be built on for a single home, should be available for an accessory unit. Again - wish to deter 3500-6000 sq ft homes
82		I disagree with densification. I value protecting the character and lifestyle of the neighborhoods.				

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84						
85		There is a lack of affordable housing in Boulder and homeowners should have the option for additional income given the expensive housing market.				
86		go with 10%, can always change to 20% later if 10% ends up being too little, impossible to lower	non-single family dwellings are for practical purposes (density, parking, etc) units with ADUs			
87	Just enforce current parking regulations better. I know students don't live on the hill but have a parking permit.	We need more housing in Boulder. This is the low-hanging fruit solution.	We need to move to tools for online analysis.	We need to loosen up about adding more housing to existing houses.	This is such an easy answer to adding more housing to Boulder.	
88						
89		I think it should go even higher. I would like to make housing in Boulder more affordable without damaging our open space, and the additional tax revenue of more people living here should help with litter, use, etc.				
90		It seems to make only a minor difference. There are already varying numbers of people living in each home. Some families have 5 children at home, some couples live alone without children. This change doesn't seem to significantly change what is already happening with varying density.	Seems like a separate issue to me.	It seems simpler. There seem to be other regulations already in place for detached units.	This seems like it may create problems if small homes are also on small lots, but I presume set backs and other rules would protect from too much crowding. This seems reasonable.	Again, seems reasonable, but still protects from too much overcrowding of structures.
91						
92		Doubling the number of ADU's isn't significant?	The non-conforming structures can also be put in the tool.			
93	Parking continues to be an issue in the neighborhoods with the NPP permits. With ADU's parking needs will increase. As more dwellers move into buildings, more parking is needed in other areas.	Areas with dense population should not be increased by right.	People will misuse the system. Occupancy numbers are not adequately verified. The City is a joke when it comes to enforcing anything. Whoever whines the loudest gets what they want.	There are numerous ILLEGAL ADU's where I live on University Hill. Also, grandfathered rentals that allow a ridiculous number of unrelated people. People abuse the system--Wake up City!!!		

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94	I agree that it the argument does not necessarily make sense that it creates more parking issues. considering that a family with teens can easily have 3-4 cars. and I've seen that a lot.	Given the higher cost of living and drowinging out of affordable housing in Boulder, I'd support bumping the saturation to 20%.			the argument/analysis put forward makes total sense to me.	I strongly agree here. Out of 31 lots in my area, all zoned RE, only 10 meet the minimum sq footage for the zone RE of 15,000 sq ft. I do not understand that. ,If I were to try to convert my existing detached studio to an OAU I would not be allowed to currently because my lot is 13,000 sq ft, ; which doesn't meet the minimum 15,000 for zone RE. However the existing structure footprint does not change, and all other requirements are met for the OAU.

Parking

Increase the saturation rate from 10 to 20% citywide

Remove non-conforming structures from the saturation requirement

Allow detached OAU's in the same zones as ADUs

Change the 1/3 size limit to 1/2 for principal dwellings

Lower minimum lot sizes to 5,000 sq ft

96

97

It seems of a minimal impact and allows more affordable housing

the wording here seems confusing so I'm saying neutral. I strongly feel if there is already an existing building that is not a legal rental, it should be allowed to be turned into a rental. If the building already exists, it will not create any upheaval to the neighborhood along with construction, loss of space etc. It seems like a fantastic option to allow buildings that are sitting there empty to be used for housing. They already exist and should be used as an ADU. Seems the least impactful on a neighborhood. Telling people they can't even sleep in an existing building for their family or friends seems crazy to me.

Limit the impact and construction needed so people can live efficiently and affordably

It seems that as long as it's cohesive with neighborhood and space issues, they should be allowed. Again, changing the zoning for existing buildings is my strongest vote! They already exist, and there would be no impact in terms of space and building.

98

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99	I don't believe the city would reach this limit as not that many people want an ADU. I also believe that higher density is good to a certain degree.	Simplifying the process makes good sense. Not doing so penalizes the areas where these structures exist.	Dont fully understand	Promoting more housing options is a positive step for our community	Eliminating this barrier to increased housing options is a good idea
100	ADU's financially benefit the owner and increase the selling price when sold. The impacts are felt by the neighbors				
101	I strongly disagree with the analysis presented. This adding of inventory flies in the face of the master planning of the city, and creates additional strain on infrastructure here. that is already crumbling.	If you remove them, they do not go away, so I do not understand the logic here.	Again, we are creating a density problem that the city infrastructure cannot support.	Again, density issues, combined with essentially ignoring the purpose of zoning.	Density issues. I know I sound like a broken record, but I do not see this as a realistic solution, and it will open up a can of worms that I don't think the city is prepared for.
102	I feel residents affected by these restrictions should have the vote. In Table Mesa I am not affected.				
103	Too much density	Uni hill is already too dense due to many units Being built on the back of single-family homes prior to the downzoning		This is very bad as their was a good reason why the original house was small. Many are on small lots	

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104	THERE IS NO ENFORCEMENT and therefore you don't even know what the rate is in Boulder! And THERE IS NO ENFORCEMENT unless you rat on your neighbor. Until this situation is remedied, you should not be adding to our problems.	The fact is all these units add up to more cars and more people, more infrastructure costs. Include everyone but maybe in separate categories.	This is confusing. But from the map, it appears the city is trying to allow more people in a way that you are NOT INCREMENTAL changes but in effect changing our zoning. Be honest.	They need to be kept small and smaller than the main house.	This is a perfect example of the "incremental" changes are really zoning changes.
105 Do you mean the selection below? Very confusing that it says above. How do you think ADUs will not add more drivers? Are they only renting to children under 15? Even if these renter don;t drive much, it is likely they will have a car to store. and you will have a car storage (AKA Parking) problem. The Off street parking requirement is important to prevent spillover parking problems.	Is this only known, legal ADUs? There many unknown and therefore illegal ADUs? I think the city probably has no idea how many illegal ADUS are out there. What is the plan to FIRST bring the illegal ADUs into the fold-- and then decide. There are probably many more opportunities to still work within the existing 10% saturation limit that have not been utilized-- because we don't even really know how fully that 10% limit has been pushed. Has the city actually turned down ADU applicants due to the 10% saturation limit so far? If this is not a barrier today, why would we change it?	Impact is impact. Let's not get bogged down in the various TYPES of impact. These should count.	Since OAU are not subject to saturation limits, there is nothing to prevent a massive increase in them. Also aren't they currently only allowed in the RE and RR zones with huge lots? This question tries to do 2 things at once-- unfairly so. Unbridled OAU are not a concept that we can unleash on every zoning designation with no saturation limit. I feel it was sneaky to work this question in, without telling people that OAU are subject to saturation limits.	According to your own statements-- aren't Boulder's more wealthy, exclusive neighborhoods the ones who need to change? That is where the larger homes are. Keeping the 1/3 Sq ft means that they are more likely to be able-- rightfully so- to do ADUs. More modest neighborhoods are already under pressure. Increasing ADU size to 1/2 of the main unit will just sledgehammer our modest already struggling neighborhoods even more.	Don't see a major issue with this.

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106	So long as the owner-occupancy requirement remains (and is enforced), this measure would increase housing affordability for more people. That result is one that I want to see.	Mixed-use and varied density within a zoning district are NOT generally problematic to me and could be much expanded in Boulder. Are people afraid to talk with neighbors if issues arise? If they remain unresolved, are they unwilling to go to a public authority? What's the problem?	Saturation is not important to me. The bigger issue is for me is who benefits the most from these changes to the code. If the regs allow more people in more expensive neighborhoods to have rentals, fine. In my opinion though, the code should be favoring more affordability at the entry level (\$600K-\$850K)? If there is easing at housing above this price point, again, great. BUT add even greater flexibility/ease for the owners at the lower end. It's difficult to buy the argument that people buying \$1MM+ houses, the average now, need the help as the people at the lower end.		
107					
108	I believe your analysis of the situation is wrong. You say that an accessory unit doesn't increase the occupancy limits. But it does increase the occupancy of the property. A family of four in the main house and an accessory unit that can house up to four unrelated people means an additional FOUR people on that property - which, depending on who those people are -- could mean FOUR additional cars. I don't accept your premise and think your statement is misleading.	It seems to me, having now read the report to the city council, that you want to open up every part of the city to accessory units. I disagree with this approach. Therefore, I don't want to see the saturation rate go up - because you're not just proposing increasing the saturation rate in zones currently open to accessory units, you're recommending 20% saturation rates in almost all zones, including those that don't currently allow for accessory units of various types.	What Brave New World are you suggesting? That we close our eyes to existing high density buildings when determining whether someone can build an accessory unit? That's just bad policy making.	You are proposing opening up nearly all neighborhoods to all types of accessory units.	This recommendation is a back door to opening up nearly every single family lot to the option of building an accessory unit. You are trying to drive policy to one outcome only. By lowering the lot size threshold - on top of expanding the zones in which ADUs and OASs are allowed AND excluding non conforming buildings in the maps - you are clearly trying to get one result: accessory units every where.
109		"Saturation?" - the word itself is self explanatory.		I feel the current size limit is adequate.	Too much congestion on smaller lots with inadequate parking requirements.

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110	ADU will provide a small fraction of affordable housing. By building new affordable units money will be spent more wisely and efficiently. ADU's are not the "big answer".	The non-conforming structures may provide "ready-to-go" affordable units. A pathway to eligibility will speed things up		This makes sense...	Smaller lots are usually found in areas that are already dense, why exacerbate the crowding in these neighborhoods?
111					
112	If there aren't any parking impacts, why does this need to be regulated???	The 10% limit is ridiculous in the first place. Why are you worried about units needing to be 90% single family homes?	RMX-1 and 2 zones are already dense areas with parking challenges -- I don't feel like these are the best areas for ADUs.	1000 square feet is plenty big for an ADU, especially given the size of smaller homes. An ADU is supposed to be small!	Why don't you try making incremental changes before you adjust the lot sizes?
113		nonconforming structures ruin a single-family neighborhood	this would result in lower property values in my neighborhood	ridiculous	
114	Most homeowners will make responsible choices to improve their quality of life: to keep a loved one closer to them. Some may offer units for rent, but Boulder residents are educated and will not make poor choices.	You all are thinking in the right way. Keep it simple for all to follow. Offer the citizens the choices to make good choices.	Let us give the citizens the choice to make responsible choices. We have the most educated and lifestyle savvy community. Let's give them the respect they deserve. Also, the city has bigger issues to solve. Let's direct our city officials' brilliance to those matters: - education, energy, transport, wellness, and environment.	Repeat of answer: We have more important work for city's brilliant people than to be policing homes and acting like dictators, which they don't want to be.	Repeat earlier answer.
115					
116					
117					
118					
119	You could be creating a parking issue by not limiting cars.				
120	You could also change what is considered off street parking by allowing a driveway to count.	You need to remove this requirement completely not just increase the saturation rate. It is not fair if your neighbor gets the permit a week before you so now you are not allowed the same zoning rights as your neighbor. I believe there will be a lawsuit in the future if this restriction is kept in place. ADUs/OAUs are expensive to build. I do not believe Boulder will suddenly see every house building one as people fear.	There should be no saturation rate restriction	They need to be big enough to make sense as a livable space. I would make all of them have a limit of 800 square feet regardless of the size of the main house.	I think it depends on the lot and the impact to neighbors from loss of views and sunlight, etc

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<p>121 I think the parking requirement should be eliminated entirely. The creation of NPP zones is driven primarily by commuter parking demands. Yet NPP areas are the areas where owners most want to build OAU's, and where property owners and ADU tenants can most conveniently get by without a car. So why limit (with a parking requirement) owners in NPP zones from having OAU's because of the demand of commuters for places to park? That does not see to get to the result we want.</p>		<p>In Whittier, the majority of nonconforming structures are not in RL-1, but rather in RMX-1, where conforming structures are required to have 6,000 s.f. of lot size per du. RL-1 properties in Whittier that are adjacent to RMX-1 are therefore limited by the saturation requirement if non-conforming structures in RMX-1 are included in measuring whether the saturation limit has been reached.</p>	<p>It is important to allow OAU's in RL-1 and RL-2. I would remove the saturation limit entirely. For all the reasons laid out in Kol Peterson's book, "Backdoor Revolution," it is difficult and expensive to build an OAU, so eliminating a saturation limit will not lead to a huge number of OAU's in the near term. It does not see fair that the first 1/5 of owners would be able to get an OAU permit, but the next quintile will not.</p>	<p>How we measure square footage also needs to be considered. In Boulder, we measure sq. footage to the outside perimeter of the building we are measuring. When measuring small spaces and taking into account that modern construction requires 6" walls to get higher R-values and less air infiltration, that way of measuring (to the outside of the wall) leads to overstating the usable sq. footage. For example, in our 16" X 19" 2-story studio accessory unit, the gross sq. footage is 773 sq. ft but the sq. footage inside the perimeter walls is only 680 sq. ft.</p>	<p>Compatible Development standards already addressed bulk, blank wall, coverage and FAR issues that arose from putting too much building onto a lot. I recommend eliminating lot size restrictions on ADUs and OAU's, as we have already taken care of this in the sliding scale that applies via the Compatible Development ordinance. Under that ordinance, smaller lots would still be permitted to have such, but they would just be smaller, as the allowable coverage and FAR are smaller.</p>
<p>122</p>	<p>There should be NO saturation limit!</p>				
<p>123 We've seen the unintended consequences of parking requirements (ex: Keeli Biediger's nonconforming unit that housed two lower income Boulder residents) by eliminating options that are acceptable to the residents.</p> <ol style="list-style-type: none"> 1. Requiring off-street parking increases impervious cover, which increases flooding risks and is not environmentally friendly (impervious cover, construction materials, and assumed use of vehicle). 2. Public streets are public. No neighbor has a greater right to them than another and our rules are inconsistent in applying them - four teenagers can park on the street but a tenant cannot? 3. Living closer in town provides more opportunities for tenants to go car-lite or car-free. Not all of them will, but why induce usage by making parking easy? 4. The added costs of paving parking spot will drive up rents to recoup expenses - this is against the stated goal of ADUs as an affordability tool. 5. Off street parking spots - particularly concrete parking pads - do more harm to the neighborhood aesthetic. Be careful of the consequences of this demand, the result may be paved front yards instead of the tree-lined lawns. 	<p>I would prefer there be no limit. This rewards some homeowners over others.</p> <p>Due to the unknown costs and difficulty navigating the process to build an ADU, we cannot predict that the homeowners who have interest and resources to follow through are distributed evenly throughout the city.</p> <p>Historically middle class neighborhoods are more likely to face similar challenges today in terms of affordability, property taxes on increasing values and fixed income, and desires to age in place. This indicates that homeowners seeking ADUs may be geographically close to one another, while other sections of the city have no need to augment their income nor desire to help others.</p> <p>Given the challenges to create and license an ADU, and respecting the rights of homeowners to use their property the best way they can to stay in place, we should allow them everywhere.</p>	<p>Duplexes and other MF homes are not ADUs. They should not be included in decisions determining whether an ADU can be built.</p> <p>Note: Boulder NA has described the duplexes mentioned in this question as "illegal but grandfathered". There seems to be a misunderstanding that these were legal and now grandfathered, versus something nefarious.</p>	<p>This is a poorly worded question. You are expecting residents to know what an OAU and ADU are defined as today (but do not define it in the question text), and what each of the residential zoning designations mean or how they differ from each other. It is unlikely you will get meaningful feedback on this question.</p>	<p>Homeowners living in smaller homes are more likely to need additional income support. There is no reason to arbitrarily limit the size of an internal apartment that does not change the exterior footprint. How homeowners and tenants divide their living space inside is up to them and no business of their neighbors.</p>	<p>Boulder has both affordability and sustainability goals, and this includes living meaningfully. We should encourage smaller living for those who want to embrace it rather than forcing a one size fits all standard of large lot minimums and house sizes. Those standards were historically used to discriminate against lower income populations than for any real purpose.</p>

	Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
124		The very high need for more affordable housing and transportation choice in Boulder is far greater than the relatively minor negative impacts to neighborhoods associated with even a high percentage of homes with ADUs.				
125						
126	This change should not be pursued by the City of Boulder. There are many streets in many neighborhoods that are at the tipping point, in terms of parking challenges. Staff's proposal to remove off street parking requirements will make the currently challenging situations far worse.	This change should not be pursued by the City of Boulder. The City can't even enforce the many illegal ADU's. Why should we trust the City to be able to monitor the legal ones! Do not double the saturation rate until the City understands the true situation. Double or triple your current 1.5 field enforcement officers first.	This change should not be pursued by the City of Boulder. This would increase impacts like parking + density to neighborhoods.	This change should not be pursued by the City of Boulder. OAU's are not subject to any concentration/saturation limits because the current zones where they're allowed are characterized by extremely large yards: Residential Rural (30,000 sq ft lot) and Residential Estate (15,000 sq ft lot). But allowing OAU's in all other zones, with no saturation limits could, theoretically, result in an OAU in every back yard of every house. It would be incredibly careless for the City to go forward with this change, with absolutely no saturation limits.	OAU's are not subject to any concentration/saturation limits because the current zones where they're allowed are characterized by extremely large yards: Residential Rural (30,000 sq ft lot) and Residential Estate (15,000 sq ft lot). But allowing OAU's in all other zones, with no saturation limits could, theoretically, result in an OAU in every back yard of every house. It would be incredibly careless for the City to go forward with this change, with absolutely no saturation limits.	This would not appear to have significantly deleterious effect on neighborhood character.
127						
128		10% seems very low.		Not sure I understand the question.	I own a 2100 sq. ft. home.	
129		I think the saturation limit should be higher.		I want to enable more OAU's and detached ADUs in all areas of the city.	The current rules totally favor people with big houses, who tend to be more affluent. People in smaller homes should be able to create additional housing options.	Remove arbitrary restrictions
130						
131	It also shouldn't be about a car. With more "infill", then don't need car.					
132	Parking is already so tight in neighborhoods. Don't exervate the problem.			Will change neighborhood character. Needs to be applied more specifically to certain areas that can handle more density	Too small	
133	The city needs to expand it's Neighborhood Parking Program to incorporate slightly larger areas outside of downtown North and Alpine Streets as they are clogged with city commuters driving in and taking all the parking spaces.					

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134			This question is almost impossible to decipher. Any future surveys need to be reviewed & edited to be citizen friendly. These are too policy-speak and you are not going to get meaningful input from the average person.			
135	The homes which were built and codified decades ago are not in line with how they use their spaces and driveways today. It seems unnecessary to mandate how people use a potential parking spot, be that street or off-street, especially in light of Boulder's aggressive climate change goals.	If neighborhoods controlled by an HOA wished to mandate it, that seems fair. However, lacking any engineering challenges (sewer + water pipes, etc.), 20% still seems like an arbitrary number.	The old restriction seems appropriate in neighborhoods controlled by an HOA, and I support HOAs continuing to be able to include this in their covenants if so desired.	Diversifying the locations where people can live more affordably puts less strain on the city core, and helps control costs more for renters by increasing housing supply.	I believe that the size limit is an improvement, but it still penalizes those who choose to live in a small-footprint house themselves. Given that housing footprint is linearly related to carbon footprint, having a restriction seems out of place with Boulder's goals.	Given the limited options for lot sizes in Boulder, many people in Boulder may live on a lot smaller than 5000 sq ft, and this may still preclude them from providing housing options.
136	Not enough parking for neighborhood residents as it stands now.	I'm not sure what the actual number of ADUs is; what is the current number, both legal and illegal?	It doesn't make sense to me to remove non-conforming structures from the saturation requirement.	Areas with smaller homes also have smaller lot sizes. ADUs would have disproportionate impact on neighborhoods with smaller lots.	Lowering the lot size by 1000 sq ft does not seem significant.	
137	I don't know much about it, really.	I'm a bit on the outskirts of Boulder and am not sure how to comment.	I think "conforming structure" regulations are sometimes unnecessary for people to be able to live in a place. Why make things too complicated.	You know, I would really like to see small dwellings that individual people could buy and own themselves, that are not necessarily part of a larger property. Boulder has very few options for individuals to accomplish home ownership. Only renting out structures keeps people as renters and denies them the opportunity for home ownership. I think Boulder should look into having tiny houses available on small lots for people to purchase. It is really unfair that only rich people can own property in Boulder.	Again, people don't always need to live in large places. Think Japan. They have small apartments and living places. I think small lots should be available for people to be able to purchase and put tiny houses on them. Don't just make people be renters. Let them own their own houses.	
138	Removing the parking requirement in these areas is a great first step.	I agree the change would small, since it's obvious that not everyone who is eligible can, or wants, to build.				
139	Shouldn't affect neighborhood	Shouldn't impact neighbors				
140	The parking requirement is too big of an obstacle to increasing the number of ADUs, and is contrary to many city policies.	I think the saturation rate should be removed. ADUs are important for increasing the availability of housing and reducing how far people commute.			We should not be rewarding people for overly large lots. All can share their housing space.	
141	Agree that parking has more to do with use than occupancy, and adus provide a high occupancy to vehicle ratio.	Adus provide needed density of housing while benefiting existing owners. More saturation will make for a more interesting and vibrant town		Smaller homes should have the opportunity for adus		

Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
<p>142 I do not think there should be any parking requirements in ANY parts of the City, including the NPP zones. Parking problems in neighborhoods are not caused by the neighbors but rather the in-commuters, shoppers and students who bring their cars into Boulder. Folks who are providing ADU housing should not be required to bear the cost of subsidized parking for people who are in-commuting.</p>	<p>I do not think there should be any limits on saturation rates. Other cities do not have this limitation, and saturation rates have remained low in those places. There are a limited number of folks who want to build an ADU/OAU. It is self-limiting. However, it is not equitable that I cannot have my mother live with me in an independent unit simply because someone nearby has already built an ADU.</p>	<p>I agree with staff and strongly disagree with Council's requested option. Non-conforming structures should absolutely be removed from the saturation requirement.</p>	<p>ADUs and OAU's should be allowed anywhere a single-family home is allowed. Remove all saturation limits. Remove all zoning limitations. ADUs and OAU's should be allowed anywhere a single-family home is allowed.</p>	<p>The size of the unit should depend entirely on the size of the primary unit and there should not be an upper limit to provide additional flexibility.</p>	<p>Lot size and minimum primary dwelling sizes are arbitrary criteria. The design and configuration of the ADU or OAU in the house or on the lot is more important to address any potential impacts to neighbors.</p>
<p>143 too complex to evaluate on the spot</p>	<p>if city won't build vertically then adding density is only option</p>			<p>I feel size should not be an issue governed by council. If you're going to allow development then allow it freely.</p>	<p>size is relative. In Europe and Asia people live in considerably denser environs than this proposal; the concept of what is necessary is something that should be questioned culturally.</p>
<p>144 Boulder is pretty good at biking and public transportation - plus, make it easier for neighborhoods to set up Ecopass buy in, and make it an option for all residents of properties with accessory dwellings, regardless of neighborhood.</p>	<p>I think it should be increased even more, at 40%, so I'll support the 20% rate if that's the best we can get.</p>	<p>Anything to make it easier to build ADUs.</p>	<p>Again, anything to increase stock and make it easier to build ADUs. Best way to maintain at least some socioeconomic diversity, and allow families who are being priced out of their neighborhoods a chance to stay with an income-generating ADU, or help the aging population of Boulder to stay in the community.</p>	<p>Same as before; allow residents who might otherwise be priced out of their neighborhood to have an additional property, and increase housing stock for both young people starting out and expanding aging population looking to downsize but stay in the community.</p>	<p>Same as before - we need more mixed size and mixed income housing.</p>
<p>145</p>	<p>Boulder has such a low level of housing at this point and I don't want to see more commuters coming into town.</p>	<p>This process should be easier!</p>		<p>We need more housing in the city.</p>	<p>We need more housing options</p>
<p>146 The hegemony of the car drives me crazy. We allocate an enormous amount of real estate for driveways! Whether someone has a car or not. These are out moded notions that don't fit the reality. The reality of South Boulder is that most homeowners don't use their garages for parking vehicles and park mostly on the street. Many of their garages have already been converted to living space. And we need low income housing more than we need special spaces for cars.</p>	<p>I'm in agreement with ADUs as one in a suite of options for creating more housing, enabling the elderly to stay in their increasingly expensive and unaffordable homes, and allowing families to move their elderly parents onto their properties. I am unconcerned about the whacked out, sky-is-falling hyperbole of my neighbors who are against additional density. I do strongly believe that the additional 10% of ADU permits should be rent controlled. IOW, that those constructing ADUs not be allowed to price them as luxury units with sky high rents.</p>	<p>I think there is a huge difference in a single family home having an ADU versus a duplex that is really two apartments. Two apartments are typically student housing. Hopefully additional ADU permits WON'T be gobbled up by absentee landlords and I would recommend that a certain number of ADU permits be allocated for property owners who live on the premises, to cut down on the absentee landlord adding additional apartments to a rental property. Please consider rent controlling a percentage of ADU permits and allocating a percentage of permits to owner occupied properties.</p>	<p>I am in agreement with additional OAU's and ADUs.</p>	<p>My home is only 1200 square feet WITH an internal conversion of the attached garage into main living space, and only 1000 sf without the garage conversion, (along with MANY homes in Martin Acres and Aurora neighborhoods, which have large lots and plenty of room for an OAU). An OAU of just 600 sf is tiny and might not even be worth the expense of doing so. I think this provision should be 800 sf for all ADUs or OAU's that are added on, regardless of the size of the existing home.</p>	

	Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
147	The neighborhood should have input before changes are made, and if they would like to adopt a parking program they should in advance of the changes.	Let each neighborhood decide on their saturation limit.	I can't make the connection between developing a new tool and not being able to include the non-conforming units if you know where they are and know they count toward the saturation percentage. How is this a blocker to making the process easier?	I'm interested in expanding the allowable areas of ADU's and OAU's, but not removing saturation limits from any zone.		
148	On street parking should not be the limiting factor on much needed accessory dwelling unit housing. Staff's analysis supports this. If we want to reduce congestion and traffic into/out of Boulder, ADU/OAU's are a great way to do this. Also ADUs allow for multigenerational living and support people at many different stages of life and allow families to afford living in single family homes (which are very expensive in Boulder). Cars and parking should not be a barrier to affordable housing solutions. Also, I live in a cul de sac with large single family homes with finished basements and no off street parking solutions. Having an ADU/OAU for a nanny, aging parent, caregiver or friend should be allowed, especially since the additional tenant will be living inside the main house (with separate entrance). This adjacency will help ensure that tenants are good neighbors as they are also housemates to the homeowner.					
149						
150	Off Street parking should be encouraged throughout the city.	Twenty percent is too high a concentration in already built-out neighborhoods.	Non conforming structures are part of the built-up fabric of the neighborhoods....trying to pretend that they are not there to accomplish a higher density for ADU's is foolish.	Saturation limits should remain in the lower density neighborhoods as they are already artificially saturated due to homes being turned into rental units for college students. Those neighborhoods are saturated way beyond your records due to the illegal over-occupancy that is going on.	By making this change your are, again, creating more saturation in neighborhoods than what was intended for the established neighborhoods. You are trying to find ways to cram more people into designated areas where the areas are already over-saturated due to the high use of single family homes as rental units.	No ADU's or OAU's should be allowed on lots under 6,000 sq ft...there should be no variance provision to skirt thiscurrent minimum lot size requirement. Again, over saturating neighborhoods designed to be single family neighborhoods affects the quality of life for those who have already invested in their homes.

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151	Parking can be a problem whether there is an AUD or not. I have one car, my neighbors has 5 cars - even though there may only be 4 or less people living in the single home.	I agree with the information in the recommendation	I agree with the information in the recommendations	This will increase the affordable housing. I have lived in cities where this was allowed and they increased the charm and character of the neighborhood.	Perhaps this would allow more smaller homes to remain standing and stop the influx of 38,000 square houses from being built in areas with small lots.	I agree with the points made in the analysis.
152	I will mark whatever it takes to ease the rules so that our household can have an OAU.	Again, I am 100% for having an OAU myself, and so the saturation is no problem for me.	Whatever it takes to make the process as simple as possible. Online features are a must.		the current laws are complicated - simplify.	
153	While I agree that we should eliminate parking requirements, I think we should this everywhere, including NPP zones.	I support increasing, but would support even more just doing away with the limit. No other community feels the need for such a restriction. I would love to see many more ADUs and OAUs.		However, I do not support a saturation limit.		I support lowering the limit, but would support even more getting rid of the limit. This is essentially just discrimination against less wealthy people, who are more likely to live on smaller lots, and are the ones who could benefit the most from adding an ADU.

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154	Many cities waive the parking requirements when an ADU/OAU is within a certain distance to a bus stop. This can further reduce the cost of living by encouraging a renter to get an ECoPass rather than buying a car and paying gas and insurance. This can also help support RTD. I don't think a variance process is even necessary, but a code that clearly spells out the criteria, ie. exempt from parking if within a certain distance to a bus stop with more than one bus route, and in a place where there is no parking program.	I don't feel this is a reasonable rule. With this, only 20% of homeowners in an area are able to realize the potential value of an ADU. ADU's allow for homeowners to earn an additional source of monthly income, and I feel it is unfair for someone to be unable to build an ADU because it took them longer to acquire financing or funding. Rather than basing it on how many neighbors have them already, it should be more based on lot coverage, density of a neighborhood, zoning, or something where a potential home buyer is able to understand the rules when they are going out looking for places they are looking to buy.		I agree with expanding the areas where both are allowed, but I don't think the saturation limit is necessary if the owner of the property lives in the home, the ADU, or the OAU. It seems the main concerns are about trash, noise, privacy, etc. If the owner lives on site, this should be of minimal concern because the owner would rather rent to a calm, clean, respectable person, not the same per boulder property management is targeting.	Makes sense!	doesn't make sense that someone can have a massive house with 6 bedrooms, but down the street, someone can't add an OAU or a small home office.
155	Ride more bikes.	More urban infill, less displacement.	Keep it simple			
156	There are so many rentals in Boulder already, the streets are already packed with parked cars anyways. Probably doesn't matter.					

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<p>158 I recommend removing the 'Chautauqua' Neighborhood permit parking area from the list of areas that retains the parking requirement. This parking area is not only seasonal, but short-lived (the pilot last year ran from June - Aug) and timebound (only during the day when visitors are hiking in the park). In addition, although the covers 6 streets, it only covers the first block on each street, and parking is not as congested on the connecting blocks. For these reasons, I think it unreasonable to 'punish' (for lack of a better word) homeowners that live in these 6 blocks by requiring them to meet additional conditions that are not currently understood.</p> <p>PS, I am a homeowner on the 700 block of grant street that has a separate garage/studio that I would like to convert into a ODU.</p>	<p>This sounds like a reasonable target for Boulder.</p>		<p>We are part of RL-1 zone and have a detached garage/studio that we'd like to convert into a ODU.</p>		
<p>159 We only have one car and have one off street parking spot. There is ample street parking on my street for a tenant's car.</p>	<p>I would like to add an ADU to our home but the area has reached it's saturation limit. I do not mind the increased density, in fact it seems like a good way to increase housing while preserving open space.</p>	<p>My area has reached saturation even though there is only one actual ADU. I live next to University Hill where there are several duplexes and triplexes the consume nearly the entire quota. This is preventing me from putting an ADU in our basement.</p>			
<p>160 botcar service is going to substantially reduce the need for private vehicles and this is a trend we need to encourage because it encourages increased density and reduces environmental impact.</p>	<p>Agree, but neighborhoods should also be given the option of having a *lower* limit too.</p>	<p>Non-conforming structures should be brought into compliance, for example by altering the ADU code to allow classification of these "duplexes" as a main and aux unit.</p>	<p>Agree, provided OAU's are subject to FAR limits.</p>	<p>Many (most?) ADUs *are* basements, so this must be a very common problem...</p>	<p>Again, provided FAR limits are imposed.</p>
<p>161 If it were up to me, there would not be a requirement to have a certain number of parking spaces/resident anywhere.</p>	<p>As I support an unlimited number of ADUs, increasing from 10-20% is a step in the right direction.</p>				

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162	Providing affordable housing is a serious problem for Boulder - as opposed to a few more cars parking on neighborhood streets, which isn't really a problem at all.	I would be in favor of raising the saturation rate to 30 or 40%, but the 20% limit at least addresses some problems of the current saturation rate (discouraging people from considering the ADU option/illegal units). Single-family homes are such a sacred cow in Boulder, despite the fact that many families aren't so typical any more. ADUs in some neighborhoods might have more impact due to resident type (e.g., Goss Grove, Univ Hill with students), but my experience is that these kinds of units encourage younger working-age residents to move into and work in Boulder.	City regulations should be set up with fairness and transparency. Making it very difficult to determine whether one is eligible to build an ADU is neither fair nor transparent.	The City analysis makes sense and maintains the architectural character of neighborhoods.	Not sure what I think of this yet.	This nailed it: "Lot size and minimum primary dwelling sizes are arbitrary criteria. The design and configuration of the ADU or OAU in the house or on the lot is more important to address any potential impacts to neighbors."
163	We should encourage residents to take advantage of alternative transport options. The city should consider more innovative options like: free market pricing for parking permits, subsidies for ridesharing funded by ADU fees (or some other self-funding mechanism), ADU owner must provide eco pass, etc.		I own one of these structures and support allowing more ADUs by changing the saturation rule. Why the city can't build this online tool including these structures is beyond me. If I can walk into planning (and wait for 2 hours of course) and in 20 seconds the planner can see I have a non-conforming duplex, that means the data are stored somewhere.	Policy simplification and alignment makes sense. It's already hard enough to sneeze in the city limits without a permit - let's not make things more complicated.	Just make the limit a fixed square footage and move on for the love of God. This forces it to be subordinate for all larger homes. If I own a small home of 1,600 ft, and I want to live in 600 feet and rent 1000, what's the problem. This may allow more people to afford homes in boulder.	I want to respect the desires of some residents to avoid further densification, and this seems to strike some balance. The variance process in Boulder is sufficiently painful that no one will use it.
164						
165	It is completely unrealistic that residents will not each want a car. When I was in my 20's I rode a bike everywhere but as life becomes more complex, in the way our transportation system is set up now (inconvenient public transport), to work for a living & get errands done- much less leisure time activities- most americans will want & buy a car. I live next to a house that added several apartment units onto a & normal sized S. Boulder single family home & often it is a nightmare with vehicles everywhere & no where for the rest of use to park in front of our homes.	There are NO humans whom do not prefer to live in a beautiful, natural setting. Human population density is the very plague though that will permanently ruin the very ecosystem that makes this (& many other places) so appealing.	The City has historically had an attractive spacious feeling to it. Adding ADUs as well as removing already existing conforming structural requirements will junk & trash up the ambiance of Boulder permanently.	I live right next to 2 high occupancy single family home & it IS a nightmare. Sleep has been permanently disrupted, constant hustle, bustle, noise & chaos (plus a parade of vehicles) from the burgeoning numbers- I'd at least like to help prevent this completely distasteful experience for other fellow Boulder residents.	There isn't even enough viable options to preserve the natural spaces we have maintained to now (for example the endangered tall grass prairie habitat surrounding the CU South property). WHY -pray tell- are we trying to stuff more beings into an ecosystem that has far-surpassed scientifically proven environmental carrying capacities? It just doesn't even make survival sense as a species!	It is true that the regulations already in place create an unfair & unnecessarily competitive housing environment where in large lot owners are rewarded & those of us managing in/on more modestly situated lots are prevented from these types of units. However to densify even smaller lots creates SURE overcrowding & thus fosters a more aggressive city vibe but taking place on a mountain town built within analready fragile ecosystem.
166						
167	The belief that parking in the street right in front of a home is a right but not doing our part to house our workforce population is ridiculous. If we don't want to be a hypocritical city focusing on people, not cars, is required. Climate goals, etc.	Housing more people is a good thing.	Sounds like needless extra work.	stop creating roadblocks to housing		cuz i have a 1000 sq ft house with no insulation that hasn't been updated since the 1950s that may soon be worth more than a million bucks. Meanwhile people are living in their cars cuz they can't afford anything. This is dumb.

	Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
168	People enjoy living in Boulder because it is a walkable city. We need to encourage Boulder to be more walkable by removing car preferences and creating more options for public transit and alternative means of transit such as bicycles.	I agree that the saturation limit should be raised, but not to 20%, to 100%. There is no reason why my neighbors' houses should have an impact on what I can do with my house.	I don't believe a saturation requirement is a good idea and I don't agree with the concept of a non-conforming structure. Duplexes have historically been a way for lower income people to purchase property across the US. By limiting duplexes, Boulder only makes its affordability crisis worse.	I don't think the city should be regulating how many people live on a piece of property in the midst of an affordability crisis.	I would go further and say that the limit should be fixed at 800 or 1000 sq ft and not be based on the size of the house. If it is based on the size of the house, lower income folks who live in smaller houses will have less options than wealthier people living in larger homes. This seems classist and against Boulder values.	I would go further and have no minimum lot size. By limiting the lot size, you are granting more rights to people with more property. This seems to go against Boulder values.
169	I am a big supporter of density and diversity. It seems that your research suggests that the parking won't change much, and I hope that is true.	I am a strong supporter of the diversity that comes from ADU's. 20 % seems better than 10%. Honestly, I think that anyone who wants one should be able to have one if they meet all the other requirements. So , I support any liberalization at all.	I like complexity, diversity and individuality for a mixed population. This seems to allow more of a mix!	Again, I am supportive of a mixed diverse population with a larger diversity of income levels and this seems to promote this more all over town.	I prefer flexibility and diversity. Boulder has adequately strict lot coverage requirements and I don't believe that additional limits are needed	diversity!
170	There needs to be a variance process as these are old houses in some cases where one solution doesn't fit all. For instance, I park two cars in the back all the time, but according to the cities "measurement requirements" I don't have a 2 full parking spots, therefore my finished 700 sq ft converted barn CANNOT be used to help solve the affordable housing crisis. There has to be a process where logical minds will prevail and they can look at individual situations and make a judgement call about what is best for the community at large.	Need to solve the housing crisis people!	I have all kinds of duplexes and divided lots around my home in Whittier. If they all get counted in the saturation limit then NO new ADU/OAU's will be allowed. Whittier is the PERFECT neighborhood for these types of units as we are close to town and the walkability and public transit options are amazing.	I like the OAU's being allowed in RL1, but don't like them also be subject to the saturation limits. reason being that if you are right next to a different zoning district that has allowed ADU's for years, your basically at the saturation limit. Saturation limits pit neighbor against neighbor in an unfair way. I am against them. What about not letting anyone build a new OAU structure, but converted existing structures are OK?		If you allow them on only bigger lots then you will natural prevent over saturation. Plus it will be less impactful on neighbors if you have a bigger lot that can handle the extra people etc.
171	parking is already a problem in our neighborhood	our single family areas are already overcrowded	as above	please don't overcrowd our single family neighborhood	as above don't destroy present housing zoning	this would not effect present home owners
172	Disagree with your analysis.	You have completely ignored the number of unregistered ADUs, which are apartments, some very old, that already exist in homes on the Hill but are not registered for reasons other than the 10% saturation. A system for dealing with these units must be developed before granting permission for new units. I believe the saturation rate for existing unregistered ADUs, some of which are used illegally but many of which are not, would far surpass a 20% saturation. I suggest you work with the neighborhood to create criteria that would guide who is permitted in what order. Your map shows three registered ADUs in the core Hill neighborhood. This is a joke.	This proposal ignores the serious impacts on low density blocks of University Hill of the many duplexes triplexes, and fourplexes, that have been grandfathered in, as well as four large buildings that have between 40 and 23 rooming units each.	This proposal does not allow for conditions that differ in each neighborhood of the city. OAU should only be permitted in currently restricted areas after subcommunity planning allows for in depth study and neighborhood input.	The ADUs and OAU's would be too large for small homes typically on smaller lots.	I don't believe reducing the lot size from 6,000 to 5,000 would have any adverse effects, and it should allow a fair number of people to take advantage of the opportunity for an ADU or OAU. I would like to see more details on the proposal for variances on lots smaller than 5,000 sq. ft.

Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
<p>173 This is ridiculous -- areas that don't have a NPP right now do NOT have parking problems, so why create them there? Keep the current requirement in place, unless the property requesting an ADU gets agreement from its neighbors that it's ok to not have an off street parking place</p>	<p>I'm not opposed to some more ADUs, but it totally depends on the conditions under which they are allowed. If people can expand their building's footprint, or convert their garage so that what they have is essentially a duplex, then I'm totally against allowing more. But if they stay within the existing building's footprint, and envelope, then I'm OK with a few more.</p>	<p>This is a solution in search of a problem, and is based on a nonsense analysis. If the staff knows where all the non conforming properties are, then they can map them, and anyone considering an ADU can see where they are and make decisions accordingly. And any on line tool can take this into account. It isn't as if this happens 50 times a day, and requires full automation. Please, get real!</p>	<p>People bought into RL-1 BECAUSE they are SF neighborhoods. Now you are wanting so screw with their property value and quiet lives, just so the planners have something to do. And besides, this flawed analysis fails to point out that there are MANY areas of the city that have HOAs or covenants that forbid OAU's. Do you really want to force the citizens of Boulder to have to create more covenants just to protect themselves?</p>	<p>I think having a consistent limit, like 800 sq ft, makes much more sense. That way the number of occupants is limited by the space, and avoids the temptation for people to in effect turn their house into a duplex.</p>	<p>Smaller lots puts the impacts closer to the neighbors. And there is not reason to create a variance process -- all that does is create a lot of uncertainty for everyone. Finally, the City has not faced up to the contradiction between having ADUs be affordable housing and using ADUs as a revenue source so the current homeowner can continue to pay their property taxes. These have a built in conflict.</p>
<p>174 I am of the view that the City should first get a clear picture of where parking presents a challenge within the neighborhoods. In my neighborhood, which does not have a parking program, some streets always have parking spaces while others are completely full. This is related to the existing housing/occupancy situation. A far more detailed approach is needed to prevent parking from becoming a huge issue within the neighborhood.</p>	<p>Solutions to lack of affordable housing need to be looked at in a broader context. The City is proposing piecemeal solutions which will later preclude other, perhaps better solutions. Creating evermore rentals (there are already so many corporate-owned apartments) should not be the future of Boulder. Additionally, once again, assessing the impact by neighborhood -- "sub-community plans" -- is the first step. The City has no idea how many ADUs already exist. I know of a number of unlicensed ADUs near my home. So these numbers are not factually correct. And -- a distinction should be made between ADUs that involve construction and ADUs that would mostly entail adding a stove to an existing unit (in-house rental). The environmental impact of more construction within the neighborhoods is not addressed at all.</p>	<p>First -- compile a thorough data base. Hold neighborhood by neighborhood community discussions. Then -- consider doing away with restrictions. I would like to know who the driving force behind these proposals is. Rent will be at market. How do these ADUs solve the affordable housing crisis? It mostly looks like a bonanza for some existing home owners, some construction companies and developers.</p>	<p>OAU's have a major environmental impact on single-family neighborhoods. The FAR should be reduced, preventing McMansions and OAU's. Because trees and wildlife are not assigned a monetary value, paid staff, developers and contractors disregard these aspects. But once a major percentage of lots are built out to the maximum, Boulder will be forever changed for the worse -- and rents will not be any lower.</p>	<p>See my previous answer.</p>	<p>Small lots offer some of the lowest-cost housing options for buyers. While also expensive, they are at the lower end of the market, precisely because the size of the structure is restricted. Allowing more construction on these lots will force up the prices for buyers without even putting a dent in the rental market. (Anecdote: I just spoke to a CU PhD student who will be renting in Golden because Boulder is so unaffordable. Students are typically paying \$1000-1200/mo per bedroom here. How are these ADUs going to help with this situation?).</p>
<p>175 We already have parking problems on our street because of units built without adequate parking.</p>	<p>WE have this same situation and it is a mess on our street.</p>	<p>If I understand this you would not count those we already have. These are causing a problem in the neighborhood. We do not need more.</p>	<p>Our neighborhood is single family with the exception of those illegal ones put in recently. They are an eye sore and do not fit in with the neighborhood. Cars are everywhere not to mention trash.</p>	<p>Same answer as before.</p>	<p>I do not see a negative effect.</p>
<p>176 I think the current requirement that ADUs must have an additional off-street parking space is barely ample as it is. Most ADUs will likely add 2 more drivers; thus, one parking spot is already not enough. Have you ever driven around Boulder and tried to park? That is the reason NOT to remove the current parking requirement.</p>	<p>This is NOT an incremental change. I think Staff's calculations are faulty in that they do not know exactly how many illegal ADUs are already out there. I know of several people who rent out space in their homes without the City's knowledge. So, the current saturation is an unknown number to Staff. I also don't think the demand for ADUs is what the City would like to think - it's far less.</p>	<p>Non-conforming structures by nature already increase the density of neighborhoods. They increase parking as well. Don't take Boulder residents as fools -- non-conforming structures such as duplexes ALREADY double the density on their properties. Of course they should not be removed from the saturation requirement.</p>	<p>Too much uncertainty for how Council will vote on saturation limits for these. This feels like "double-dipping" by Staff.</p>	<p>Smaller homes are typically on smaller lots. Thus, the current restriction makes sense. Smaller homes, smaller lots, less parking, already higher density. NO on this. I absolutely, strongly disagree.</p>	<p>The reasons for the current code are solid. This is yet another back-door to inappropriate density in a neighborhood.</p>

Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
177	15% a better number				
178	parking is a problem in my neighborhood				
179	The recommendation will increase density that is destroying our quality of life.	The recommendation will increase density that is destroying our quality of life.	The recommendation will increase density that is destroying our quality of life.	The recommendation will increase density that is destroying our quality of life. It will permit more dwellings to qualify for the ADU.	The recommendation will increase density that is destroying our quality of life. It will permit more dwellings to qualify for the ADU.
180	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder
181	There certainly could be several cars belonging to the owner's family, plus 1-2 for the ADU, too much for the street.	20% is way too high a saturation rate as evidenced by the graphic	It is too much density	Already significant saturation of ADUs in single family neighborhoods	It would be almost like 2 houses on one lot. 6,000 sq. ft. is a reasonable minimum
182	183	Removing the parking requirements should be contingent on sufficient street frontage - either a wider lot in excess of the average lot frontage in the neighborhood, or a corner lot. Waive the off street parking requirement if and only if the parcel's frontage is able to accommodate 4 vehicles total (2 from the principal structure and 2 from the ADU.)			
184	The ADU resident will likely have their own car. The Front Range is, if truth be told, a car-dependent region. The ADU resident will need parking. Finding parking is already hard enough.	Saturation rate should only be increased if the ADUs are required to be PERMANENTLY AFFORDABLE. That should be a requirement with any ADU. Otherwise the ADU will become too expensive for low- to medium-income people. Increasing density can still mean super expensive--look at San Francisco and New York City.	Non-conforming structures should not be exempted from the saturation limit.	This should only be allowed if the ADUs are required to be PERMANENTLY AFFORDABLE. That should be a requirement with any ADU. Otherwise the ADU will become too expensive for low- to medium-income people. Increasing density can still mean super expensive--look at San Francisco and New York City.	This should only be allowed if the ADUs are required to be PERMANENTLY AFFORDABLE. That should be a requirement with any ADU. Otherwise the ADU will become too expensive for low- to medium-income people. Increasing density can still mean super expensive--look at San Francisco and New York City.
185					

	Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
186	Adequate parking is necessary in single family neighborhoods. When I come home with a load of groceries, I don't want to have to carry them from a parking spot a block from my house. I expect that visitors should be able to park near my house as well. How does congested parking make life better for existing Boulder residents?	An increase in saturation may work in some neighborhoods, but will not work in others. A city wide increase will cause problems in some neighborhoods. ADU density needs to be evaluated neighborhood by neighborhood with final say given to the neighbors, not city planners.	Once again, a city wide policy without meaningful final control by individual neighborhoods is a bad idea. I specifically bought my house in an area that did not have a lot of non conforming structures (the Hill, Pine St, Goss-Grove etc) because I did not want to live in a over populated area and deal with the resulting problems that comes with living in such an area.	I do not necessarily oppose ADU's and OAU's, but blanket increases in density is a bad idea without specific local neighborhood input and control.	It is not practical to modify a small building to have an ADU and meet current guidelines.	Once again, there is no provision for binding neighborhood input and control in this suggestion. There really needs to be specific neighborhood by neighborhood planning by the neighbors on what they want in their home areas. The one size fits all mentality and approach by staff to increased density makes their job easier, but is potentially problematic for neighborhoods.
187	There are areas in town where there are no parking strips between sidewalk and street. Sidewalks are narrow, foliage impinges on sidewalk and cars form a barrier to avoid foliage. Walking in the street becomes necessary. The width of the sidewalks and or existence of sidewalks should be a limiting factor into the addition of on street parking.	If a neighborhood wishes to increase saturation it is appropriate that their wishes be addressed in a sub-community planning process rather than increasing saturation city wide.	Making the process easier doesn't make this change reasonable.			
188	Because the analysis makes no sense. If the ADU attracts a resident with a car, there will be another car present. The city will not enforce parking restrictions.		People who live in low density residential neighborhoods do so for a reason. Adding non-conforming structures changes the character of the neighborhood. The city through the cooperatives and the ADU process is externalizing the consequences of open space on low density neighborhoods.	See above.	More density and and more infill. See #3.	
189	I think parking is a big concern for many neighborhoods and would like to see a variance process if certain conditions are met (i.e. neighbors are agreeable to variance).	If we haven't met the 10% saturation, why does it need to be expanded?	It seems unnecessary to change this. Just send out a notice to the owners of the 474 structures to let them know.	I agree with allowing OAU's in the same zones as ADUs, but do not agree with removing saturation limits.	I think the original regulations make sense.	
190	I worry about density, cars, traffic, etc. where I live.	I worry about density, cars, traffic, etc. where I live.	I worry about density, cars, traffic, etc. where I live.	I worry about density, cars, traffic, etc. where I live.	I worry about density, cars, traffic, etc. where I live.	
191	I believe the city should keep the requirement that requires ADU's to have an additional offstreet parking space. Makes sense to me.	You don't even know how many ADU's are out there currently. I say, I say, Slow down!	Count all structures please.	Doesn't make sense on smaller lots. Proportion.	Again; proportion. Don't want to recreate what happened to Whittier in the early '90's where huge homes were built in backyards.	I agree as long as you don't increase the maximum size from 1/3 to 1/2 of the square footage of the principal unit.

Parking	Increase the saturation rate from 10 to 20% citywide	Remove non-conforming structures from the saturation requirement	Allow detached OAU's in the same zones as ADUs	Change the 1/3 size limit to 1/2 for principal dwellings	Lower minimum lot sizes to 5,000 sq ft
<p>193 I agree with the removal if parking is not a problem (i.e., no NPP, if that really is equivalent to a lack of competition among those seeking to park). And I am relieved that parking would be required in areas that do have the program.</p> <p>I am very wary of allowing exceptions, however. Even with the requirement, an accessory unit could mean several new cars added to the area, and thus an increase in demand for already nonexistent spaces.</p> <p>Without the requirement, streets where one has trouble parking in front of one's own home on a regular basis will become an even more constant and troubling challenge. I live in the Whittier neighborhood, and fortunately I bicycle for 95% of my transportation needs. But if I ever need to use my car during the day, or at nights on weekends or special event times, forget about parking even on my block, much less next to my home.</p> <p>Someone just built a big OAU right next to me. They have at least two cars, as well as two pre-teenage sons, and with their level of affluence, they are likely to have cars as well. When they have family come to stay in the OAU, that will mean yet another car and perhaps more. The very least the city should insist on is that *some off-street parking is created to ease that multiplvina pressure.</p>	<p>20% is way too high. It's a terrible strain on a neighborhood when someone does what happened here recently: razes a moderately sized home, wipes out several large and beautiful trees and a garden, builds a main unit at least twice as large as the one before *and adds a substantial OAU. Suddenly space and beauty and views are markedly reduced and the whole neighborhood feels crowded, since we already had a duplex, two large fourplexes, and a big house and OAU immediately surrounding.</p> <p>The area feels like the center of a city block, built up with buildings wherever one looks, and the feeling of nature almost nonexistent (and studies show that some exposure to nature has a big positive and necessary effect on the psyche).</p> <p>If that big unit and destruction of all the trees and almost all the yard space could be allowed under the present regulations, we definitely should *not be *doubling! that saturation rate. It all feels like a heartrending violation of nature, neighborhood and psychological space as it is.</p> <p>I also felt that way iust looking at the I believe many residents have faulty assumptions about the renters of ADUs based on prejudice and classism. We are very grateful that the ADU provides the opportunity to afford living in an actual neighborhood instead of an apartment complex, and we do not contribute extra parking, noise, or litter. In fact, we routinely PICK UP litter around the neighborhood while walking our dog, and do our best to make positive contributions to the neighborhood and community.</p>	<p>As I explained above, saturation is already at the limit.</p> <p>I forgot to mention yet another duplex in our neighborhood too, so in a single block with two duplexes, two very large four-unit structures and two houses with OAU's *already, the present regulations allowed the last remaining gracious space to be filled in to the max.</p> <p>If the present regulations allow that, I'm definitely not in favor of loosening them yet further.</p>	<p>I think it's a very good idea to apply the idea of saturation limits to OAU's. Given that and the other requirements to be sure OAU's would "fit" the surroundings, I would approve of this change.</p> <p>However, I don't understand why Council is asking to remove the saturation limits of ADUs in some areas. If I understood that, perhaps I'd agree with the rest, but as it is, more saturation is something I generally oppose. (And if you saw how packed in my once family-residential neighborhood is on all sides now, I think you might agree.)</p>	<p>I think 1000 square feet is too big and would prefer a consistent limit of 800 feet, regardless of whether the main house is no more than 2000 feet.</p> <p>I do agree that we shouldn't penalize smaller houses and potentially induce the owners to make them larger (as the ones near me did) in order to have a larger OAU.</p>	<p>I would be in favor of creating a variance process for lots of 6,000 or more. That would allow for the reasonable exceptions noted above without suddenly opening up the number of add-ons by almost 500 cases. Everything in one's neighborhood and living experience can change with these kinds of additions. Going by my own experience, I don't want to open the floodgates to such situations.</p> <p>Allowing agreeable exceptions through a variance process would be fine, however.</p>
<p>194 It is discouraging to see that parking could be a limiting factor on the viability of ADUs, when the fact that we live in an ADU is precisely what makes it possible for us to live *without* a car (Otherwise, we would not be able to afford Boulder housing prices and we would be forced to live outside the city and commute in - by car)</p>	<p>I also felt that way iust looking at the I believe many residents have faulty assumptions about the renters of ADUs based on prejudice and classism. We are very grateful that the ADU provides the opportunity to afford living in an actual neighborhood instead of an apartment complex, and we do not contribute extra parking, noise, or litter. In fact, we routinely PICK UP litter around the neighborhood while walking our dog, and do our best to make positive contributions to the neighborhood and community.</p>	<p>Making regulations overly confusing wastes everyone's time.</p>		<p>Its a silly rule</p>	

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
1	REMOVE ALL BARRIERS. How will you deal with homeowners who have garages already built to 3 ft. rear setbacks or 0 lot line rear, interior lot line setbacks.	Remove compatible development requirements too.	Absolutely. We need more housing yesterday.	REMOVE ALL BARRIERS!	Characterizations of impacts of short-term rentals are exaggerations from the vocal minority.
2	800 sqft is equal to a 4 car garage!				We have an OAU unit on our block that was a long term rental for years, but now is a short term rental. The owner makes 4 times as much off the short term rental, so we lose affordable housing and he makes more money. Not good.
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	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
5	800 sqft is a quite a large increase from 450sqft. If one of the goals is to preserve affordability, 800 sq ft is large enough to demand considerable rent.	If there are additional regulations to cover the main concerns, I see no problem with dropping redundant regulation.	If people are building houses in Boulder, then their financial objections to this regulation ring a bit hollow. I do believe that the regulation does and will continue to cut down on speculative development. If a home owner decides that an ADU is worth adding to a new home even though they need to wait five years to permit it, then that is their prerogative. They subject themselves to whatever consequences may result from that decision.	This seems to streamline things.	Many of the same arguments could be made against student housing. Students are not in Boulder for the "long haul" and contribute strongly to parking, trash and noise. Yet students contribute strongly to Boulder's identity, economy, and energy. The same can be said for Boulder's burgeoning tourist industry. The same issues that effect permanent housing effect short term housing, namely lack of availability and surging prices. Letting homeowners offer short term rentals is beneficial to both home owner and visitor, and preserves the owner's agency to dictate what happens on their own property. Short term rentals are capped at 120 days a year. This allows owners who wish to make use of their own property at times to supplement their expenses with short term tenants.
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8	500 is too small more often than not.	The current 6/12 roof pitch requirement is ridiculous. Get rid of all these requirements	There is no reason for this	Not all ADUs are rentals	Short term rentals should not be allowed in either of these

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10	This makes sense except if the unit is a garage conversion then again on site parking sufficient for all potential residents, both now and future residents, must be provided. Receiving a variance now because "granny no longer drives" does not mean that a young couple who both have cars might not be future tenants.	Just makes sense.	This requires some flexibility. Developers should be prohibited but home owners should probably be allowed. A new home should perhaps be allowed so long as it is a custom build for a specific client who agrees to live in the home for a certain period of time. If they move out within say 24 months the occupancy permit for the ADU could be revoked.	Obvious.	I would get rid of short term rental completely. Folks should not have to live next to a hotel unless they chose to do so. And the hotel should be a licensed hotel, nota a room by the day deal.
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11	600sq ft may be a compromise making more sense, but absolutely must meet setbacks and FAR. If you claim coops can live in 200sq ft per person, than a couple can stay married in 600.	I'd like to see how this would play out. Having been turned down for a garage to keep one car off street and safe because of side yard setback, I wonder if under this I could instead have an OAU for 2 people with their additional car on the street which would be an abomination of fairness.	Discourage pre-development planning to density. If you can afford a low density property, build where you can. Existing homeowners with uncertain changes in their lives deserve priority. Some older neighborhoods will never free up space so don't take away any hope by allowing scrapes to get preference.	Seems like this could allow for investor creep from ADU to duplex use. If they don't face the declaration and time limit to permit, easy to disregard ownership component and become 2 investormunits and then claim ignorance and resident in place standing.	Obvious deterioration to neighborhood . It's a commercial enterprise that does nothing to make affordable housing available to workers in Boulder.
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12			ADUs are arguably even more appropriate in newly-developed neighborhoods where residents move into them aware that ADUs will be a fact of life.	This would be more efficient.	ADUs used as short-term rentals burden neighbors, increase the costs of future ownership and do not add long-term housing supply.
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13					Short term rentals diminish the quality of a neighborhood.
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	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
14					Allowing short-term rental units does nothing for more affordable housing.
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16				It sounds like this would make life easier for everyone.	This is complicated... I don't really know where I stand on this.
17	Again, doesn't go quite far enough, oau and ADU should just be considered the thing, 1000sqft-ish isn't unreasonable if there is space on the lot or an existing structure	It's reasonable to open up opportunities for better design			Short term rentals in ADUs and OAUs should be allowed, it will allow younger families to afford to build places for their parents to live in old age. If owners are required to be living on the premises, the nuisances are easily managed by the owners. Allowing short term rentals also opens up the ability to rent to students in the school year, and vacationers/friends in the summer. This is especially important in neighborhoods like Whittier, where most homes don't have guest rooms for visiting friends and family, renting short term allows families to have space for grandparents to visit for long stretches (like to watch the kids during school breaks).

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
18	I agree with increasing the size, but you are still over regulating. The new regulations will be applied on top of these Height and setback regulations which are draconian also	The compatible Development Standards are too restrictive also		The new regulation they are talking about is not clear also	more over regulation. This will be impossible to enforce and require the city to build up the department to monitor this.
19	Boulder needs more housing options.	Make adding OAUs easier.			You have a regulation for short term rentals, stick with it.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
20	I disagree with the staff recommendation to increase the size to 800 sq. ft. That is the size of entire 2 bdrm houses in many of Boulder's more modest neighborhoods. Allowing OAU's to be that size will effectively be adding second houses to lots. This is a major concern.		With no wait time, this will be a bonanza for speculative purchases. ADUs and OAU's will become profit schemes rather than the original intent of keeping people in their homes. Also, Many things can go sideways, or wrong, during the course of building something. The process is difficult, costly, trying, noisy, and disruptive. Construction, particularly while one is living next to such a build.		I disagree with the concept of short term rentals/airBnBs. If you wish to run a hotel, then provide one in zoning permitted for this use. ADUs and OAU's should provide affordability for Boulder residents and would-be residents, not travelers or tourists who are simply visiting Boulder. Is the latter really a pressing need or goal of the City? Secondly, we have already witnessed in many neighborhoods that short term renters are not invested in the neighborhood. Their main effect is that of creating a constantly revolving door of quickly rotating people, as opposed to a neighbor that one can actually get to know and build a relationship with. Third, Boulder in general and neighborhoods in particular benefit from people who are invested in the community, from a social and psychological standpoint. People who are here for a while tend to contribute to our community, and care about it.
21	Need more flexibility	Less is more when it comes to these kinds of regulations	Makes sense from a building cost standpoint	Don't understand exactly what the difference is	Short-term rentals help defer cost of building new ADUs and are only way to provide income if the ADU is used for family most or all of the time. Keep in mind that Boulder property taxes have doubled in last ten years and not everyone who an ADU is going to rent long-term if the ADU is needed for other uses like family. The genius of short term is the flexibility it allows.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
22	The staff recommendation is logical.	Makes more sense.	Logic	Logic and simplification	The 120 day limitation allows owners to remain in Boulder and pay high property taxes. Personal experience shows that short-term rentals do not contribute to neighborhood nuisances - depending on the part of the city involved. In my experience the short-term rentals are actually better maintained than surrounding housing. It is very unlikely that small ADU's can/will be converted to long term rentals.
23	The current regulations are extremely constraining and make OAUs largely unsuitable for families with children. The size limit should be increased to at least 1,000 sq. ft.	"Compatibility with the existing character of the neighborhood" and ensuring "consistent architecture" should not be our goals. Cities are dynamic and variation in design and architecture contribute to an attractive cityscape. Vancouver provides a great example of the benefits of lifting requirements related to "neighborhood character." (See: https://www.citylab.com/design/2017/11/how-cities-get-granny-flats-wrong/546392/)	The requirement is unnecessary and provides no value on top of existing/proposed OAU and ADU regulations. OAU and ADU development should be available to both existing homeowners and developers.	The system is confusing and adds no value on top of existing/proposed ADU and OAU regulations.	Short-term rentals are not a problem in the city (as noted, only 11% are rented short-term), so the proposed prohibition is solving an imagined problem. Homeowners should be entitled to rent their units for any duration they desire.
24				Although I feel the city already over permits and regulates there need to be checks and balances on this or it will get abused.	
25					Short term rentals allow owners to see if they actually want to be landlords. Some also need this income yo pay for the adu
26					If one additional off street parking space is required then short term rentals should be allowed.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
27	The sketch describes why. It is a second unit on a single family house. There is so much involved in making a detached garage into a habitable unit, using less than the whole structure is irrelevant. These OAU's are not supposed to be for entire families, and something smaller than 800 sq. ft. should be enough for a single person or even a young couple. 800 sq. ft. would be OK if the existing limit on the number of people is retained.	Staff's analysis seems reasonable. However, one concern is whether an owner may merely convert some out building which does not currently meet the Compatible Development requirement and blend in with the house and the neighborhood.	If this is adopted, builders will build what is designed to be a duplex and will be more difficult, and meet more resistance, if there is a requirement to return it to a usable part of the main house upon becoming a rental. The house will actually sell for MORE to begin with because it has an income producing unit. This will not help houses become more affordable.	OK to eliminate the renewal as long as the house stays in the same ownership. OK to transfer the permit to a new owner if owner occupied, but if it is not being used as as ADU or OAU, the permit should go to someone else. There needs to be a paper trail. And there should be a very strict process to insure the OAU or ADU use does not continue if the house becomes a rental. Several Inspectors have said they will not tell on violations related to over occupancy, and would not tell on this or other zoning violations that are not part of the safety inspections. IF that is the case, they won't tell on the second unit when the main unit becomes a rental. "Tearing out" a kitchen could mean something as simple as removing the appliances and changing the door knob to a non-locking type. Unless more is required, that is almost meanngless.	Both allow an owner to make a little extra income. Short term rentals are essentially a motel on a residential zoned property. That in itself is objectionable. Prohibiting a short term rental also means there will be an opportunity for an additional lower cost rental for a Boulder resident.
28	I do agree however that existing garages over 450 SF should be allowed. In fact it makes sense to allow an existing garage up to 800 SF to be converted to an OAU IF there is a regulation change. Converting an existing structure vs. building a new structure is preferable to adjacent neighbors.		Developers will take advantage and create density to increase house value.		
29					
30	Increasing the size and coverage limitations to 800 sq. ft. effectively subdivides properties in single-family neighborhoods, permanently increasing density and destroying the character of single-family neighborhoods.	Yes. With the exception of the oldest and truly historical neighborhoods in Boulder, the majority of architectural styles in Boulder from the 1950s onwards are a travesty, and the quality of construction of these homes is abysmal at best. In a perfect world, they would all be scrapped for a do-over.	Anybody building a new home in Boulder's real estate market today, whether they are a private or commercial developer, is a sophisticated party with plenty of money. Under the circumstances, ADUs built as part of new construction are more speculative than ever before. Therefore, the 5-year requirement should be increased to 10-years.	This would be a better system if the city unilaterally investigated and shut down illegal rentals. Right now, only landlords who agree to be licensed are regulated, creating further incentives to rent illegally.	This same rationale should apply to all longer-term ADU and OAU rentals as well. However, the city refuses to fund and enforce existing nuisance ordinances in any meaningful way.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
31				It is an unnecessary burden, do away with it	There are sufficient regulations for short term rentals already in place that can be used to mitigate impacts from ADU/OAUs
32	We disagree with the staff recommendation to increase the size to 800 sq. ft. That is the size of entire 2 bdrm houses in many of Boulder's more modest neighborhoods. Allowing OAUs to be that size will effectively be adding second houses to lots. This is a major concern.		We would be agreeable with somewhat shortening the wait time to 3 years, but not removing it altogether. Rationale #1: With no wait time, this will be a bonanza for speculative purchases. ADUs and OAUs will become profit schemes rather than the original intent of keeping people in their homes. Rationale #2: Many things can go sideways, or wrong, during the course of building something. The process is difficult, costly, trying, noisy, and disruptive. Construction, particularly while one is living onsite, is not for the faint of heart. Many people don't realize this until they start seriously researching what would be involved in a project. Even afterward, people routinely abandon plans to build things. If their entire pro forma financial model for buying the property was based on income from an ADU, they may find themselves upside down in their mortgage.	Reduce paperwork and processes while safe guarding needs of the public. However, if council attaches affordability rental stipulations to ADU permits, the rental licensing office will be monitoring the rental amounts charged on the units.	ADUs and OAUs should provide affordability for Boulder residents and would-be residents, not travelers or tourists who are simply visiting Boulder. Is the latter really a pressing need or goal of the City? Secondly, we have already witnessed in many neighborhoods that short term renters are not invested in the neighborhood. Their main effect is that of creating a constantly revolving door of quickly rotating people, as opposed to a neighbor that one can actually get to know and build a relationship with. Third, Boulder in general and neighborhoods in particular benefit from people who are invested in the community, from a social and psychological standpoint. People who are here for a while tend to contribute to our community, and care about it.
33					This recommendation differs from the recommendation from the 2/27/18 memo: Options a) Recommended. No change. Continue to allow short-term rentals in accessory units. b) Prohibit short-term rentals in either the accessory or the primary dwelling unit.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
34		Higher density will support a middle class	Higher density will support a middle class	Higher density will support a middle class	Higher density will support a middle class
35	450 sq ft is very small! And I would argue that converting existing spaces (such as garages that may be larger than 450) has a much smaller impact on neighbors than building a new <450 sq ft home.	I think that some oversight of design elements is good, but I don't think the new units have to be matchy-matchy with the original home, and the more time/expertise expended on meeting onerous requirements, the less affordable the new housing unit will be.	Hmm...is there any way to make sure that it's the first owner of the home, not the developer, who is making the decision to build the ADU?	The existing rule sounds way too complicated and an unnecessary hoop to jump through, especially if you expand the saturation to 20%, I doubt there will be a waiting list.	Short term rentals are absolutely taking affordable housing units off the market. Do everything you can to limit them. Residents should be allowed to rent their units out no more than 14 days per year (when they themselves are on vacation, for instance).
36	It is too big a structure.		Speculation will result.		
37	Be bolder! OAU size should not be limited except by building requirements of the lot size.				Short term rentals may add to community instability.
38	Again - do we not trust the zoning regulations and FAR to provide good outcomes? It seems to me that the ADU policy should deal with those nuances that the overarching codes and regulations do not. Simplify is better in this case.	:) this assumes that the term 'compatible' in fact has anything to do with fitting in.. take a walk through any neighborhood with new compatible construction and evidence shows the new constructions have very little to do with compatibility.	The real issue here is the building of a huge house and then adding insult to injury by adding a big OAU for future use... there is no way to arrive at true compatibility within this sort of thinking.		Not well thought through... short term renting provides valuable learning for the landlords and instant cash to propel the small housing units to success. This seems to be a case of "throwing the baby out with the bath water".

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
39	Way too big. Even for three people, 600 sf is plenty. Our first home was 320 sf and we moved when we had the second kid (it was a trailer house south of town in 1983).	It should fit with the neighborhood and current home's style.	I want to keep turnover to a minimum and to keep people from buying a house just to turn it into a 'duplex' rental.	It seems reasonable.	Short term rentals are hard on a neighborhood as there are always new cars and strangers around. Puts people on edge to continuously see people they have never seen before on their block. Makes you keep your kids inside more and kids need fresh air and exercise. Short term rentals are often party houses, e.g. all the cousins or college friends in town together for a wedding.
40					
41	I think that increasing to size 800 ft2, with quick permitting up to the maximum, actually will increase the availability of desirable affordable housing here in the city of Boulder.	The entire idea of ADUs is their 'hidden density' which is hard to detect if done well. Again, compliant designs should have the ability to meet clear design constraints and qualify for quick permitting.	I can see this as a spec home with rental unit loophole. If the owner is willing to sign an occupancy agreement of 5 years in cases where they need the additional income, the speculation would be defeated. I am very opposed to using ADU development as a means to quick profit. Without limits, I am sure some developers will take advantage.	In cases where property assessments increase, and taxes are paid on additional structures, the property assessed value should transfer on sale. In cases where property assessed value has not changed, a case could be made that renewal would be required.	The key is newly permitted, which I think is a precautionary step to keep people from using the ADU system to their advantage. I would imagine someone building an ADU simply to BnB it will not care about the disruption to their neighborhood. It is unfortunate that we live in a world of 'advantage' rather than 'compassion'.
42					
43	Again, why the limit on size? Doesn't the zoning code in other places and things like historic district regs adequate address this kind of issue?			Yes!!! Simplifying things. Sooo in favor of this.	I don't see the direct connection that council sees here and I don't think the prohibition is helpful. If short term rentals was what got someone to build an ADU, then that is fantastic. It may not be used for resident housing initially, but it could sell at any time and then be used for a local living in town. Please be careful trying to over regulate this stuff. So often it does not do what it sets out to do.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
44					If the home is not owner occupied, this makes sense. But we have short term rentals and I don't see the difference between renting a room or renting an adu. If the owner is home, they can control renters either way. There should be limits on developers buying homes for short term rentals, but don't limit what one can do in their owner occupied homes.
45	This seems totally reasonable and the right type of policy.	These don't seem to really add any value in terms of the OAU design. And again, most homeowners aren't going to build some monstrosity that is totally out of character with their primary residence! They have to look at it every day!	This sounds very reasonable.	This seems like a great way to simply the entire process for owners.	I think there is an assumption that short term rental tenants will be bad ones. I think this is definitely not the case. I think there are better ways to penalize home owners that have distributive tenants as deterrents in the future. But, short term rental provide a great additional income stream for the home owners, and quick frankly, Boulder being a college town with limited hotel, allowing ADUs to be rented out often on short term basis is really helpful for people attending evens at the university.
46	Smaller than 800 sq. ft. is not worth the expense and trouble to build.	I am not sure which is best since I can't see or know how each one differs from the other.	People have been getting around the rule for many years.	It's common sense.	I feel that if a home owner chooses to undertake such an expensive and laborious project, then they should have the freedom to recover the cost as they chose. Most people will not chose short term rentals because it's more intense and difficult to manage.
47					
48		This is common sense			
49	Make it the same as current 500 sq foot of building coverage for now.	Would love examples of what those difference actual are. But as long as they still provide the same privacy, solar access, limitations on lot coverages, etc, then having one set of codes is probably easier.	Might make it more affordable for people to remodel their houses. Seems like an unnecessary constraint that only rich people can overcome.	Is there a way that a person in the neighborhood could get a permit if their neighbors remove ir don't use the adu?	We need our limited housing to be available to people who actually want to live here year round!!

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50		Older neighborhoods need protection from incongruous architecture.	The original intent is a valid one.		Short-term rentals remove possible affordable rental space from the market, and they often cause problems in neighborhoods (garbage, noise, parking, as mentioned above).
51	This change should be a no-brainer.	Another no-brainer.	I agree flexibility is better. I believe a huge number of existing houses are going to get sub-divided in the future, because this is what people are going to want. If this becomes a selling point for new construction, then that's a good thing.	No-brainer.	I agree that we should be focused on affordable housing and increasing population density on underused/unproductive land.
52		Make this easy on everyone!			I believe ADUs can help provide housing options. They should not be allowed as short-term rental units.
53		Previous requirements seem overly onerous.	Agree that old requirement was arbitrary and unfair.	makes sense.	Having seen STRs hijack a lot of the housing stock in my neighborhood, I support strict regulation of them.
54	Make it larger than 800				Short term rentals are needed in Boulder

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
55	Sensible change to simplify the code.	These requirements unnecessarily complicate the design process which raises costs and reduces flexibility. Increased costs and reduced flexibility is more likely to lead to overly expensive ADU/OAU units that will not help us meet the community need for more flexible and affordable housing options. Also, the design constraints limit the ability to build the best unit suited for each site.	Agree with the prior community feedback: limit is arbitrary and unfair AND, it is more efficient to add an ADU at the time of the primary dwelling. Same time construction allows the neighbors to fully understand the plans for the property and consolidate the noise and nuisance of construction into one block of time.	The idea of rotating through existing and wait list ADUs is impractical. It is also environmentally unsound to require removal of the kitchen/other components if someone does not or can not transfer the ADU license after a property sale.	I think short term rentals should be allowed for greatest flexibility. Property taxes and home ownership costs are aggressively spiking in our area. Short term rental is an important option for homeowners to meet these rising costs. We would love to build an accessory unit for our in-laws and various visiting relatives, who would only use it on seasonal visits. Being able to rent short term at other times of the year would help us pay for the construction costs. Other scenarios would be renting to a student during the school year on a nine month lease, and short term during the summer. This would lower housing costs for the student, and help meet increased summer demand for tourist accomodation.
56					
57	450 sq ft is too small for a family. 800 sq ft is reasonable and works well elsewhere.	I support eliminating these design requirements, but also the requirement for consistency of architecture and materials. If the house is sided in T-111, we want the OAU sided the same way? If the house is a generic ranch, we don't want design creativity in the OAU? That doesn't make sense to me. (This is different from the geometric constraints like setback and open space, which I support retaining.)	ADUs are a housing type we should support, and there's no reason to prohibit someone from building one into a new house.	Because the current provision is crazy. However, I don't think an ADU should be required to have a rental permit. Why should I get a rental permit to allow my mother or a kid to live there?	Short-term rentals don't help to solve our housing crisis and don't contribute to a feeling of community. However, I'd like to know how often ADUs start out as short-term and transition to long-term rentals. If this is frequent, then maybe a few years of short-term rental should be allowed to help people afford the cost of construction.
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63					This strikes me as overreach. Are short-term renters really that much of a problem? Considering that the person renting out an ADU is presumably residing in the same structure, they have good reason to make sure that their short-term renters are good citizens. I suspect the criticism from the public is primarily due to a few unfortunate events and should not be the determining factor in this decision.
64	makes sense	I have a detached garage.	make it fair	I own other rental units and the rental licensing program works well	
65		Again, "compatibility " is for the hide bound and unimaginative. Good design might require less constraints. Under current ordinances we couldn't build a European hill town, for example. Does that mean we have a better design sense?			
66	My husband and I would like to build an OAU for us to live in and rent out our larger home to a family. 800SF seems do able, though I'd prefer a little more space to live in. If you could bump that up to a nice round number like 1000 SF, I'd appreciate it.	Yes, the current standards are too restrictive. Again, I'd like to see them loosened more.	This just makes sense. Why force people to wait 5 years?	The current system is confusing and doesn't work well.	What if someone wants to build the ADU for when their relatives come to visit and then rent it out short term to pay for the addition? This just makes sense and gives families flexibility to deal with life's ups and downs. We need less restriction on housing of all sorts, not more.

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67	These should be big enough for people to retire into once kids move out; not just for 1 grad student to rent.	Simplification.	For all the reasons staff listed above, this rule makes no sense. Even if it is speculative, it's still providing more housing.	Simplification.	Boulder consistently ignores the plight of families who leverage every last penny to buy into a house in Boulder. Short term rental in an ADU on our property could literally get us out of debt and help us save for retirement and since 100% of our assets are in our home, it's wrong to take the chance away from us. We are not going to screw our neighbors over (most of our neighbors are loud college kid renters anyway and the owners of those properties could give a shit about the problems they cause for us by renting to them).
68		I want good design and flexibility.			I have not heard of any issues from my neighbors - handle on a complaint basis...
69	Fine, but at the risk of repeating myself, this will regulate itself based on the size of the existing house, and the existing FAR codes. Get rid of it. Simplify.	nuff said			A lot of to-do about nothing. Short term renters can be great, or a pain, just like long-term renters.
70	Makes sense per comments above.	Tight building constraints already make it difficult to design these tiny structures.	I agree, but developers are certainly going to jump all over this and build ADU's at same time as main house.. Which maybe isn't a bad thing.	Less bureaucracy!	People are going to VRBO their homes regardless of the rules in place. Lots of homeowners currently rent their homes out without a license. The more rules you put in place to tax or restrain people, the more they will circumvent your system and do it anyway. Better approach is to allow short term rentals and make it easy to register these units with the rental license to ensure the units are safe.
71	Again, I think that % of lot coverage/built footprint more relevant and more equitable than an absolute number...more flexibility while restraining overbuilding on a lot.	Less micro-regs is better, especially since we have applicable standards in place.	No good rationale for its existence in the first place!	Less layers of regs. Appropriate to rely on licensing & permitting already in place.	While I generally favor this type of housing be longer-term, affordable rentals or for family/personal use, I really don't know enough about the ins and outs of short-term rentals as defined here. I do think they should be permitted in owner-occupied property, both existing and new ones.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
73	<p>800 square feet is the size of entire 2 bdrm houses in many of Boulder's more modest neighborhoods. Allowing OAU's to be that size will effectively be adding second houses to lots. That is a terrible idea.</p> <p>Again, the staff illustration here is very deceiving. The only reason their illustration "works," if it can be called that, is that they've drawn a giant McMansion principal dwelling unit. Imagine an entire neighborhood of principal dwelling unit houses roughly the size of the OAU staff illustrates here, with the purple shading. That's closer to reality in many neighborhoods. So this proposed change is essentially a proposal to add two houses on lots. If it were presented to the public that way, accurately, and in keeping with reality as opposed to fictitious drawings, I believe the public would feel differently. Again, the public has a right to non-biased presentation of information. That is not what staff has done here.</p>	<p>I would be fine allowing OAU's to be subject to Compatible Development Standards. No disagreement in this case with the staff analysis.</p>	<p>I would be agreeable with somewhat shortening the wait time to 3 years, but not removing it altogether. Rationale #1: With no wait time, this will be a bonanza for speculative purchases. ADUs and OAU's will become profit schemes rather than the original intent of keeping people in their homes. Rationale #2: Many things can go sideways, or wrong, during the course of building something. The process is difficult, costly, trying, noisy, and disruptive. Construction, particularly while one is living onsite, is not for the faint of heart. Many people don't realize this until they start seriously researching what would be involved in a project. Even afterward, people routinely abandon plans to build things. If their entire pro forma financial model for buying the property was based on income from an ADU, they may find themselves upside down in their mortgage.</p> <p>Add to the application the following: a. The owner/applicant must certify that they have lived in the house for the prior 3 years and that it is and will remain their primary residence. b. The owner/applicant must certify that they agree to abide by the city ADU regulations and will cease to be able to use the ADU as a rental property if they do not comply with the regulations. c. The owner/applicant agrees to add to the deed the restriction that whichever</p>	<p>I'd be agreeable but only if staff won't use this as some way of allowing the wait-listed ADU in, and also allowing the ADU permit of this particular ADU in question, to transfer to the next owner. It should be made clear that only one of these two things can happen, it's either-or, not both.</p>	<p>ADUs and OAU's should provide affordability for Boulder residents and would-be residents, not travelers or tourists who are simply visiting Boulder. Is the latter really a pressing need or goal of the City?</p> <p>Secondly, I have already witnessed in many neighborhoods that short term renters are not invested in the neighborhood. Their main effect is that of creating a constantly revolving door of quickly rotating people, as opposed to a neighbor that one can actually get to know and build a relationship with.</p> <p>Third, Boulder in general and neighborhoods in particular benefit from people who are invested in the community, from a social and psychological standpoint. People who are here for a while tend to contribute to our community, and care about it.</p>
74	<p>People would be more likely to live in an OAU without this size constriction.</p>				<p>Studies show that short-term rentals increase housing costs due to removing homes from the long-term rental market. I'd prefer that this program caters to people that would like to live in Boulder than people that are visiting.</p>
75	<p>It just makes sense -</p>	<p>It just makes sense</p>	<p>It just makes sense</p>	<p>It just makes common sense</p>	<p>Seems like then owners may take advantage of the original idea of providing additional affordable housing</p>

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
76				We live next door to an OAU and we definitely want any new owners to understand it's an OAU and not an ADU. When buying a home it's vital to know the constraints, and not find out if and when you choose to get a rental license...since I know for a fact many lessors do NOT get rental licenses! PS: this sentence makes no sense: "Staff proposes to eliminate the accessory unit permit renewal process and the waiting list would. "	In my neighborhood, many of the neighbors rent their homes as short-term rentals. They invest more in upkeep of the homes, are more involved in the neighborhood issues (because they need their home to be desirable to rent), and their short-term tenants tend not to have cars, The homes generally have WAY LESS impact than the slum lord long-term rentals in my neighborhood - where the homes are not kept up, renters have many cars, many parties, and don't even manage their trash properly.
77	If it fits on the lot and meets city code, then let them build.	Compatible Development Standards plus city codes should be able to cover the design requirements sufficiently.	Most people purchase homes with an eye on potential income or investment. Once it's purchased, the homeowners should be able to apply/build an ADU if desired.	Rental licensing/building permitting information could be added to the CAD system in the event of emergency services dispatching.	We need to make Boulder affordable for the long-term residents so I support prohibiting short-term rentals in newly permitted accessory units.
78	800 for the ADU and 800 for the garage is a pretty good maximum size. The maximum should be at least 650 square feet and certainly no bigger than 800 square feet. The 450 on top of 500 requirement was "silly".	The ADUs should have the same height limits as the main structure. The goal is for smaller buildings (even if there are more structures) than for the current mega mansion with the puny garage.	It's important to maintain a level playing field and not have arbitrary discriminations like the age of a building.	Keep it simple for everyone.	It's discriminatory. You can't favor one class (current ADU owners) over another class (new ADU owners). That's just unfair. The current owner economics are no different than new owner economics. Either ban short term rentals or allow them. No pigs are more equal than other pigs (Animal Farm). I favor short term rentals, but that is a separate issue where good people differ.
79					Create opportunities to meet the stated goals to increase workforce and long-term rental housing through no saturation rules. I also think that short term rentals are needed in Boulder -
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81	This is a reasonable size for more than one person to live comfortably. Not sure that there shouldn't be a larger limit	Rule was unnecessarily restrictive and seems wasteful of time on both city dept and owner/builder sides.	Seems right for owners who are building, but not for spec houses. Can this distinction be made?	Fairness for all property owners	Short term rentals where there's an owner present shouldn't have nuisance renters. Absolutely opposed to short term rentals of entire homes where owners are never present. If ADU owners follow the rules this would be fine
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85					This limits options for homeowners to pay for their homes. It's paternalistic.
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87		There are new building materials for flat roofs for instance. We need to loosen up these rules.	Loosen up!	Too many damn rules!	
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90	Your last sentence says what I would say. Seems fine.	Although, I'm often amazed that primary homes are allowed to be remodeled as big and tall as they are. But, the standards are already in place.	Seems that it's fair to build in that flexibility from the beginning. This may allow different people to buy/build in the first place if they can add a revenue stream or home for an elder parent/adult child thru the ADU.	Regulations are already in place. Remove redundancy.	Short term rentals in new ADU's seem like they could add too much instability. It also could be a change that could happen later, if we see this as a stepped process.
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93		People will just turn anything into an OAU -- they have already. This entire idea is stupid. The City cannot regulate anything.	This is a recipe for developers, real estate agents, greedy landlords to enrich themselves at the neighborhoods expense. BAD idea!!!		Get rid of at least one potential abuse with this.

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94 analysis makes total sense...		makes sense - too restrictive and doesn't get you anywhere		I personally don't 100% agree here. There are plenty of circumstances where one would like to have a space not tied up in a 6 or 12 mos lease, allowing the oau/adu to be rented at will to others when not used by friends or family. I do understand the argument for potential negative impact. I would propose that there be a compromise to a short-term rental license. Allow short-term rentals for new oau/adu but put consequences towards the owners for not properly regulating their unit. This could be something like after a few validated complaints from more than one neighbor, the short-term license could be revoked or suspended. Sort of like points on a license. Or something similar. Simply not allowing this on new units but still allowing it on existing it not fair; And would potentially give an unfair advantage to homeowners selling a property with existing, permitted accessory units, as they would likely have more value.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
96					I think the negative aspects of short term rentals (the nuisance factor, financial gain at the neighbor's expense, etc.) are all addressed by the requirement that the property must be owner-occupied. And, frankly, a touring couple using AirBnB is generally less disruptive than some college kids on a long-term lease, from a strict neighborhood nuisance standpoint. So I think that rationale is actually not rational. Next, while I'm a huge advocate for adding more affordable long-term leasing options in Boulder, I think you've over-simplified things in your assumption that a "short term rental allowance limits long-term rental options." In my case, I would like to build an OAU to serve multiple purposes that will change over time. Initially, the OAU will provide additional space "on-campus" for my family to spread out (the primary dwelling is only 900sf). In time, the OAU will be an option for my adult children - an affordable housing option as they start their adult lives. Eventually, a caretaker can live there, when aging makes that a desirable option. At times, I anticipate using the OAU as a long-term rental. I also anticipate there will be times when a short-term rental option would be beneficial - when the OAU is not otherwise fully-utilized...but also not fully-available for long-term rental. At these times, under the proposed prohibition, the OAU would sit empty. A homeowner's life is generally more complex than is reflected in the simple Long-term vs. Short-term rental argument. In my case, the Short term rental prohibition would not dictate at all whether and when I would use the OAU to provide long-term rental options to the community. Hardly at all. That decision will be driven by other factors. Prohibiting the short term option would, in my case, only limit options for It seems like a great way to meet new people, gain some income, and allow visitors and more authentic feel to Boulder. I would say limiting it to 2 people in a unit would make more sense as it's less impactful for additional people in the neighborhood.
97	That seems like a reasonable size for a couple or single person to live in.	Compatibility standards makes sense...simplicity !! My vote is for the simplest and least expensive options for people. Regulations seem overly complicated which leads to increased costs!	That seems crazy to build something only to let it sit empty for 5 years. If space and design allows, allow someone to live there. Single people and/or couples love having a private space. Encouraging this seems to make the most sense!	Keep it simple!!	

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
99	Again more options for more affordable housing	This brings reg up to date and makes it more sensible.		More rational approach, less complicated	I agree with concerns expressed above.
100	Needs to be related to lot size 100 sq ft for each 1000 sq ft of lot size would make teh most sense and allow larger OAU's on large lots		With no limit it will just attract mini developers and further drive up housing prices. The 5 year minimum reduces buying to develop and allows more ADU's to be used by people who have lived in the neighborhood for a period of time		We need space for long term rentals for workers not more Air B&B businesses in neighborhoods
101	Or hey, why not just split the lots and build more houses! /sarcasm I don't like to use the "character of the neighborhood" argument, but it really does apply here.	I've personally been in a situation where an adjacent neighbor attempted to build a non-conforming OAU that would have blocked a significant amount of sunlight and flatiron views from the yard and lower floor of my house. Design standards exist for a reason.	For properties with the legal right to build an ADU, I don't have a strong opinion either way, and I understand the arguments on both sides. That said, I lean more toward dismissing (or shortening) the 5-year requirement, but would be wary of the pitfalls that it might create with respect to inflated valuations of new properties because they have and ADU.	Just because something is confusing, it doesn't mean that it should be removed. I think that perhaps streamlining the process would be of greater benefit, as it seems to me that it exists for a good reason (providing fair access to ADU permits).	There are three separate and adjacent properties across from my house that are registered as short term rentals. Two of them are licensed to owners who do not live in the homes at all (and thus these homes are clearly not their primary residence, in violation of the existing ordinance). On what was once a quiet street, we now have to deal will all manner of noise, nuisance, and occupancy violations from strangers who do not respect our street and community. It can be enormously frustrating, and the city has little power to take action. I mention this because I do not think that owners should be allowed to build ADU's to create what are essentially one bedroom hotels. Further, allowing short-term rentals in ADUs would create an unfair sub-economy, and exist with disregard for the current short-term rental laws.
102		RL-1 now allows 3 stories and should only allow 2 story in general. OAU should not be higher than the general heights of the rest of the neighborhood structures and not block views.	Homeowners should not be allowed to purchase a property with the sole intent of adding an ADU - therefore the 5 year should stand	for the reasons of the intent	
103	Too much density. A family of four or more can live in 800 ft. ² you're doubling the number of families on the lot				

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
104	800 sq. feet on a 5000sq ft lot is too much. Another "incremental" change?	This is logical solution to conflicting regs but I would want to know ALL the potential ways people will get around them and get to the bad designs we see before lifting regulations. This doesn't tell me by doing this the designs will be better. Without thoughtful regs the city will be a mess like Whittier is.	The reasoning for waiting 5 years still exists. The people who want to change them don't understand why it is there. ADU's are NOT duplexes and that is what new construction will provide.	"Staff proposes to eliminate the accessory unit permit renewal process and the waiting list would." What does this mean? This is not clear. The licenses are different. Also, until there is adequate enforcement, these licenses give neighbors a little protection. Until you can explain this better, I say no go.	My neighbors use their home for a BnB and it is unsettling for the neighborhood to have different people and cars you don't know and no "neighborliness" as we had previously. I agree with council on this.
105	This is the size of a modest house-- many of which still exist in my neighborhood. Why are we adding two houses on one lot? That is not an ADU. That is a house.	Don't see a problem with this.	There needs to be a minimum requirement to prevent speculators. This change should not support people only in it for the profit! There needs to be SOME requirement of residency. How about 3 years? You are underestimating greed!	I don't see a problem with this	I thought that the city's stated goal was to provide more affordable housing for people who are trying to live here. I thought you were trying to make rooms for lower income renters? Why do we need more room for tourists and visitors? We just built 4 more hotels.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
106		It's already covered under Compatible Development. Simplify.		<p>The framing of this issue on this question is biased. The only neutral (and not negative) community feedback point is that people need short-term rentals to finance construction. The Analysis section is fine. At least it points to the low % of ADUs as short-term rentals. I am very frustrated reading this framing for the survey and feel that the response data will be substantially affected as a result.</p> <p>I have a family of four. I have lived in Boulder for nearly 19 years. We have owned our home with an illegal ADU for 12+ years. We live in Martin Acres and moved into this house when we were a younger couple with no children. We rented for many years to long-term tenants and then shifted to short-term rentals in the more recent past (until we stopped last year) once our family grew, as we sometimes needed to live out of more than our 1,200sf main floor allowed.</p> <p>I want to repeat that we are a young family of (4), living out of our 1,200sf main floor, and we both work from home and have home offices.</p> <p>My wife is NOT comfortable having guests in the same dwelling unit (and kitchen) as us. This ruling would mean that our family and families like ours could ONLY do long-term rental. We need the flexibility of generating higher income from short-term rentals while also being able to use the rest of our home at various times, whether for office, visiting family, friends in need, etc.</p>	
107				Being restricted to only long-term rental means that we	
108	Has to be determined by the size of the lot --	I believe this will encourage speculative housing - old houses being torn down and rebuilt with accessory units - and this will change the character of neighborhoods very quickly. Given the amount of money in Boulder, there is NOTHING stopping this from happening.	Why doesn't Boulder just focus on enforcement?		If the point of any accessory unit policy is to provide long term housing for workers, then short term rentals are antithetical to achieving your goals.
109	How is this very different from the "house behind a house" approach which has largely destroyed the character of Whittier?	Strict design standards are reasonable.	Current system is not unreasonable.		Absolutely, important for neighborhoods.

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110		Compatibilty Dev Standards already provide guidance for these issues.	Without this "waiting period" developers may be tempted to build swaths of for-profit housing. I am not against for-profit housing, but the ADU/OAU logic is build around using existing building and infrastructure in existing solid residential neighborhoods.	Add enforcement to this effort...	Experience has shown a number of unintended consequences come with short term rentals: additional traffic, stree noise, parties, an other neighborhood disruptions
111					
112	I am tired of the reading the details in this survey. Why don't you try hiring a writer who specializes in mass communications? Geez.		Age of the home is a dumb barrier to entry.	Too much city involvement in the process makes it burdensome	The City needs to get out of regulating WTF homeowners can do on their own property.
113					
114	Empower citizens and city staff to focus on the right priorities.	Let's earn the right respect for our city officials, who are wrongly seen as police. They have no choice because old laws dictate their actions. Free them from old handcuffs.	Let's make sensible choices. The staff's recommendation is spot-on!	You folks are fantastic! Great analysis and recommendation.	Will be hard to administer. We are not a police state.
115					
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119					
120	It works in Portland very well. It is a decent amount of space for two people	In my 50s neighborhood people are constantly changing the landscape by popping the top of their houses and drastically changing the look of their 50s ranch.	How many new builds do we actually have in the city of boulder anyway?	And get rid of saturation requirement.	I strongly agree with this because in order to have them actually add to the affordable housing they need to be long term rentals! I lived in Portland and am a broker here in Boulder. I want to see more people be able to afford to live where they work. I have seen people live in their own OAU while they rent out their main house to be able to afford to live in Portland. We have a similar situation here in Boulder. This could also be a great way for an older population to stay on their own property longer.

Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
121		This requirement seems arbitrary, and denies the opportunity to build an ADU at exactly the time that building such would be the least expensive: mainly, during initial construction.		<p>Annoying neighbors in order to profit from an STR is a legitimate concern. The better way to handle it, however, would be to implement further restrictions on the number of nights (currently 120) that an OAU or ADU could be rented on a short term basis.</p> <p>That said, I understand and appreciate the need to increase the housing supply through ADUs and OAUs by providing housing for the permanent committed residents of our community, rather than for tourists and visitors.</p>
122				<p>short term rental income offset the unattainable cost of the principal DU to middle income residents without the long term commitment of a year-round renter.</p>
123		<p>Newer homeowners have paid the highest cost for their homes compared to longer term residents and may require more immediate relief in splitting expenses, but may want a separate living/kitchen from their tenants for privacy.</p> <p>It does not add any more impact to the neighborhood than getting a roommate.</p>	<p>Make it simple.</p>	<p>The current short term rental license or long term rental license choice for homeowners prevent homeowners from renting short term to cover gaps in long term tenants.</p> <p>ADUs are different than other STRs in that the homeowner is still on site - if there are negative consequences, the homeowners are experiencing them as much as their neighbors.</p> <p>There are other regulations on books to deal with noise complaints.</p>

Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
124	Modernism is ruining Boulder. That failed architectural paradigm has created a huge number of jarring, unlovable buildings that fuel opposition to compact development.			
125				
126 This highly concerning change should not be pursued by the City of Boulder. 800 square feet is the size of entire 2 bdrm houses in many of Boulder's more modest neighborhoods. Allowing OAUs to be that size will effectively add second houses to lots. It will fundamentally and forever eliminate the neighborhood character in most parts of Boulder.	OAUs should be subject to Compatible Development Standards.	This highly concerning change should not be pursued by the City of Boulder. This could be agreeable with somewhat shortening the wait time to 3 years, but not removing it altogether. With no wait time, this will be a bonanza for speculative purchases purely based on the additional profit potential. ADUs and OAUs will become profit schemes rather than the original intent of keeping people in their homes.	No objection to staff's proposal here.	This highly concerning change should not be pursued by the City of Boulder. The City's own stated goal for accessory units is creating affordability for Boulder residents and would-be residents, not travelers or tourists who are simply visiting Boulder. Secondly, short term renters are not generally invested in the neighborhood. They create a constantly revolving door of quickly rotating people, as opposed to neighbors that one can actually get to know and build a relationship with. Third, Boulder in general and neighborhoods in particular benefit from people who are invested in the community, from a social and psychological standpoint. People who are here for a while tend to contribute to our community, and care about it. I moved to South Boulder for the community. I don't need more places for students to live.
127				
128		Properties shouldn't be developed this way. Instead recommend the city build higher density neighborhoods.		I have never observed any of these "nuisances". I believe there should be flexibility for the homeowner.
129 I'd like to be able to convert half of my garage into an OAU.			Make it easier.	I'd like more flexibility of how I'd use an OAU. I think the current regs on short term rentals are restrictive enough, and should be applied consistently.
130				
131				
132	Retain neighborhood character			
133				

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
134					
135	I feel that this would go far in providing homeowners with flexibility on how they provide affordable options.	This provides the option to retain neighborhood architectural character without overly-complicating the process for those building DOAU's.	I strongly agree with the community feedback, especially the point about increasing cost.	Having gone through the rental licensing process very recently, I agree that building permitting and rental licensing would be an effective conduit for verifying the safety of the units. However, the grandfathered-in units may not be able to be brought up to energy efficiency codes easily, significantly driving up the cost of renting or effectively displacing people, increasing reliance on cars and generating a worse outcome than anticipated.	I don't have any strong opinions regarding this recommendation.
136	800 sq ft seems too big; in some neighborhoods 800 sq ft approaches the size of a 2 bedroom house.	Seems like a reasonable change.	I think removing the 5-year requirement would encourage speculation and have negative impacts on character and cohesiveness of neighborhoods that are already deteriorating due to speculation.	Seems reasonable.	Would have a deleterious effect on neighborhood character and cohesion. We need to encourage long-term residency, not tourists.
137	Not everyone lives with someone else. Make some dwellings be smaller for people to live alone. What are you thinking? Only creating living spaces for couples. :(You all can make this decision.	Flexibility is good.	Good to have fewer regulations especially if they are duplicate.	Hey, how are people supposed to live in highly priced Boulder? Renting out one's space is practically mandatory here. Maybe have some kind of regulation if the owner's income is more than \$75,000 a year, then they are restricted. If less than \$75,000 year, then they can rent their place however they choose.
138					
139					Must meet parking, noise and neighborhood standards
140					
141					Support long term rentals

Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
142 • The current size limit is too restrictive, prevents good design, and does not provide sufficient living space to keep “a married couple married” as stated by an open house participant.	the design requirements are too prescriptive and lead to bad design outcomes.	the requirement is arbitrary and unfair.		Don't have enough experience
143				It is inappropriate to engage in socio-economic engineering efforts. There is a legitimate need for STR space in Boulder.
144 Same as before - need more mixed size and mixed income properties.	Make it easier to build more ADUs!	Even if speculative building companies build ADUs, it still increases affordable housing stock.	Unfair and unnecessary - get rid of it; let ADU benefit roll from owner to owner.	ADUs and rental income - esp as short term rentals are often more lucrative - are what allow or could allow long-time residents to continue to afford to stay in their own neighborhood. At most, with newly-permitted ADUs, limit the time they may be rented (either a max number of years from time of construction, to help re-coup construction costs, or a lower number of allowed rental days per year.). But really, restriction on newly permitted units is simply unfair
145				
146 see other answers	That ship has sailed. Permits for hideous enormous lot line to lot line "pop-top" remodels in Martin Acres have already been approved over and over and over again that don't fit the character of the neighborhood. Why make ADUs and OAUs comply.			I support ADUs and OAUs as a long term homeowner in the city in order to help ease the lack of affordable housing to our young work force, not so homeowners can enrich themselves and further impact the neighborhood with folks who don't live here. A percentage of ADU/OAU permits should be rent controlled.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
147	I think 600 Sq feet is a reasonable size for a detached unit.		I think it should be reduced to a three year limit, but not eliminated. This keeps people from building homes strictly with a revenue stream in mind and makes them well-integrated into the community before they make the choice to build an ADU or OAU.		ADUs and OAUs should be used for long-term renters as those are the people most in need of housing options.
148					
149					
150	It is an adequate size for 2 people if the lot size and the primary residence size can accommodate on-site parking for renters.	Visual Compatibility with the character of the neighborhood helps to overcome visual blight, even in larger lot neighborhoods.	It makes sense when thinking through cost/benefit.	It streamlines the process.	Accessory units should not be used as motel or hotel rooms as it is counterproductive to the whole idea of expanding permanent housing.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
151	This would provide a comfortable living space for one or two people	I agree with the points made in the analysis and the recommendation.	I don't see what effect the time of owner occupation has on building an AUD	I agree with the points in the recommendation.	I think the primary reason for allowing AUDs is to provide more affordable housing in Boulder. While people can make a ton of money doing short-term rentals, the fabric of the neighborhood and the whole city of Boulder can become jeopardized. This has happened in other cities - Savannah, GA for example - where there is little downtown community - it's all B&B rentals. Also, the impact on the neighborhood is absolutely effected - people who don't live here have little interested in meeting neighbors, following recycling or even trash requirements, noise levels, etc. - hey, they're on vacation! In areas with shared spaces like pools, picnic spaces, etc. residents are confronted with strangers who come and go all the time. I strongly urge the recommendation be changed. My hope for increasing the number of AUDs is to strengthen the community by providing more living space for people who work here, to increase the diversity of neighborhoods, and to make it more affordable for people who are NOT rich. People who are depending on money from the AUD to pay for building it can still make a good income from long-term rentals.
152		Again, anything to simplify the process of building an OAU.	when people buy a property, they should not be so restricted.		I would like to have a short term rental in an OAU - it would provide necessary income for my family, provide income to a variety of local staff who would help me, increase foot traffic to local businesses nearby, is rewarding work, and would have little impact on my neighbors. prohibiting is too strong, maybe limit.
153	But also suggest removing the 300 foot minimum to allow tiny houses to qualify.			One additional thought- rental licenses should only be required if the unit is rented. If it is, for example, used for housing an elderly relative with no rent, I'm not sure why we would require rental licenses.	While ADUs should be primarily used for longterm housing, some limited use for short term rentals may be important to allow people to afford to build them.

Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
154 This makes sense!	I agree, but in some locations, materials should be eliminated too. If not a historical district or somewhere that already restricts materials/architecture, why would these be regulated? Often times materials and architecture zoning requirements end up contradicting building codes (and confusing homeowners).	This makes the home more affordable, and there is not a clear way to appraise and ADU/OAU, so why would a developer do this anyway??	Come on, get rid of the saturation rule, this is ridiculous, confusing, and unfair!!! Why would we only give the right to earn additional income to 20% of the homeowners, it will go to the people who can afford it already, and that is not the point of ADU/OAUs! This is supposed to help the housing crisis, not make it more unfair! BY RIGHT ADUS!!	Short term rentals should be allowed in given criteria, on Airbnb it should say "no pets, no parties, etc." If the neighbor complains, and the owner didn't make an attempt to reduce mayhem, they should not be allowed to short-term rent it for 90 days.
155		That's a ridiculous rule. Just open it up to all homes. New or old.		
156 800 sq ft seems large, that's as big as our house		There are already so many developers and investors that are taking over everything, this would surely be abused.		Yes, there is already an abundance of these. In certain neighborhoods it seems like it would be acceptable (primarily ones where there is a lot of student housing), but in general I agree with the concerns over the detrimental effects.

157

Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
158				<p>It is unfair to restrict short term rentals to grandfathered accessory units. I think you must find a middle ground that allows newly permitted accessory units to enter the short term rental market. For instance, you could limit the number of short term rental permits (saturation). Or you could create tiered short term rental permits, allowing new entrants to rent for a short period of time (30 days per year) until a longer term permit becomes available. Another idea is to have a process where neighbors have the opportunity to weigh in on the permit owners ability to manage their short term rental (this would give them an opportunity to weigh in on how the change has impacted them).</p> <p>We own a detached building that has a studio with a bathroom but no kitchen, so along term rental is not currently an option. In addition, we expect our aunt to move in to our future ODU when she needs a place to live after retirement.</p>
159				
160	<p>800 is actually larger than necessary (650 would be more appropriate, I think), but the current 450 limit is ridiculously and unworkably small (it doesn't allow for ADA-compliance or even for high-efficiency design (e.g., thick high-R-value walls)).</p>	<p>The CD rules, especially FAR requirements, should be sufficient.</p>	<p>I've personally seen the problem where an ADU is built and occupied immediately without a permit (or even a building permit). We need to encourage proper inspections and this is the best way to do it.</p>	<p>Current ADU requirements are redundant.</p> <p>Anyone who says they can make more in 120 days on AirBnB than from a full time rental is lying and we ought not to encourage that.</p>
161				<p>I think the wrap against AirBnB is overblown, and if we would allow enough housing to be built in Boulder, short term rentals wouldn't matter.</p> <p>Also, short term rentals in ADUs are often the only way a middle class family can afford to live in Boulder.</p>

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162	Over-garage ODUs are a fantastic way of expanding affordable housing options in Boulder. This choice opens up that option for many homeowners.	Compatible Development Standards are much more likely to produce structures that are truly within character for neighborhoods.	The five-year requirement is just weird. Make it stop.	I agree that the renewal process as described above is baffling, and since it's now duplicative as well there's no longer a need.	As long as the policy would affect only newly permitted units I can see the City's point.
163		It's impossible for city code to keep up with aesthetic design preferences of a community, which change over time.		The renewal process is a deterrent to creating an ADU because it creates risk to the homeowner if they put money into the house to create separate living facilities only to have the permit revoked on title transfer. ADU permit should be permanent.	The 11% demonstrates that this situation is rare. The income increases affordability of homes. Rather than prevent STRs out of fear of "potential nuisances", there should be a clear path for complaints to impact the STR licensee. We need a way to encourage neighbors to collaboratively work on these issues rather than snitch on each other like in Soviet Russia.
164					
165	For the myriad reasons described in other sections of my submission	IF this is going to pass, then exquisitely strict design requirements are necessary to protect neighborhood integrity & neighbor relations.	The original restrictions were created righteously- if people want to build additions, they are welcome to move out to farm land where overcrowding is not an issue.	Giving other waitlisted owners who would like to participate in the existing program is the only fair way to handle this instead of rewarding a new purchaser to reap the benefits & existing tax payers to be permanently punished.	A longer term renter is theoretically going to put more pride & care into maintaining a property & is preferable to a revolving door of short term renters. Ideally, there would be requirements of the land/home OWNER to properly & consistently maintain & upgrade landscaping & infrastructure of the homes... this requires them to be on the premises &/or live in/near Boulder to see how the property is treating the neighborhood on a routine basis. The reason that I plow my elderly neighbors driveway & sidewalk during snowstorms is because I KNOW them & we have developed a relationship over the years.
166					
167	Cuz an 800 sq ft OAU would be awesome and could house a larger family.		Stop creating dumb hurdles to housing members of our community!		I do like the idea of limiting such units to long term residents but I'm guarded on making a blanket ban on such a thing. I'd recommend a much higher tax rate on AirBNB units to hopefully encourage folks to rent them out long term but if they choose to AirBNB it that the city recoups substantial revenue.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
168	We need to increase the amount of housing in Boulder to get out of the affordability crisis. 800 sq ft seems like a good size for an apt for a couple. 450 sq ft is probably only big enough for one person. Housing more people will bring down the cost of living.	Boulder is overly restrictive on building design requirements. Do people here really want the city government to act like a home owners association?	Little housing in Boulder is freshly built and removing this rule will have little impact on people's lives.	Boulder is an expensive city to live in. Removing bureaucracy and arbitrary rules will help reduce costs by streamlining city government and reduce lost-time expenses related to lengthy permitting processes.	Allowing residential property to be used as hotels will only serve to increase property values as potential homebuyers increase their bids based on what they think they can make on the short-term rental market.
169	I am an architect and 800sf is a really useful small home size.	allows for more creativity and homes that are designed for beauty not a shape from severe code restrictions	It seems unfair to only benefit one group and not everyone.	Also seems more fair...	on one hand Seems like folks should be free to do whatever they want. on the other, long term renters are more a part of a community.
170		I converted an old barn into a livable unit and was constricted by tons of design rules. They are there for a reason and that reason is to keep the neighborhood character. I had to play by the rules and so should everyone else!	I think the people who have older houses and have been in them a long time should have priority to create OAU's over the rich dudes that are just buying up lots and building like crazy.	We need housing, make it easier on people	Not fair to restrict how a person uses their own property.
171	this makes a bad idea worse	additional flexibility	the original idea was to allow people stay in their homes but it was expected this meant a small area -- for a student for example	common sense	the air BB already exists and there is no need to extend the idea
172	This would be too large, especially if OAUs are permitted in currently prohibited low density zones and lot sizes are reduced.	The compatible development standards should be fine, and if someone in a historic district wants an OAU, the landmark standards will cover it.	Eliminating the five-year minimum would encourage developers to build spec houses with ADUs or OAUs, which would increase housing prices even further.	It sounds fine.	You cannot say you are changing the ADU/OAU rules in order to increase affordable housing for Boulder residents and then permit them to be used as short-term rentals. It is totally inconsistent with your stated purpose.

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
173	You need to face up to the fact that people did NOT buy into a duplex neighborhood. They bought into a SF neighborhood. If you want to turn one into the other, give the neighbors a vote on what they want. This should NOT be up to the city council, but up to the residents who will have to deal with the impacts on their quality of life.	Again, this should be up to the neighbors. All the planners want is to make more opportunity for more growth and development. Otherwise they're out of a job.	If the person building the house and getting it permitted can so easily bypass the current requirements, then we have a REAL problem with the enforcement process. So why would I trust any of it?	This sounds OK on the surface, but I don't trust the housing or planning department to do a proper analysis.	I totally agree -- SF neighborhoods are not zoned for hotels or motels. Also, the owner should be required to occupy the main unit, just to prevent this type of abuse where the owner actually rents out the main unit, and then lives in the smaller part. This is just another neighborhood ripoff.
174	Once again: you will be increasing the value of the land, substantially, driving up housing prices, without impacting the rental market. There is no evidence that Boulder needs a few hundred more rental units. As of last year, the apartment vacancy rate was quite high. The problem is the rates -- and you are not addressing that. What you are doing is making home purchases even less affordable!!!	Create sub community plans. Don't come up with broad, generalized standards that will do away with neighborhood character.	Once again: Look at market forces driving prices up. Developers are only too happy to maximize the construction. Allowing both OAU's and McMansions to pop up everywhere is making Boulder even more unaffordable. Look at the bigger picture. The value of land is shooting up, and you will make this worse.		Short-term rentals deprive the working and student population of "attainable" housing.
175	We have three of these and they look terrible in the neighborhood. Also they block the views of the neighbors of the mountains. Boulder is no longer Boulder.	I see no adverse effect.	This proposal is only for the benefit of the developer and not the neighborhood.	See no problem with this.	Short term only adds the problems. Do not get the problem started in the first place.
176	Staff's depiction of the OAU is fundamentally what the majority of principle dwellings/homes in Boulder already look like. This is a skewed representation, as usual. Increasing to 800 SF would fundamentally change the character and livability of certain neighborhoods on Boulder permanently. Extremely bad idea.		For obvious reasons, this would open up Boulder's neighborhoods to profiteers — many of whom have already plundered Boulder. Let's not usher in the further plundering of our neighborhoods. Would Boulder really be this stupid?	I see no harm in this.	No short-term rentals should be allowed in ADUs, period. They are not AirBnBs, and they are not future neighbors. Short-terms would be the equivalent to an inn or B&B or any other short-term rental business, which is not the intent of ADUs. Plus, do you really think the income generated by a short-term rental would be tossed aside by the owner for a lesser-income legal ADU?

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
177				Enforcement has always been the weak or non-existent link in density control	
178					
179	The recommendation will increase density that is destroying our quality of life. It will permit more dwellings to qualify for the ADU.	The recommendation will increase density that is destroying our quality of life. It will permit more dwellings to qualify for the ADU.	The recommendation will increase density that is destroying our quality of life. It will permit more dwellings to qualify for the ADU.	The recommendation will increase density that is destroying our quality of life. It will permit more dwellings to qualify for the ADU.	
180	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	The City's recommendation permits more growth that has destroyed our Environment and the quality of life that we have previously enjoyed in Boulder	
181	It should remain as it is.	Hopefully, there will be some design oversight.	Developers/speculators are building homes that are an eyesore of height and character. It should be an established homeowner.	to get rid of the transfer requirement	just not sure
182					
183	Increase size limit to 500 sqft. Increasing to 800 sqft is the size of entire 2 bedroom houses in many of Boulder's more modest neighborhoods. Allowing OAU's to be that size will effectively be adding second houses to lots.		The 5 year limit should be reduced to 3 years, but not eliminated altogether.	Removing the permit transfer would open the door to rise of serial ADU developers.	
184	That is a huge increase. It should only be increased if the ADUs are required to be PERMANENTLY AFFORDABLE. That should be a requirement with any ADU. Otherwise the ADU will become too expensive for low- to medium-income people. Increasing density can still mean super expensive--look at San Francisco and New York City.		This would cause house prices to go up even higher, because sellers/realtors would tell the buyer, "Oh, you can pay for the extra mortgage by renting the ADU." Something like this should only be considered if the ADUs are required to be PERMANENTLY AFFORDABLE. That should be a requirement with any ADU. Otherwise the ADU will become too expensive for low- to medium-income people. Increasing density can still mean super expensive--look at San Francisco and New York City.		Short-term rentals drive up home prices, defeating the very intent of ADUs. Also, ADUs should be required to be permanently affordable.
185					

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
186	A better way to allow for increased OAU size is to allow it by variance, ONLY IF nearby neighbors sign off on it. If someone is a great neighbor and wants to do a responsible larger OAU, I would not have a problem with it. If a bad neighbor wants to expand his property, I would not want that. The city seems to eager to grant people the ability to do what staff wants, rather than what neighbors want.	Once again, there should be a provision that allows modification to the current standards base entirely on approval by the neighbors, rather than changing the current regulation. If most approvals were neighbor based, rather than staff based, the entire process would be simpler and less costly with a better outcome for the neighbors.	Ideally those that are creating ADUs are established, good neighbors that understand and are sensitive to what their neighbors expect. Removing the 5 year requirement opens the door for profiteers the do not respect neighbors.	ADU's should not be granted a permanent license. If there are problems with the ADU owner or occupants, neighbors need some recourse to shut them down or at least put pressure on them to be better neighbors.	Once again, there should not be a blanket approval/prohibition, but a mechanism that allows neighbors ultimate control over what happens in their neighborhood.
187	Increasing the size only if occupancy is controlled		Opens the door for more short term rental and less affordable housing. This would make investors/developers very happy		
188					
189				I think it's important for new homeowners to understand ADU regulations.	
190	Way too big, almost amounts to a second house on the lot		A sop to flippers and developers		
191	The way it is written now is good. Don't change it. Again; proportion!!!	Compatible Development Standards cover this already.	With developers from Texas and everywhere contacting me via mail on a regular basis to buy my house we need some assurance these speculators won't ruin our neighborhoods. Maybe 3 years, but don't eliminate the requirement; you are just asking for problems!	If the rental licensing program does it job, we should be protected.	We don't need more space for visitors! We need places for people of lesser means to live. Which is why I believe that any ADU or OAU should be rent controlled. Why should someone pay market rate for a small place to live?!
192					

	Increase the OAU size limit to 800 sq ft	Remove certain design requirements	Remove the 5-year requirement	Remove the accessory unit permit transfer system	Prohibit short-term rentals in new accessory units
193	<p>Maybe other limitations would have affected the situation, but the OAU next door to me was built within the existing regulations, and it feels huge and, along with doubly the original house, has completely changed the feeling of the neighborhood. I can't imagine having allowed it to be even bigger.</p> <p>However, there may be other requirements that would have limited this. If so, that could be a different situation, though it already feels too large.</p>	<p>I would need to know more about how much of a difference the Compatible Development Standards would make in order to agree. I'm personally grateful that the OAU next to me has a carriage house quality rather than a square high-rise look, and I'm wondering whether the CDS would have insured that.</p>	<p>I liked the original reasoning and fear the encourage to developers if the 5-year requirement is removed.</p> <p>However, I understand the reasoning in removing it.</p>		<p>Thank you for making this stand to protect neighborhoods.</p>
194	<p>I completely agree with this: •The current size limit is too restrictive, prevents good design, and does not provide sufficient living space to keep “a married couple married” as stated by an open house participant.</p>	<p>i think these restrictions do more harm than good</p>	<p>Having a rule with an obvious loophole is sort of pointless.</p>		<p>I am in favor of short term rentals, both from the perspective of the home-owner for extra income, and from the perspective of a visitor for affordable temporary lodging.</p>