

Central Boulder Listening Session
November 9, 2015
Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

In the **round table discussions**, people were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.



Suggested topics for discussion in the Central Boulder meeting: Affordable and Workforce Housing, Transportation, Cost of Living, Density, Environment, Aging Population, Occupancy Limits, ADUs, Density, Council Representation, Growth, CU Growth, Design, Neighborhood Protection, Short-term Rentals, BCH Broadway, Parking, Neighborhood Livability, Traffic, Energy, Climate, Resilience, RGMS, Youth Participation, Lighting, Pearl Street

Topic	Summary Notes Central Boulder
Affordable Housing	
Occupancy Limits	Change to allow 1 person per bedroom (unrelated adults). Quick and easy solution to this problem.
ADUs	Should be encouraged. Will decrease costs. Good option as people age.
Density	Allow more at the edge of neighborhoods and along major streets. An issue is that much of Boulder's high density development is high end and not affordable. Why is the local pushback to consolidating lots and building a larger multi-family structure? Related to zoning.

Density	<p>People are "smarting" about Boulder Junction - feels like a canyon and not enough active ground floors. At the same time, the units are nice and residents like them. Lots of good transportation options. Not all of Boulder needs to be this way, but options in some areas helps address the housing problem. Different neighborhoods can have different things. Space used for parking could be utilized - put it underground and have people pay for it.</p>
AH Funds	<p>With Google and similar companies, should be a way to leverage more \$ for affordable housing. Density bonuses and other tools should also be considered. Increased taxes.</p>
Aging population	<p>ADUs, condos, townhouses are good options as people age. BCH site an option for mixed housing types and age restricted residential. Walkable places allow people to age in place.</p>
Housing Options	<p>Reality in Boulder is people can't afford a single family house with a dog, etc. and people of all ages will need to be in other housing types.</p>
Livability	<p>Is a consistent theme at most Boulder meetings along with aging, transportation and other issues. Many people are nostalgic for the way things were 50 years ago but we live in a different world now and things can't be exactly as they were: mixed use, density, range of housing options alongside preserving neighborhood core. We are headed down the path of becoming like Aspen, where workers are priced out. Every neighborhood needs to take some more density somewhere to address this issue. Design can help make density look more appealing and help a 4-plex fit in with single family homes.</p>
Environment	<p>Large homes are not environmentally friendly and use a lot of resources.</p>
Property Values	<p>Many people say that affordable housing lowers property values and increases crime. But the alternative is a city without people. Affordable housing in Boulder is occupied by workers.</p>
	

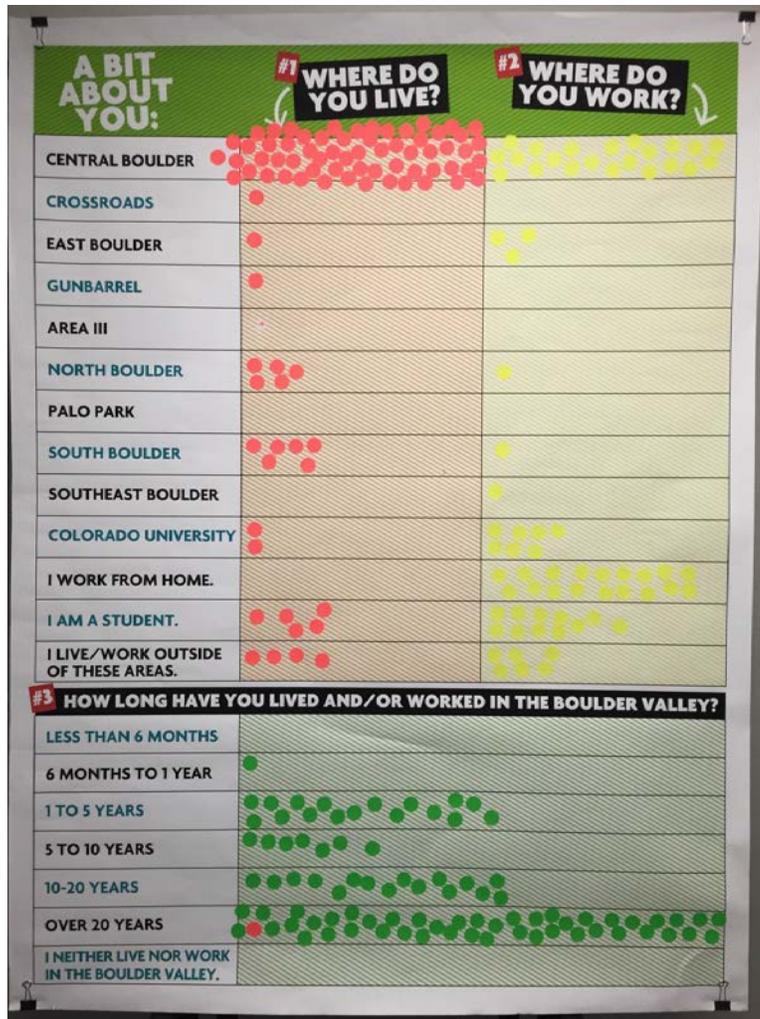
Growth & Transportation / Parking Issues	
Central Area	There are diverse neighborhoods in Central Boulder. It would be great to allow for that in the process. May need to treat the area differently.
Density	It is hard to talk about and understand. Visualization would help. What is density?
ADUs	Goss Grove has a lot - made cheaply. Need better codes and design issues. Rentals and students increase noise. Not as bad as on the Hill. Parking permit pass. Higher density.
Mistakes	Reducing parking requirement for homes. Forces parking on the street. Folsom is a good example of people not ready to give up vehicles. This colors other issues - need to solve parking and transportation.
Right-sizing	Engineering assumptions were erroneous. AMPS recommendations to reduce parking will be a mistake. Need better information - realistic estimates about bikes and street use. E.g. Table Mesa (erroneous info).
Realistic Modeling	Car use associated with development even in downtown with a family - still need to drive a lot. Does the model stop at a commute for part of the day; to avoid unintended consequences address for different times. Bikes on sidewalks = terrifying to some in neighborhoods. Seniors have a hard time.
Short-term rental regulations	Balancing needs in situation with competing values. How to satisfy multiple needs within neighborhoods? Craft changes in a way that doesn't completely change the neighborhood. What is the tipping point with unintended consequences? Thoughtfulness is needed about nuanced change - for some change without too much. Do it in a way that's equitable.
Input	Collect input in slightly different ways - e.g. email, great ideas.
Future	Think about millennials and not just the past. The number with cars is very low. E.g. car share. Can't pave to avoid car congestion. Auto = traffic.
Modeling	Important data suggests that higher density = less driving. Think about cultural changes and technology changes, like self-driving vehicles.
Diversity	Celebrate in the city and neighborhoods that are unique and came up at different times. Empower citizens. Not one size fits all. City can find mechanism to empower people, neighborhoods to act on their own behalf and express local community, plans.
Student (older) perspective	Did projects in Goss Grove (re: homes and garage space) tested parking aspect. Single occupancy vehicles 20:1 on East Arapahoe (thus); 8:1 vs. Sat. More initiatives re: regional SOV.
Regional Transportation	Address people coming in from outside. Work with RTD and other employers e.g. Google. Push hard for regional transportation between communities and future will look different.
Current BVCP	Under the current plan there will be increases in commuters. 60% of workers come in. The ratio can't get worse - it could get worse. We need "feet on ground" re: transportation.

Summary of Group	Range of perspectives but common ground about how we preserve. Need good data as we consider growth or changes. One size does not fit all. Neighborhoods vary. There is interdependence. Think about the future. Be realistic about transportation.
Transportation	
Bus Service	Bus service that has future toward trolley bus i.e. Ft. Collins; Broadway, Pearl, Crossroads, frequent and easy on and off - no schedule.
Regional Bus Service	Free regional bus service with more parking.
Eco-Pass	Survey on eco-pass follow-up. Cost is a barrier to individuals and companies.
Bus Service	Increase bus service from satellite hubs. Increase frequency. Increase easy transfers.
Transit Viability	Kids - dentist, dance, after school projects, public transportation is unlikely; open enrollment. (Senior contributes to carpooling).
RTD	Boulder separate from RTD because the amount of time to get around. It does not serve Boulder specifically. (But it would be difficult to disconnect from system).
Multi-Modal	Increase biking, peds, sidewalks
Transit Options	Tourist bus line that goes to the top spots. Buy a card. Method of payment (not exchange \$) convenient payment.
Options	Neighborhood electric vehicles (1-4 peeps). With dedicated lanes ~ 2-4 mile. E.g. Phoenix and Florida. SHARED.
TOD	Transit oriented development include high quality service. Size-appropriate vehicles.
Bikes	Living lab - increase, breadth. Incentivize biking and electric cycles.
Density	
Height & Density	Without enough density - exporting density to surrounding areas. We don't have sufficient density here. Prove aspect of sustainability. CU campus has high buildings and is a wonderful environment. Variety of buildings in a campus. When you go taller - past 55 ft. - provide articulation. If you go higher - you have to maintain level at sustainability and affordability.
Views	Flatirons - views. We should build east of campus.
Height	11 story building - Presbyterian Manor - no one complains. Don't do 8-9 story buildings everywhere. Established neighborhoods inappropriate for high rise buildings. Does Boulder have places where you can build 35 ft? 55 ft? It's all about where and what places? What are design criteria? Must be planned. Design and location - balance at these things.
Hill	Opportunity by the Hill. Could be mixed housing not just students. Campus employees: students 13th & 11th/10th College to University (to Alfalfas) Could be easily developed.
Growth Rate	What about Danish plan - 1% limit to growth rate? City services can only support a certain amount of services at a given time.

		
28th Street	When you come into 28th Street, new buildings part of Outlook Hotel. Cannot develop without res surrounding it.	
Lot Sizes	Height isn't just the issue. Code is largely legacy from 1981. Prior to that time 3500 sf. Was size of LR lot in Boulder. Today residential lot is 7000 sf. Need a bigger lot to build low density, incentivizing wealthy couples to live in 5000 sf. Houses.	
Mixed Density	Land use and zoning issue. Need to have density mixed use areas. Need to incentivize developers to smaller homes, shared lots.	
Accessory Units	Second homes - unused 6 mo of year. Subdividing would create more opportunities for other families, artists, plumbers, students - wish they could live there. ADUs, OAU's granny flats - very restrictive currently. Ability to but kitchenette and rent it out nearly impossible.	
Housing	Two things we can't screw up: open space, sunshine, robust economy. How do we create more housing?	
Legal ADUs	I don't want to be cheating with my ADU - I want to be compliant.	
Parking	Big house - divided into 4 carriage houses. What about parking?	
Zoning	Last 1.5 years - Whittier had 4-8 plexes - just down-zoned those neighborhoods. Results in hodge podge - but not in terms of heights - like 5 stories next door.	
Change	The city must change zoning and allow growth. We have to say where and how.	
Redevelopment	Restrictive redevelopment of Daily Camera building. We end up with undesirable building. We need to let good designers do things.	
Change	Things change - need to start thinking about 40 years from now.	
Remodel	Neighbors aim to complain when built a 2nd story on his house. When I act like that - I feel a sense of selfishness. No one wants change	
Form-Based Code	Will adoption of form-based code help design elements built into code? Form-based code is too prescriptive. Wouldn't have any Haertling buildings with FBC.	
Code Issues	Boulder's code almost impossible to do anything here. Boulder is anti-development. Our code and land use rules impact the people most vulnerable.	
Impact Fees	Impact fees of 2G North was \$33,000 part of what has happened. Process - don't let designers design.	

Development	Developers want to maximize what they can get - leads to bulky structures.
Civic Area	Plan for farmers market will kill farmers market. Civic area Plan - not good for farmers market.
Climate & Energy	
Comp Plan	We should have a major thing about climate in the comp plan. Should be woven in.
Commitment	A lot of interest and commitment. Cap tax passed with 70%.
Innovation	E-town sustainability Conference - moment of pride for us. Energy innovators. People should be more aware that the world is watching Boulder.
Solar	Road blocks put up by PVC concerning solar gardens. Xcel creating road blocks after road block.
Solar	Currently \$2.90 per watt for installation is the break even number. We can produce energy cheaper with solar than with coal with no incentives if Boulder "Got off its butt". People can't afford solar because new homes have so much square footage and the city is allowing builders to build houses that cover more of the lot than is legal.
Solar	Contractors point of view: there shouldn't be solar. Maybe our energy code isn't strong enough. Maybe municipalization can get us to net zero homes?
Youth	Youth-led community engagement about climate. Use culture to start inviting people to author the future they want.
Climate Change	Climate change is the story of our time. Can we tell a new story in time? Have the kids drive us.
Tools	Tools that we can get to activate people cheaply. NCAR tools, etc. Permission to play comes when children are involved. Children bring joy.
Costs	1.75 per watt install cost. Projected to go to \$1 per watt in the future. Today battery storage costs 18 cents per Kwtt.
Comp Plan	We need a whole section in comp plan dedicated to changes to our energy plan / policy / use / engagement.
Redevelopment	If developers are going to scrape, they should need to make it net zero.
Net-Zero Living	We need to reduce the amount of energy we are using. Highlight co-benefits of net-zero living.
Solar	Solar is here. We need to reduce energy usage creatively. We need to engage through culture and young people about climate. This should all be included and fully described in the comp plan.
Neighborhood Protection	
Density	Density is hard to comprehend and talk about - It's different to everyone.
Many Perspectives	Desire for historic preservation. How do we have that kind of conversation to begin to solve this underlying theme? We need to listen to all perspectives of the problem; instead of just voting on it.

Space & control	I want control of my environment and to do what I want with my property. I want control of my investment and to protect my investment throughout the years. I didn't buy into this higher density back then.
Control of my property	Control of my quality of life; safety, neighborhood; my govt on a local level is responsible for my own interest.
Neighborhood interaction	Safety, mutual respect for neighbors. Good communication between neighbors; knowing your neighbors.
Affordable housing	Affordable housing is only nice in theory. It adds density and traffic trips.
Density	Stop trying to change pre-existing neighborhoods. New density should not expand from within neighborhoods. New density should be developed starting from the outside.
Change	A city should continue to grow or remain stagnant. Don't take away from what is unique from old neighborhoods to accomplish new development goals.
Flexibility	New planning mechanisms need more flexibility from the code. Boulder is too rule-based in our zoning code. Wants to look into form based code. Create a feeling or character in different parts of town. We need more site specific flexibility. E.g. ADUs. Creating density that's more fine-grained instead of spot development. Affordability is not gained by our current methods.
Neighborhood Protection	Political lock up is tied to a lot of these planning-related questions because we get stuck finding solutions. We need to create growth in a way that meshes well in the surrounding area.
CU	Needs more housing since a lot of the growth is related to them. Hold CU accountable. The university is an attractive nuisance. They do not take care of the people they are bringing into town.
Density and Traffic	You cannot increase density without creating more traffic.
Affordability	Land use drives housing costs. We will never catch up to affordability. (SF as an example)
Infrastructure	We need to address real infrastructure issues that are more focused on the residents living in the area.
Housing	Rezone industrial to residential and mixed use.
Enforcement	We do not trust the city to enforce their own laws. Form-based code is a tool that architects and planners can abuse.
Protection	I want to protect my investment, I work really hard for my investment and some people should earn their right to be here.
Rezoning	Zoning commercial to mixed use; enforcing existing regulation.
Development	Let development pay its way.
Neighborhood Protection	Reliability, keep things the same. We want more consistent decisions and planning.
Views	No high-rise buildings - protect the views.
Livability	Livability and site access and property access. Livability is safety, lighting and control over negative influences of the neighborhood (broken bottles, college parties, too dark).



Comments from Written Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- The last mediator spoke that MOST people want high density – that’s not true. No one is opposed to being Aspen – it’s a great place. We do not want to become San Fran or Austin. Maybe City Council can make decisions on what the people want and not their agenda.
- 1. Protecting living quality in sub-neighborhoods that are defined by smaller lot sizes. Protecting existing residential zoning. 2. Balancing transportation funding to benefit vehicular traffic since majority of movement around city is in cars. 3. Impact of Chautauqua users on adjoining neighborhoods. 4. City enforcing occupancy limits.
- CO2 Debt – Reduce CO2 repay CO2 debt with renewable – Demolition – CO2 cost with new construction. Too much scraping off. Architects need to make solar a priority on all new construction. Increasing or improving LEED standards. More net-zero energy homes. Resource

good – home improvement shows sending wrong message with sledge hammers destroying kitchens, rather than removing fixtures. Developers maximizing sq. ft. lot size.

- 1. More support for historic preservation by changing land use to allow ADU and OAU if house is land marked. 2. Energy conservation and renewal production should be available for neighborhood districts. 3. We need neighborhood or area plans. 4. Drivers are distracted by texting and calling. Outlaw this!
- The affordable housing program has a fatal flaw. It traps people financially due to the extreme resale restrictions. If people don't leave the units, the unit effectively is lost to the program and the system becomes inefficient.
- I own a 6 bedroom house and live there. It's crazy that I can't rent out all the rooms. I can only have 2 other people living there.
- Affordable housing + more diverse: Encourage: higher occupancies (1 person per bedroom); ADUs in lower-density neighborhoods; apartments for workforce, including micros; group houses for seniors; collectives and co-housing; more diversity / density of housing types in lower density neighborhoods – e.g. duplexes, quads, townhouses; more options for millennials and seniors (aging in place) – flats, cottages; greater density new transit corridors and services (grocery stores, etc.); better design for affordable housing and density – good architecture!
- Change the focus of the affordable housing discussion: make the economics of market rate reasonably affordable housing work. City-built affordable housing alone will never be sufficient to close the gap.
- Change the charter regarding how we measure height. The current rules virtually prohibit pitched roofs & therefore traditional architectural design. I believe much of the objection to new buildings is because none have the charm associated with traditional style buildings. The current codes all but require that every new building is crowned with an ugly giant mechanical unit instead of a lovely pitched roof.
- 1. Free bus to go to most popular steps. Needs to be frequent. 2. 300 & 301 – educate and communicate with citizens, make developers more responsible for density impact. 3. Boulder bus shuttle will be the biggest impact on affordability and energy consumption.
- Address neighborhood identity with spot zoning. Neighborhood grocery (small markets) would create much more walkable neighborhoods, decrease vehicle travel, & allow accessibility. This is a serious concern for college students since many have cars simply for grocery. Also, as a per an prevalent Boulder concern, CU students believe increased occupancy rather than increased zoning would preserve neighborhood identity & historic structures while increasing affordability.
- My concerns are that most recent projects involve sidewalk to sidewalk 3+ story block sized buildings which have no grace and greatly impact Boulder's view space. All future projects should be required to not negatively impact our view space. The BCH property in particular now allows wonderful sightlines to the mountains behind. Whatever goes in here should respect the views, the neighborhood + N. Boulder Park.
- I am concerned about the redevelopment of the Boulder Community Hospital site and hope that it will not receive height & setback exemptions. Please don't let the buildings blot out the foothills skyline & please don't approve sidewalk to sidewalk buildings with no green space.

There seems to be a misconception, post elections, that 300 & 301 went down because we are in favor of tall + super-dense buildings in Boulder. I and many people I know who voted against 300 & 301 are NOT in favor of those things. We simply did not want to codify NIMBYism + thought the laws were badly written & would have unintended consequences.

Comments from the Online Survey

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! (If your comments regard specific areas of town, please indicate this clearly.)

Council appears to be using growth as their vehicle to solve the city's problems. Growth is already destroying some of the character of Boulder. Significant changes in density of existing low density neighborhoods will only degrade them.

We live in RL-1 in Central Boulder. We would like to be able to put an alley house on our 4,000 sq. ft. lot. I think people across town should be able to do this. As can be seen in the RMX zone in Whitter (which starts at the alley behind us), this can result in a pleasing increase in density. We live in a 1,650 sq. ft very narrow house. So we could really use the extra space for visiting guests, for a studio or for long term rental.

Will the Boulder Urban Renewal Authority advocate for and lead strategic redevelopment at the BCH Broadway site? How will the City partner with neighborhoods and developers to redevelop the BCH site? What is the schedule for redevelopment at BCH? Will the City advocate for a new iconic arts center in Downtown Boulder?

I'm concerned about what will become of the old Boulder Hospital site. I also have some concerns about the parcel of land on the western side of Broadway between Hawthorn and Iris, immediately in front of Foothills Elementary. I'm not opposed to density, but the current review process leads to the reapplication of the same architecture over and over again. Consider revised height limits that would accommodate more variety and creativity. Perhaps some kind of cap and trade model? You already have one major player in town (CU) that doesn't have to abide by any of these restrictions.

1. Fiscal Accountability of City Council. They waste money on "interesting projects". e.g. Folsom disaster, high salary of muni consultant. 2. Lack of adherence to rules by bicyclists, e.g. speeding through stop signs and endangering pedestrians, riding on sidewalks next to a bike lane. 3. Lack of adherence to Pearl Street Mall rules, e.g. dogs and smoking on Mall. 4. Type of business on Pearl Street Mall not appropriate, e.g. bank replacing a cafe, expensive chain stores replacing local stores. 5. No time limit for parking on 20th Street.

Hello, Having had a chance to digest the Comp Plan listening session, I would like to offer the following feedback: General Feedback:

- Appreciate the charts and maps and (direction to) current stats provided.
- Appreciate all the staff that was there to listen.
- Would have liked more specific information on exactly what kinds of changes might get made to the Comp Plan based on community input. o Examples of current language/sections of the Plan that were added or changed in the past would have been helpful. o The breakout sessions, while interesting and respectfully led, didn't really focus on Comp Plan level changes. In hindsight, I wish we had been more strongly guided to talk about how the Comp Plan might be specifically revised as a guiding document.
- "Central Boulder" is too big of an area geographically and population-wise. Suggest it be broken into 3 sections going forward: Downtown area, north of downtown and south of downtown. Personal Opinions (not clear exactly how they fit into Comp Plan updating):
- Comp Plan should address widespread concerns about pace and scale of development. Many people concerned about current development voted against 300 and 301 because they were told the Comp

Plan and City Council were better avenues to address these concerns. When you add these people to the people who voted for the initiatives, there is a huge part of the population concerned with the current trajectory. Please find ways to address these concerns.

- Pollinator friendly landscaping and space requirements should be listed as part of sustainability goals (if not already). Large massed buildings with substantial concrete as well as the call to change FAR ratios to reduce open/green space – these both reduce pollinator friendly landscaping. This needs to be part of analysis of sustainability.
- Though the city may be pleased with turnout to the Comp Plan meeting – it is still incredibly low percent of residents relative to population. Most residents aren't going to attend or tune into these general sessions, and will only get involved when there is a very specific issue for them to respond to – if they are notified. o Comp Plan should require a substantially broader notification range for major redevelopment projects as well as proposed zoning changes. Area residents should receive postcards that provide 1) general description of the proposed change, 2) city council and planning board email addresses for feedback, and 3 the webpage address for meetings and other specifics on the project. Or perhaps there could be inserts in with utility bills...
- Comp Plan should encourage on-site affordable housing for new housing developments so all our new affordable housing isn't in housing "ghettos". New affordable housing should focus on non-market rate housing, as that is the only way to ensure long-term rates that will truly be affordable. Affordable housing is different from, though overlapping with, housing options.
- Planning exemptions need clearer guidelines about what constitutes public good and what penalties will be levied if final outcomes don't actually align with original agreements.
- Questionable data is being used for decision making. For example, does the city actually believe the Lucky's shopping center and the Whole Foods shopping center have too many parking spaces? If any of you frequent these shopping centers with regularity then you know the parking lots are usually quite crowded and even stressful to use because of their heavy usage. This type of "doesn't mesh with reality" data undermines the public's trust in the city.
- We should renew the Danish Plan type growth limits to give the city more time to absorb and respond to growth. • Transportation and parking plans need to be realistic about traveling habits, especially during bad weather and for those with time constraints. Plans should also recognize that life cycle stage impacts desirability and feasibility of traveling via alternative transportation.
- Let's take the projected demographic shifts expected in the coming years (the aging of the county...) into consideration. An aging population may be very open to using an enhanced public transportation around town if they don't have to wait outside for more than a few minutes. Sandra Snyder

Mixed use redevelopment of the Basemar shopping center. Avoid more student rentals of houses south of Baseline.

Maintaining historic character while allowing for change. Keeping housing options as affordable as possible.

North Boulder / Palo Park Listening Session

November 18, 2015

Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

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Suggested topics for discussion:

Sustainable building, Housing + Transportation Issues, Affordable Housing, Workforce Housing; Sustainability, Energy, Ecosystems + Wildlife, Pedestrian Safety, Livability, Growth, "Ugly" Buildings + Views, Community Character, Noise, Complete Neighborhoods, Githens Acres, Redevelopment + Adding Density.



Topic	Summary Notes North Boulder and Palo Park
Affordable Housing	
Locations for Aff. Housing	City definitely needs more affordable housing. Spread it around the city (Holiday OK). It is important for diversity. N. Boulder has vacant land that is some of the last in the city. AH is being focused in N. Boulder but we need diversity for a vibrant community.
Concentration of AF	Concern concentration in an area will turn a diversity of people away. Different types of AH. Price lock (deed restricted) in Foothills Community Park; Holiday good example: design is appealing (homey).
Design issues	Violet & Broadway - "rat cage" and looks like a project. Emphasize mix of housing - low prices with market housing. Design of Holiday promotes community. Violet & Broadway is too close to the street - dislike this and it lacks street level retail.

Jobs: housing mix	Boulder is a job hub with high cost housing and limited low cost housing: donut in the middle.
Jobs: housing mix	3x jobs - 1x housing - issue. People need to live and work in the community. I worry for loss of housing due to development. Ponderosa mobile park if annexed would require roads, water, sewer, and housing standards to equal millions to meet and would threaten Ponderosa's ability to provide AH.
Tiny houses	Tiny housing as a possible solution - does zoning allow this? Tiny housing could fit into single-wide lots at mobile home park: city code would require wider lots because mobile homes to meet city code requires wider lots.
Mix of housing / size	Access to outside is important. People want yards. Importance is mix of types - consider all types. New building is only 1 type. New buildings are not necessarily affordable. Original N. Boulder had a mix of housing. N. Boulder becoming one type: multi-million homes.
Tiny Houses / ADUs	Homeowners in Boulder are interested in tiny homes in their yards to add to housing diversity. Zoning allows ADUs in some neighborhoods but are allowed depending on proximity of other ADUs.
Tiny Houses / Allowed increases in density	Reiteration of homeowner interest in ADUs and for tiny houses - "friendly" way to increase density. Proposed zoning for N. Boulder will allow up to 6 properties per lot. Concern for type and form allowed when 6 units are allowed - it takes away from nature.
Diversity	Be clear on how to define diverse: income, age?? Mid-20s households can't afford housing in Boulder. Affordable housing program is inadequate and results in ugly, poorly designed homes that lack community orientation.
Co-housing / Tiny homes	We need more co-housing, tiny homes, etc. Zoning isn't user friendly, adaptable. 2 year planning process - edges out all except wealthy developers. Need housing options for 30-40's families with children. They want traditional style with yards.
Housing options / More flexibility in regulations	The lack of housing options across the spectrum - down sizing into equally expensive housing. Aging in place restrictions in regulation. Want more flexibility in zoning. City regulations are onerous - too many.
Agriculture	Allow for urban agriculture.
Growth & Smart Development	
Road maintenance	Wondering what the plan is to fix the roads?
Caps on density	Like Crestview park. Interested in smart development.
Cell Coverage	Cell coverage in N. Boulder is bad!
Redevelopment / Neighborhood character	Living next to an Air BnB has concerns with the neighborhood make-up. Need smart / wise redevelopment. It feels like the growth is too fast. Not knowing the vision for N. Boulder. Concern with traffic.
Rate of Growth	Keep things static about developers. Slow down growth. Concern with lack of multi-modal options.
Short-term rentals	How do I deal with not feeling bad about being frustrated with short-term rentals and long term rentals? It is about quality of life in the neighborhood.
Voice	North Boulder is not heard, need more online participation options.



Armory	Armory growth - do not want large buildings that are out of character with the area. Contextual building heights.
Jay Rd. Development	Concerned with Jay & 36th Development All growth will impact transportation
BCH	Development of Boulder Community Hospital.
Growth	How do we properly house populations growth? Are growth limits being exceeded every year?
Smart growth	Smart growth is the preservation of neighborhood character. Concerned with building heights. Boulder is at risk of overpopulation. Quality of architecture is important. N. Boulder has tons of residential but not a lot of anything else. Want livable neighborhoods.
Accessibility	Would love to be able to walk to a grocery store. Would love to walk to a post office.
Voice	The opinions of N. Boulder are not factored in. NB is treated unfairly. Process and involvement for NB needs to be better and more accessible.
Development	Thinking about leaving neighborhood because of recent developments. Want to find the balance between my own investment and affordable housing. Feeling helpless with the decisions of the city.
Rural Character	Want to maintain the rural / small town nature of the neighborhood. NB is unique and we should keep it this way instead of becoming denser like mid-town or S. Boulder. How do we say no to development?
Changing demographics	Trends report reveals a drastic change in demographics. More than 50% of homes in Boulder are rentals. WE need to think about this. No one predicted the rental prices jumping so much.
Affordability	You don't have to house everyone. If you can't afford to live here then why should you?
Transportation	We need to take a county-wide look at transportation. Compares to LA.

Rentals	We need to be radical in our approach to control the amount of rental properties. Ask CU to start student housing. No more rental properties if you live outside of Boulder
Pedestrian Safety & Livability	
Affordable housing, youth & livability	Pedestrian accessibility; children getting to school; safety
Pedestrian Safety & Livability	Diversity
	Traffic
	Voice for all ages.
	Mix of residential to commercial - jobs: housing mix.
	Process for the plan put to action. 16 year old said Boulder is turning for the worse.
	Enforcing views.
	North Boulder retail - Lucky & North - zoning commercial local serving.
	Armory 's density.
	Views diminishing; where are the mountains?
Ugly development	
Community Function	
Micro houses	Micro-houses can be temporary. Try it - if it works, it can stay.
Local change	In south - Winston-Salem - a group called "change". City went through and addressed every single issue. Need to formalize smaller neighborhood units.
Retail	Chicago- ... corner hardware store was feasible. If you served us together - connected us - I fell like we box and isolate. I really think we can foster that (the hardware store). We could be much more creative in how we accomplish that.
Retail	Used to live on Hill @ 9th and College - "the store" - tiny store building. Was nice to have that there. Lucky's has a corner on the market in NB. Prices have rocketed. Is a bit of a node now. Has some of the neighborhood things.
Armory	Talked about artists studios to a general store. Developer hit a brick wall - height ordinance issue in order to make numbers work, needed to go 4 stories, but we've been so anti-height.
Architecture	Form-based architecture. Diversity is beautiful. Would be nice to see some beautiful and unique architecture. Boulderado doesn't disrupt anything , and people love it.
Connectivity	Please connect all the trails. Off-road trails.
Flood work	Floodplain improvement project. We could bond to let developers contribute or it can into the spot. West at 20th didn't get done.
Mobile homes	Boulder meadows mobile home park - fabulous location. Prices we pay, could buy a 4 bedroom 4 bath house in other places.
Complete Neighborhoods	Picture of complete neighborhoods sounds great but can it encompass a larger area?

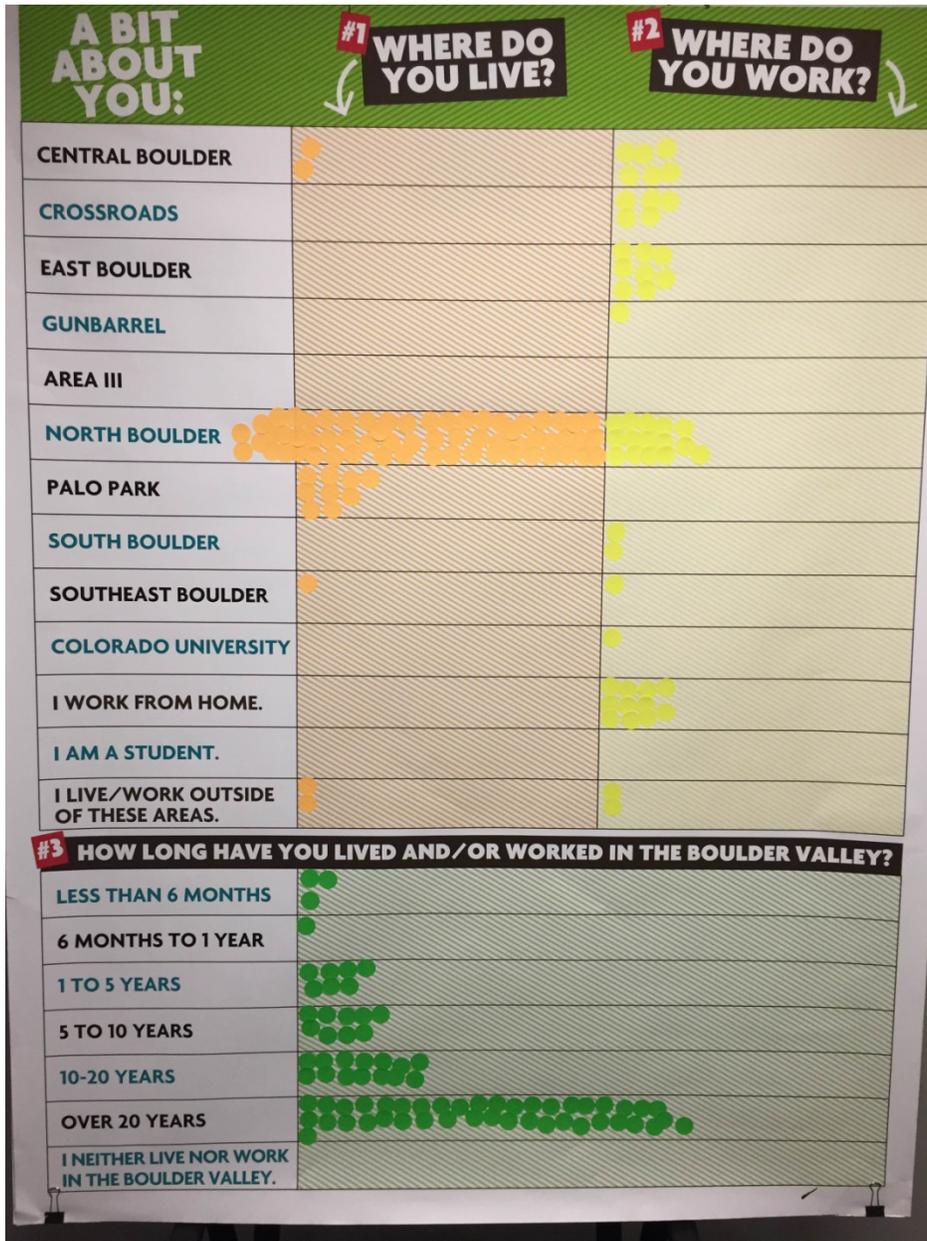
Diversity	Armory - what if there won't be diversity? How do we incorporate that? Buildings are available to families, elderly, single people. Different kinds of units.
Community empowerment	How does the community have input on what the community needs?
Retail	NoBo can't support retail outlets (Hardware store that elapsed). Need an ACE hardware.
Neighborhood empowerment	Why don't we just do these things? Why can't a neighborhood get together to propose something - just like you can build a house. We are really powerful to do something - you can build your won community. Let's have the ability to build a mechanism into our community. Need to have responsibility to do things.
Neighborhood empowerment	NB used to be called "dog patch". Minimum # of people to come together to decide what to do.
Arts District	Look at barriers to building Dairy Center for the arts. Didn't succeed. Artist community - N. Broadway - really fun.
Arts District	Let's get N. Boulder arts district really going. Place for artists to inhabit. Need mixed use - live work sell.
Arts	So strict in code - assistant art studio. Says you can't have any in the city. Can't have it unless it is a residence - must be a home occupation. But can't have someone help you.
Micro houses	Artists would consider micro houses. Eugene, Portland, Houston. Trailers lost something in their construction. Micro houses are like little pieces of sculpture. Discussion of what a micro house is - safe and not safe.



Transportation	
Changes due to Technology	Autonomous car will replace Uber; Don't know if Boulder infrastructure can handle the changes; electric cars inevitable just don't know timeframe; one way streets promote efficient travel; technology will drive the elimination of cars (transit, car sharing).
Public Transit	Why pay RTD for this service? Municipal transit system could provide better service, RTD service ends too early, poor frequency routes not dense enough. Trolleys, smaller shuttles instead of big buses that aren't full. Transit so good in Europe that you don't want a car. Can take 2 buses or more to get where you need to go. If service was great, how much would you pay for it? (\$1000/year too much - but if collected would raise serious resources). How collected matters a lot (tax vs. user fee). State legislature would need to take legislative action to get Boulder out of RTD - but could do more routes like HOP (not owned by RTD). Sexier options than buses - trolleys, trains.
Bike Paths	Would like to see the network completed. System is a hodge podge of off-street, on-street, and crossings dangerous infrastructure. This issue is specific to N. Boulder. Should we use eminent domain? Not everywhere, but possibly for critical connections. Also work to wait for redevelopment and exact it from developer. Narrow travel lanes for cars by expanding bike lane width to slow down traffic. Bike paths are beautiful in Netherlands and are like their own streets.
Congestion and Routes & Traffic Calming	19th St. is "pleasant" option for people who want to avoid Broadway. This results in a lot of traffic diverted to 19th that otherwise wouldn't be there. Use traffic calming and traffic circles to discourage through traffic. As people age they go slower and then so does everyone else. Traffic circles effectively calm traffic, but may not be a good option for emergency service routes.
Broadway Crosswalks	Lots of blind spots near restaurants and library. Crosswalks in general need to be more visible because cars don't stop. Some people honk at cars that stop at crosswalks.
Right-sizing for Iris?	Mixed views. Bike lanes might be better on other (lower traffic) streets. Although bike lanes can help slow traffic. But does it raise accidents or fatalities? Key question is if we want to slow down the cars.
Rights of Nature	
Bikepath Concerns	Primary concern about bikepath between Sumac & Topaz –effects on wildlife, only 1 block away from 26 th Street – not worth it. We were deliberate about closing off the neighborhood, paid for it within the community to provide bike/ped safe access to Crestview. IT already does what a bikepath along the creek corridor would do. There is enormous growth all around us. This topic was on the table a long time ago and was taken off the table. Bird study and EIS already considered. Turn the bike lanes (existing) into bike paths.
Riparian Area	Fourmile Creek drainage: Dense tree area, Coopers hawks, great horned owls. Bike path would mean tree removal. Area has family of foxes, wild ducks, geese. Why pave a riparian area?

Protect the Wildlife	Recognize that all the small steps increase the human footprint and impact. Consider at a fundamental level. The rights of the creatures are important. We shouldn't add more paths and subdivisions. There is very rich habitat in N. Boulder. At times I have counted 14 deer in my backyard. There have been bear, mountain lions. This has been a learning experience that I shared with my kids and would like to preserve to share with my grandchildren.
Preserve trees and vegetation	Raspberry bushes are a key source of food for wildlife. In 10-20 years it should look like it looks now.
Changes along the Creek	There are plans that could modify the creek significantly - 2 and 1/2 times wider. The multi-use path would alter the neighborhood significantly. Flood improvements would mean tree removal.
Impacts	There have been annexations since the flood that have lead to subdivisions, more fences, less habitat. It is a mistake for character of the community. There will be more traffic, more people, more annexations.
Topaz	Thoroughfare through Topaz is a concern.
Remodels & Annexations	Limitations on annexations - no subdivisions with annexations. "Remodels" adding a lot of sq. footage are really "remodels". This has encouraged subdivision and redevelopment. People annex to the city when they need to but then they ask for subdivision and remodel, land use change and zoning change.
Bike Path	The board has already decided on matters of the bike path. Easements rights along bike path already secured by the city. Bike path proposal was in 2 segments: 1. 19th to Sumac (strong opposition among group); 2. Under 26th - this one is being proposed. Previous discussion already decided. Why is this being reconsidered? They were going to build a tunnel under 19th Street.
Githens	Want to keep neighborhood as it is. We have to keep saying we "want to stay in the county!". The city has violated the process so many times in the past.
Preserve Creek	This area offers an opportunity to preserve a stretch of Four Mile Canyon Creek. There are already street / bike options and the neighborhood is bike friendly and kid-friendly already.
Flood Debris	Hire young people to clean the stream channel instead of spending \$250,000 on a bike path. Keep the waterways clear with the resources available.
Nature	Plants and animals have a right to be in the neighborhood as much as we do. We've already encroached on them over centuries and decades. Every little change we make increases the human footprint and affects nature. It matters. We have conviction that it's necessary to take in the rights of nature at the core of decision-making. Consider global warming.
Githens Acres	
Rural Character	Rural neighborhood - people want to keep it rural and not have development or more density in this area. People want to keep the natural landscaping.
Affordability - Githens	There has been redevelopment in this area into "trophy homes" that are not affordable. This makes it difficult if not impossible for young people to live/stay in Boulder.

<p>City/county issues - Githens</p>	<p>It feels like people's voice doesn't count as they are county residents, not city. Residents are surrounded by city. Annexation is really expensive - Over \$100K too much for retired people. County taxes are high as well. Give a tax break so retired people can stay in the community.</p>
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Comments from Written Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- I liked the many maps – thank you. • Please do protect our ash street trees with the trunk infections as is now being done. • Please keep removing dead elms. Encourage homeowners to remove dead elms and help them get discounts on replacement trees of the most appropriate species. • I am concerned that sewer replacements and upgrades are proceeding so slowly. Also the sewers used to be inspected, but not anymore (a TV system was used.) • I liked the idea of putting a stoplight at Norwood and Broadway for safety – it’s hard to get out on Broadway from nearby cross streets. • Please keep buildings west of Broadway in N. Boulder. No taller than 2 stories.
- 1) Repair Wonderland Trail Bridge over 4 mile creek. My husband was seriously injured there. 2) Speed up N. Broadway reconstruction. 3) Strengthen & add teeth to existing BVCP policy to avoid concentrations of affordable housing & social services facilities – esp. N of Violet. 4) Give citizens a real voice early enough in land use regulation process to make a difference. 5) Get real about the long-time BVCP policy about development paying its own way.
- I would love to see a few things to make North Boulder even more awesome: • A bus that runs down 28th St from the north end of Broadway down to Table Mesa P&R. If that’s not feasible on the south end, at least a connection from N boulder to the commerce areas along 28th St. From my house @ 17th/Yarmouth it takes about 6 min to get to Safeway in a car but a bus trip would be 20 min (if I’m lucky w/bus connections). • This is actually more for Boulder in general but the permanently affordable housing program needs some fixes ! you can live in Boulder if you have plenty of \$ or very little, but we should make room of people in between. 2) we should “regulate” this program more. I know someone who rented a condo at market value from someone who bought it in the PAH program. I know single people buy 2 BR units & then rent out a BR for market value. These are not the way this program should be used.
- I am concerned about the 2801 Jay Rd change of zoning. With the impact of traffic – Jay Rd is already congested and children crossing either Jay or Hwy 56 to get to Crest View Elem seems to me to be inviting a dangerous situation. Further, to put expensive (market rate) housing on N. Broadway and centralizing affordable housing on 2801 Jay seems to defeat the purpose of socially integrated housing.
- As I walk around and look, I like the ideas that are being studied, especially neighborhood – connecting multi-use paths! I also support better retail in the growing north boulder, north of violet. As for trails & mode use options, and more voice and sight is better. Overall I am amazed at how grumpy citizens are about this work. I listened to many community members arguing with planning staff. Your staff handled it very well and many of us appreciate the work you are doing regardless of the optimal outcome. Thanks for hosting!
- Re: Palo Park and other “community parks” – I understand that the City has received complaints about space at parks like these being rented to private groups like BCSC, BIS, FC Boulder. I would

just like to voice my support of allowing groups to do this. Not only does it promote “community”, it deters the “rif-raf”. When the park is empty, we (I reside near one) see individuals inhabiting it smoking pot, drinking alcohol etc ie; right on a child’s play structure.

- Key & essential to North Boulder – how about a Verizon (at least) cell tower in N Boulder. The service is essentially nonexistent & Verizon says it is a city issue.
- Development increases Local carbon debt. BVCP needs a new rule. Carbon debt of new development shall be paid off by using excess renewable created onsite or off-site.
- With the population growth in far North Boulder, it would be fantastic to get a grocery store! How about the armory property? Something smaller yet more affordable for the neighborhoods demographic i.e. we don’t need a Whole Food, rather a small Safeway or similar.
- You have lumped everyone/thing north of Iris together. West (B’way) Boulder & East Boulder (Palo Park, 4mile Creek) have entirely different issues. Palo Park is surrounded by City Roads are pass-throughs. City Parks. West: excellent mass transit (bus) & access, roads getting paved, can vote on what goes in their water, can vote on where they get their electric, can vote on City Council issues, can vote on sales tax increases, eco passes, BBikes, getting 4 mile creek repaired. East (Palo Park): NO mass transit – poor accessibility, Palo Park – no paving, no repairs, No votes, same water, No votes – only lies, no votes – issues affect us equally too, no votes – we shop in buildings, no eco-passes + BBikes + etc, No 4mile creek repairs
- We do not... affordability of housing. I’d like to see North Broadway because a strong Arts District. Would be wonderful if the old Armory could be converted into artists’ studios that could be rented @ a reasonable rate
- Put the trash cans (that city removed) back into Palo Park E, S, & N along the sidewalks. City Parks said they were replacing them a year ago. Bring the new ones, then. NOW
- Continuous path from 19th Street underpass at Crestview following 4 mile creek. This right of way was part of the original annexation agreement of property immediately east of 19th (ask Lisa Morzel about this)
- 1) Please increase size of B’way Bridge over 4mile Canyon Creek so it can pass at least (minimum) a 50 year flood. Current capacity is only 20-25 year flood. 2) Excavate down the Violet Park site 8’ down from current grade to provide debris detention in the Violet Park, to protect homes + schools from debris in the next flood. 3) I oppose zoning changes for 4395 Bway, 1179 Union + 999 Violet. We spent a long time on the NBSCPlan working out the zoning in this area. It is not appropriate for the Business zone to creep down into this area along B’way. Please keep it residential.
- General comments on height limits: west near the mountains, keep buildings low so public can see and enjoy foothills while moving about, (too bad old Camera site is HIGH). High rises might better be kept further east. At a certain point, still in Boulder, the back range is visible. That might lend itself to higher buildups. Take into account what our mountains give us that is special, unique.
- 1. There is far too much information to digest at one meeting to be able to provide meaningful comments. A follow-up meeting is needed. 2. The scope of the comprehensive plan should be broader, not just our neighborhood.

- Why has the wonderful Lucky's Market area been rezoned residential? Very disturbing...
- I would love the option of public transportation (i.e. bus) to get from my house in North Boulder (Holiday neighborhood) to work on CU's east campus (30th + Arapahoe). There are bus options, but taking 2 buses as required currently turns a 10 – 15 minute commute into a 45 minute commute. I'm surprised that there isn't already a better bus connection between North Boulder & the 28th/29th St corridor. This is only ~4 miles!
- Please work with the county and Githens Acres residents to make Topaz connected. This was promised by the county when Norwood was rebuilt. The goal was to let some Centennial traffic flow across Topaz instead of putting all that and other NE Boulder traffic across Norwood. Topaz connection could be a slow traffic design – that would be best. However, the design needs to allow Firs Station 5 to have access, which it doesn't now – at least for its under 5 minute goal.
- 1. Safer crossing for pedestrians & cyclists is needed over 26th St where the bike bath leaving Elks Park crosses to Agate (?) to get kids to/from Crest View. 2. Safer bike lanes needed (bollards?) in N & S bound lanes of 47th St between Jay Road & Valmont to encourage (assist/support) families in Palo Park/ Four Mile Creek get to/from Valmont Bike Park. 3. Medium-density housing abutting Four-Mile Creek in Palo Park is not only inconsistent with the definition of med density residential but detrimental to the wetlands and existing homes in lower Palo Park north of the current proposed development.
- Why such focus on "Housing Affordability"? Seems to me that the #1 factor is interest rates! 4% is great (+current) if/when the mortgage rates go to 7-8% THAT'S what's going to price people out of the housing market. Then do we allow more rental homes/apartments or more people in each house (hopefully not). Look at affordability in the 7-8% rate future. That will be sobering & forward looking.
- Strongly oppose any increased density on Sumac Avenue!
- The change requests for land use changes for 4295 Broadway and 1179 Union and 999 Violet from LR to MUB is contrary to the intent of the original N. Boulder cub-community plan; of which I was a member. The so called buffer zone between businesses on North Broadway was the Northern side of Violet Ave. Residential on the s. side of violet was strictly maintained. It should be maintained as planned. The notion of a "buffer zone" is generally used when an individual wants to "up-zone" a parcel for their personal benefit. As a neighbor within 300 ft of these parcels, I would like to be informed of any public meetings or processes in writing, in advance. Thank you. Chris Brown, 4340 13th St, Boulder, 80304.
- In North Boulder only 5 months, it turns out I moved next door to a BNB (AirBNB). NOT happy. Is it possible to resolve the BNB issue with zoning? I don't want to live in a mixed-use neighborhood (really – motels – there are 2 in wildwood – and single family homes). Let me know how I can help resolve. Perhaps a real estate disclosure orget rid of the transient neighborhood. Thank you.
- With the armory construction, please no tall (55') building as it would be out of character for N. Boulder. Also no big (*tall!) boxy construction – use the "norms" established along Broadway, east side from Violet to Yarmouth, as the reference for construction adhering to neighborhood character.

- The North Boulder arts district needs full development for the creature community. The Swoon Art House at 4295 Broadway is the perfect example for mixed use.
- I'm desperate for a Verizon Cell Tower in N. Boulder. Service is essentially zero and Verizon says it is a Boulder approval issue. It hits me in the pocketbook having to also pay for a landline.
- Concerned about changing designation request on 2801 Jay road & resulting increased residential density, traffic/noise on Jay road & impact on Orange Orchard community. Thanks!
- 1) West side of street on Broadway from Lee Hill to Violet is ugly and does not reflect the look of other side of street. Makes for a less close nit part of town. 2) Trailer park off of Violet on west side needs significant improvements for residents. 3) Art focused area should include a "central" art center, much like in Ann Arbor with spaces for classes, artists to convene etc. 4) There should be park and bike options around the city for commuters to ride into down in North Boulder, the "Bus Stop" would be perfect.
- I'm very concerned about the cost of houses in my area – the middle class is getting totally closed out. I bought a house in Newlands in 1990 for \$128K and now average price for houses that sell is +\$1.5. Any affordable house is immediately torn down, a too deep basement is built & the house are 5000+ square ft. They have to pump to keep their too deep basements dry. What's going to happen to the aquifer + old trees depending on that water?

Online Comments

My comments are regarding the Palo Park area. My concern is regarding the Boulder Housing Partners proposal to develop 4525 Palo Parkway at 14 units per acre. My neighborhood, Northfield Commons, directly south of Palo, currently has 42% affordable housing. This new proposal will skew the affordable housing in our neighborhood to over 50%, which seems unreasonable. Affordable housing should not be so concentrated in any given neighborhood in Boulder and 42% seems to be the standard maximum (Holiday is 42%). But the main concern with the development of this parcel is that it will ruin the character of our neighborhood by adding too many cars. All traffic is required to come through the Northfield Commons and Kalmia 38 neighborhoods to reach this development. It is unsafe, and an unreasonable burden for our neighborhood to bear. I did not attend the listening sessions as have been so busy attending the Boulder Housing Partners meetings, City Council sessions and Planning Board meetings!! It's ridiculous. I wish I had never moved to Boulder. I am a single working mother with 2 jobs: it just shouldn't be this hard to live in Boulder. I am only interested in preserving the character of my neighborhood and protecting it from the unreasonable traffic and safety issues that this development will cause.

Hello, My main concern is a change of land use for the area South of Violet to MU-B..on Broadway. These are real concerns for my family. The property in question, is 4295 Broadway..

South Boulder Listening Session
November 31, 2015
Meeting Summary and Discussion Notes

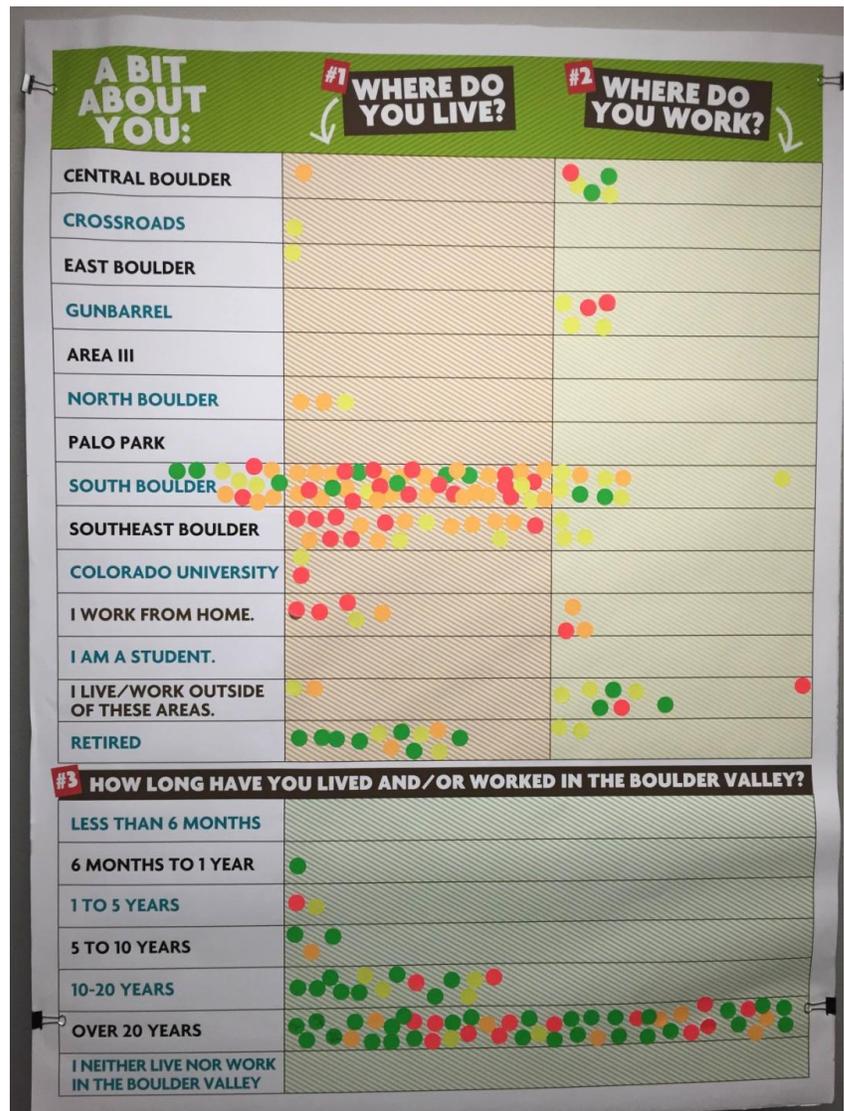


The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following.

In the **round table discussions**, people were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.

Suggested topics for discussion in the South Boulder meeting:

Transportation, Access, CU South, Neighborhood Voice, Complete Neighborhood Character, Recreational Impact on Trails, Affordable Housing, Occupancy Limits, Density, Energy / Carbon Goals, Height Limits, Traffic, Neighborhood-Serving Retail, Environmental Issues, Compatible Development, Neighborhood Plans, Aging in Place, Health & Safety, Commercial Development, Growth Control, and Water.



Topic	Summary Notes South Boulder Group Discussions
Densification, Infill, Height Limits	
Occupancy	Legalize roommates. Ordinance - noise, trash, parking
Density's Impact on Transportation	Transportation without car - medium density along Broadway; Crossings/ intersections - impact on transportation with increased density.
Energy	Open Space and height limit = rock and hard place. Energy goals commute, traffic worse with higher density. Tough issue.
Students Occupancy Limit	Surrounded by students - some good, some bad vandalism. Moved to Martin Acres for diversity - age, background. Bought house for space - easier w transient population. Diversity, space = good thing about South Boulder. Number of people not an issue until negative impact - crime, parking.
Affordability	Sustainability, affordability, access. Some density in the right place is a good thing. Access to transit, walkability. Affordability = diversity = valuable. What kind of town do we want to be?
Infill (Neighborhood)	2 story addition converted to rental housing. Against infill. Height of building so close to property. Took away.
Zoning	Zoning changes; CU students over-occupancy - parking / congestion
Traffic	Zoning / development without review process. School traffic get worse each year - car heavy traffic around schools.
Rate of Growth	Catch up w Boulder - no longer slow growth. Where / how do we grow? Traffic / congestion; Lucky's / Walgreens - more congestion
Change with Growth	I have watched Boulder change - got better mid-1990s - increased commercial sf. Down: noise, pollution. Boulder's idea of sustainability = growth. Boulder is at our max - slow down or trash it (\$). Shopping center parking lot FULL. CU South = parking problems. No development needed. Add ADU, little impact (some places only). Subdivide large properties. CC has not listened to South Boulder. Densification of Broadway to multi-family = defeated. Will come up again, no value. Broadway Baseline to Table Mesa works well. Show me what good comes out of density? Affordability is pushing people out. Stop property taxes for 70+ yrs old. Would like to stay. Cost of living going up 3 xs as fast. Would like children to return. Jobs-housing balance - Boulder controlled by developers.
Sustainability	Living within our means - energy, consumption. Sustainable city does not equal single family; transportation - car-oriented culture (cheap gas); Keep views, affordability. Density is good.
Be Kind (Restorative Justice)	Students generalized / we should help them learn to be good neighbors. Legacy - 138 years of students in their city. Restorative Justice - neighbor communication, be Kind. Age divide, close doors; be open-minded. Boulder right now is not sustainable. Jobs in center = commute.
Students	CU should provide housing for students relieve pressure from infill.
CU's Lack of Leadership	Many administrators live in Boulder and don't understand the impact of student housing. Bandwidth issue. Neighborhood relations. CU should not accept high # of students.
Schools	South Hills - schools; city turns blind eye.



Neighborhood Planning / Density	
CU Growth	There is a lot left to happen in campuses in the state. Grand Junction; state system - spread the wealth so pressure isn't all CU, DU. Difficult - CU not as much state funding. CU Boulder - Biggest contributor to increased traffic.
Job Growth	Is something comp plan can direct, doesn't now.
CU South Flood Issues	FEMA - looking at CU South situation, toured SB creek watershed, met with city staff, high hazard potential, challenging situation.
Densification of Broadway to South of town	Proposed years ago - redevelop Broadway to increase density, transit. Houses are 1 level and change to higher would change character, block views, increase traffic. Broadway, wonderful. Can support SKIP. Need enough people - enable public transportation.
Density	Afraid of redevelopment like Depot, Peloton, Like benefits but data shows densification increases costs - understand idea of increased density to support transit.
Accessibility	Martin Acres - few ways in and out / access issues so difficult to add density/ Kept property values reasonable.
South Boulder / Parks	Character - walk to park, play in playground. Concerned for noise, safety, people might not be able to do what they do now. No open space in dense buildings.
Aesthetics	"Ugly" architecture - more than aesthetics - needs services.
Neighborhood Plans	Needed in comp plan - way to have neighborhoods have input on what happens.
Neighborhood Plans	Martin Acres - planning effort and funding - not enough. Put neighborhood plans in comp plan. Recommend section in Plan - some neighborhoods are more organized than other and need a voice in planning.
Parks	Critical to neighborhoods - viability; Keep SF options - not everyone want to live in a high rise.
High Rise Buildings	Don't like the idea of so much high rise.

Affordability	Approval of redevelopment = population increase; works in some places to limit - if take in too many jobs, get too many people.
Density	Not opposed to density; just needs to be in certain places - Preserve areas that have lower building character; keep density downtown. Taper down as move out.
Height	55' limit - keep! Opposed to eliminating limit. Environmental argument - goes higher - doesn't buy it. These are things we voted for - don't change. Height exemptions are based on zoning, but not over 55
Density / Height Balance can be OK	Don't equate density and height. Enforce codes. Coops or other occupancy changes can be ok. Keep quality and neighborhood feeling. Benefits to inter-generational living. On the Hill - needs to be carefully considered.
Occupancy and Behavior	Can be issues with behaviors. High occupancy has impacts on houses. Neighbors - quality of life affected.
Neighborhood Character	Like to see city integrate all goals in planning. Increase density - How does this jive with climate action goals? Carbon emissions goals? There are some contradictory goals with quality of life.
Neighborhood-service Retail	Plan - enforce real neighborhood-serving retail. Need a way to enforce. Options - look at sites - Land use changes; zoning rules; Neighborhood-service retail - good in S. Boulder - Need certain types that create vibrant places in Table Mesa. Have services people need. Great to be walkable. Some drive but short trips.
Neighborhood Groups and Plans	Most neighborhoods don't have organized groups, Martin Acres is organized. Majestic Heights, Table Mesa, need more organization.
CU South / Health, Safety and Flood Issues	
Flood Issues	South Boulder Creek - bad flooding near HWY 36. West Valley overflows area. Senior housing was single largest disaster; people displaced (14 AC); 2 year process to construct the berm a concern - option D. Site should be used for detention behind the berm (water storage). Basements filled up with water, many still pumping from high water table. Flood can happen at any time, co needs to be addressed as soon as possible. Engineering decisions in past 50 years have made flooding worse. Hwy 36 is one of the projects on this list. Most people outside Boulder don't know how bad the flood was in 2013. It was a life and death issue, many lost everything. 3,360 people live in this area (South Boulder) flood plain. Needs to be addressed because redevelopment doesn't happen in a flood zone. Plan was raised in 2012 but wasn't acted on. Need to see progress. People talk about this as a dollars and sense issue, but it's a life or death issue. Changes to 36 will act as a dam and hold more water - could result in a flash flood worse than 2013 because structure not designed to hold that much water.
Health and Safety	Protect the neighborhoods from flooding; First-responders are endangered by having to respond to calls.
Grant and Land Conservation	1st grant written in 1996 to address flood issues and we are now back where we started. Floodplain is the 3rd largest in the front range. Land can be used for conservation and recreation when not flooded. Several efforts, plans for addressing this but there has been no action.

Transportation	If developed, would create traffic impacts. Redevelop plan would dead-end at the site. Site access is an issue; vehicular circulation; needs to be addressed in conjunction with any redevelopment.
Other uses for the property	60% of the CU South property would not be needed for flood mitigation, so need to talk about how it might be used. CU can develop as they wish and don't need to follow city regulations. City provides services to the property. Negotiations will need to be a part of this process. Boulder trade flood mitigation for the right to develop remainder of the property. Some would prefer to see no development on the site.
CU	Understandable why CU would want to develop the property. Would like to see CU acknowledge that flood mitigation is a life or death issue.
Funding	City was blocked from benefiting from a recent grant opportunity for \$1 billion because didn't have a way of spending the money within 2 years. Longmont is participating.
Flood	
Flood Issues	CU gravel pits - South Boulder Creek, \$16M lowered topography - flood plain, original ground. Berm east/west; love study - hundreds of homes downstream retention pond.
CU	CU property is reclassified for flood retention.
Fraser Meadows	Fraser Meadows - retention on west side unable to protect itself.
Speed Up Mitigation	Discouraged to hear 2016 is the start of the process. Need to expedite CU agreement. If there is a flood tomorrow, and people die, city would move quickly to prevent that. Think ahead and expedite resolution of berm before a tragedy happens.
Awareness of Flood Risks	How many people in this room know risks? It is difficult to be in the flood plain and have no one understand. Need people to understand the problem. Facilitate better and more far reaching understanding of flood risks.
Priority	City priority - life and limb demands highest priority. Move quickly. What would move council? Governor - \$1M for projects. Would hate to have to explain why the city didn't move fast enough. The city could be sued - negligence.
Negotiations	Is CU the reason it is being held up? The city and university are talking all the time. What about the state?
Make a Move	Dec. 15 - Joint PB/CC - make a move. 20 years ago; love study; 10 years more detailed mitigation alternatives. How have houses been affected? People didn't know. Taxes down? Having trouble selling. Gilbert White - central Boulder / big picture/ preliminary DELFT plan.
CU Development	This is a complicated issue - planning decisions made a long time ago. Not 1/4 acre should go to anything other than mitigation. Historic flood plain - only use this property for mitigation. "Don't keep playing these games". Use the land for NTS - soaks up CO2; high climate change mitigation potential. Ian McHarg - Design with Nature; work with nature when developing. There are properties that are great for environment / development. CU possibly worst for development. 50 acres that could be developed – re-contoured to maximize.

Neighborhood-Serving Retail	
Neighborhood-Service Retail	S. Boulder cut off - some people going to Louisville because Broadway and 28th are too congested. Land use and zoning should (where appropriate) be more stringent - e.g. Bookstores, auto parts store, music supply, e.g. should allow large scale office uses in neighborhood-service retail zones. For it to work, need the rooftops to support the retail.
Retail Follows Rooftops	Cluster it; not spread out - there is room for redevelopment. More retail respectful of neighborhood character - not N. Boulder (clusters of apts); 1950s, 60's ranch style. Vacancies at TM - good opportunities. How can a neighborhood support retail and make it viable? Local organizers jump start it. Better connections to neighborhood-service retail without a car.
Density / Growth	
No Increased Density	Protect views, character of neighborhood which comes from green lawns, low traffic; but don't want stagnation.
Housing	Building new housing facilities is never enough. Traffic horrible. Boulder Junction isn't enough. Isn't solving the problem.
Affordability	IF you can't afford it, you can't afford it.
Control Height, Zoning, Density	Public input needs to be given more weight. If we limit height, no one can move in. Growth only happens with scrape-offs; special districts i.e. Downtown BID can control some aspects of growth. Neighborhoods could establish their own districts. Don't change zoning or height restrictions and make sure we enforce those rules.
Commercial Space	Don't build more commercial space. Encourages too much in-commuting.
Higher Density for Seniors / or Certain Areas Appropriate	Boulder has quality infrastructure. Density needs to increase if we want good transit. Would help with in-commuting. Senior housing affordability is a concern. It's not healthy if we assume only wealthy seniors can live here.
Transportation	Challenge is outlying areas area are not dense themselves, they're spread out. Density doesn't mean cars / traffic goes away. Some studies include fallacies.
Change	Boulder is going to change. It HAS changed over years. Can't stop what will happen but HOW change happen is important so that we're environmentally sustainable (transportation issues should be solved at the same time.)
No Growth	Town will not stagnate. Downtown is vibrant. High rises are destroying neighborhood character in S. Boulder.
Good examples of Density	There are good examples of density that you couldn't build today. Design solutions can help make density work.
Growth and Affordability	Growth doesn't necessarily make housing more affordable. We're past carrying capacity. We're not unique - Aspen, Crested Butte.
CU South	Get ahead of the curve. Fight development; protect Open space.
Language is important	Homeostasis is a concept in nature. Limiting growth doesn't mean stagnation. No vacancies @ hotel = turn people away. That's ok.

City Council	Influencing CC. How do we influence decision-makers? It's hard to turn the direction even with all the public meetings and hearing and all the opportunities - you have to show up and email them. Citizen input should carry more weight into the process. Helps to organize, show up with t-shirts in neighborhoods.
Space for new people and senior housing	Allow closer connections, safety (snow and ice) is better if everyone's closer - plus that saves room for everyone else if single-family houses are freed up.
CC Meetings	City Council should end meetings at 10 pm. They also need stricter code of ethics to address conflicts of interest. CC members should be elected by districts, not at large.
New Fire House	Could be co-located with library - but that may not be best location. Neighbors would like to be involved.
Transportation	
Transportation	Making sound decisions makes sense. Need to go where we need to go.
Traffic	Daily stress of traveling
Eco-Pass	Equity in program - make barrier lower. Move to community eco-pass; Neighborhood cannot qualify due to students. Cost too much to use eco-pass. Want a pass, would use it a lot. Eco-pass is useless until fix RTD. Free bus system.
Transit	Bus does not work for all areas, needs to work for more people. Empty buses a concern, consider shuttle vans; Free buses - a city in NW has - SKIP not reliable on weekends. Losing bus stops on Broadway.
Traffic Woes	Poor timing of traffic signals. City policy wrong (decrease auto). Reduce traffic, if we could then maybe we would be able to accommodate more housing (affordable).
New Innovations	Look for innovation. Shared cars - have the technology. Boulder is not that big - circulating vans could work. Need to live our values - by using shared cars, in contrast seems all Fairview kids have own cars.
In-commuters Growth	Get people into / out of city (65 K commuters); need to work with surrounding communities. Change the type of development from commercial to residential where appropriate. Assumption that people will live close to job does not happen.
FastTracks	Took our money but no rail. Do not trust RTD. What is relationship of CC to RTD?
Bikes	Support the great bike system. We could all do more walking as well.
Auto	City's goals are totally wrong - fix the traffic. Traffic in S. Boulder is related to schools. Have to get kids to schools some other way.
Middle Class Affordability	
Future	Middle class families are our future. Great schools, parks and rec, OSMP, transportation draw families. But they can't afford to live here! How do you make space for next generation?
Affordability Question	People who work in Boulder can't afford to live here. Not same as subsidized affordable housing. How do we make it affordable while maintaining character?? Question!

Solutions	Possible solutions: * City must open OSMP vault [neighborhoods fight changes in density]. *Increase Density *Tax structures that enable owners to sell below market rate to reap tax benefits. * Rezoning of commercial or industrial of row density residential (small homes / small lots) * Entry-level homes can help bridge gap to build bridge into housing (from subsidized).
Multi-Family	What multi-family options are there between high rises (like 4 plex on 2 house lot). Explain differences to community, between high rises and 4 plex. Apts don't have to suck for families! How do you do high density without traffic? Really address quality and family multi-housing.
Build Out	Two major challenges: Boulder is built out, is desirable to live here. Solution: improve transit in / out of city. Not buses, but light rail. Then folks don't have to live in Boulder. WE could manage infinite parking at every commercial shopping center. We can do bikes better. Point of disagreement – Some say city is built out... Others say NO - lots of space for infill.
Transportation Options	To dramatically change character of Boulder, transportation isn't the answer. Example cities: university towns in other countries. Freiberg, Germany, Groningen, Netherlands
CU South	CU South should be single-family housing
Bus	Bus is expensive!! Not convenient to multiple trips and packages.

Comments from Written and Online Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- South Boulder, Table Mesa Neighborhood. Many (or all) of the roads in South Boulder are too big. For example, Broadway south of Table Mesa is one lane too wide in each direction. If you consider the frontage roads along Broadway in South Boulder (Baseline to South end of town) the street width is probably almost as wide as most of I70. The comp plan should set a path to getting rid of the frontage roads and reducing Broadway by a lane in each direction and using the land for better buildings and pedestrian paths. Table Mesa west of Broadway could also be shrunk by a lane in each direction. Instead of a huge road we could have a natural, creek side park in the same location and still have plenty of drive lanes to service the neighborhood and NCAR. Lehigh Street should get a Mapleton style tree lawn down the middle. With a bike path. All of the collector (neighborhood streets) have awful attached sidewalks and are too wide. Shrink the drive lanes and fix the sidewalks with tree lawns. The Table Mesa Shopping center is an enormous missed opportunity. Restoring the street grid and redeveloping the shopping center as a true neighborhood center should be the long term objective. Imagine no parking lots, 3 story buildings with restaurants and neighborhood services at the ground floor. There could be a huge open plaza with London Plane trees and outdoor restaurants (imagine the South of France). The views of the flatirons would be amazing. The Broadway bike path is in serious need of attention. The quality of the concrete is poor and the utilization of roadways north of Table Mesa detracts from the experience and safety of the path. A grade separated crossing (underpass) of Table Mesa at Broadway should be a top priority. There are too many driveways into the Table Mesa shopping center along Broadway and there locations are not safe for pedestrians.

- I attended the South Boulder listening session. I want to make additional comments, based on the discussion at my table, above those I made at the session that I didn't have time for. Unfortunately I wasn't able to fill out a comment form at the time. My girlfriend has been a Boulder high school teacher for the last 15 years, and was an Open Space ranger before that. Despite her years of public service, and her frugal lifestyle, she finds herself priced out of Boulder's housing market. Her rent has been rising nearly 10% per year and it is untenable. One worry with those who want to stop growth is that neighborhood characters change. While it's true that, say, tall view-blocking buildings can change a neighborhood, so can neighbors moving away - like my girlfriend, or young families just getting the start in the world. If my neighborhood becomes nothing but upper middle-class to rich people, without the sound of kids playing at the park outside my house or the young couple holding a bbq next door or the artist down the road writing poetry, then the character of my neighborhood has changed, for the worse, without a single construction project. In the end, my neighbors make my neighborhood what it is, not buildings, dense or not. Change the people, and the neighborhood changes. I'm for density, primarily for environmental reasons. Sustainable city studies show that density reduces carbon emissions and can reduce traffic. Promotion of biking and walking increases fitness. Dense cities are vibrant and alive with culture and diversity. I've travelled all over the world, staying in everything from third world to communist to high-end western locales. I support the European model of density. I agree that density similar to say, California, does not work. California, as is most of the US, has a car-centric culture, and that is not compatible with density because of traffic and parking issues. Cars are terrible environmentally, socially, economically, and are awful for our health, not to mention death and injury from accidents! The European density model stresses alternative transportation, from public transit to walking to biking. It is no coincidence that the top 10 bike cities in the world routinely have 8 (or more) European cities. Many of these cities see brutal cold and snow, like we do, and they still function. A close friend of mine lives in Barcelona. She never drives. She walks, bikes or buses to shop, work, visit friends, and to enjoy night life. She has stores in her building and on her block where she can buy groceries. She is one of the most relaxed people I know, as is just about every one of her friends that I met. I saw the same in London, Rome, and smaller and Boulder-sized towns, like Torremolinos in Spain. It's also no coincidence that residence of these cities routinely top polls for high quality of life! For Boulder's future I envision denser living, within our means, and an updated and supportive, non-car centric transportation system. I don't think this is just pie-in-the-sky thinking. With traffic growing, environmental impact growing and worst of all climate change looming, I believe we'll have no choice. The question is "do us transition now, or 100 years from now when we have to? I'd rather build it now. Thanks for listening and allowing public input!
- Please lean on CU to prevent light pollution toward Shanahan Ridge once they develop their South campus. Do not densify the south Broadway corridor south of Table Mesa Drive.
- Want to encourage city and CU to move quickly on negotiating agreement for use of CU so campus lands for S Boulder Creek flood detention. This would minimize the time that those of us in the SBC floodplain remain at risk from significant flooding.
- Those of us in SE Boulder in the 100 yr floodplain require the CU South property to be included in the comp plan. Without this property and the detention they may agree to provide, we may not survive another catastrophic flood in the future. Please keep this area included for further study o we may proceed to a solution on our life-threatening condition.
- School traffic is unchecked (Southern Hills) Gridlock am and pm. What can be improved – schools take responsibility along with the city?

- There needs to be better communication to the public re: these types of meetings. Put in newspaper. Send notice to HOAs. Glad to see compostable items used but where are the compost trash containers?
- We need to make sure that S Boulder Creek mitigation happens as quickly as possible. This is a life and safety issue. It was dumb luck that no lives were lost during the Sept. 2013 Flood.
- Do not allow exemptions to the height limits and make this clear in the updated Comp Plan.
- On the neighborhood fact sheets, please identify where the additional dwellings would be located. The S Boulder fact sheet says 480 more dwellings – where??
- The logic in converting low density to medium density housing along south Broadway is not clear. We need safer ways for walkers and bikers from Majestic Heights to cross to the north side of Table Mesa. The left turn from Table Mesa across traffic onto the ramp leading to US 36/ 28th St. is unsafe during peak traffic periods.
- Restorative justice tool for neighborhoods facing opposing desires – density, noise, and parking. Before density address relationships. Post the transit trends with info. It isn't as drastic as bad as folks think. Real estate agents / city / CU and Naropa (rest. Justice).
- No growth is the ONLY way to secure good quality of life. No growth is homeostasis in nature. Boulder politicians, city council, staff are overly influenced by developers and money. We want citizen voices to be heard and honored. We, those who live here, elected you to speak for US not development / investors outside our community.
- The sub-group table on South CU campus was dominated by folks concerned with downstream flooding, an important issue to be sure, but didn't make time for a broader range of issues. And speaks to the crossover / overlap of issues between sub-communities, with are, ultimately, arbitrary.
- The idea that Boulder is “built out” is kind of crazy. We could have 2 to 5 times as many people here and still be very livable. Different but potentially awesome. Look at East Boulder parking lots, hardly used. If we want, this can create more affordability (land trusts, density bonuses) and necessitate a different kind of transportation system. Need to get away from the idea that everyone needs to drive. Some, sure, but not all. Need better family-oriented dense housing.
- We discussed transportation. One theme that we came back to over and over was that bus service doesn't meet the needs of many of us – like if we were provided low cost or no cost bus service. Somehow Boulder needs to require RTD to engage in a conversation with the ridership to find out what would make riding the bus a viable alternative to driving. This is bound to be a long process but it has to begin and be on-going.
- I feel the City Council and developers are bulldozing unwanted growth!! We are built out. Full – no vacancy!

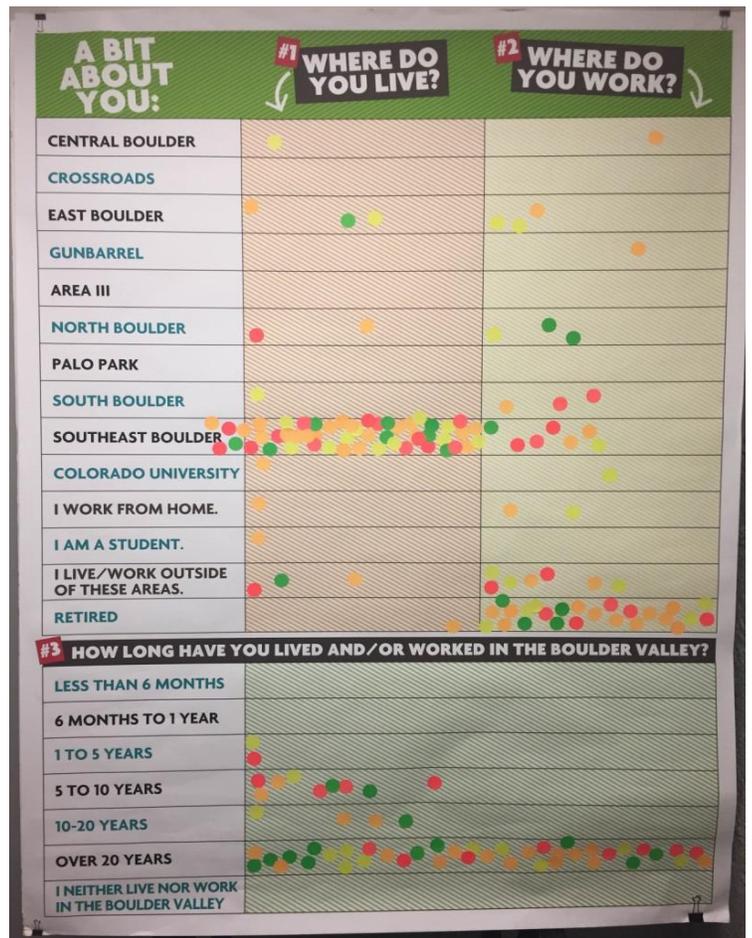
Southeast Boulder Listening Session
December 2, 2015
Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

In the **round table discussions**, people were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.

Suggested topics for discussion in the Southeast Boulder meeting: Flood safety, Housing Affordability, ADUs, Aging in Place, Mix of Commercial and Residential, Walkable Neighborhoods, Growth, Transit Facilities, E. Arapahoe, Neighborhood Identity – Maintain or Create New One, Sewer Issues, Sustainability, Neighborhood Revitalization, Hogan Pancost, Annexation, City Services, Housing Density, and Traffic.



Topic	Summary Notes from Southeast Boulder Group Discussions
Flood	
Flood Mitigation along US36	Berm on CU South and Hwy 36 are barriers to flows; concerned that the solution is adding a higher median; another person understands plan is to keep water from US 36, the barricade down 36 not part of flood control. Other concerned there is an urgency to get the berm in place soon. Concerned about new construction on US36 will make flood risk worse. Disagreements over how current plan will or won't help mitigate flood risk.
Urgency of Flood Mitigation	All at table feel a sense of urgency. Thankful no lives lost in this neighborhood because of the flood. Want to impress on city that solution can't come fast enough. Concerned about being "sitting ducks".
Flood Study	Suggestion others attend the County water tour. South Boulder Creek flood mitigation must happen. Gapter and Old Tale weren't in the city at the time of the South Boulder Creek study and weren't included suggested the city add these areas to study area.
Flood outcomes	During the flood - impressed with the drainage that did work during the flood, open space, golf course took a lot of water. Was a good use of open space. Flood in SE Boulder caused by Bear Creek and S. Boulder Creek not having enough conveyance. Sanitary sewers backed up as well - need to talk about this as well. Like low water crossings because they did well in the flood.
Infrastructure Needs	Concerned about sewers not having adequate capacity which caused sewer backups into houses. Concerned council isn't listening to concerns about infrastructure deficiencies.
Preparedness	Asking for more education about causes of flood and outreach to educate on risk. Prevention and preparedness are needed to educate people about flood risk and how to cope with it when it happens. Recognize risk posed by living in a flood plain. The more you prepare, the less you need to react to when the next flood comes.
Collaboration	The politics of mitigation - how can the various local governments work together better (CU, city, county, CDOT, etc.) - how do we work through this? Feels like Boards and commissions are stacked with activists rather than people more balanced.
Health and Safety	Concerned that health and safety of citizens is at the bottom of the priority list for decision makers. Experience is that there isn't a sense of urgency with CU South flood mitigation - health and safety should be paced first. City Council seems to be addressing "fluffy" issues - not matters of public health and safety. Water followed 15 year old CH2M Hill plan during flood.

Funding	Concerned city bought hospital rather than dealing with flood mitigation. City should "find the money" for flood mitigation like they did with the hospital property. Council, through their spending, shows flood mitigation isn't a priority. Concerned Council isn't educated on the issue of CU South flood mitigation project. Right-sizing of Folsom is an example of Council responding to issues that aren't related to health and safety. Concerned about possibility of loss of life in this community in a future flooding event. Good practice for community to have an education process - sees this lacking in Boulder. City needs to state that flood risks are still present.
Life Safety	Concerned about possibility of loss of life in this community in a future flooding event. Good practice for community to have an education process - sees this lacking in Boulder. City needs to state that flood risks are still present.
Flood	
Flood Impacts	Have seen destruction in this area. Increased danger to people - safety is primary issue. #1 Responsibility of state, city, county - safety of citizens. Danger to citizens in SE Boulder. If Climate scientists are correct we will see more events.
Flood Priority	Upsetting flood isn't primary on the list of focus topics for comp plan.
Priority	Need to get with Feds for \$\$ - get acceptable plan with CU, neighborhood, Landowners.
Urgency of Flood Mitigation	This can't be long-range plan. Flood can happen any day. People are vulnerable. Berm needs to be priority. Love the open space and trails but this needs to be a priority.
Fraser Meadows	Before moving to Fraser Meadows - asked about flood risk - told would be ok if you are on the main floor or above. Others weren't ok in the flood. People are worried every time it rains. Still traumatized.
CU Cooperation	Cooperate with CU and get this worked out! Support berm but need to work out details. Have been talking about this a long time.
Costs	As a tax-payer I'm worried about taxes going up a lot to pay for the berm. Council approved it - this is important!
Impacts of 74 Flood	Flooded the entire golf course. Can happen again.
Development in Floodplains	Went to all meetings in the last year, found developers are controlling development in floodplains e.g. Google at 30th and Arapahoe. Boulder Slough won't be underground if it is a major flood. This is a safety issue with underground parking proposed.
Development in Floodplains	Can't keep developing in the floodplains. Not "if", "when" - people need to talk to those who have seen people drown in floods. Believe how powerful and fast it can happen. There are issues all over the city. Boulder has to step up.
Sewer Lines	Sewer lines are full of rocks - almost filling pipes. Bear Creek needs cleaning out. Address the infrastructure.
Prioritize This!	People could die!

Mobilize Neighborhood Action	Strong believers in groups of 1, 2, 3 can do more with small groups. Neighborhoods need to take control of neighborhoods.
Fraser Meadows	I live in a garden level unit. Water was 8" from the door. Other areas lost 110 beds. Assisted living lost resources. People were evacuated. Staff worked so hard to ensure people were safe - wading through water in the dark. People are still very fearful. Cars were bouncing in 8 feet of water in the garage.
Action	City and CU have to understand if something bad happens - how will they answer that? They talk about no \$ until 2018 - a bridge loan could carry until funding is available.
Citywide Issues	Inca Pkwy had pumps in flood. Pumping out of sewer lines and into storm drains. Not allowed but it happened. Bring this up at every neighborhood meeting.
Open Space	OSBT didn't want to use open space property for flood mitigation. Moved to CDOT property.
Protest	Need to have a few older ladies stage a lie-down protest at Canyon and Broadway to get attention this needs.
Neighborhood Revitalization	
Table Mesa vs. Meadows	Like what's happening there - active uses, variety of uses, community oriented. Meadows shopping center is not a destination. Why is TM so much better? Do we not have the critical mass of people? Meadows used to be better, seems to have declined. Had more vital restaurants and shops. Too many vacancies (half empty). Are current troubles a function of the ownership? Could city do something? Library is great.
Transportation and Access to Meadows	There are pedestrian impediments to access- foot bridges are remote and people need to navigate Foothills and Baseline. No convenient access for pedestrians. Small deterrents could have cumulative effect of discouraging people from going there. Has a lot of parking - more than it needs. Could accommodate more buildings / out parcels. Walkways to library are nice. Need better connections in all directions.
Opportunities	Seems to serve the needs of seniors. East Boulder Rec Center is well used, so why not Meadows? Density OK if it creates walkable destinations. People aging around the shopping center. What can be done to allow them to age in place? Could be a "hook" for redevelopment.
Student Population in the Neighborhoods	Over past 20 years area has changed, esp. w # of "undergrad" student rentals. Interesting demographic mix; students occupy all of the affordable units and wealthier people in large lot and single family homes. As buildings become more obsolete, expect higher density development. IF area is to take more density, want more fore-thought re: how the two demographics can co-exist.
Land Use	One sad shopping center serve entire area. Where areas density, makes sense to promote mixed use to create more destination areas. Need better multimodal access - ped + bike connections. Want more thoughtful design - don't want it to all look the same like what has been developed in last 10 years. Could raise entire Meadows Center and redevelop holistically - this is the biggest opportunity in the area.

Bike Access	SE Boulder has some missing connections that could really improve the system.
Public Facilities	Local schools are nice amenity. Library is great. City has put a lot of money into E. Boulder Rec Center.
Arapahoe	Some restaurant and service destinations. What would make it more of a draw? Shopping center near hospital a possible model?
Land Use / Flood	
Flood Danger	3000 homes in desperate flood danger. Frasier Meadows - high death rate from stress in months following flood. "We cannot get to you" - that is what 911 said. New construction contributed to flooding. Sewers backing up.
Hogan Pancost	Hogan Pancost property history - Farmers sold the property to a developer 10 years ago. HOA requested zoning change from rural 2 to rural 3. Process was nixed because planning staff said there was a development proposal in the works. Planning Board nixed the development. Now the request to change back to 3 is being made again.
Density / Land Use	Density, Housing, Inventory. Land use in current plan shows a certain density but the city zoning doesn't reflect that. Opportunity in neighborhoods with larger lots to have multiple dwellings on the same property. This would support arts, aging in place.
Moderate New Urbanism	Would like moderate infill and increased density. Arapahoe Road between city limits and Folsom has a lot of potential for this. Safeway Shopping Center is a dying shopping center. City was talking about redeveloping this at some point. Interested redevelopment as part of sub-area plan for the Foothills and Baseline Shopping Center.
Traffic / East Arapahoe	Daytime traffic in the last few years has exploded. Love quieter, smaller town. East Arapahoe has always been a nice transition area / road between density and more rural areas. Sad about creating density / development on east Arapahoe. E. Arapahoe could use more housing. Needs to be no more than 3 stories high with good design / architecture.
Job Growth	All of the new jobs create a problem. Rezone commercial areas to low residential housing.
Views	View of mountains is extremely important. Sad about ugly buildings on Pearl messing up the incredible view. We do not need to be bringing in more jobs.
Regional Solutions	Need to work more regionally. Needs to include Broomfield, Erie, not just in Boulder County.
Hogan Pancost	
Water Table	Dry Ditch #2 run behind all of the homes. Running sump pumps 5 months of the year. Whenever there is any construction, that water goes into someone's home. Water table moves up and down throughout the year.
Convert to OS?	Why can't developers and open space trade this property to create development elsewhere?
Flooding Wildlife	Concerned with flooding. Northern Leopard Frog, concerns with wildlife.

Hydrology	The development might be safe but it will negatively affect the water table for the surrounding parcels.
Traffic Impacts	Concerned with traffic impacts. Cites 2K car trips per day on our street. Senior citizen facilities are far from this location. Seniors will have a lack of transportation options.
Transportation	
Commonly on Major Roads	The major routes (Arapahoe, Baseline, Foothills, S Boulder) need rethinking about commuting. Especially Arapahoe. Need to make the roads better for commuters. By taking away a lane from Arapahoe, the traffic transfers over to the other streets. Impact of the commuters on the neighborhoods.
Local Transportation Network	Need to look at traffic at a bigger scale. Problems with taking away lanes for vehicles. These are not internal network of transit to take people around where they need to go. Local buses are too slow to take people around efficiently (lonely). We can control local bus systems under RTD? How do we have flexibility with our bus system? Can the city take over the local bus system, and have RTD just do regional, in order to create flexibility in-town to better respond to the needs of local riders and routes? Concentrate traffic to move people in the city and distributing people around within the city.
Technology	We need to increase the frequency of buses. Need to look in the future and adapt to those changes (technology) - open source data. Joint system with RTD and the City of Boulder? Provide a political solution to the transportation problems we face. Leave internal transportation options to the city of Boulder. What kind of technology can we utilize to improve transportation planning in Boulder? connecting technology together.
Regional Transportation	We need to know where the jobs and the density exist to concentrate people into those areas. Look at the densest area of employment and connect people regionally to <u>encourage</u> large employers to use the busses to get to work. Work with employers and change the timing of commute. If some people leave work earlier than others. We need to limit the driving into Boulder. Increase parking costs to discourage driving in Boulder. TRADEOFFS. Explore options around flex schedules, teleworking, and other measures that would disperse traffic to eliminate standard rush hours.
Transit	Can we do anything from a mass transit standpoint to make better use of empty buses? Look for sustainable techniques for the future. Parking problems are constantly increasing. Increase service (theater) but the city decides to cut parking!

Comments from Written and Online Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- The growth of commercial facilities which causes housing impacts and problems with traffic, services, and in-coming of autos to Boulder. Slow commercial growth.

- I strongly object to those on City Council and staff who naively believe that a serious answer, if only in part, for parking and traffic congestion problems would be resolved by bicycles. None of the people I know use bikes for shopping and very few ride to work. It just isn't practical. The city jihad against cars is ridiculous and totally unacceptable.
- Move Hogan-Pancost back to zone 3. It's not NIMBYism – reasons: high water table caused folks to install sump pumps. No problems until developed soccer field and rec center. Construction keeps changing hydrology. It keeps getting worse. Soccer fields started flooding with sub-surface disturbance. South Boulder Creek flows down and is forced into their communities. Dry Ditch #2 is blamed, they don't want to see ditch piped. Why can't Hogan be traded for open space? Endangered species nearby – prebble mouse, northern spotted leopard frog. Needs to be looked at. Traffic increases on Kewanee if development occurs. Flood study was done inappropriately. Manhattan already over design capacity. Community hired a hydrological. Want to preserve the character and safety of their neighborhood. They like the senior development idea but they need to make sure transportation options and services are available.
- Density: Housing – where can we increase density to reduce the number of commuters coming in and reduce carbon footprint per person. What areas should we leave low density. Interactions with public transportation. Business – can we concentrate density of businesses to make public transportation work better? Sustainability (density is part of that). If we are moving toward carbon neutral – what will that require for housing, public transportation, auto use, bike use, walkability?
- Aging in place – Middle income elderly – lack of programs. Can't be free. Can solve if not illegal. A possible solution: more Frasier Meadows type of places and encourage more of those types of services. Issues: transportation – car share? And zoning – behind the times. Elderly living along in large homes – retrofit existing homes. Not co-opted by developers.
- Look at growth rate for commercial jobs. We don't have that. It's a problem. Don't shut down – vitality. Can't build way out of problem with housing including University growth – 2010 – 2014 contributes to problem. Commercial growth increasing, takes up space for housing. If you want to address the housing problem, deal with that open space, housing or height limit. Complementary new buildings. The classics like Boulderado. Hoping FBC will help. Senior housing – a need with aging pop.
- Move Hogan Pancost from All to AIII. Reasons: Flood potential – if developed raises water table; traffic congestion on 55th and Manhattan; \$700-\$800K houses don't equate to “senior housing”! Alternative plan: Boulder can purchase this land as open space or use it as a park adjacent to EBRC. Boulder needs indoor public tennis courts! Thank you for the new traffic light at Manhattan and S. Boulder Road (finally!)

Gunbarrel & Area III Listening Session
December 7, 2015
Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

In the **round table discussions**, people were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.

Suggested topics for discussion in the Gunbarrel & Area III meeting: Twin Lakes Proposal, Equity, High Density Housing, Growth, Open Space, Neighborhood Amenities, Housing Diversity, Neighborhood Character, Gunbarrel Center, Ecological Resilience, Hydrology, Traffic Congestion, Planning, Fracking, Trail Connections, Prairie Dogs, Connectivity, Agricultural Tradition, Environmental Resiliency, Climate Change, Conservation, Improving Bike Infrastructure, Gray Area between City & County, Annexation, Comprehensive Plan, and Natural Ecosystems.





Topics	Summary Notes from Gunbarrel and Area III
Growth In Gunbarrel	
Representation	Lack of representation but feel impacts - Gunbarrel residents' input into the decision-making process. Gunbarrel as dumping ground because people are without a voice.
Town Center	Gunbarrel Town Center - areas around King Soopers. The gathering place is for the residents not for the Gunbarrel Community only for the single development. There was no opportunity for input into the community center.
Town Center Housing	Town Center development was allowed with less open space than is required in the city (equity). Affordable housing was transferred out of the development. The 20% went on 28th street in boulder leaving GB without affordable units.
Affordable Housing Exemptions	City should stick to 10% in all development not all grouped into one place. Grouping is unsafe (came from someone who lived in affordable housing). No more cash in lieu or transfer. Spread the affordable housing around. Exceptions given to developers at various steps including height, aff. housing, parking. Slipping through the requirements. Granting huge #s of exemptions.
Development	Development in the floodplain *Google - example along Boulder Slough - exemptions in these areas. "By-right development" can be done in Boulder.
Design	Don't like the move to flat roofs because they can get more house that way. Need more consideration for design and visual diversity and compatibility.
Fees	Numbers and scale (size) of exemptions and variances. Notice regarding changes. Representation - no one on City Council lives in GB. Fees at city are exorbitant - can't make simple changes to the commercial structure without huge fees.

Services	Confusion around who provides services. Police respond to emergencies.
Nature and Rate of Growth	Want a community designed and developed based on input (Common, well-designed area; visually appealing, walkable). Proactively create a gathering space for the Gunbarrel Community.
Gunbarrel Center	Gunbarrel "Center" should be central - stay within developed Gunbarrel - not an amoeba. Gunbarrel Master Plan update - should be a gathering space, accessible to community.
Open Space within Neighborhoods	"Undeveloped areas" within neighborhoods - what this could be left up to the neighborhoods. Conversion of Gunbarrel from rural to city. Proximity but not with the city a valuable aspect. Food cart rodeo as an example.
Twin Lakes	
Twin Lakes	Lives on the north part of Twin Lakes Road. There are flooding issues, both 2013 and periodically. Who pays for flooding?
Traffic on TL	Future development may compound the issue. Isn't thrilled about new development but it isn't the primary issue.
Studies	Hydrology report should be done before development. Wildlife studies should be done too. Studies should be done before too much planning goes on. Process is backward.
Character	Zoning changes are not characteristic with neighborhood. Currently much lower density. 180 units on 10 acres is not consistent with neighborhood / community. Island of annexation (enclave). Way city is going about it is inconsistent with original intent.
Flood & Groundwater	More extreme events are causing increased flooding. Drainage issues already exist, soils aren't appropriate. More development compounds the issues and impacts existing residents. Even drainage improvements won't work because downstream issues will still exist. This area rated poorly for dealing with water and drainage. The whole area was wetlands in the past.
Lack of Trust	City and county may be opening themselves to legal recourse from the residents. Some residents have sump pumps already in their basements. This will only get worse. Storm sewer lines have already failed and development will make it worse. Problem is widespread, not just immediately adjacent to the Twin Lakes.
Displacement of Owls	What happens to wildlife if we build? Seems like we would run it out of town. Bird-watching is currently a big use for the land.
Wildlife	It's the "park" for the community. It's in the heart (center) of the neighborhood. Close to contiguous wildlife corridor from N. Gunbarrel to Jay Rd. Concerned that there is a lot of opposition, but the city will go ahead anyway. Concerned that the developer will get biased reports.

Twin Lakes	
Transportation / Traffic	Development along a single-entry roadway, potential for increased volume of traffic. Residents noted that there is no transit service to this area and that the lack of this type of service makes the site a poor choice for affordable housing where such services are integral to affordable living. Increased risks to pedestrian uses currently taking place along this narrow travel corridor.
Hydrology / Groundwater	May affect sewer lines. There are already water main breaks currently; can additional development handle that? Steel piping breaks. Not PVC as utilities notes. Residents called for a comprehensive groundwater assessment to consider the impacts of additional development and the ways subsurface disruptions could create additional groundwater impacts on surrounding homes.
Open Space	Area has natural habitat. What are the effects on the foxes, owls? People support maintaining more open space. Possible public/private partnership to maintain land, open spaces. Also for recreation use. There is no other natural park in the area for play. Could a rec center be used as alternative development? Trail through area to connect to trails to Boulder. Residents noted the important wildlife connectivity corridor that the TL site provides between the park to the north and the open space to the south.
Representation	True nature of representation - opposing views from the plan should be considered. Sentiment that there is not true representation from Council. Lack of trust in the process - it feels one sided.
Affordable Housing	Lack of amenities for affordable housing. If more housing, need: supermarket, pharmacy, gas station, banks, more commercial, clarity of jurisdiction with police/fire. Exacerbation of issues if housing is built.
Affordable Housing	Boulder was supposed to have affordable units near the grocery store, but they used the "opt-out" clause. BVCP info sent to all HOAs but the one in Gunbarrel. Gunbarrel is already an affordable community. How does TLAC go through the process to get their desired out come? People making the decision don't come here. Form a taxation group to buy the land. Stop the annexation / zoning; give the citizens time to determine what they want.
Character	
Trail Connectivity	Like separated trails rather than on-street. Some motorists aren't always respectful; Jay Rd. is a barrier (Spine to Cottonwood Trail) between good trails. No safe way to ride out of Gunbarrel. Families won't bike commute with kids to Boulder because it is too dangerous. 63rd toward the Res is dangerous too. Shoulders too small on 63rd / and res. Bus takes too long to get to downtown Boulder - not a viable options.

Character	Gunbarrel Center - concerned it's an urban center; concerned that level of density is what's coming to the rest of Gunbarrel and it would be too much. Concerned if Gunbarrel is annexed, this community won't have a voice at council because there isn't a ward system. Would be represented by people who don't understand the local issue. Affordable housing is needed but Gunbarrel Center doesn't have any affordable units. Could have been 50-60 units of affordable housing at Gunbarrel Center.
Character	Concerned about knee-jerk reactions, not being well represented. Decisions negatively impact the character of the neighborhood. Zoning in place for a reason - affordable housing should fit in with existing zoning and with existing neighborhood. Integrated affordable housing would be better for everyone. Affordable housing should consider amenities available. Should be closer to grocery store.
Density	Concerned about density in Gunbarrel Center. This would have been better area for affordable housing. Likes Twin Lakes natural area. Concerned more density can't be supported by available infrastructure. Land values enabled development.
Neighborhood Services	Post office is in a gift shop next to Quiznos. Don't have the amenities for more people - Gunbarrel isn't a city. No place to get basic services like hardware since Sutherland went out of business. Don't have a town hall - go to the fire station to use a room as a gathering space.
Change	Concerned the future of the community will look like Gunbarrel Center. Would like to see more amenities (but not library or rec centers - go to Boulder / Longmont) such as restaurants. Commuting traffic is a concern. Thinks people would sacrifice amenities for character-keeping. Thinks the same is an adequate trade-off. Would rather bike/drive further to get to amenities than have urban-level densities.
Characteristics of the Neighborhood	Like single-family homes; high density wouldn't be a good fit. Good place to ride bikes and trick or treat for kids. Like knowing neighbors. Like being able to ride in the street.
Density	Plan should match the current zone. Shift from lower to higher density. Building the density - unincorporated is scary because of precedent of more development.
Local Environmental Protection	
Climate Change	This subject is broad. It includes mineral fracking, open space, sustainability, environmental protection, and agricultural use / character, among other concerns/issues.
Impacts of Extra Growth	Growth affects the amount and type of use on Open Space. It also affects transportation. High density poses a threat to environmental beauty and local quality of life.
Neighborhood Voice	Participants would like the city to actually listen to neighborhoods - not try convincing them. We would like a voice in the process that directs the changes affecting our communities.

Threat of Fracking	Participants are worried that both county and city will bend to oil prices after moratorium ends in 2 1/2 years. Most would like to see the moratorium extended despite likely high prices. Gunbarrel: Open, beautiful environment - let's protect it. Protect trails, water, open space. Feel open space is not actually protected – at least that portion is that isn't owned by the city or county.
Mineral Rights	Why can't we protect local mineral rights? Face enormous opposition from energy companies. Area 3 - unclear what land use policies are in effect and where. Worried about other entities grabbing land. Transfer development rights, zoning, and land use are all concerns.
Municipalization & Annexation	Tragedy of Gunbarrel development. Many participants would like to see no Annexation by the city around Gunbarrel**
Bike Trail	Connect Gunbarrel & COB bike networks to make a safer, more feasible route of transportation. Need a more direct route.
Flood Recovery	Longmont is a total failure. Examples: Terrible flood recovery effort; floodouts, infrastructure damage slowly repaired, if at all. Participants would like to see Gunbarrel and COB avoid these same mistakes.
Environmental Protection	Wetland protection is really important. Once wetlands are gone, they're gone. Neighborhoods deserve voice in these policies (e.g. prairie dog regulation). White Rocks needs robust protections.
Neighborhood Voice	
Neighborhood Voice	Developers paying for loopholes through plan codes? Bypasses citizen / neighborhood voice. Specifically related to affordable housing requirements - should be on-site and include neighborhood voice more consistently. Address loopholes in Comp Plan so that what actually happens reflects the political will expressed in the plan.
Growth Impacts	Gunbarrel has grown relatively faster - problematic when the voice of the residents of lower growth areas express approval of high growth. Disconnect between city and county on regional housing goals (i.e. if not enough affordable housing in city then county does it in Twin Lakes). this should be covered by the Comp Plan. If this is not addressed could lead to cessation or annexation. Problematic disenfranchisement of county residents right outside the city limits. Should lead to annexation conversation.
Infrastructure	High density affordable housing without sufficient infrastructure is not good. City needs to consider infrastructure for all new developments.
Listening	How to promote neighborhood voice? Listening sessions that feel open (no foregone conclusions). Establish a voting mechanism for cross jurisdictional decisions (city/county) e.g. Gunbarrel improvement district.
Twin Lakes	
Hydrology	Groundwater mitigation occurring in the area already? How can you build so irresponsibly? Evidence - special water protection of paving of Twin Lakes Road. (Spoke with engineer: "Crazy to build".)

Infrastructure and Urban Services	Adding to the Lookout Road development: a great deal of activity vis a vis growth. "Town Center". Contradiction or seeming contradiction between the.. Transportation is limited, and traffic in a residential neighborhood - Transit non-existent at Twin Lakes / Kalua
Natural Values	92 - 63% prime farmland - remaining is farmland of statewide importance. See natural ecosystem information other page.
Consistency with Comp Plan	Concerned about annexation without representation **. Flagpole annexation to city. Rural area - not urban per housing commitment.
Open Space	It should be OS. Proximity, prime ag land, wildlife habitat, scenic and riparian, land that could provide trail connection - meets all of county OS acquisition criteria.
Trust and Transparency	Commissioners and Boulder Housing Authority are the same people. How can the commissioners be impartial on a housing-related issue?
Solutions	Eaton Park Site or TDRs - Alternative potential development site.
Twin Lakes	
Current Policy Direction	Tolly Ho Resident - Take policy commitments seriously! Feels like this has been a "done deal" with no public input. They have 2013 architectural drawings. Feels like people have been given less than the truth.
Hydrology	Most people say it was a mistake to build the Twin Lakes Condos in the wetlands - many problems with groundwater. Input by hydrologist - hope it isn't a waste of time. Fear "done deal". Brandon Creek Apts - wetlands filled - had to do mitigation for wetlands. Flooding on Tally Ho resulted in costly renovations and the sump pumps don't ever stop.
Quality of Neighborhood	Came from California because we love this place: "gem", low traffic, safe, quiet, kids have freedom. We choose this experience. Putting in any housing will upset the apple cart. Values will go down. Look at investment. People can't sell their homes right now.
Quality of Neighborhood	As a new home owner, want to get involved. Love Twin Lakes. Agree with others - like peaceful environment of this neighborhood, frustrated about misinformation; mistrust.
Quality of Neighborhood	Neighborhood is relaxed, already see impact of development with increased traffic. Concerned for owls, additional impact will change that.
Plan for Area	BVCP is being driven by small group rather than plan driving land use in a low density area. Should be top down - plan directing the land use.
Property Values	Concerned about property values. Not fair to pit neighborhood against affordable housing. Like to see land use driven by broader look at the area.
Affordable Housing	Seems like there is an artificial requirement for #s of affordable units. Put housing near services, transportation. If the goal is 10% don't put in county annexing county OS - put it in the city. Can't trust anything.
Affordable Housing	Not sure the "crisis" is a "crisis". Shouldn't allow developers to opt out of units. Doesn't seem equitable for developers to opt out.

Issues with Twin Lakes Site	I walk my dog in this area and the views are magnificent. These will be gone if 3 story buildings are built. Leap-frog annexation with bad hydrology. The site is away from existing services. Build where the jobs are - closer in Boulder. Why not around King Soopers?
Commissioners	How come the County Commissioners say policies are right or not - acting as heads of the Housing Authority. They are acting as builders. Expect Commissioners to act in our interest - protect us. Maybe have some other body direct.
Longevity	Newer residents feel the same as those who have been here longer.
Quality of Neighborhood	Love building a sense of community, community feel - kids on the block are safe. There is pride in the neighborhood. When economy was down some homes were sold for affordable housing. There were issues about up-keep and pressure from the HOA. Concerned if this is all affordable housing there won't be the same pride in ownership as is in the neighborhood now.
BCHA	BCHA is a single-issue organization - not thinking about who they serve. There is no day care, services, grocery.. It is over a mile to nearest bus. There will be an incredible increase in traffic. There is no direct route.
Hydrology	Prairie dogs won't even make burrows because they fill with water. BCHA is oblivious to the science.
Benefits to Development of Site??	Maybe if it were a lower density - 3 stories. Make official park land but people prefer open space. Maybe senior housing. If it has to be developed - rather low density for seniors. 3 stories is not OK.
Fire Response	Concerned about response times from rural fire department.
Housing Authority	They say "we will listen" but everything to date has been counter to this sentiment. Feelings of outrage - decisions being made without your control.

Comments from Written and Online Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- I was unable to attend the listening session for the Gunbarrel area. I live at 4566 Tally Ho Trail in Gunbarrel and would like you to consider the following comments: 1) Twin Lakes affordable housing. Parcels along Twin Lakes Road slated for affordable housing development: zoning on these should not be changed to higher density; we should maintain the more rural feel of the Twin Lakes area and maintain traffic safety along Twin Lakes Road. Affordable housing in Boulder is absolutely important and in this area should be low-density homes or built mixed-use in the downtown Gunbarrel area. 2) Off street bike connections: Improve off-street bike connections from Gunbarrel to the rest of Boulder to the southwest. It's not safe for families to bike along 63rd St. or Jay Rd. to connect to Boulder proper. 3) LOBO trail: Improve bike and pedestrian connections from the Twin Lakes portion of the LOBO trail to the rest of the LOBO trail leading north to Niwot 4) Missing sidewalk links on Twin Lakes Road: Improve safety for pedestrians and bikes by filling in the missing links along Twin Lakes Road east of Spine. To get from Red Fox Hills and other neighborhoods to downtown Gunbarrel pedestrians and bikers

need to travel on Twin Lakes Rd. which is not a safe option currently. 5) Downtown: Long-term, give Gunbarrel a small town feel; develop streetscapes and areas to make it more like a traditional, small downtown area 6) Services lacking: With the massive growth in housing units in Gunbarrel in the last several years, the City should plan to increase services by developing a recreation center/community center/library/children's park/natural area. The Gunbarrel area is underserved in this arena and residents have to drive to other parts of Boulder for these services. Thank you for your consideration.

- Insufficient transit options to Gunbarrel area: I'm a proponent of incorporating radical (!) new ideas for mass transit in the city, combined with a community-wide eco-pass!
- If eco-passes were universal many of our traffic and parking problems would be resolved. Citizens would be more amenable to increased density if it didn't come with increased cars.
- Since the city looks at its rate of growth as it impacts the whole city, and most of the growth seems to be in specific areas (like Gunbarrel) there needs to be more community input as to how much growth can be built in a small area. With those in the community allowed to say "no" especially when the city allows developers to pay to break the rules. There has been too much growth in Gunbarrel.
- Boulder CO should buy the 20 acres on Twin Lakes Rd to make open space for the future – larger parcels are better. The Twin Lakes and Trails were never "wild" but are heavily used and loved and accessible – only trails to walk to for many.

East Boulder / Crossroads Listening Session

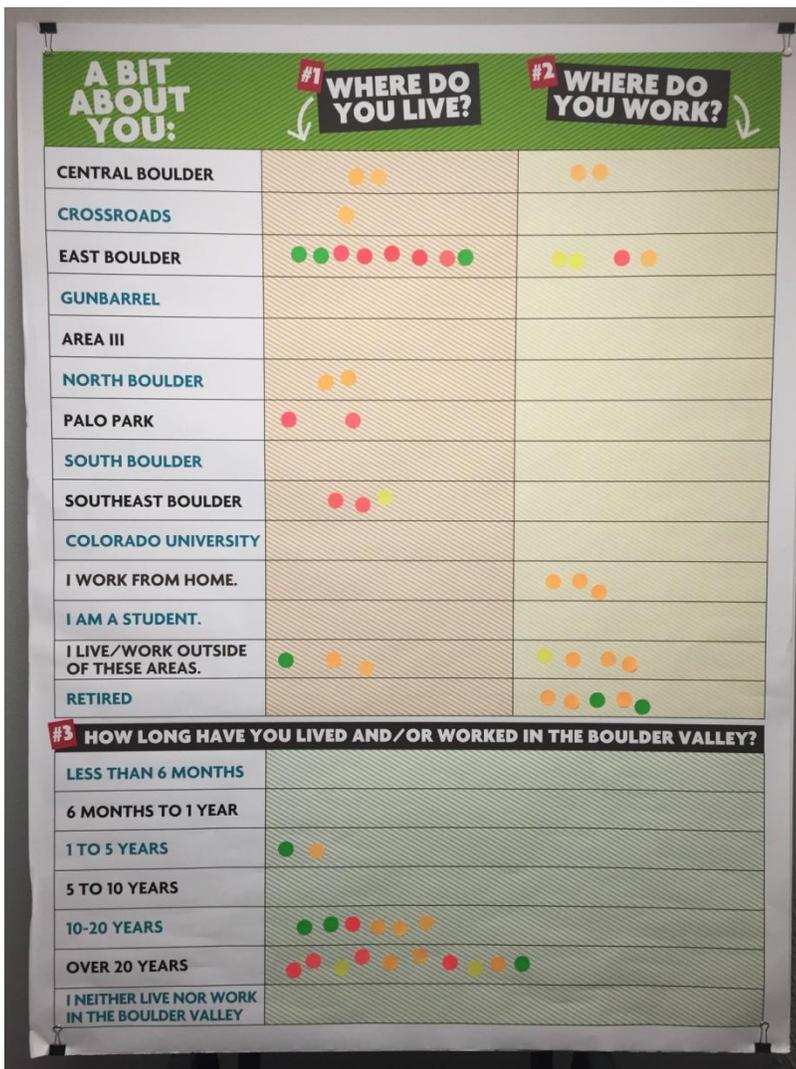
December 9, 2015

Meeting Summary and Discussion Notes



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People were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.



Suggested topics for discussion:

Transportation, Flatiron Park, Noise Levels, New Development Mobile Home Park, Cyber Security, Housing Affordability, Traffic Congestion, and Growth.

Topic	Summary Notes East Boulder & Crossroads
Transportation	
Pedestrians	Should be better signal timing to help with flow of traffic; concern that ped lights are slowing flow - others think ped lights are good because those peds are people not in cars; peds relieve congestion; peds should make eye contact with drivers to make sure they are visible; concerned that walking / biking at night isn't safe on paths between Arapahoe and Valmont.
East Arapahoe	How much cooperation with city and county along E. Arapahoe; is county helping with congestion? Perhaps employees should have shuttles for workers to help with coordinated connections between bus/employment centers. RTD guy was asked about light rail in Boulder - basically said "not my job". How is Boulder addressing coordination with RTD?
Buses	Perhaps there is a problem with service and timing in East Boulder buses? 204 seems to never be on time. Idea of east/west circular; smaller more efficient buses would be good; N/S connection ok but not E/W. Need a signal at Kings Ridge, dangerous to get out on Valmont - only have 1 in/out subdivision. Bus service few / far between - would like to see smaller buses with greater frequency.
Diagonal / Valmont	Perhaps there is a better way to connect to the Diagonal? Too much development getting funneled on to Valmont has led to congestion, challenges for Kings Ridge neighborhood. Suggest removing office building near residence Inn (turning N out to Foothills from Valmont) south on 47th not wide enough so tough to turn off 47th on to Valmont.
Route Challenges	RTD needs to be overhauled, people aren't taking the bus because it doesn't get them anywhere; maybe a new small system should step in.
Jobs and Housing	New jobs will make traffic worse - how can employers help mitigate traffic? Important to have affordable housing stock to have a place for workers to live.
Traffic	Traffic might be worse than before but it isn't as bad as other cities; wants to see new businesses coming in, wants to see younger people / families. Should be more creative thinking to handle traffic.
Dedicated Bus Lanes	Mexico City bus BRT runs like a metro. Boulder could be like this; in a dedicated ROW; concerns about dedicated lane on Arapahoe because not enough people are using the bus - others at table like dedicated lane.
Increase Ridership	How do we get non-bus riders on the bus? One person had a bad experience - won't ride again. Suggestion to have more pullouts for buses rather than dedicated lanes. Shuttle buses could link to regional buses. Where are people going in buses vs. cars? perhaps we need to better understand where people are going to/from. Maybe there could be more amenities to walk to, closer to neighborhoods. Maybe ether should be a "hike" route to circulate to popular hiking trails.

Valmont	Concerns about Valmont from 47th east but also between 30th and 47th. If there was a better N/S grid east of 30th perhaps the congestion on Valmont wouldn't be so bad.
Congestion	Active city, people looking for access to all amenities the city has to offer. Bike paths have their own congestion at times.
Neighborhood Services	Maybe the city needs to start from scratch? Should all neighborhoods be self-contained so you don't need to leave your neighborhood?
Transitions	
Changes in the Area	The area used to be much more industrial. It is transitioning to more businesses, active businesses. It is great to be able to walk to work. Ok with more industrial if there aren't bad impacts (pollution, noise). Differences in group - some seeing more entrepreneurs and some seeing trend to more government.
Growth Transportation	Huge issues that affect a lot of people - everyone has gone through changes - need fairness. Change happens over time. Would like to see something in the Comp Plan so Boulder doesn't end up a big city full of noise. At least control what we can.
Change / Opportunity	Office park changes might be good. Density is ok if well-planned. Walking options are good. This side of town has possibility if created well. Industrial manufacturing area could be a different mix.
Housing	Seniors are pretty good neighbors. Incorporate affordable housing in all neighborhoods. Likely include congregate care with other seniors. Need more mix of people. There isn't much middle class now.
Traffic	Valmont and Glenwood - 29th - need better ped facilities for crossing. Not just rush hour.
Mixed Use	Would like to encourage more - not cramped sardines - in the right areas, designed well. Have been trying to downsize to a smaller house but I get 1/2 the space for same \$\$\$. Could have more options but there isn't affordable housing for middle class people. Also want to see more live-work units.
Height Limit	30-55 ft. depending on the area.
Outreach	Telephone meetings?? Innovative but like in person Q&A - real town hall meetings.
Economic Vitality	Hope economic viability is being considered in Comp Plan effort. CU, municipalization - some measure / action to ensure options are economically viable - city and county.
Start-Ups	Seems like businesses grow and move out of town. Want to create possibility for start-ups to grow slowly and stay. Options - some businesses grow out of work at home options. Millennials want to get out of the bigger cities and like a smaller place like Boulder.

Wildlife	47th and Valmont - have had everything but bear and moose. Wildlife follow the ditches. Keep! Love it. Great that they are still here.
Boulder	What we've created here is pretty unique. Need development that recognizes the uniqueness. Pay attention.
Redevelopment	Repurpose buildings rather than scraping everything.
Internet	Need good internet to be on cutting edge.

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