

## Feedback on Draft Alpine-Balsam Purpose Statement, Area of Focus and Planning Area, and Other Topics

From online input, e-mails and comments cards from the Dec. 6 and Dec. 13 staff chats

Date	Feedback	Draft Alpine-Balsam Purpose Statement	Area of Focus and Planning Area	Other feedback
12.06.17	Haven't seen the statement- just have a notification postcard	x		
12.06.17	Haven't seen it. Will look it up online	x		
12.06.17	1. Propose a "locals" input group representing local concerns. 2 Improve east-west bike connection to Goose Creek Path. 3. Particular traffic concerns at 9 <sup>th</sup> + Alpine. 4. Make use of beautiful view with public access roofs or commercial restaurants/yoga- also green roofs! Garden space. 5. Develop public pedestrian bike cross through center of development – nice to get people off street. 6. Meeting notifications should be clearer as to whether one should arrive right at beginning or anytime in process. 7. Higher buildings toward Broadway ensure view west accessible to all	x		
12.06.17	Helping to have a better, quieter place to have discussions. Need more material. Few men (sp?) at meeting!			x
12.06.17	Parking options for downtown employees			x
12.06.17	Will review in detail online. Appreciate the attempt to bring in a more one-on-one (casual) discussion at Vic's.	x		
12.06.17	The coffee shop format doesn't work: too noisy not enough room; too disorganized. Strikes me as being just a cover			x
12.06.17	Meeting was a waste as room was very noisy. We sat next to the espresso machine.			x
12.06.17	1. Housing first project incorporated – Permanent supportive housing 2. No retail. 3. Affordable housing!! 4. Mixed use 5. Think about driverless cars 6. Think about "end of retail".	x		
12.06.17	Be sure to include affordable housing. Keep the buildings from blocking the view of mountains. Work to avoid gentrification.	x		
12.06.17	Please do not develop any of North Boulder park. This is a hugely utilized community gathering space. It would be great to have an indoor community venue that can be rented out by area neighbors. An outdoor courtyard near retail/dining space. Need a left-hand turn signal on traffic light at Broadway + Alpine when traveling Southeast			x
12.06.17	I would love to see Boulder take the opportunity to create an efficient + cost saving + user friendly complement of city offices + please taxpayers by selling the widespread parcels of land currently owned			x
12.06.17	I believe the impact will be greater than ¼ mile as shown (sp?) combined with Mapleton.		x	
12.06.17	Prefer to have three-story stacked housing on 9 <sup>th</sup> St. side			x
12.06.17	Yes. I am local commercial property owner in "planning area"		x	
12.06.17	Parking! 10 <sup>th</sup> - 11 <sup>th</sup> St will there be time limits on parking on neighborhood streets for non-residents? Will 11 <sup>th</sup> St remain a one-way St. Heading south? Traffic flow – it's already extremely crowded at Balsam and Broadway traffic light during 7:30am-9:30; 3:00-6:30pm commuter hours. Balsam and 11 <sup>th</sup> and 10 <sup>th</sup> are residential and it looks like on plan the area is planned for highest density. Don't sell off parts to private developers! Keep height limit down! No mass density!			x
12.06.17	More affordable housing, mixed use, green building. Density.			x

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12.06.17	% of comm/res/govt. Heights? No taller than existing. Community planning committee need to know % of developed vs. Green space. How much land will city own? For how long? Where to park. How to move traffic. 13 <sup>th</sup> and Alpine intersection must be dealt with, not id'ed as being such. Why should we grow?			x
12.06.17	Keep affordable housing a priority please. Adequate parking is critical. Traffic studies and mitigation are also critical. Guiding principles look great.			x
12.06.17	Focus on: Density, green space, height			x
12.13.17	Make sure to look internationally at Eco Village, similar to those in Frieberg, Germany. Having individuals do the development instead of one company (see Reiselfeld Citizens' Association) where groups of owners build a single apartment building.			x
12.13.17	The greatest need is for affordable housing. I feel less a need for a "hub" for city offices or the neighborhood.			x
12.13.17	Guiding principle #4, "serve as model for equity, affordability, and sustainability" is very important. After spending \$47 million on the site, Boulder has a responsibility to provide affordable housing.			x
12.13.17	No answers tonight/creating confusion!! You can communicate with me!			x
12.13.17	Good job on the guiding principles. I appreciate this opportunity to comment that was sorely lacking in the Attention Homes process.			x
12.13.17	Allow more duplexes and triplexes in the surrounding areas as well. As someone who lives in Newlands (north side of North Boulder Park), I'd love it if the study area was expanded to the north so more of us can build duplexes.		x	
12.13.17	This neighborhood is close to downtown, a nice park, and vibrant shopping center.		x	
12.13.17	Let's do something architecturally inspiring and exciting. Varied building heights are required for vitality, do not set low height limits.			x
12.13.17	How many houses? How many offices? Walk over to Ideal – not stopping Broadway. Open water for function and fun.			x
12.13.17	Concern about developers (who by nature of their business, want to maximize profit) having the undue influence on design and density. Do not want a wall of 4 story buildings such as happened on west pearl, along 20 <sup>th</sup> and the hotel and 28 <sup>th</sup> and canyon.			x
12.13.17	I am excited about transforming this area to a mix of users including city offices and civic uses, housing, and other possible amenities. Please create attached, diverse housing stock that is affordable to lower and middle income people. I believe the North Boulder Park adjacent to the site provides ample green space, so this site is appropriate for well-designed dense housing and uses. Please pay close attention to pedestrian, bicycling, and transit access and art and culture. This is a perfect site for mixed use, pedestrian friendly dense development.	x		
12.13.17	Encourage a development that is different than existing affordable housing mixed use. They are not really working. Consider duplex zoning for existing homeowners to create/tied to affordable or middle income housing. Concern surrounding zoning could be changed to disadvantage of area.	x		

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12.13.17	Clear explanation of footprint. Does 700,000-900,000 include 150,000 for city + 550,00-750,000 for other? 900,000 sf would be 4 stories of the whole footprint (not including parking, civil space, playground...). Playground is necessary as the NB Park playground already is full of families from neighborhood. Is parking all underground for retail + housing? There is no room in the footprint. What are overall needs of the corridor development and how does Alpine-Balsam fit into the corridor plan?	x		
12.13.17	Maybe apply a wide crossing area for pedestrians between Alpine and Balsam similar to the crossing @ Pearl and Broadway? An overpass or underpass would be interesting also, but I know underpasses are very expensive and sometimes cost prohibitive.	x		
12.13.17	A long time ago, such as when the downtown was build, we didn't create block-square buildings. We divided the land into lots of small lots and let different people develop different buildings, and we got beautiful, enduring places like Pearl St. I'd like to see an approach like that applied at Alpine-Balsam, to get more diversity and interest, and allow small local buildings and developers compete against big outside developers.			x
12.13.17	Meetings with community are good and/but specificity of purpose of each meeting would be good.			x
12.13.17	Include a local library branch with a t least 4 reservable meeting rooms. A theater with seats that can be upgraded for e.g. sound system and expanded uses.			x
12.13.17	Are you considering a progressive model for senior housing – one for example in which we create intergenerational housing – affordable for students for example who could be “helpers” for seniors – or putting day car adjacent to senior housing, etc.			x
12.06.17, 12.13.17	Decrease density Alpine Balsam. What is proposed green space/per capita early on!! Include all Boulder 10K folks increase at Boulder Junction and Sanitas, City senior development and all others and any further potential ? LOW LOW density, SOLVE jobs/housing before any more growth in Boulder. Let short term rentals also do long term!!! Why not? No one in my place now. It's all about the cost to the guest anyway. I am doing short term but cannot offer my 40% discount for long term. "No,No,No! Doing fine just the way it is. Preventative care site. Meeting rooms for the neighborhood. Community center for neighborhood. Before building housing and the consequent jobs that result, conduct a cost/benefit analysis and resolve the jobs/housing imbalance.			x

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<p>12.06.17</p>	<p>Thanks for taking the time to speak with the neighbors at Vics today. I know first hand, it's not easy work and I genuinely appreciated the outreach. I am optimistic about the project have some fundamental concerns that I heard echoed today by our neighbors regarding (1) Height, (2) Density, (3) Green-space, (4) Adequate traffic and services mitigation (fire, police, education, parks, roads and city services) and (5) direct impact to the surrounding community.</p> <p>As a neighbor in the 1/4 mile radius, I would like to see:</p> <p>(1) Height: The height should be more in scale with the neighborhood 1-3 stories rather than the 3-5 being proposed</p> <p>(2) Density: The site currently has about 300k SF built on it, the plan calls for up to 900k SF of construction of space and I've heard discussion of upwards of 400-600 housing units are being planned. For context all of Newlands is about 1,200 housing units so this would be a 33%-50% increase in total housing units in our neighborhood. That seems extreme and should be addressed and brought down to something more in scale with the neighborhood.</p> <p>(3) Greenspace: In the iterations of the project I have seen to date there is minimal green space being planned. Almost all housing units in Newlands have green space as a part of them, I believe that green space for this project should increase as a ratio to what is currently being considered.</p> <p>(4) Traffic/Services: I'd like to understand how traffic adjustments/schooling/fire/police and other City services budgets will be increased to account for this new density. right now it is my understanding that these services are at maximum capacity, fire department buildings are aging, infrastructure is taxed and our neighborhood school (foothills Elementary) currently does about \$130k of private fund raising a year to account for funds they need to make up to operate effectively.</p> <p>(5) Impact to Newlands: As mentioned while this development may only be a drop in the bucket for Boulder in terms of density, it represents a potential 33%-50% increase in housing density for our Newlands neighborhood. I believe this is completely out of scale and as the design process continues, the City reassess the design and reduce the developments overall height and density, give more consideration to green space and reduce the proposed scale of the development overall.</p>			<p>x</p>
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<p>12.13.17</p>	<p>Dear Friends:          I have just returned from the meeting at NBRC and wanted to share how disappointed I am with how the meeting was managed, and the resulting lack of productive outcome.          Certainly the City cannot be tone deaf to the conversation occurring on social media about the A-B site. And, even if City employees "are forbidden" to join listservs, there are enough "friends of the City" who can share real-time responses following the meeting at Vic's, and following.          I had hoped in tonight's event, the City leaders would have sought to establish where we are in the development timeline, thereby dispelling "urban legends" in circulation, and reinforcing a sense of community ownership, in the planning process.          If the City's goal is to be open, tonight was an exercise in the opaque.          In my humble opinion, we should have begun the with a presentation to all attendees defining where we are in the development timeline, and what the expectations are for each phase of the timeline. Since we all had the brochure in hand--Alpine-Balsam: What's Happening and What's Coming Up--we should have used that as the road map to reinforce/educate about the process, if there are draft plans/designs for site usage, and if not, when those will be ready for initial comment. And, if comment is to be open end of March, a time when people are out of town for Spring break, that could also have been discussed as a real impediment to the feedback process.          This is meeting facilitation 101.          We could then have broken into small groups for a discussion facilitated by a planner and someone comfortable with citizen facing conversations/communications.          One of the missing pieces in my small group discussion, and one neither City representative could address, was "what problem(s) are we trying to answer" with Alpine-Balsam. Is it consolidation of City offices? Is it a solution to Boulder's affordable housing challenge? Do we want a mix of rental and ownership? What about parking? Impact to social services? What do local businesses want? Again, basic meeting facilitation or elementary school classroom management, prepares the environment with key questions, as well as set expectations for the length of the discussion. An agenda could also have added structure.          I could speak to the fact that the City Planner in my group could not answer even the most basic question about the square footage in the development site nor for the city uses, though that information was included in the A-B brochure. Having located it there, she was not able to explain the numbers.          In addition, any review of the A-B plans should be done with the broader look from the Civic Center area, A-B, Broadway &amp; Iris, to NoBoulder.          Without the meta-vision and ultimate city planning goal, how can we really comment/judge the component parts. What do we want Boulder to be "when we grow up?"          No attempt was made to flesh out what a multi-generational hub for community life means for attendees to respond to. It might have been useful to at least give highlights of the Vision Plan "book" sitting on all the tables, and cross-walk that to relevant parts of the Boulder County trends report. it is not easy to run a productive community session, and tonight underscored that point. It was a lost opportunity and I hope for better in future meetings about A-B.            Thank you,</p>			<p>X</p>
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<p>12.14.17</p>	<p>Good morning, I would like to share my thoughts about last night’s meeting with our local neighborhoods in regards to the Alpine-Balsam project, with city planning staff (Dec 13th, held at the N. Boulder Rec. center). I sat at the table led by Chris Ranglos. There were about 8 or 9 people at the table. Chris was super friendly, he’s a great spokesperson for the city.</p> <p>Although our meeting was very enjoyable, almost no details nor any specifics were communicated - which was frustrating. Almost every question - with very few exceptions, were met with vague, non-specific responses.</p> <p>You - the City, kind of came empty-handed. I was a little shocked, but paradoxically, I did appreciate the effort the City made to meet with us. City: “OK, we don’t got much to tell ya’, but let’s talk anyway. Talking is good.” The City distributed a “vision” plan (developed by Mithün), but to me, it looked like typical boilerplate for urban planners. I.e. no specifics at all, but a colorful, rosy painting of a concept.</p> <p>Most importantly (to me):</p> <ol style="list-style-type: none"> <li>1. The city plans to use the site for a mixture of city staffing (in addition to some form of community interaction “desks”, I’m thinking - assuming, something like the “Planning Dept desk”), some form of commercial activities (no idea what this means), and housing (this is a HUGE deal, yet no specifics were given). That’s the only details that were communicated. No numbers at all. I got no sense of priorities, no sense of mix or balance between any of these categories, and certainly no sense whatsoever of the impact to our neighborhood. I know it’s early in the process, but certainly the City has some sense of size (square feet), number of people, and priorities. I’d like to know what these are.</li> <li>2. I pay a hefty property tax, and I’m concerned about the cost of this project. But not only is there no budget, nor budget projection, nor any sense of cost, there is no idea of how this will be funded. I got the sense that the old hospital building will be torn down, while the medical center will remain. That’s a costly project, and I’m concerned. Is the city going to develop this crazy expensive project - many millions of dollars and then go looking for funding? Will the budget come after breaking ground - I’m being cynical to make a point. Two types of funding were briefly discussed: a public-private partnership, and floating bonds. Somehow, I think and I’m worried that my taxes will go up because of this project. Is that so? Will the City commit that my taxes will not be raised because of this project? Also, based on the US36 project which was also a public-private partnership, I personally saw a lot of problems with that project, not the least of which was the details of the negotiations were mostly kept secret (i.e. withheld) from the public until the agreement was pretty much concluded. Frustrating - the public had almost no input into those US36 / Plenary negotiations. Will the City commit to having the public be a partner in the negotiations - if the City chooses to go this route?</li> <li>3. The big issue for me, and as you know, for most residents, is traffic. Broadway in my opinion is already at capacity. Rush hour on Broadway is already a nightmare - especially for some reason, in the afternoon. The westward expansion of downtown has caused some of this increased traffic, but there are several other significant reasons as well. Populating the Alpine Balsam project with lots of people means LOTS AND LOTS of additional cars. We heard thru the grapevine, that there may be upwards of 400-600 new residential units. That’s a staggeringly large number of units to be</li> </ol>			<p>X</p>
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<p>added to this neighborhood. That's very worrisome. The low end of that estimate - 400 units, would mean maybe 600 more cars (estimating 1 ½ cars per household on average). Let's suppose 5 car trips a day per car - that's at least another 3000 vehicles accessing Broadway per day. I once read that the average American travels 35 miles / day. Let's do the math: 400 units * 1 ½ people per unit (low ball guess) * 35 miles / day = 21,000 miles/day. That's 21,000 additional miles traveled mostly in Boulder. (And as a total aside, American car fuel efficiency averages about 24mpg. Again, doing the math: 21,000/24 = 875 gallons of gas burned per day. A gallon of gas produces 20 pounds of CO2: 875 gallons * 20lbs = 17,500 pounds of CO2/day, or nearly 9 tons of additional CO2 every day! And we talk about Municipalization making us more "green"? Huh?) This is just a back-of-the-envelope guess on my part, but I would like to hear specifics from the City Transportation staff. Clearly, any large increase in vehicles will overflow to adjacent corridors and transportation arteries. We have really only two north-south corridors: 9th, which is a really, really poor artery, and even worse, is 4th street - a pretty residential street in the heart of Newlands. Increased traffic means increased numbers of accidents, increased air pollution, increased noise, impacts on parking along adjacent neighborhood streets, increased road maintenance, and probably many other impacts I haven't thought of yet. Increased traffic is such an important issue, that I would appreciate ongoing updates from the City Transportation department as they develop their impact studies.</p> <p>3a. I have a follow-on comment about traffic - but deserves its own paragraph: there is a very large undeveloped tract of land at 4th and Mapleton. What I'll call the "Old Memorial Hospital" site (OMH). My experience is that any large undeveloped site will be developed. Kind of "If you build it, they will come." My recollection is that it is a 7 or so acre site that could potentially be developed - potentially, concurrently with the Alpine-Balsam project, into many hundreds of residential units. 400 units from Alpine Balsam, with many city staff and services added to that mix, and the probable development of the OMH site into a large housing complex is absolutely frightening. I ask the city that as they make progress on the Alpine Balsam project, that they carefully consider and balance their plans with the impact of the likely development of the OMH site. Perhaps rezoning the OMH site to reduce potential future impacts on traffic - and many other impacts? I live on 4th, which is already busy, and I want to say very selfishly - that I don't want 4th street to be turned into a 9th street type corridor. It's a strictly residential neighborhood, with kids playing on the sidewalks, and residents biking and jogging and walking their dogs in the street. (They literally walk their dogs in the street which is both bothersome and cute.) I want to preserve this neighborhood character.</p> <p>4. Absolutely no homeless shelter or housing at the A-B project. I will go ballistic if that happens. Sorry - I think myself a pretty flexible, liberal sort of guy, I love Obama, I'm always generous with charities, but I have to draw a line.</p> <p>5. There are many ways a large development of the scope of A-B will impact our neighborhood, in addition to traffic. I would ask that the City be very diligent in communicating impact studies to our neighborhood as they move forward with their planning. Even knowing which impact studies are being worked on would be helpful.</p> <p>6. In my experience, increased growth is accompanied by increased crime. Just saying. Will the City study this issue?</p> <p>Best regards,</p>			<p>X</p>
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<p>11.27.2017</p>	<p>I live several blocks from the location and wanted to provide some feedback. I am sure the NIMBY's will be out in force, but I do not share their perspectives.</p> <p>1. It is incredibly disappointing the our government thinks this amazing location should be used for city offices and services. We are in a massive land crouch, we need more housing, and more affordable housing. Anyone in our government who thinks city office space is a good use here is out of touch with the reality of current day Boulder. On top of this is the massive growth of the size of our city government staff, that leads to this thinking. City jobs can be located in other less central locations in my opinion. A friends company was just forced out of city owned office space on Pearl to make way for city jobs and it says to me the city is off track, making a strong local company move, so they can use more office space.</p> <p>2. This is a great neighborhood and I feel lucky to get to live in it. Unfortunately like most of Boulder it has become incredibly expensive and no one, but the rich can afford to move in. Even worse most of the people who are moving in are rich and from out of state. The last 2 houses that sold on our street went to a couple from NY and one from LA. Most of the houses going up in the Newlands are over \$2,000,000. I think this space could be used to reverse that trend, with permanently affordable housing, mixed income housing, housing designated for essential service providers (nurses, police offices, fireman, and techs for example), so all people to live close to downtown and benefit from the neighbor as I do. The benefits are the central location, access to public transit, proximity to downtown, parks, neighborhood schools (Foothill and Casey) and walkable commercial locations. The city has a chance to stop talking and doing nothing about affordability and take some action. Anything less than a bold plan, to take advantage of this once a generation opportunity, will be a failure in my opinion as a 21 year resident.</p>	<p>x</p>		<p>x</p>
<p>11.28.2017</p>	<p>The City's new homelessness strategy depends on there being housing available to those ready to leave the shelter system. Alpine-Balsam will not serve the public interest if it fails to provide for at least part of that solution.</p> <p>Also, Boulder's growing senior population is not well served by the current housing market. There are hardly any condos nicer than the crap in student neighborhoods but more affordable than the \$1.5 million downtown properties. We know. We spent a year looking. Two-story homes are not suitable for the frail elderly, but the market is not offering alternatives. Alpine-Balsam could play a role in addressing this need.</p> <p>What the neighborhood doesn't need is a lot of offices that go dead after 5:00.</p>	<p>x</p>		
<p>11.28.2017</p>	<p>1. Concerned about the planned overall height. Yes it's under the 55' maximum BUT it will obstruct mountain views on the west side of town and will stand out among the local businesses.</p> <p>2. The Premier branch bank located at the SW corner does a BIG business. It's my neighborhood bank. Don't want to see it go. Please consider expanding the bank along with bank only parking.</p>			<p>x</p>

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11.28.2017	Will it effect Breadworks and Ideal? if so, how!!!		x	
11.28.2017	Simplify. Create a plan for the Alpine-Balsam site and nearby areas. A successful plan will create a common understanding of the expected changes in the area. The plan will guide redevelopment of the hospital property and changes in nearby areas will result in a vibrant multi-generational hub for community life and local government services. The plan will identify improvements, such as streets, plazas and other critical infrastructure, to support the changes to the area.	x		
11.29.2017	How many homeless people will be housed here?			x
12.01.17	I would like to see more about how to participate in Advisory Board			x
12.03.2017	Hello, I live on nearby North St. I would really like to see an affordable grocery store placed in the area. Ideal is too expensive. Also a Wells Fargo ATM,			x
12.04.2017	Height and density are our major concerns for the site. the initial renderings that are being shared at planning meetings show up to 5 stories and a super dense site with a lack of green space to service the community that lives there. Can you be more transparent about how dense the sites envisioned to be (SF), the green space envisioned for it and the number of units being planned? Newlands is a community of primarily single family homes with 1,200 housing units in total (most of which have their own green space (front and backyards). I heard at the last meeting that this site is being envisioned as 55' high, close to 1 million SF, w/offices and up to 600 housing units (vs. the +/- 300k that is there today) and no green space (because the park is next to the development).			x
12.05.2017	First, I was blindsided by this news. Second the questionnaire will not let me respond. Third, last time I tried to park at the Foothill campus I was unable to find parking; I ended up double parking and praying not to get a ticket or towed.  For my two cents, keep this facility as it is since it serves and otherwise underserved area in Boulder. I suspect there is a property-tax based motivation for wanting to relocate these facilities. Please tell me this isn't so!			x

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<p>12.07.2017</p>	<p>Hi There!          I dropped by the Coffee Chat yesterday at Vics but found it difficult to contribute because of the background noise and the table set-up so I thought I would follow-up with a note.</p> <p>A few ideas that I think are very important to consider as you move toward concept design:</p> <ol style="list-style-type: none"> <li>1. Permeability. I'm hopeful that the site will not feel or appear massive and that the design team and City will work to find creative ways to "break the grid" or "continue the grid" without adding more through-roads. A few precedents that come to mind are the Dutch 'woonerfs' which seem to be finding they way into the landscape of Boulder's streets already (30th St Transit Neighborhood) and wide, pedestrian-oriented thoroughfares that feel humans-scale but also open and safe.</li> <li>2. Housing. There seems to be a shortage of mid-size and mid-income housing in Boulder. I'm hopeful that this development could accommodate some really innovative (think Scandinavian, German, Dutch) housing principles and integrate some component of townhouses or duplexes or fourplexes into the fabric of this area.</li> <li>3. Innovation. What an opportunity to create an incredibly innovative design where eco+human = impactful and where innovation in building design, materials selection and overall site development could become a model for other communities and developments. My only caution would be that it remain timeless and grounded in this place we call home rather than some knock-off that doesn't seem to fit our community's character. It's a lot to ask -- I know!</li> <li>4. Activity. Somehow in the physical design and the mix of uses, I'm hopeful that this development will be appropriately active at all points during the day and throughout the week. I think that the Ideal Market plaza is a decent example of 'appropriately active'; there's nothing in the mix of uses that particularly aggravates traffic or neighbors, yet the fact that there are people moving around that site at all points during the day and well into the night and both during the week and on weekends is absolutely appropriate and welcomed! I hope that the Alpine-Balsam development can play off of some of that and create a synergy that builds upon (rather than takes away from) the way the Ideal Plaza currently functions as a neighborhood and community destination.</li> </ol> <p>One final thought would be a community input session geared toward young families. As a mother of 2 young children I haven't seen many other young children/families at the meetings I've attended. What about a pop-up workshop in N. Boulder park with some kids activities and a place for parents to gather in proximity to the playground area to keep one eye on kids while giving thoughtful feedback? How about involving the kids of an appropriate age as another side-station with some hands-on activities that help them to give some input too!?!</p> <p>I truly appreciate the transparent planning process you are facilitating!</p>			<p>X</p>
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12.07.2017	<p>I am optimistic about the project have some fundamental concerns that I heard echoed today by our neighbors regarding (1) Height, (2) Density, (3) Green-space, (4) Adequate traffic and services mitigation (fire, police, education, parks, roads and city services) and (5) direct impact to the surrounding community.</p> <p>As a neighbor in the 1/4 mile radius, I would like to see:</p> <p>(1) Height: The height should be more in scale with the neighborhood 1-3 stories rather than the 3-5 being proposed</p> <p>(2) Density: The site currently has about 300k SF built on it, the plan calls for up to 900k SF of construction of space and I've heard discussion of upwards of 400-600 housing units are being planned. For context all of Newlands is about 1,200 housing units so this would be a 33%-50% increase in total housing units in our neighborhood. That seems extreme and should be addressed and brought down to something more in scale with the neighborhood</p> <p>(3) Greenspace: In the iterations of the project I have seen to date there is minimal green space being planned. Almost all housing units in Newlands have green space as a part of them, I believe that green space for this project should increase as a ratio to what is currently being considered.</p> <p>(4) Traffic/Services: I'd like to to understand how traffic adjustments/schooling/fire/police and other City services budgets will be increased to account for this new density. right now it is my understanding that these services are at maximum capacity, fire department buildings are aging, infrastructure is taxed and our neighborhood school (foothills Elementary) currently does about \$130k of private fund raising a year to account for funds they need to make up to operate effectively</p> <p>(5) Impact to Newlands: As mentioned while this development may only be a drop in the bucket for Boulder in terms of density, it represents a potential 33%-50% increase in housing density for our Newlands neighborhood. I believe this is completely out of scale and as the design process continues, the City reassess the design and reduce the developments overall height and density, give more consideration to green space and reduce the proposed scale of the development overall.</p> <p>Thanks</p>			x
12.09.2017	<p>I attended the Vic's coffee session about the Hospital project last week. First I would like to give a big thank you to Kaitlin who did an excellent job. I left the meeting very depressed about the NIBLism out there. I really liked the plan many of my friends in the neighborhood feel the same way. I think that some in attendance were just there to attack anything that the city presented. I have a question. One attendee kept referring to the fact that 400-600 new residential units were being proposed for the site. I see nothing about that in the plan. Could you please point that supposition out to me.</p> <p>Thank you.</p>			x
12.10.2017	<p>I'd love more retail and restaurant space.</p>	x		

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12.13.2017	<p>Many of the Vision Plan aspirations are promising. I'd like to address points I disagree with.</p> <p>Boulder is a small town; high concentration of intensive uses should be downtown otherwise downtown's vitality will be gutted. Activity nodes along Broadway should have lower key, medium intensity or limited retail activity.</p> <p>I completely disagree with moving high customer service contact city departments from downtown to this location. They should remain downtown following the historic pattern of development where town halls were at the city hearts. That is where departments with the most public contact should be symbolically and logistically, where near to a public transportation hub, the Transit Center. These office also contribute to the vitality of downtown.</p> <p>Intensive city or commercial uses in this area immediately adjacent to a detached single family neighborhood is inappropriate. I live 2 blocks from here and prefer not to have overflow parking and overflow pedestrian activity on my quiet street.</p> <p>The vision plan states building forms will be 3 to 5 stories, and the Conceptual Site Section shows the same. 5 stories is much too tall. 4 stories may be acceptable only in very discrete and limited instances, once or twice, not as it is shown on the site section. Buildings should be from 2 to 3 stories. 2.5 FAR is far too much, it cannot in any way be compatible with the surrounding neighborhood of single family detached housing, and will obliterate view sheds. Anything above 3 stories will block views to the foothills. (example; new 5 story hotels under construction along 28th St.)</p> <p>I understand that building market rate housing the city can pay for other things such as the property purchase and/or affordable housing. However, Boulder has no shortage of market rate housing. It would be a powerful statement for the city to only build affordable low and middle income housing on these CITY owned properties.</p> <p>Retail along Balsam is entirely inappropriate. Live-work housing may be appropriate.</p> <p>Avoid competing with and potentially putting out of business the existing businesses across Broadway. Many of them have been there for years and provide important services to the surrounding neighborhoods. (There is an existing laundromat.) i.e., the neighborhood has no shortage of retail therefore these properties should have less intensive uses.</p> <p>Avoid complete coverage of the properties with underground parking to avoid the scenario demonstrated nicely at the Depot development at 30th &amp; Pearl where there is very little or no greenery, only hardscaping. Where there is shallow soil over parking structures trees that grow to be large cannot be planted, and large trees contribute greatly to the appeal of any development.</p> <p>Minimize above ground parking.</p> <p>Thank you for the opportunity to comment.</p>			x
12.15.2017	I believe		x	
12.16.2017	<p>Dear planning team, after going to your meeting in the North Boulder Recreation Center on 12/12, I realized that there is a bunch of ninbies, just worried about their thing. My wife and I have jobs (I am currently at CU and previously at NCAR), but we are in the limbo, as there isn't enough middle class condos available.</p> <p>Please do let me know if you have further questions. Thank you,</p>		x	

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12.18.2017	<p>Dear Staff,          I reside at *** which is outside the study area but still very close to the hospital site. I personally built my home in 1980-81 and have lived here with my wife ever since. I have extensive experience with developing projects within the City including many single family homes throughout the metro area as well as the renovation of the old red cross building on Pearl into the West End Tavern. I am now retired and would like to offer my expertise to be of any help possible.          Best regards,</p>		x	
11.25.2017	<p>I hope the "government services" portion of the vision isn't geared towards towards the indigent. Broadway from Boulder Creek north is a larger concern each year.</p>	x		
11.28.2017	<p>Sorry, I might miss your meeting Dec. 6th at Vic's. My main concern is aesthetics, namely the architecture and landscaping for this area. I don't want to see the ugliness of the 30th &amp; Pearl area- buildings designed by architects more accustomed to big-box office buildings and with little landscaping. Why not something impressive like the "mushroom" structure in Seville, Spain or even unique like DIA? Boulder has to live with this redesign for 30 - 40 years so I vote for something impressive and pleasing to the eye.</p>	x		
12.04.2017	<p>all sounds like a good plan.</p>	x		
12.04.2017	<p>Height and density are our major concerns for the site. the initial renderings that are being shared at planning meetings show up to 5 stories and a super dense site with a lack of green space to service the community that lives there. Can you be more transparent about how dense the sites envisioned to be (SF), the green space envisioned for it and the number of units being planned? Newlands is a community of primarily single family homes with 1,200 housing units in total (most of which have their own green space (front and backyards). I heard at the last meeting that this site is being envisioned as 55' high, close to 1 million SF, w/offices and up to 600 housing units (vs. the +/- 300k that is there today) and no green space (because the park is next to the development).</p>	x		

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12.13.2017	<p>Thank you for appearing to be soliciting feedback. I am skeptical that it is in the end actually used to inform the end results. We will be watching for that to be a reality. This was not the case in the re-development of North Boulder Park or many other projects that we have been a part of for 20 years.</p> <p>A finished development any taller than the existing buildings is unacceptable. If you spend time physically walking around the area (not just with foam models that don't have any of the surrounding residential homes on them - just the giant shopping center and large buildings that are not immediately adjacent to the neighborhood like this will be), you will understand that a building taller than existing is completely out of place, out of character and not in fitting with the area now or in the future. The city is responsible to adhere to height restrictions and zoning. Just because you are the city doesn't mean you can change the rules to benefit yourself at the expense of those of us who have lived here and paid taxes here for a very long time.</p> <p>It might fit your arbitrary box of high density - which no-one wants there but it's not acceptable. Given flood zone issues additionally</p> <p>LOW number residential units. The lowest possible to fit your 'variety of use' box.</p> <p>The traffic at many times of the day is a critical issue. Already, at many times of the day, it is not possible to turn OUT ONTO BALSAM FROM THE NEIGHBORHOOD - ALREADY AS IT IS TODAY!</p> <p>Thus, this development will have to require additional ingress/egress between Alpine and Balsam or it will cease to be functional for anyone. I do believe there are nuggets of wonderful possibility here but please don't make these decisions in a vacuum and without the context of the existing neighborhoods. That would lead us further in the wrong direction of destruction of social fabric instead of support and improvement of. Thank you.</p>	x		
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12.14.2017	<p>I object to the fact that this purpose statement in no way presents the importance that this development be compatible (in scale and purpose) with the neighborhood and that planning be used to assess full impact on neighborhood character, traffic, overcrowding, services.</p> <p>While this is a large property, I do think the discussion is becoming such of practically considering it a neighborhood in itself rather than a piece of an existing neighborhood. It should not dominate or change the character of the existing neighborhood - either housing or commerce. Planning does not seem to be considering how completely inappropriate the majority of the neighborhood finds the proposed scale and number of units. Proposals including 400+ units (and 700-900,000 sq ft) are completely inappropriate. How the city seems to have latched on to the square footage (700-900K) and seems to take that as a given in discussions is an unacceptable starting point. The city needs to be open to a lower density and that should be a critical piece upon which you take feedback. The vision statement is disingenuous when sitting behind that charming statement is a massive development that seems to have been decided without sufficient neighborhood input or consideration for neighborhood desires.</p> <p>This is a low key neighborhood that people chose to live in for that reason. To now turn around and completely transform it is unacceptable. This is NOT a battle against developing more housing or services, simply that the scale that is being proposed is unacceptable. When you and others cast this as a battle of established neighborhoods against housing, it's disingenuous and divisive. This is a question of scale, not purpose. A similarly disingenuous tone is presented when city/others hammer on the fact that this is all reasonable density b/c it is within the 55' city charter. The fact is, the current proposals mostly exceed the zoned height for this space which the city seems willing to override on a dime in the name of density.</p>	x		
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