



**CITY OF BOULDER  
PLANNING BOARD MEETING AGENDA**

**DATE:** July 25, 2023

**TIME:** 6 p.m.

**PLACE:** Virtual Meeting

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**1. CALL TO ORDER**

**2. PUBLIC PARTICIPATION**

**3. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS/CONTINUATIONS**

**A. CALL UP ITEM:** 2470 49th St. Site Review Minor Amendment (LUR2022-00048)

**B. CALL UP ITEM:** OSMP Harf House Well Replacement (WET2023-00006)

**C. CALL UP ITEM:** Use Review at 3000 Pearl Pkwy (LUR2022-00043)

**4. PUBLIC HEARING ITEMS**

**A. AGENDA TITLE:** Update to Planning Board on the Boulder Junction Phase 2 project and proposed amendments to the Transit Village Area Plan.

**B. AGENDA TITLE:** Public hearing and recommendation to City Council regarding proposed Ordinance 8585, amending Chapter 9-8, "Intensity Standards," B.R.C. 1981, increasing the number of persons that may occupy a dwelling unit, and setting forth related details.

**5. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**

**6. DEBRIEF MEETING/CALENDAR CHECK**

**7. ADJOURNMENT**

**CITY OF BOULDER PLANNING BOARD  
VIRTUAL MEETING GUIDELINES**

**CALL TO ORDER**

The Board must have a quorum (four members present) before the meeting can be called to order.

**AGENDA**

The Board may rearrange the order of the agenda or delete items for good cause. The Board may not add items requiring public notice.

**PUBLIC PARTICIPATION**

The public is welcome to address the Board (3 minutes\* maximum per speaker) during the Public Participation portion of the meeting regarding any item not scheduled for a public hearing. The only items scheduled for a public hearing are those listed under the category PUBLIC HEARING ITEMS on the Agenda. **Any exhibits introduced into the record must be provided to the Board Secretary for distribution to the Board and admission into the record via email 24 hours prior to the scheduled meeting time.**

**DISCUSSION AND STUDY SESSION ITEMS**

Discussion and study session items do not require motions of approval or recommendation.

**PUBLIC HEARING ITEMS**

A Public Hearing item requires a motion and a vote. The general format for hearing of an action item is as follows:

**1. Presentations**

- Staff presentation (10 minutes maximum\*).
- Applicant presentation (15-minute maximum\*). Any exhibits introduced into the record at this time must be provided to the Board Secretary for distribution to the Board and admission into the record.
- Planning Board questioning of staff or applicant for information only.

**2. Public Hearing**

Each speaker will be allowed an oral presentation (3 minutes maximum\*). The pooling of time will not be allowed.

- Speakers should introduce themselves, giving name and address. If officially representing a group, homeowners' association, etc., please state that for the record as well.
- The board requests that, prior to offering testimony, the speaker disclose any financial or business relationship with the applicant, the project, or neighbors. This includes any paid compensation. It would also be helpful if the speaker disclosed any membership or affiliation that would affect their testimony.
- Speakers are requested not to repeat items addressed by previous speakers other than to express points of agreement or disagreement. Refrain from reading long documents and summarize comments wherever possible. Long documents may be submitted via email 24 hours prior to the scheduled meeting time and will become a part of the official record.
- Speakers should address the Land Use Regulation criteria and, if possible, reference the rules that the Board uses to decide a case.
- Any exhibits introduced into the record at the hearing must be emailed to the Secretary for distribution to the Board and admission into the record **24 hours prior to the meeting**.
- Citizens can email correspondence to the Planning Board and staff at [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov), up to **24 hours prior to the Planning Board meeting**, to be included as a part of the record.
- Applicants under Title 9, B.R.C. 1981, will be provided the opportunity to speak for up to 3 minutes prior to the close of the public hearing. The board chair may allow additional time.

**3. Board Action**

- Board motion. Motions may take any number of forms. With regard to a specific development proposal, the motion generally is to either approve the project (with or without conditions), to deny it, or to continue the matter to a date certain (generally in order to obtain additional information).
- Board discussion. This is undertaken entirely by members of the Board. The applicant, members of the public or city staff participate only if called upon by the Chair.
- Board action (the vote). An affirmative vote of at least four members of the Board is required to pass a motion approving any action. If the vote taken results in either a tie, a vote of three to two, or a vote of three to one in favor of approval, the applicant shall be automatically allowed a rehearing upon requesting the same in writing within seven days.

**MATTERS FROM THE PLANNING BOARD, DIRECTOR, AND CITY ATTORNEY**

Any Planning Board member, the Planning Director, or the City Attorney may introduce before the Board matters which are not included in the formal agenda.

**ADJOURNMENT**

The Board's goal is that regular meetings adjourn by 10:30 p.m. and that study sessions adjourn by 10:00 p.m. Agenda items will not be commenced after 10:00 p.m. except by majority vote of Board members present.

**VIRTUAL MEETINGS**

For Virtual Meeting Guidelines, refer to <https://bouldercolorado.gov/government/board-commission/planning-board> page for the approved Planning Board's Rules for Virtual Meetings.

\*The Chair may lengthen or shorten the time allotted as appropriate. If the allotted time is exceeded, the Chair may request that the speaker conclude his or her comments

## MEMORANDUM

**TO:** Planning Board  
**FROM:** Chandler Van Schaack, Case Manager  
**DATE:** July 25, 2023  
**SUBJECT:** **Call Up Item:** Minor Site Review Amendment for a 2,607 square foot addition to the existing Emich Volkswagen building, including a 2,592 square foot service reception expansion on the northeast side of the facility and a 15 square foot main entrance vestibule remodel and expansion. The project also includes converting a portion of lawn and open area, previously approved for a Phase II dealership building, to additional new and used vehicle display area.

**ADDRESS:** 2470 49<sup>th</sup> St.  
**PROJECT NAME:** EMICH VOLKSWAGEN REMODEL AND ADDITION  
**CASE NO:** LUR2022-00048

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Provided as **Attachment A** is the Notice of Disposition of Approval for the above-referenced Minor Site Review Amendment for a 2,607 square foot addition to the existing Emich Volkswagen building, including a 2,592 square foot service reception expansion on the northeast side of the facility and a 15 square foot main entrance vestibule remodel and expansion. The project also includes converting a portion of lawn and open area, previously approved for a Phase II dealership building, to additional new and used vehicle display area. The additions were reviewed as a Minor Site Review Amendment, subject to the review criteria under the Land Use Code section 9-2-14(l), B.R.C. 1981 (refer to **Attachment B**). The project plans are provided in **Attachment C**. Planning Board may call up the decision on or before July 26, 2023. Please direct any clarifying questions during the call up period to the case manager at [vanschaackc@bouldercolorado.gov](mailto:vanschaackc@bouldercolorado.gov).



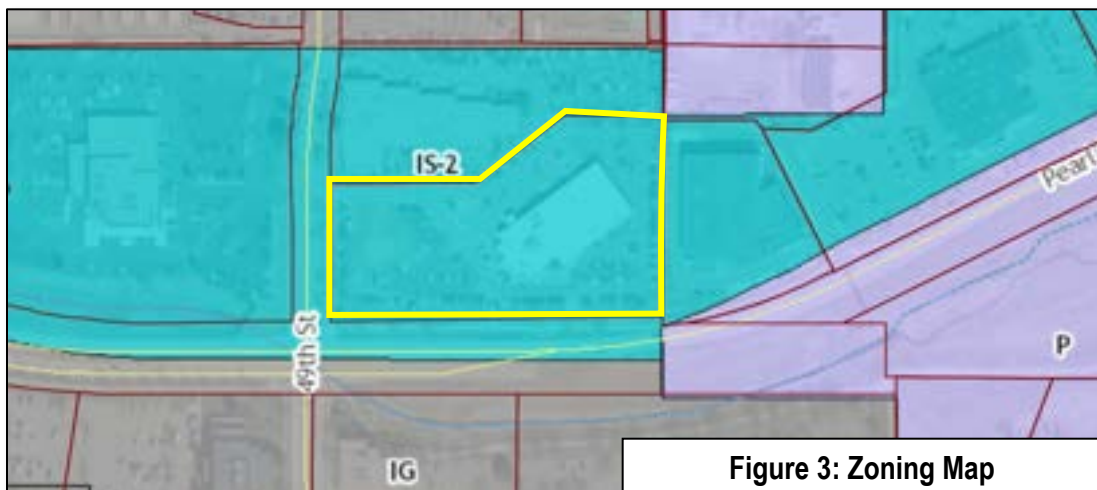
Figure 1: Vicinity Map

**Background.** The subject property is located in East Boulder, at the northeast corner of 49<sup>th</sup> Street and Pearl Parkway, just east of Foothills Parkway. Gebhardt Automotive Group has operated the existing Volkswagen dealership on the subject site for approximately 31 years. The site was originally subdivided by Jim Gebhardt in 1987 with the intent of auto sales. A Site Review was approved in 2009 (case number LUR2007-00070) to allow for a remodel/ addition to the existing facility (Phase 1) as well as a new 4,000 square foot building (proposed as a Porsche dealership) to be constructed as Phase 2 on the western portion of the lot. Phase 1 of that approval has since been completed, and Phase 2 was never completed. Currently, the western portion of the site is a mix of turf grass, vehicular circulation and vehicular display. Refer to **Figure 2** below for an aerial photo of the site in its current condition.



**Figure 2: Existing Site Conditions**

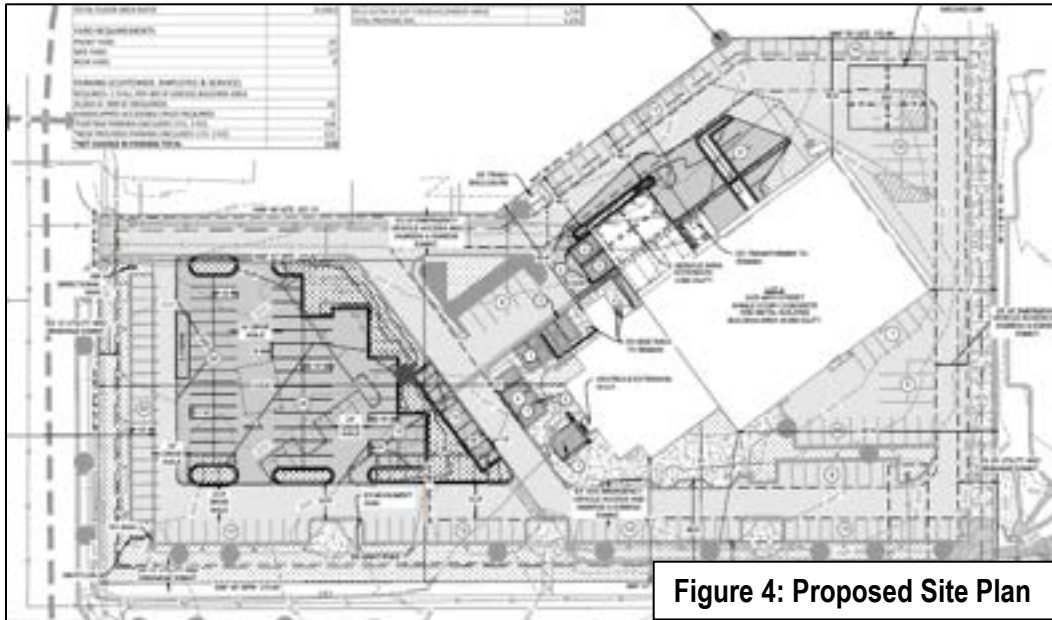
The site is zoned Industrial – Service 2 (IS-2), which is defined as “Service industrial areas primarily used to provide to the community a wide range of repair and service uses and small-scale manufacturing uses.” ([Section 9-5-2\(c\)\(4\)\(A\), B.R.C. 1981](#)). See **Figure 3**. Vehicle Sales are allowed by-right in the IS-2 zone if not located within 500 feet of a residential zoning district (which this site is not).



**Figure 3: Zoning Map**



**Project Proposal.** As shown in the site plan in **Figure 4**, the proposed project consists of a 2,607 square foot addition to the existing Emich Volkswagen building, including a 2,592 square foot service reception expansion on the northeast side of the facility and a 15 square foot main entrance vestibule remodel and expansion. The project also includes converting a portion of lawn and open area, previously approved for a Phase II dealership building, to additional new and used vehicle display area. Refer to **Attachment C** for project plans.



**Figure 4: Proposed Site Plan**

**Review Process.** A Minor Site Review Amendment is required because the proposal includes an addition that is over 10 percent of the existing floor area and therefore exceeds the limitations for a Minor Modification. Minor Site Review Amendments are subject to the Site Review criteria in Section 9-2-14(l), B.R.C. 1981. Refer to **Attachment A** for the conditions of approval. Per Section 9-2-14(g), B.R.C 1981, Minor Site Review Amendments are subject to call up by the Planning Board.

**Analysis.** A Minor Amendment to an Approved Site Plan is subject to the evaluation of the project with the review criteria in Section 9-2-14(l), B.R.C. 1981. The analysis of these criteria is found in **Attachment B**. The proposed addition does not alter the existing use of the property for vehicle sales, and meets the intensity, form and bulk, and use standards of the B.R.C. 1981. Among the findings of consistency with the criteria are that the addition is in keeping with height, mass, scale and configuration of the surrounding context and that the project does not alter the basic intent of the original PUD approval, which was to allow for an expansion to an existing vehicle sales use.

**Public Comment.** Consistent with [Section 9-4-3, Public Notice Requirements, B.R.C. 1981](#), staff provided notification to all property owners within 600 feet of the subject location of the application. Staff has not received any comments on the proposal.

**Conclusion.** This proposal was approved by Planning and Development Services staff on **July 11, 2023** and the decision may be appealed by the applicant or any interested person or called up by a member of the Planning Board on or before **July 26, 2023**. The applicant or an interested person may appeal the city manager's decision by delivering a written notice of appeal to the city manager. A member of the Planning Board may call up the manager's decision upon written notification to staff or by making a verbal request,

on the record, at a regularly scheduled board meeting. Questions about the project or decision should be directed to Case Manager, Chandler Van Schaack at [vanschaackc@bouldercolorado.gov](mailto:vanschaackc@bouldercolorado.gov). The staff Notice of Disposition is found in **Attachment A**; the analysis with the Review criteria are found in **Attachment B**, and the project plans and applicant's written statement are found within **Attachment C**.

**Attachments.**

Attachment A: Notice of Disposition

Attachment B: Review Criteria Checklist

Attachment C: Project Plan and Written Statement



# City of Boulder Planning & Development Services

## CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

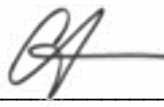
You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

**DECISION:** **APPROVED WITH CONDITIONS**  
**PROJECT NAME:** **EMICH VOLKSWAGEN REMODEL AND ADDITION**  
**DESCRIPTION:** **Minor Site Review Amendment for a 2,607 square foot addition to the existing building, including a 2,592 square foot service reception expansion on the northeast side of the facility and a 15 square foot main entrance vestibule remodel and expansion. The project also includes converting a portion of lawn and open area, previously approved for a Phase II dealership building, to additional new and used vehicle display area.**  
**LOCATION:** **2470 49TH STREET**  
**LEGAL DESCRIPTION:** **See Attached Exhibit A**  
**APPLICANT:** **Steve More, Commercial Building Services**  
**OWNER:** **EMICH BOULDER REAL ESTATE, LLC**  
**APPLICATION:** **Minor Site Review Amendment, LUR2022-00048**  
**ZONING:** **Industrial - Service 2 (IS-2)**  
**CASE MANAGER:** **Chandler Van Schaack**  
**VESTED PROPERTY RIGHT:** **No; the owner has waived the opportunity to create such right under Section 9-2-20, B.R.C. 1981.**

**APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:** *None.*

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

**Approved On:** July 11, 2023  
Date

**By:**   
Brad Mueller, Director of Planning & Development Services

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

**Appeal to Planning Board Expires:** July 25, 2023

**Final Approval Date:** July 26, 2023

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS. IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the Applicant must begin and substantially complete the approved development within three years from the date of final approval, or in compliance with the phasing plan if one was approved. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years or in compliance with the phasing plan, if one was approved, shall cause this development approval to expire.

### CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on June 6, 2023 and the Transportation Demand Management Plan dated November 11, 2022, all on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.
2. The Applicant shall **comply with all previous conditions** contained in any previous approvals, except to the extent that any previous conditions may be modified by this approval, including, but not limited to, the following:
  - a) The Development Agreement recorded on November 5, 2009 at Reception No. 03039901
3. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:
  - a) A **final site plan** which includes detailed floor plans and section drawings.
  - b) A **final utility plan** meeting the City of Boulder Design and Construction Standards.
  - c) A **final storm water** report and plan meeting the City of Boulder Design and Construction Standards.
  - d) A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to ensure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.
  - e) A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL A:**

LOT 4, SOUTHBEND SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

**PARCEL B:**

THE NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS IS A TRIANGULAR PORTION IN THE NORTHEASTERLY CORNER OF LOT 5, SOUTHBEND SUBDIVISION, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF LOT 5, SOUTHBEND SUBDIVISION AS RECORDED IN PLAN FILE P-19, F-3 AT PAGE 43 OF THE RECORDS OF BOULDER COUNTY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, 48.60 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE MOST WESTERLY CORNER OF THAT DRAINAGE EASEMENT AS SHOWN ON THE RECORDED PLAT OF SAID SOUTHBEND SUBDIVISION; THENCE SOUTH 36 DEGREES 21 MINUTES 31 SECONDS EAST, 81.90 FEET ALONG THE SOUTHWESTERLY LINE OF SAID DRAINAGE EASEMENT TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 66.01 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 25, 1987, UNDER RECEPTION NO. [829450](#).

**PARCEL C:**

LOT 5, SOUTHBEND SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.

**PARCEL D:**

THE NONEXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS IS A PORTION OF LOT 4, SOUTHBEND SUBDIVISION, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

ALL OF THE UTILITY EASEMENT AND DRAINAGE EASEMENT LOCATED IN LOT 4, SOUTHBEND SUBDIVISION AS RECORDED IN PLAN FILE P-19, F-3, AT PAGE 43 OF THE RECORDS OF BOULDER COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 IN SAID SOUTHBEND SUBDIVISION, THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST, 269.05 FEET ALONG THE NORTH LINE AND THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5 TO THE SOUTHEAST CORNER OF SAID UTILITY EASEMENT AND DRAINAGE EASEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, 30.00 FEET ALONG THE EAST LINE OF SAID UTILITY EASEMENT AND DRAINAGE EASEMENT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, 269.00 FEET ALONG THE NORTH LINE OF SAID UTILITY EASEMENT AND DRAINAGE EASEMENT AND ALONG THE NORTHERLY LINE EXTENDED EASTERLY AND ALONG THE NORTHERLY LINE OF SAID LOT 4 TO THE EAST RIGHT OF WAY LINE OF 49TH STREET IN SAID SOUTHBEND SUBDIVISION; THENCE SOUTH 00 DEGREES 02 MINUTES 20 SECONDS WEST, 30.00 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID 49TH STREET TO THE POINT OF BEGINNING, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 25, 1987, UNDER RECEPTION NO. [829452](#).

**CRITERIA CHECKLIST AND COMMENT FORM**

**LUR2022-00048**

**MINOR AMENDMENTS TO APPROVED SITE PLANS  
SECTION 9-2-14 (L), B.R.C. 1981**

**(1) Standards:** Changes to approved building location, or additions to existing buildings which exceed the limits of a minor modification, may be considered through the minor amendment process, if the following standards are met:

N/A (A) In a residential zone as set forth in [section 9-5-2](#), "Zoning Districts," B.R.C. 1981, all approved dwelling units within the development phase have been completed;

*Not applicable, as the project is not located within a residential zone district.*

N/A (B) In residential zones, dwelling unit type is not changed;

*Not applicable, as the project is not located within a residential zone district.*

N/A (C) The required open space per dwelling unit requirement of the zone is met on the lot of the detached dwelling unit to be expanded, and

*Not applicable, as the project is not located within a residential zone district.*

N/A (D) The total open space per dwelling unit in the development is not reduced by more than ten percent of that required for the zone; or

*Not applicable, as the project is not located within a residential zone district.*

N/A (E) If the residential open space provided within the development or an approved phase of a development cannot be determined, the detached dwelling unit is not expanded by more than ten percent and there is no variation to the required setbacks for that lot;

*Not applicable, as the project is not located within a residential zone district.*

X (F) For a building in a nonresidential use module, the building coverage is not increased by more than twenty percent, the addition does not cause a reduction in required open space, and

any additional required parking that is provided, is substantially accommodated within the existing parking arrangement;

*The proposed project is located within the IS-2 zone district in an Industrial use module. The existing building coverage is 22,486 square feet and the proposed addition is 2,607 square feet, which equates to an 11.5% increase in total building coverage. The existing building is a one-story building below 25 feet in height, so the minimum required open space per Section 9-9-11(c)(1), B.R.C. 1981 is ten percent of the total land area or 16,700 square feet. Following the proposed addition, the total amount of useable open space on site will be 39,839 square feet, or 23.8% of the total land area within the PUD. The proposal also includes a net decrease in parking, as part of the existing parking lot will be occupied by the new service area expansion, and the existing landscape/ circulation area on the western portion of the site will be reconfigured to create a new vehicular display area. The overall required parking for the use is 63 spaces, and there are currently 134 spaces on the site (with the excess spaces primarily being used for vehicular display). Following the proposed addition and site changes, there will be 122 total spaces on the site. These spaces are substantially accommodated within the existing parking arrangement, which currently occupies most of the site.*

N/A (G) The portion of any building over the permitted height under [section 9-7-1](#), "Schedule of Form and Bulk Standards," B.R.C. 1981, is not increased;

*Not applicable, as the existing building is one-story and below 25 feet in height, and no increase in building height is proposed as part of this project.*

N/A (H) The proposed minor amendment does not require public infrastructure improvements or other off-site improvements.

*Criterion met. The infrastructure required to serve the site is already in place, and now new infrastructure is required to serve the proposed development.*

**(2) Amendments to the Site Review Approval Process:** Applications for minor amendment shall be approved according to the procedures prescribed by this section for site review approval, except:

x (A) If an applicant requests approval of a minor amendment to an approved site review, the city manager will determine which properties within the development would be affected by the proposed change. The manager will provide notice pursuant to subsection [9-4-3\(b\)](#), B.R.C. 1981, of the proposed change to all property owners so determined to be affected, and to all property owners within a radius of six hundred feet of the subject property.

*The development is a one-lot development, so no additional properties required public notice beyond the properties within 600 feet of the subject site. All public notice requirements have been met.*

x (B) Only the owners of the subject property shall be required to sign the application.

\_\_\_\_(C) The minor amendment shall be found to comply with the review criteria of subparagraphs (h)(2), (h)(3), and (h)(4) of this section, and

(2) Site Design Criteria: The project creates safe, convenient, and efficient connections for all modes of travel, promotes safe pedestrian, bicycle, and other modes of alternative travel with the goal of lowering motor vehicle miles traveled. Usable open space is arranged to be accessible; designed to be functional, encourage use, and enhance the attractiveness of the project; and meets the needs of the anticipated residents, occupants, tenants, and visitors to the project. Landscaping aesthetically enhances the project, minimizes use of water, is sustainable, and improves the quality of the environment. Operational elements are screened to mitigate negative visual impacts. In determining whether this is met, the approving agency will consider the following factors:

(A) Access, Transportation, and Mobility:

  X  (i) The project enables or provides vehicular and pedestrian connectivity between sites consistent with adopted connections plans relative to the transportation needs and impacts of the project, including but not limited to construction of new streets, bike lanes, on-street parking, sidewalks, multi-use paths, transit stops, streetscape planting strips, and dedication of public right-of-way or public access easements, as applicable considering the scope of the project. Where no adopted connections plan applies, the applicant shall, in good faith, and in coordination with the city manager, attempt to coordinate with adjacent property owners to establish, where practicable, reasonable and useful pedestrian connections or vehicular circulation connections, such as between parking lots on abutting properties, considering existing connections, infrastructure, and topography.

*There are existing sidewalks within the right of way on both the south and west sides of the site, consistent with the connections anticipated in the TMP. The site access also already provides shared access to the neighboring property to the north and provides vehicular connections to that site and neighboring sites further north.*

  X  (ii) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and infrastructure that support and encourage walking, biking, and other alternatives to the single-occupant vehicle.

*The existing use is a car dealership, so their base mission is somewhat at odds with promoting alternatives to the automobile. That being said, the use is allowed by-right in the zone district. As mentioned above, there are existing sidewalks providing pedestrian access to the site, and 6 existing bike parking spaces, which is compliant with the required bike parking per code. Considering that the use is a car dealership, the project is highly accessible by both foot and bike via the existing off-site transportation connections.*

  X  (iii) A transportation demand management (TDM) plan will be complied with including methods that result in a significant shift away from single-occupant vehicle use to alternate modes.

*The applicant has provided a TDM plan which primarily relies on the site's location near existing, multi-modal connections as well as the existence of bike racks on site to mitigate automobile use. No parking reduction is being requested so no additional TDM measures are required.*



X (iv) Streets, bikeways, pedestrian ways, trails, open space, buildings, and parking areas are designed and located to optimize safety of all modes and provide connectivity and functional permeability through the site.

*The reconfigured parking area improves safety on the site by removing an existing vehicular drive that cuts through that area of the site. As a result, the amount of cut through traffic will be reduced, pedestrian and vehicular safety will be improved.*

X (v) The design of vehicular circulation and parking areas make efficient use of the land and minimize the amount of pavement necessary to meet the circulation and parking needs of the project.

*The proposed reconfiguration of the parking area will reduce the overall amount of parking on the site by 12 spaces, which is significant considering that the purpose of the use is to sell cars and a larger than usual amount of parking is required for the display of vehicles.*

N/A (vi) Where practicable and needed in the area and subject to coordination with the city manager, the project provides curbside parking or loading or both consistent with city policies on curbside management.

*In this case staff does not feel that it is practicable or needed in the area to provide curbside parking or loading.*

(B) Open Space:

X (i) Useable open space is arranged to be accessible and designed to encourage use by incorporating quality landscaping, a mixture of sun and shade, hardscape areas and green spaces for gathering.

*The existing landscaping provides for a mix of hardscape and landscaping and includes bench seating for customers. The new landscaping is primarily for decorative purposes. Overall, there are places for customers to gather while they wait, and the total amount of open space exceeds the minimum amount required by code.*

X (ii) The open space will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property. In mixed-use projects, the open space provides for a balance of private and common areas for the residential uses and includes common open space that is available for use by residents of the residential uses and their visitors and by tenants, occupants, customers, and visitors of the non-residential uses.

*The existing use is a car dealership, so the open space needs are primarily for customers who may wish to wait outside. While the majority of the open space on the site is used for vehicular display, there are places to sit along the edges of the display pedestals and a landscape planter wall adjacent to the entrance as well.*

N/A (iii) If the project includes more than 50 dwelling units, including the addition of units that causes a project to exceed this threshold, and is more than one mile walking distance to a public park with any of the amenities described herein, at least 30 percent of the required outdoor open space is designed for active recreational purposes.

*Not applicable.*

X (iv) On-site open space is linked to adjacent public spaces, multi-use paths, city parks, or public open space if consistent with Department of Open Space and Mountain Parks or Department of Parks and Recreation plans and planning for the area, as applicable.

*The Pearl Parkway multi-use path runs east-west along the south side of Pearl Parkway and is accessed by marked crosswalks from the sidewalk running along the site's southern edge. The path connects to boulder creek open space immediately to the southeast of the site and to the broader path system from there.*

(C)Landscaping and Screening:

X (i)The project exceeds the minimum landscaping requirements of Section 9-9-12, "Landscaping and Screening Standards," B.R.C. 1981, by at least fifteen percent in terms of planting quantities, includes a commensurate area to accommodate the additional plantings, and, where practical, preserves healthy long-lived trees.

*Criterion met. See Landscape Plan for proposed landscape improvements to reconfigured parking area.*

X (ii)The landscaping design includes a variety of plants providing a variety of colors and contrasts in terms of texture and seasonality and high-quality hard surface materials, such as stone, flagstone, porous pavers, and decorative concrete.

*Criterion met. See Landscape Plan for improvements to reconfigured parking area. A variety of new planting is proposed where currently only turf grass and pavement exists. .*

X (iii)The landscaping design conserves water through use of native and adaptive plants, reduction of exotic plant materials, and landscaping within stormwater detention facilities to create bioswales or rain gardens, or other similar design strategies.

*Criterion met. All landscaping complies with city of boulder requirements.*

X (iv)Operational elements, such as electrical transformers, trash storage and recycling areas, parking, and vehicular circulation, are screened from the public realm through design elements, such as landscaping, fencing, or placement of structures, to mitigate negative visual impacts.

*No new operational elements are proposed as part of this remodel and addition.*

(3)Building Siting and Design Criteria: Building siting and design are consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, are compatible with the character of the area or improves upon that character, consistent with the intent specified in this paragraph. Buildings are positioned and oriented towards the public realm to promote a safe and vibrant pedestrian experience including welcoming, well-defined entries and facades. Building exteriors are designed with a long-lasting appearance and high-quality materials. Building design is simple and to a human scale, it creates visual interest and a vibrant pedestrian experience. Building roof design contributes to a city skyline that has a variety of roof forms and heights. In determining whether this is met, the approving agency will consider the following factors:

(A)Building Siting and Public Realm Interface:

X (i)New buildings and, to the extent practicable, additions to existing buildings are positioned towards the street, respecting the existing conditions or the context anticipated by adopted plans or guidelines. In urban contexts, buildings are positioned close to the property line and sidewalk along a street; whereas, in lower intensity contexts, a greater landscaped setback may be provided to match the surrounding context.

*The proposed addition is primarily a service center extension, and as such is placed on the side of the existing building. There is a 15 sq ft vestibule extension to the main entrance, which faces the street. Given the existing location for the building and the abundance of vehicular display area in front of the building, it is not practical to move the building or additions any closer to the street.*

N/A (ii) Wherever practical considering the scope of the project, parking areas are located behind buildings or set back further from the streetscape than the building façade.

*As mentioned above, this is an existing by-right use that has been located on the site for over 30 years. The majority of the parking area is used for vehicular display and as such is located in front of the building.*

N/A (iii) Along the public realm, building entries are emphasized by windows and architectural features that include one or more of the following: increased level of detail, protruding or recessed elements, columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices, eaves, increased window glazing, or changes in building materials or color.

*The proposed additions do not add any new pedestrian building entries or windows to the structure. The existing structure is typical of the era in which it was built, and is comprised largely of EIFS/ stucco paneling with large recessed windows.*

(iv) Defined entries connect the building to the public realm. Unless inconsistent with the context and building's use, along the public realm, one defined entry is provided every 50 feet. Buildings designed for residential or industrial uses may have fewer defined entries.

*The existing building was designed as a car dealership and as such has several entries on the main façade and very few entries along the other building frontages. This is consistent with the building's industrial service use classification.*

N/A (v) If the project is adjacent to a zoning district of lower intensity in terms of allowable use, density, massing, or scale, the project is designed with an appropriate transition to the adjacent properties considering adopted subcommunity and area plans or design guidelines applicable to the site, and, if none apply, the existing development pattern. Appropriate transitions may be created through design elements such as building siting and design or open space siting and design.

*Not applicable, as the site is surrounded by Industrial and Public zoning containing an office uses. The existing building is also one-story and as such is compatible with adjacent buildings in the area.*

N/A (vi) The building's siting and relationship to the public realm is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of Paragraph (3), Building Design Criteria.

*Not applicable. The existing building has been located on the site for over 30 years, and no changes to the building siting are proposed.*

#### (B) Building Design:

N/A (i) Larger floor plate buildings and projects with multiple buildings have a variety of forms and heights.

*Not applicable, as there is only one existing building that has been on the site for over 30 years.*

X (ii) To the extent practical considering their function, mechanical appurtenances are located within or concealed by the building. If they cannot be located within or concealed by the building, their visibility from the public realm and adjacent properties is minimized.

*The existing mechanical appurtenances are appropriately screened, and no new appurtenances are proposed.*

N/A (iii) On each floor of the building, windows create visual interest, transparency, and a sense of connection to the public realm. In urban, pedestrian main street-built environments, it is a best practice to design at least 60 percent of each ground floor façade facing the street as window area. Otherwise, it is a best practice to design at least 20 percent of the wall on each floor of a building as window area. Blank walls along the most visible portions of the building are avoided.

*Not applicable, as the proposed project is a service bay addition to an existing single-story building designed for automobile sales in an industrial zone district.*

N/A (iv) Simple detailing is incorporated into the façades to create visual interest, without making the façade overly complicated. This detailing may include cornices, belt courses, reveals, alternating brick or stone patterns, expression line offsets, window lintels and sills, and offsets in window glass from surrounding materials.

*The proposed addition is a service bay, and as such is designed for the specific use it is intended for. There are bay doors and a simple sidewall. The addition is barely visible from the right-of-way and blends into the existing architecture of the building.*

N/A (v) Balconies on buildings with attached dwelling units are integrated into the form of the building in that exterior walls partially enclose the balcony. Balcony platform undersides are finished. (vi) The building's design, including but not limited to use of materials, color, roof forms, and style, is consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, is compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria.

*Not applicable, as there are no balconies or attached dwelling units on site.*

#### (C) Building Materials:

X (i) Building facades are composed of high-quality, durable, human-scaled materials. High-quality materials include brick, stone, polished concrete masonry units, wood, architectural high pressure laminate panels, cementitious or composite siding, architectural metal panels, or any combination of these materials. Split-faced concrete masonry units, stucco, vinyl siding, EIFS, and unfinished or untreated wood are not considered durable, high-quality materials, but may be used on a limited basis and not on facades facing the public realm. High quality materials are focused on the ground floor facades on all sides of a building and on all floors of facades facing the public realm, and, overall, comprise the vast majority of all building facades.

*The proposed addition matches the existing building materials, which are predominantly concrete block and stucco. The proposed service bay addition is stucco.*

N/A (ii) Monolithic roofing membranes, like Thermoplastic Polyolefin, are not used on roof surfaces that are visible from the street level.

*No changes to the existing roof are proposed.*



X (iii) The number of building material types is limited, and the building materials are applied to complement the building form and function. The organization of the building materials logically expresses primary building features, such as the spatial layout, building entries, private and common spaces, anchor corners, stairwells, and elevators.

*The proposed additions are both primarily stucco and glass., which complement the existing building form, materiality and function.*

X (iv) Building cladding materials turn convex corners and continue to the inset wall. This criterion does not apply to changes that occur at an interior corner nor to detailing elements, such as cornices, belt courses, reveals, offsets in expression lines, lintels, and windowsills. Building cladding materials do not change in-plane unless there is at least a 12-inch wall offset.

*There are no proposed changes in plane for the building cladding materials.*

N/A (v) Any newly constructed building that includes residential units and is located within 200 feet of a railroad, freeway, or expressway is designed to achieve an interior day-night average noise level of no more than forty-five decibels. Noise shall be measured in a manner that is consistent with the federal Housing and Urban Development's standards in Sections 24 CFR §§ 51.100 to 51.106 for the "measure of external noise environments," or similar standard adopted by the city manager in the event that such rule is repealed. The applicant shall provide written certification prior to the issuance of a certificate of occupancy that the sound abatement and attenuation measures were incorporated in the construction and site design as recommended by a professional engineer.

*Not applicable, as this is an addition to an existing building and not a new building.*

N/A (4) Additional Criteria for Buildings Requiring Height Modification or Exceeding the Maximum Floor Area Ratio: Any building exceeding the by-right or conditional zoning district height as permitted by Section 9-2-14(b)(1)(E), B.R.C. 1981, and any building exceeding the by-right floor area limits as permitted by Section 9-2-14(h)(6)(B), B.R.C. 1981, shall meet the following requirements:

*Not applicable, as the building does not exceed height or FAR limits for the IS-2 zone.*

N/A (A) Building Form and Massing: The building's form and massing are consistent with the character established in any adopted plans or guidelines applicable to the site or, if none apply, are compatible with the character of the area or improves upon that character, consistent with the intent of paragraph (3), Building Design Criteria. The building's form, massing and length are designed to a human scale and to create visual permeability into and through sites. In determining whether this is met, the approving authority will consider the following factors:

*Not applicable, as this is an addition to an existing building and does not significantly alter the building's form, mass or length.*

N/A (i) The building does not exceed 200 feet in length along any public right-of-way.

*Not applicable, as the building is existing and no changes to the building length are proposed.*

N/A (ii) All building facades exceeding 120 feet in length along a public street, excluding alleys, are designed to appear as at least two distinct buildings. To achieve this, façade segments vary in at least two of the following design elements:

*This is an existing building that is an industrial use. No changes to the primary building facades are proposed.*

  x   (D) The minor amendment is found to be substantially consistent with the intent of the original approval, including conditions of approval, the intended design character and site arrangement of the development, and specific limitations on additions or total size of the building which were required to keep the building in general proportion to others in the surrounding area or minimize visual impacts.

*The proposed minor amendment is found to be substantially consistent with the intent of the original approval, which was to allow for the expansion of a vehicle sales use that has been located on this site for 31 years. The proposed addition is intended to improve the existing business' capacity to serve customers and provide vehicular repair services. The new parking area improves the existing site plan by removing an existing cut-through and consolidating access and circulation to the main entrance and boundaries of the site. New landscaping will improve the appearance of the site and minimize visual impacts to surrounding properties. The proposed addition is consistent with overall height, character and architectural style of the building.*

  x   (E) The city manager may amend, waive, or create a development agreement.


*A Notice of Disposition has been created with Conditions of Approval governing the development and, if approved, the owner will be required to sign a Development Agreement.*

Architectural Abbreviations

EMICH VOLKSWAGEN

ISSUE FOR LAND USE REVIEW  
MINOR AMENDMENT

JUNE 06, 2023



Project Team:

Owner:

Emich Volkswagen

2470 49th Street  
Boulder, CO 80301  
303.444.1644

Architect:

Commercial Building Services

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Littleton, CO 80122  
303.730.3001

General Contractor

Commercial Building Services

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Littleton, CO 80122  
303.730.3001

Civil Engineer

Action Civil Engineering

9777 Pyramid Ct., Suite 150  
Englewood, CO 80112  
720.826.3965

Landscape Architect

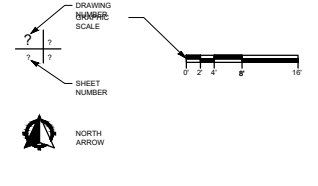
Sterling Design Associates

2009 W. Littleton Blvd.  
Littleton, CO 80120  
303.794.4727

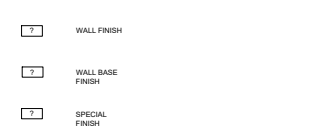
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Architectural Legend

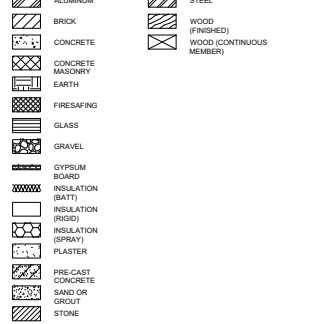
sheet symbols



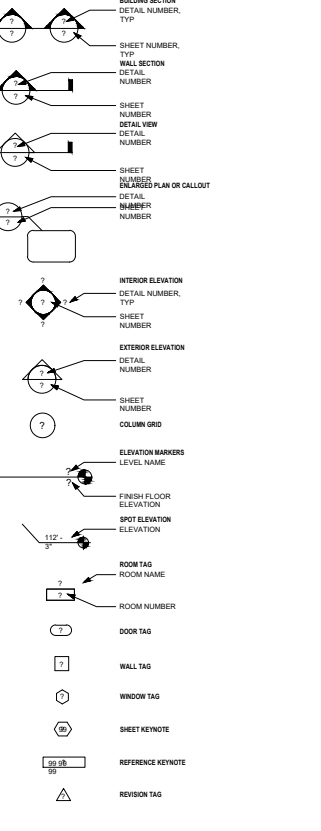
finish symbols




standard materials



construction symbols



Vicinity Map



Sheet Index:

General Information

G-001

COVER SHEET

G-003

SUN SHADOW STUDIES

Civil

C-1

SITE PLAN

C-2

DEMOLITION PLAN

C-3

USABLE OPEN SPACE EXHIBIT

Architectural

AD-1

DEMOLITION PLAN

A-111

PROPOSED FLOOR PLAN - WEST

A-112

PROPOSED FLOOR PLAN - EAST

A-201

EXISTING EXTERIOR ELEVATIONS

A-202

PROPOSED EXTERIOR ELEVATIONS

L-101

LANDSCAPE PLAN

L-501

LANDSCAPE LEGEND, NOTES & DETAILS

REVISION DESCRIPTION

#

DATE

10/21/2022

1

SUBMITTAL TO BOULDER

2

02/23/2023

2

SUBMITTAL TO BOULDER

3

06/05/2023

3

SUBMITTAL TO BOULDER

4

4

5

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6

6

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7

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8

9

9

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10

DRN

RT

CHK

SM

DSG

RT

EMICH VOLKSWAGEN

2470 49th STREET, BOULDER, COLORADO 80301

COVER SHEET

COMMERCIAL BUILDING SERVICES INC.

7561 S. GRANT STREET, A-4  
LITTLETON, CO 80122  
303.730.3001

JOB NO.

22-D10

SCALE

NTS

DATE

10/21/2022

SHEETS

12

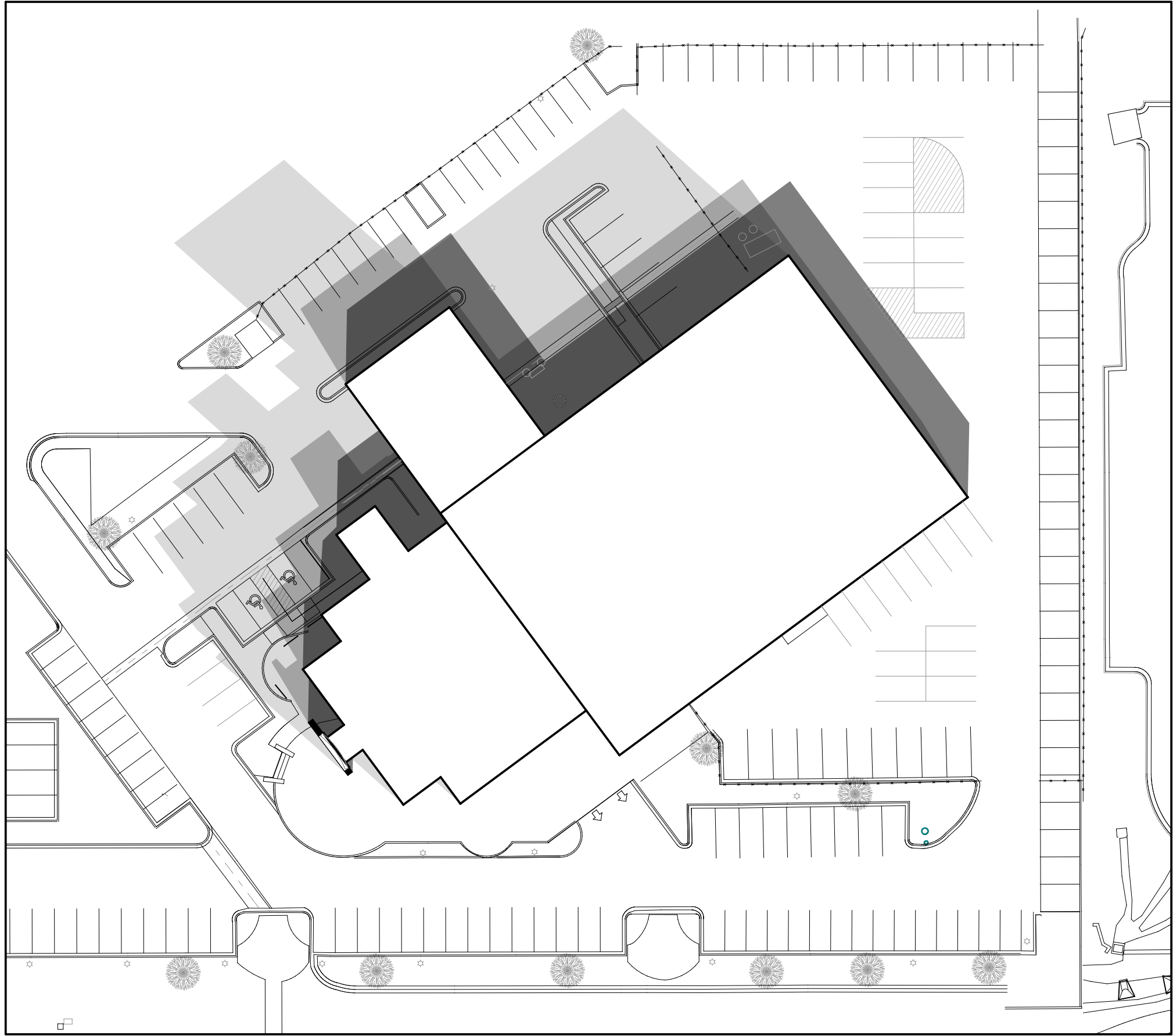
SHEET

G-001




Item 3A - 2470 49th St SRMA

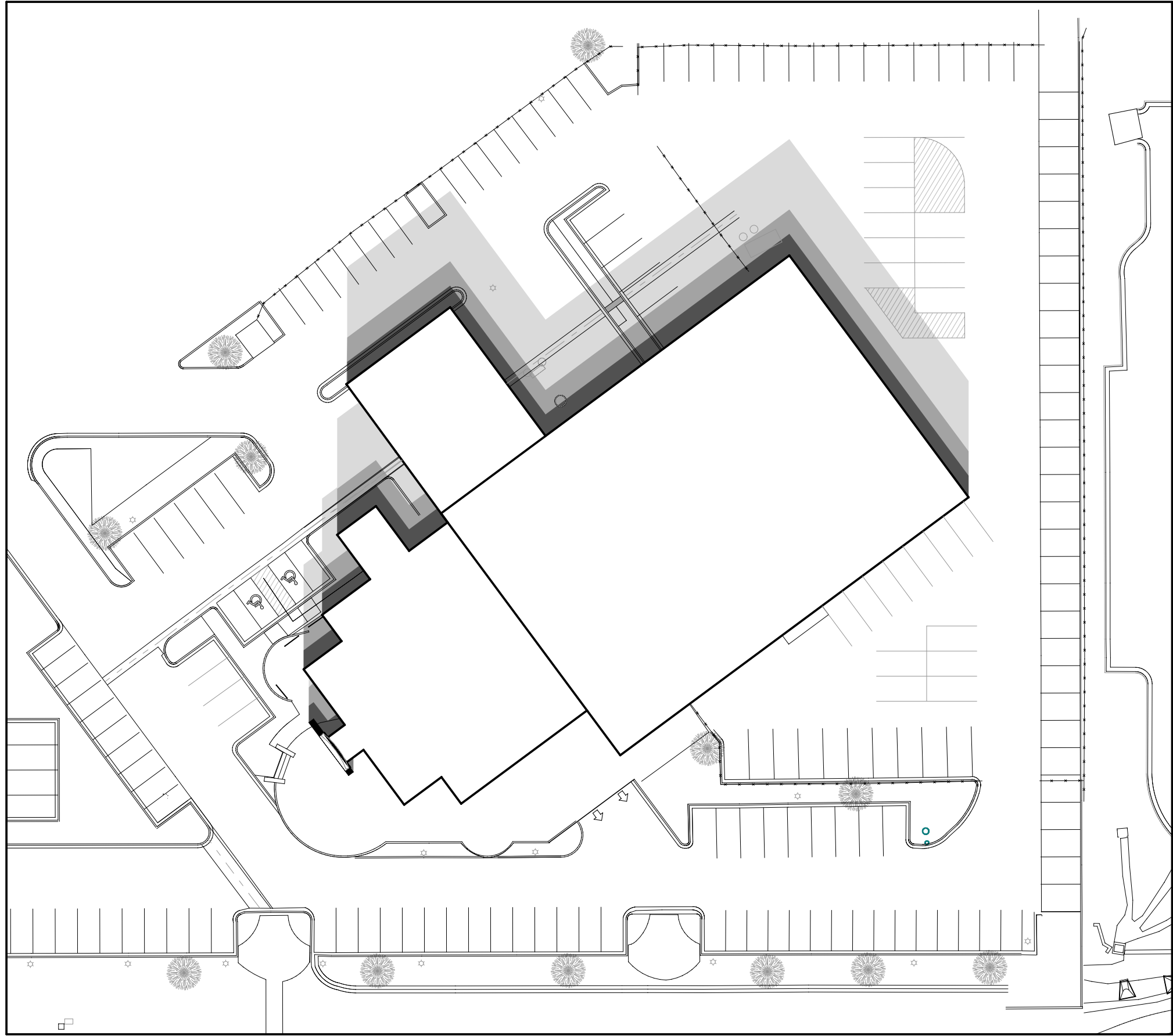
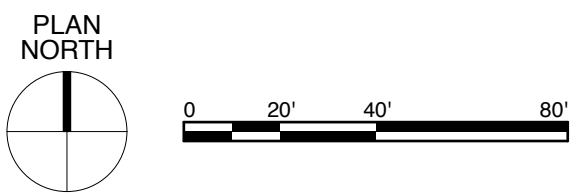
19 of 216



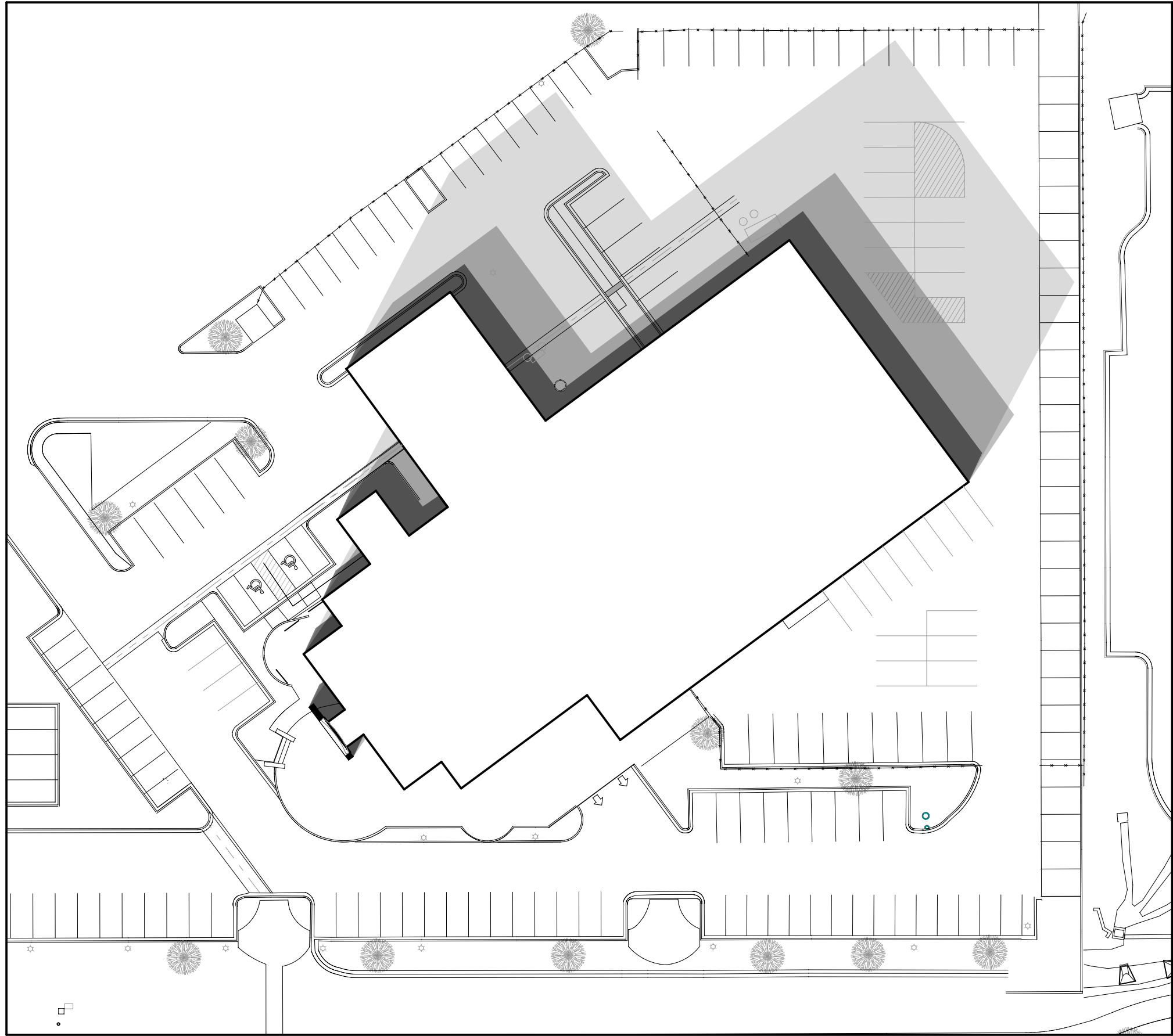


1 SUN SHADOW PLAN - 9:00  
SCALE: 1" = 40'-0"

SHADOW ANALYSIS LEGEND	
	DECEMBER 21
	MARCH 21
	JUNE 21



2 SUN SHADOW PLAN - 12:00  
SCALE: 1" = 40'-0"



3 SUN SHADOW PLAN - 3:00  
SCALE: 1" = 40'-0"

architect + contractor



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project no. | 22-D10

owner



project info

#420131  
EMICH VOLKSWAGEN  
2470 49th STREET  
BOULDER, CO 80301

issue dates

submission:	date
Planning Review	Oct. 21, 2022

revisions:		
#	description	date
2	Planning 2nd Sub.	Feb. 23, 2023
3	Planning 3rd Sub.	June 6, 2023

designed by: RT  
checked by: SM

seal

sheet info

SUN SHADOW  
STUDIES

G-003



EMICH VOLKSWAGEN SITE DEVELOPMENT PLAN

LOT 4 & 5, SOUTHBEND SUBDIVISION,  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH,  
RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER,  
STATE OF COLORADO

SITE DATA TABLE	
KEY INFORMATION	
ZONING: IS-2	INDUSTRIAL SERVICE-1
LOT 4 AREA	116,703 SF / 2.68 AC
LOT 5 AREA	50,306 SF / 1.15 AC
TOTAL	167,009 SF / 3.83 AC
EXISTING BUILDING COVERAGE (SF)	22,486
PROPOSED BUILDING COVERAGE (SF)	25,093
FLOOR AREA RATIO LOT 4	0.219:1
FLOOR AREA RATIO LOT 5	N/A
TOTAL FLOOR AREA RATIO	0.150:1
YARD REQUIREMENTS	
FRONT YARD	25'
SIDE YARD	12'
REAR YARD	0'
PARKING (CUSTOMER, EMPLOYEE & SERVICE)	
REQUIRED: 1 STALL PER 400 SF (GROSS) BUILDING AREA	
25,093 SF / 400 SF (REQUIRED)	63
HANDICAPPED ACCESSIBLE SPACE REQUIRED	2
*EXISTING PARKING (INCLUDES 1 EV, 2 HC)	134
*NEW PROVIDED PARKING (INCLUDES 1 EV, 2 HC)	122
*NET CHANGE IN PARKING TOTAL	(12)

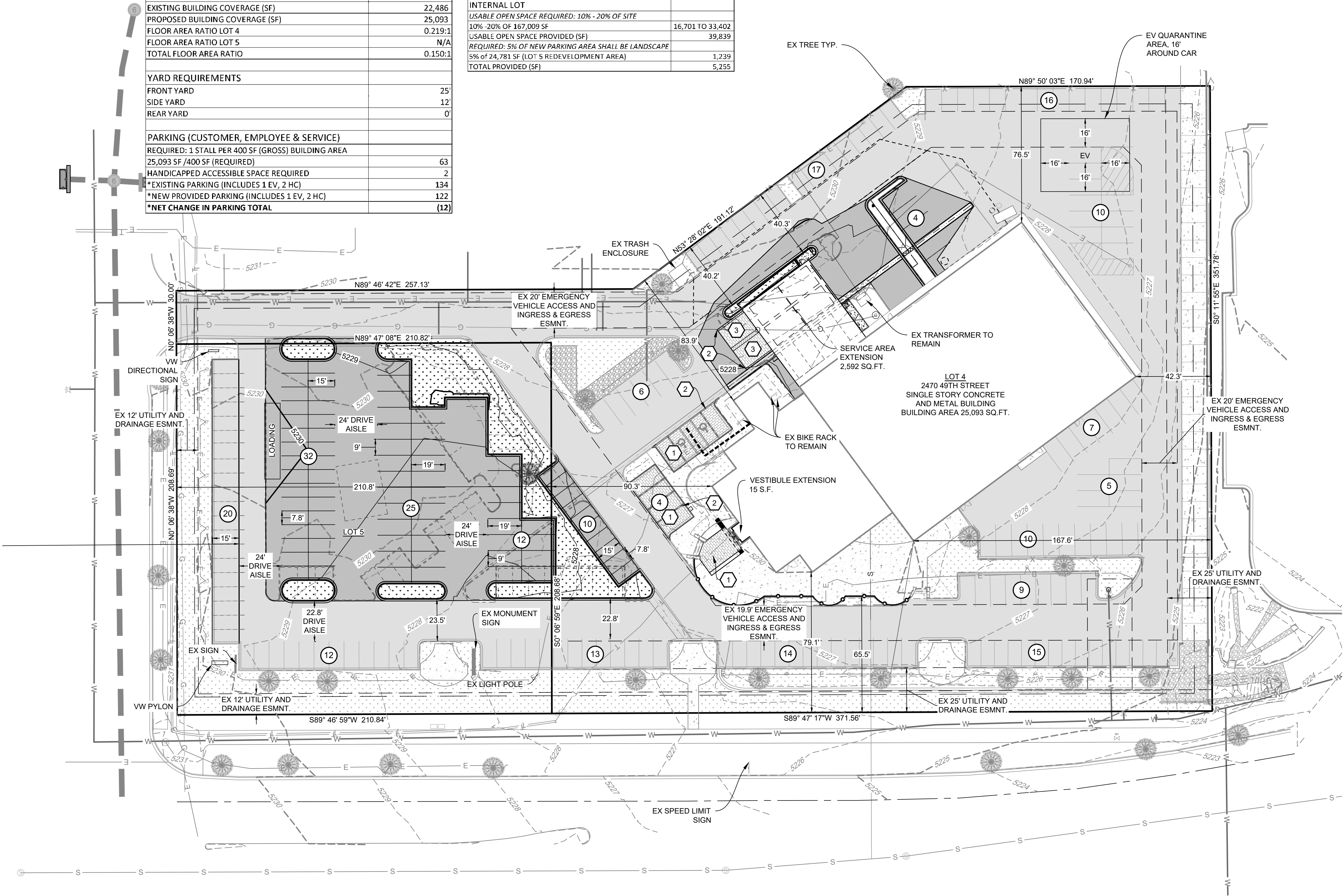
SITE DATA TABLE	
BIKE PARKING	
REQUIRED: 10% OF TOTAL PARKING SPACES	
10% OF 63 REQUIRED PARKING SPACES	6
INTERNAL LOT	
USABLE OPEN SPACE REQUIRED: 10% - 20% OF SITE	
10% - 20% OF 167,009 SF	16,701 TO 33,402
USABLE OPEN SPACE PROVIDED (SF)	39,839
REQUIRED: 5% OF NEW PARKING AREA SHALL BE LANDSCAPE	
5% OF 24,781 SF (LOT 5 REDEVELOPMENT AREA)	1,239
TOTAL PROVIDED (SF)	5,255

LEGEND:

	PROPERTY LINE
	CENTERLINE
	CITY LIMIT
	EXISTING CONTOUR
	EXISTING FENCE LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING UTILITY EASEMENT LINES
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING TRANSFORMER
	EXISTING TREE
	EXISTING SIGNAGE
	STORM WATER FLOW DIRECTION
	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING ASPHALT DEMOLITION
	EXISTING LANDSCAPE DEMOLITION
	EXISTING GRAVEL
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LANDSCAPE
	PROPOSED GRAVEL
	DEMOLITION BOUNDARY
	PROPOSED SAWCUT LINE
	EXISTING CONTOUR
	PROPOSED STORM SEWER
	PROPOSED FENCE
	EXISTING SECTION LINE
	ADA ACCESSIBLE ROUTE
	PROPOSED STREET LIGHT
	PARKING SPACE COUNT
	UTILITY EASEMENT
	EXISTING EASEMENT
	PROPOSED FLOWLINE
	RIGHT-OF-WAY

LABEL LEGEND

	STAMPED CONCRETE
	WHITE CONCRETE
	STAMPED SERVICE ENTRANCE



USEABLE OPEN SPACE: 39,839 SQ FT = 23.9% OF TOTAL SITE

CASE NUMBER: LUR2022-00048

REVISION DESCRIPTION

DATE	10/17/22	SUBMITTAL TO BOULDER
#	1	
DATE	03/02/23	SUBMITTAL TO BOULDER
#	2	
DATE	06/27/23	SUBMITTAL TO BOULDER
#	3	

DATE

10/17/22	10/17/22
03/02/23	03/02/23
06/27/23	06/27/23

DRN

TWD	TWD
-----	-----

CHK

TWD	TWD
-----	-----

DSG

TWD	TWD
-----	-----

EMICH VOLKSWAGEN

2470 49TH STREET, BOULDER, COLORADO 80301

SITE PLAN

ACTION CIVIL ENGINEERING

9777 PYRAMID CT, SUITE 150

ENGLEWOOD, CO 80112 720.826.3965

tdenning@actioncivileng.com

JOB NO.

2220

SCALE

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DATE

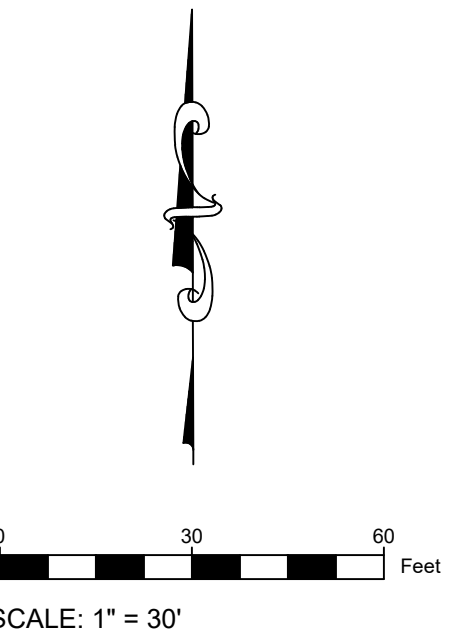
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SHEETS

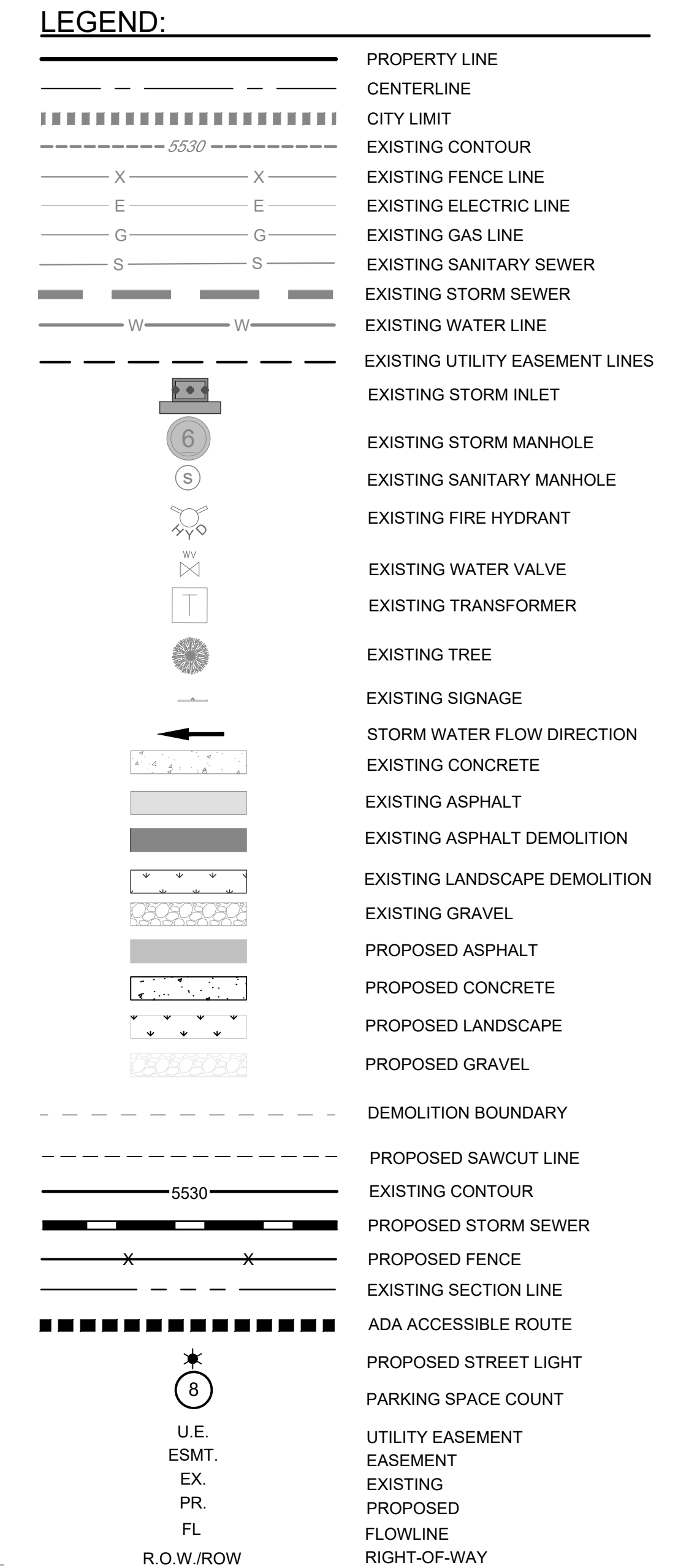
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SHEET

C-1



LOT 4 & 5, SOUTHBEND SUBDIVISION,  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH,  
RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER,  
STATE OF COLORADO



22 of 216

<b><u>ACTION CIVIL ENGINEERING</u></b> 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com		JOB NO. 2220 SCALE --- DATE 6/7/2023 SHEETS 03	
EMICH VOLKSWAGEN 2470 49TH STREET, BOULDER, COLORADO 80301		DEMOLITION PLAN	
DSG		TWD	
		CHK	
		TWD	
		DRN	
		DATE REVISION DESCRIPTION 1 10/17/22 SUBMITTAL TO BOULDER 2 03/02/23 SUBMITTAL TO BOULDER 3 06/06/23 SUBMITTAL TO BOULDER	



LOT 4 & 5, SOUTHBEND SUBDIVISION,  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH,  
RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER,  
STATE OF COLORADO

USABLE OPEN SPACE	SQ FT	%
TOTAL SITE AREA	167,009	100%
BUILDING COVERAGE	25,093	15.00%
HARDSCAPE COVERAGE	102,077	61.10%
USABLE OPEN SPACE	39,839	23.90%

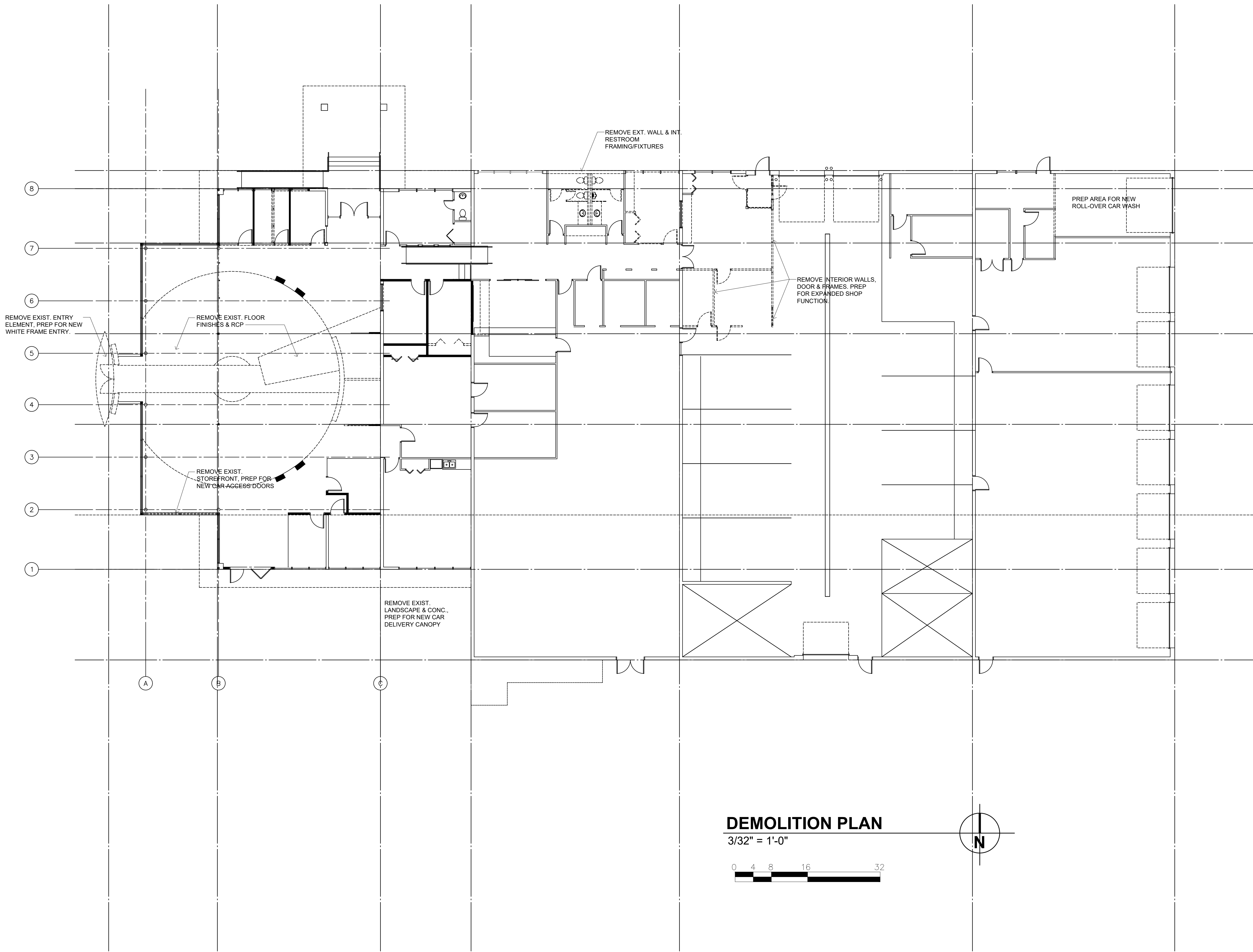


Know what's **below**.  
**Call** before you dig.

CASE NUMBER: LUR2022-00048

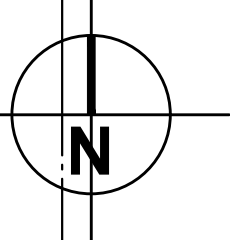
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EMICH VOLKSWAGEN 2470 49TH STREET, BOULDER, COLORADO 80301		TWD TWD TWD	
USABLE OPEN SPACE EXHIBIT		DSG TWD	
# DATE REVISION DESCRIPTION 1 10/17/22 SUBMITTAL TO BOULDER 2 03/02/23 SUBMITTAL TO BOULDER 3 06/06/23 SUBMITTAL TO BOULDER		DNR TWD CHK	





DEMOLITION PLAN

3/32" = 1'-0"



architect + contractor



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project info

#420131  
EMICH VOLKSWAGEN  
2470 49th STREET  
BOULDER, CO 80301

issue dates

submission:	date
Planning Review	Oct. 21, 2022

revisions:		date
#	description	
2	Planning 2nd Sub.	Feb. 23, 2023
3	Planning 3rd Sub.	June 6, 2023

designed by:	RT
checked by:	SM

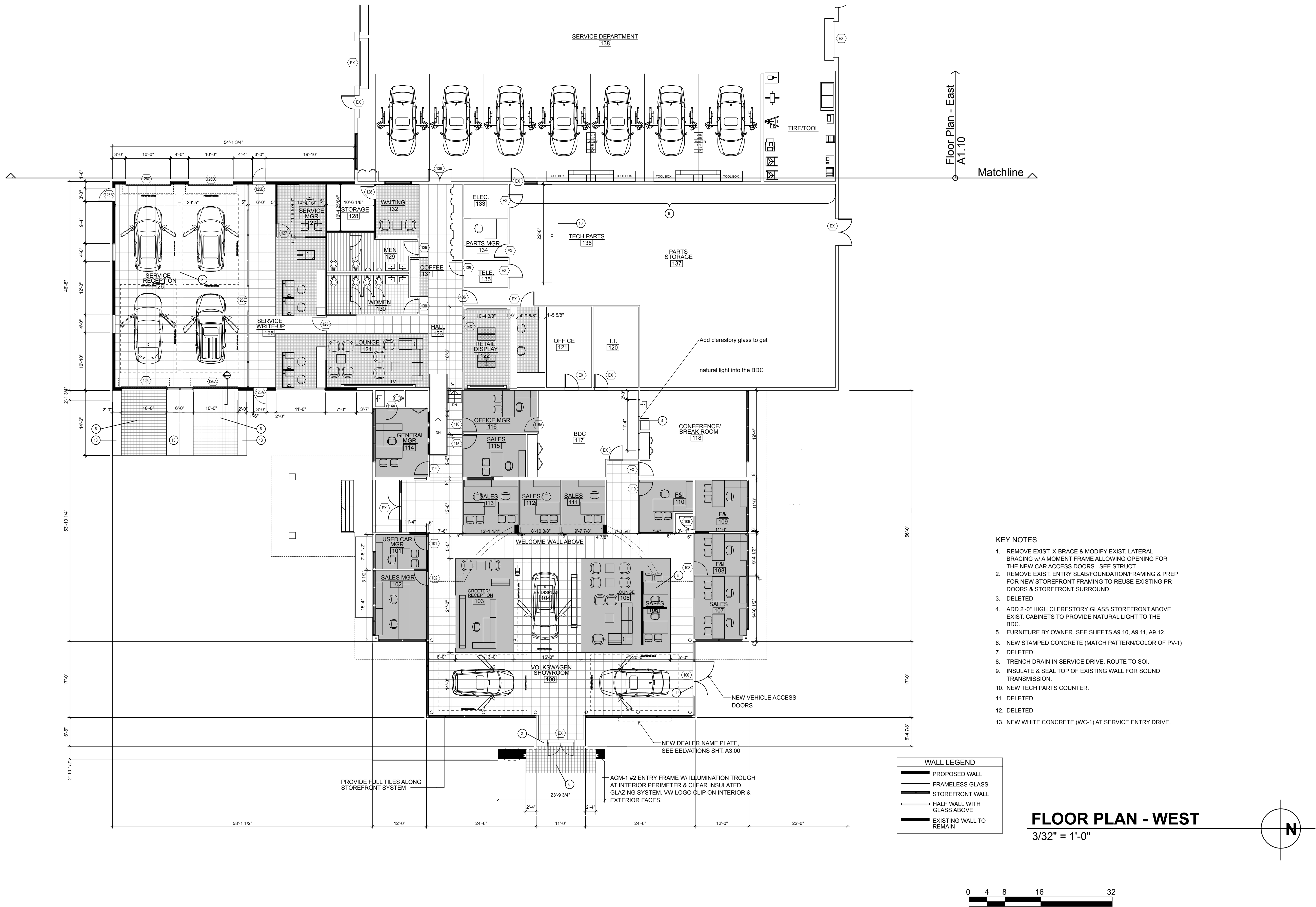
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Demolition Plan

AD-1

8/18/2022 10:28:01 AM



architect +

contractor

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**EMICH  
VOLKSWAGEN**

#### project info

#420131  
EMICH VOLKSWAGEN  
2470 49th STREET  
BOULDER, CO 80301

#### issue dates

submission:	date
Planning Review	Oct. 21, 2022
CD review	
Bid/Permit review	

#	description	date
2	Planning 2nd Sub.	Feb. 23, 2023
3	Planning 3rd Sub.	June 6, 2023

designed by:	RT
checked by:	SM

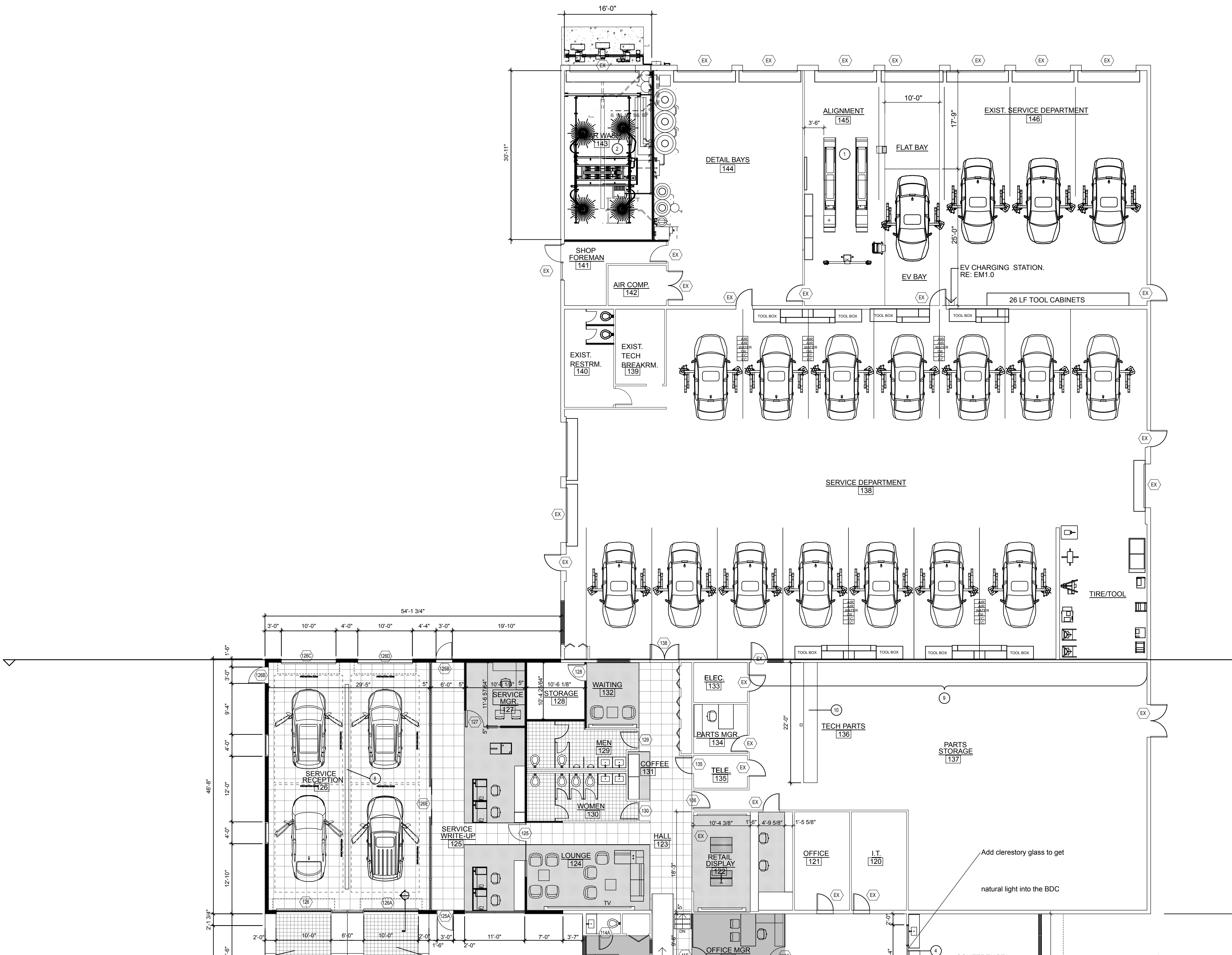
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#### sheet info

Floor Plan - West

**A-111**

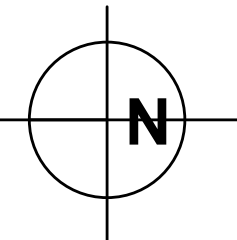




- KEY NOTES
1. EXIST. ALIGNMENT RACK TO REMAIN.
  2. NEW ROLL-OVER TYPE AUTOMATED CARWASH. INSTALL NEW DRAIN SYSTEM & ROUTE TO EXIST. SAND/OIL INTERCEPTOR.

Matchline  
Floor Plan - West  
A1.00

FLOOR PLAN - EAST  
3/32" = 1'-0"



architect +

contractor



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2470 49th STREET  
BOULDER, CO 80301

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#	description	
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3	Planning 3rd Sub.	June 6, 2023

designed by:	RT
checked by:	SM

seal

sheet info

Floor Plan - East

A-112

8/18/2022 10:28:01 AM



project info

#420131  
EMICH VOLKSWAGEN  
2470 49th STREET  
BOULDER, CO 80301

issue dates

submission: date  
Planning Review Oct. 21, 2022

revisions: date  
# description  
2 Planning 2nd Sub. Feb. 23, 2023  
3 Planning 3rd Sub. June 6, 2023

designed by: RT  
checked by: SM

seal

sheet info

Existing  
Building Elevations

A-201

- NOTES:
1. WINDOW DESIGN IS BASED ON CONFORMANCE WITH CITY OF BOULDER ENERGY CODE
  2. TEMPERED GLASS REQ'D IN ALL CASES OF GLASS WITHIN 20' OF FLOOR SURFACE.
  3. STUCCO IS CEMENTITIOUS.
  4. ALL EXISTING ALUMINUM WINDOW FRAMES TO BE PAINTED TO MATCH NEW WINDOWS.

MATERIALS & FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	SPECIFICATION
EXTERIOR			
CP-1A	PORTAL ENTRY CEMENT PLASTER OR STUCCO	LOCAL	20' MINIMUM 1/2" MIN (IN ALTERNATE)
CP-1B	PORTAL ENTRY CEMENT PLASTER OR STUCCO	LOCAL	20' MINIMUM 1/2" MIN (IN ALTERNATE)
CP-2	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-3	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-4	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-5	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-6	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-7	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-8	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-9	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-10	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-11	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-12	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-13	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-14	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-15	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-16	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-17	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-18	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-19	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN
CP-20	EXISTING WALL CEMENT PLASTER OR STUCCO	LOCAL	WHITE LINEN

D3 FRONT ELEVATION  
SCALE: 1/8" = 1' - 0"

C5 SOUTH ELEVATION  
SCALE: 1/8" = 1' - 0"

B5 NORTH ELEVATION  
SCALE: 1/8" = 1' - 0"

A5 WEST ELEVATION  
SCALE: 1/8" = 1' - 0"





contractor

**COMMERCIAL  
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project no. | 22-D10

owner



project info
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EMICH VOLKSWAGEN  
2470 49th STREET  
BOULDER, CO 80301

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Planning Review	Oct. 21, 2022
CD review	
Bid/Permit review	

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2	Planning 2nd Sub.	Feb. 23, 2023
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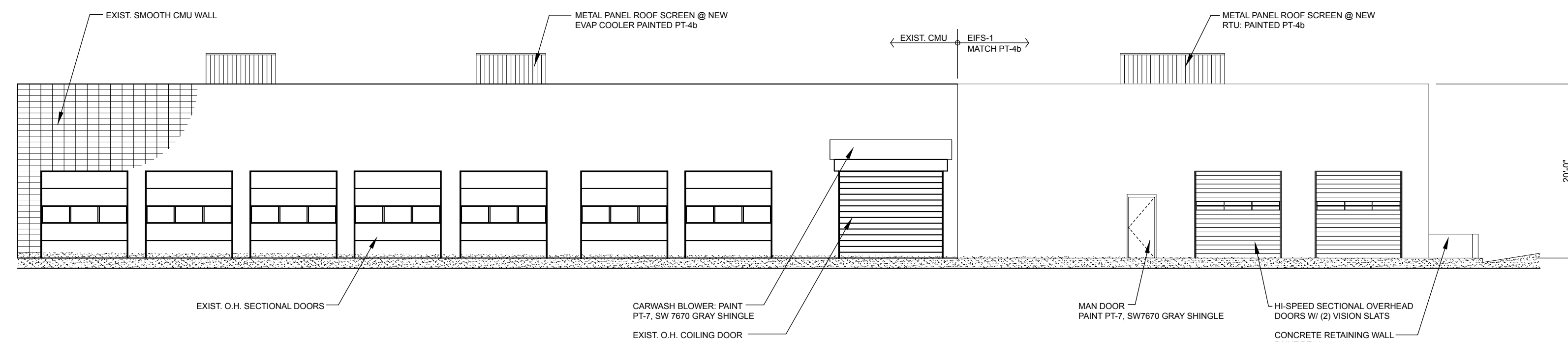
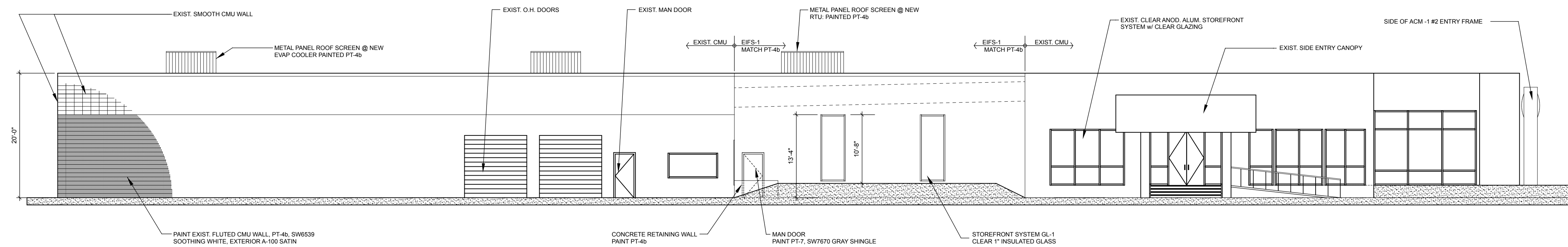
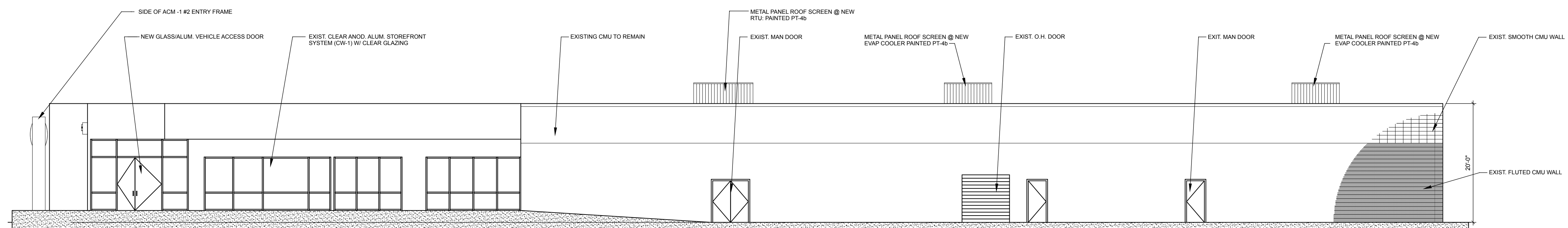
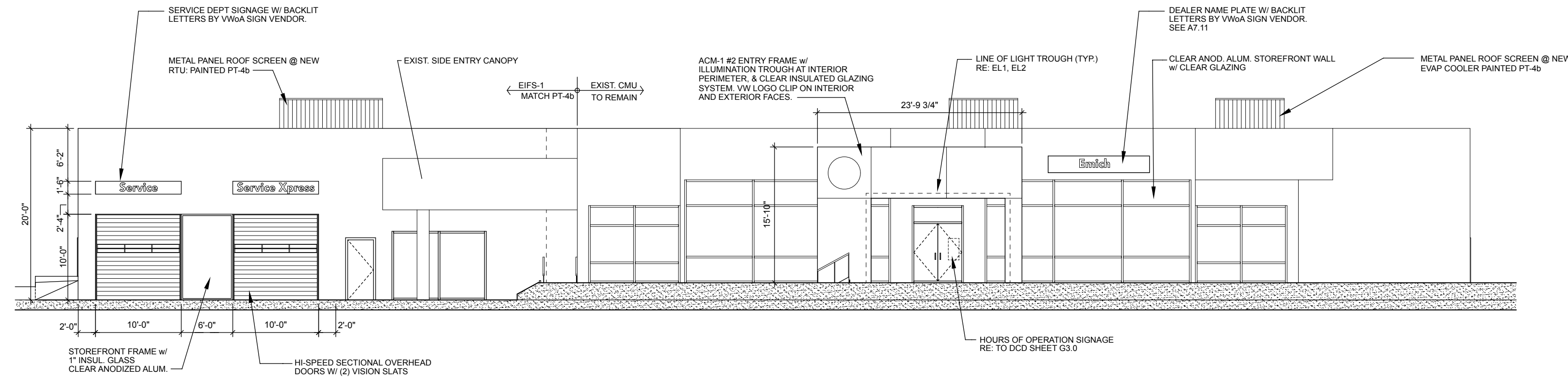
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## Building Elevations

**A-202**

8/18/2022 10:28:01 AM



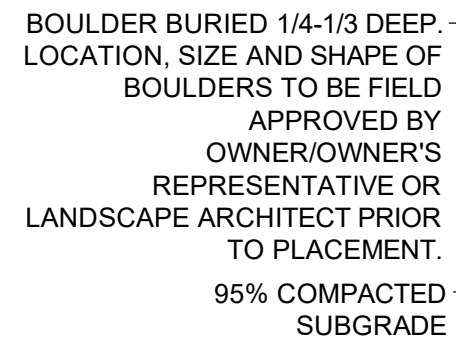


AN ON SITE LANDSCAPE INVENTORY WAS CONDUCTED ON 2/21/2023. LANDSCAPE IMPROVEMENTS OUTSIDE THE LIMITS OF LANDSCAPE CONSTRUCTION INCLUDE REPLACEMENT PLANT MATERIAL THAT IS PROPOSED TO BRING THE SITE UP TO THE 2009 APPROVED LANDSCAPE PLANS. ADJUST LOCATIONS OF PROPOSED PLANT MATERIAL PER CURRENT CONDITIONS.

PER LAND USE CODE SECTION 9-9-12(D)(2), THE PROPERTY OWNER SHALL PROVIDE REPLACEMENT OF PLANT MATERIALS THAT HAVE DIED OR HAVE OTHERWISE BEEN DAMAGED OR REMOVED FROM THE TIME OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION.

ALL LANDSCAPE DESIGN IMPROVEMENTS AND PROGRAMMING TO MATCH AND FOLLOW THE EXISTING APPROVED PLANS DATED 09/05/2009 UNLESS OTHERWISE UPDATED WITHIN THE LIMITS OF CONSTRUCTION.

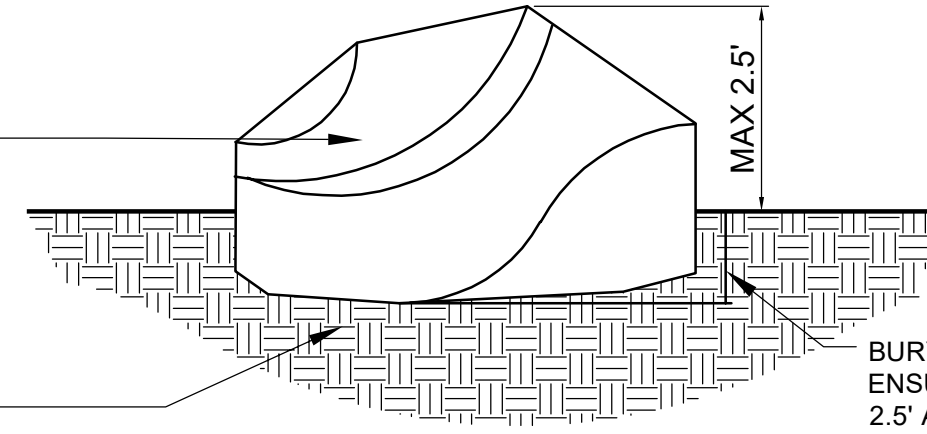
LOT 4 & 5, SOUTHBEND SUBDIVISION,  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH,  
RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER,  
STATE OF COLORADO



## BOULDER INSTALLATION

NOT TO SCALE

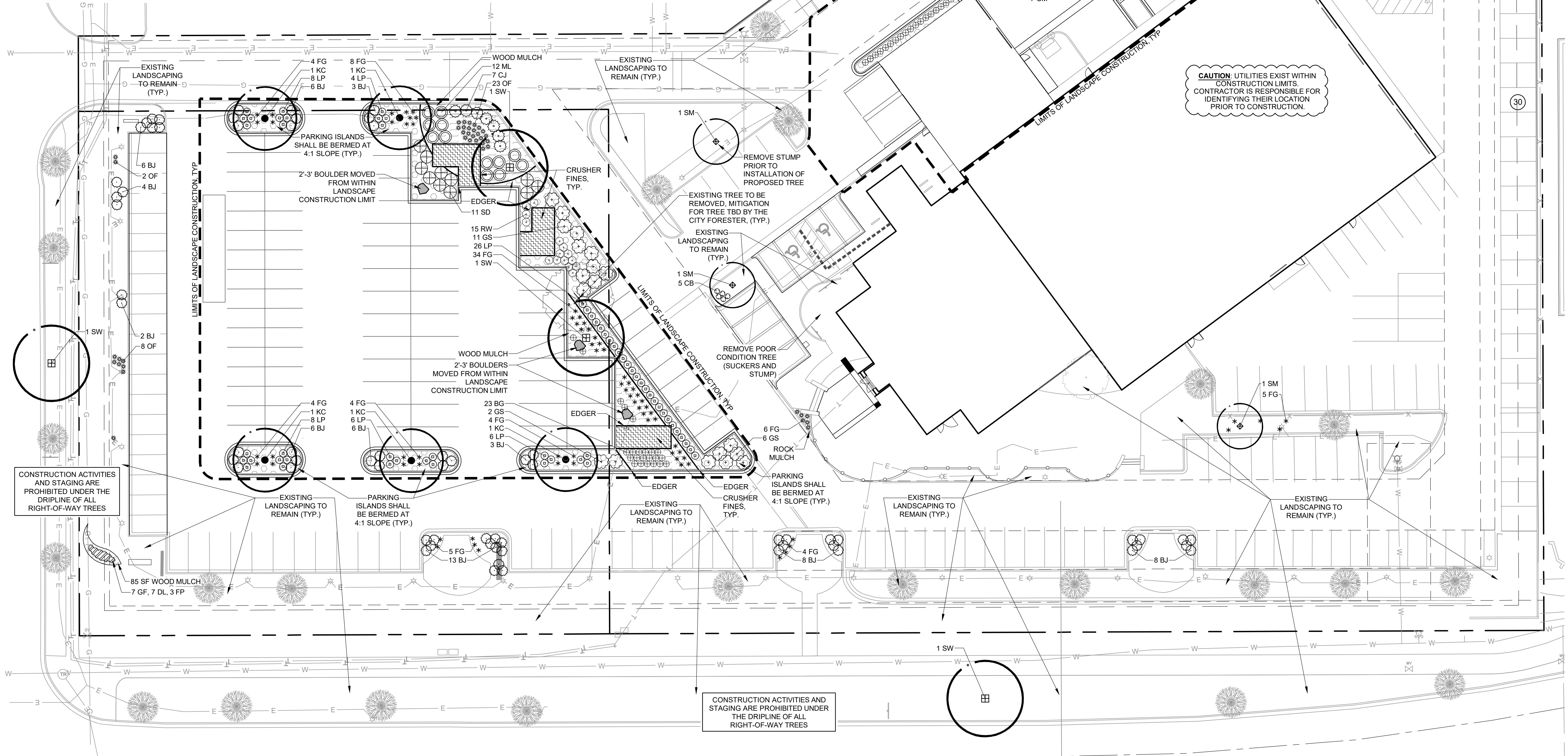
BURY BOULDER TO A DEPTH TO  
ENSURE HEIGHT IS NO GREATER THAN  
2.5' ABOVE GROUND.  
PLACE FLAT SIDE OF ROCK  
BELOW GRADE. LEAVE NATURAL FACE  
ABOVE GRADE.



EXISTING—  
LANDSCAPING TO  
REMAIN (TYP.)

— REMOVE TREE (SUCKERS & STUMP) PRIOR TO INSTALLATION OF PROPOSED TREE

**CAUTION:** UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



1. LANDSCAPE CONTRACTOR SHALL DETERMINE CONDITION AND OPERATIONS OF EXISTING AUTOMATIC IRRIGATION SYSTEM. PROVIDE LIST AND/OR PLAN OF SUGGESTED IMPROVEMENTS TO CONSTRUCTION MANAGER FOR APPROVAL.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH PROPERTY OWNER AND/OR GROUNDS MAINTENANCE PROVIDER TO DETERMINE ANY PROPERTY COMMON AREAS SHARED WITH THE PROPOSED PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING

ANY COMMON AREA IRRIGATION IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES. SHOULD ANY COMMON AREA LINES, HEADS, WIRES, ETC BE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, REPLACING, AND/OR ADJUSTING ALL COMPONENTS AS NECESSARY.

ALL TURF AREAS SHALL HAVE HEAD TO HEAD COVERAGE WITH APPROPRIATE DRIP IRRIGATION TO ALL NEW AND EXISTING SHRUB AND PERENNIAL AREAS.

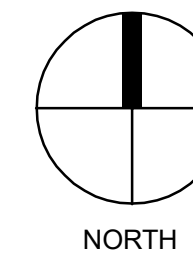
4. THE CONTRACTOR SHALL VERIFY THE CAPACITY AND FUNCTIONALITY OF THE EXISTING IRRIGATION CONTROLLER AND IF NECESSARY REPAIR, REPLACE, AND/OR UPGRADE THE CONTROLLER TO ACCOMMODATE ALL ZONES.
5. A RAIN SENSOR SHALL BE ADDED TO THE EXISTING OR NEW SMART ET CONTROLLER IF NOT INCLUDED ON EXISTING SYSTEM.
6. CONTRACTOR SHALL RUN ENTIRE SYSTEM FOR OWNER

OPERATIONS REPRESENTATIVE FOR FINAL APPROVAL AND ACCEPTANCE.

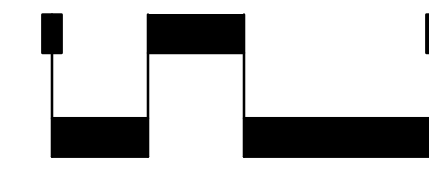
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE.

ALL UPGRADES AND/OR MODIFICATIONS SHALL MEET CURRENT IRRIGATION INDUSTRY STANDARDS FOR CITY OF BOULDER.

SEE THE LANDSCAPE NOTES AND  
DETAIL SHEET FOR THE PLANTING  
LEGEND, NOTES, DETAILS, AND  
TREE PROTECTION NOTES.



NORT



SCALE: 1"= 20'-0"

PREPARED UNDER THE DIRECT SUPERVISION OF  
JOSEPH L. WILSON, P.L.A., D.I.G., C.I.A., Q.W.E.L. W.W.P.L.  
COLORADO REGISTRATION LA-304  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

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DESIGN ASSOCIATES  
Civil Engineers | Landscape Architects

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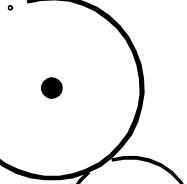

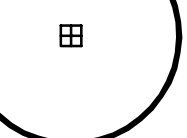
















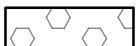



Know what's **below**.  
**Call** before you dig.

<b>ACTION CIVIL ENGINEERING</b> 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com		PROJECT NO. 2220 SCALE 1" = 20' DATE 5/8/2020 SHEETS L101 SHEET 05	
EMICH VOLKSWAGEN 2470 49TH STREET, BOULDER, COLORADO 80301		LANDSCAPE PLAN	
# 1 2 3	DATE 10/21/2022 2/24/2023 6/6/2023	REVISION DESCRIPTION 1ST LANDSCAPE SUBMITTAL TO CITY 2ND LANDSCAPE SUBMITTAL TO CITY 3RD LANDSCAPE SUBMITTAL TO CITY	DRN MEH JLW JLW
DSG		CHK	



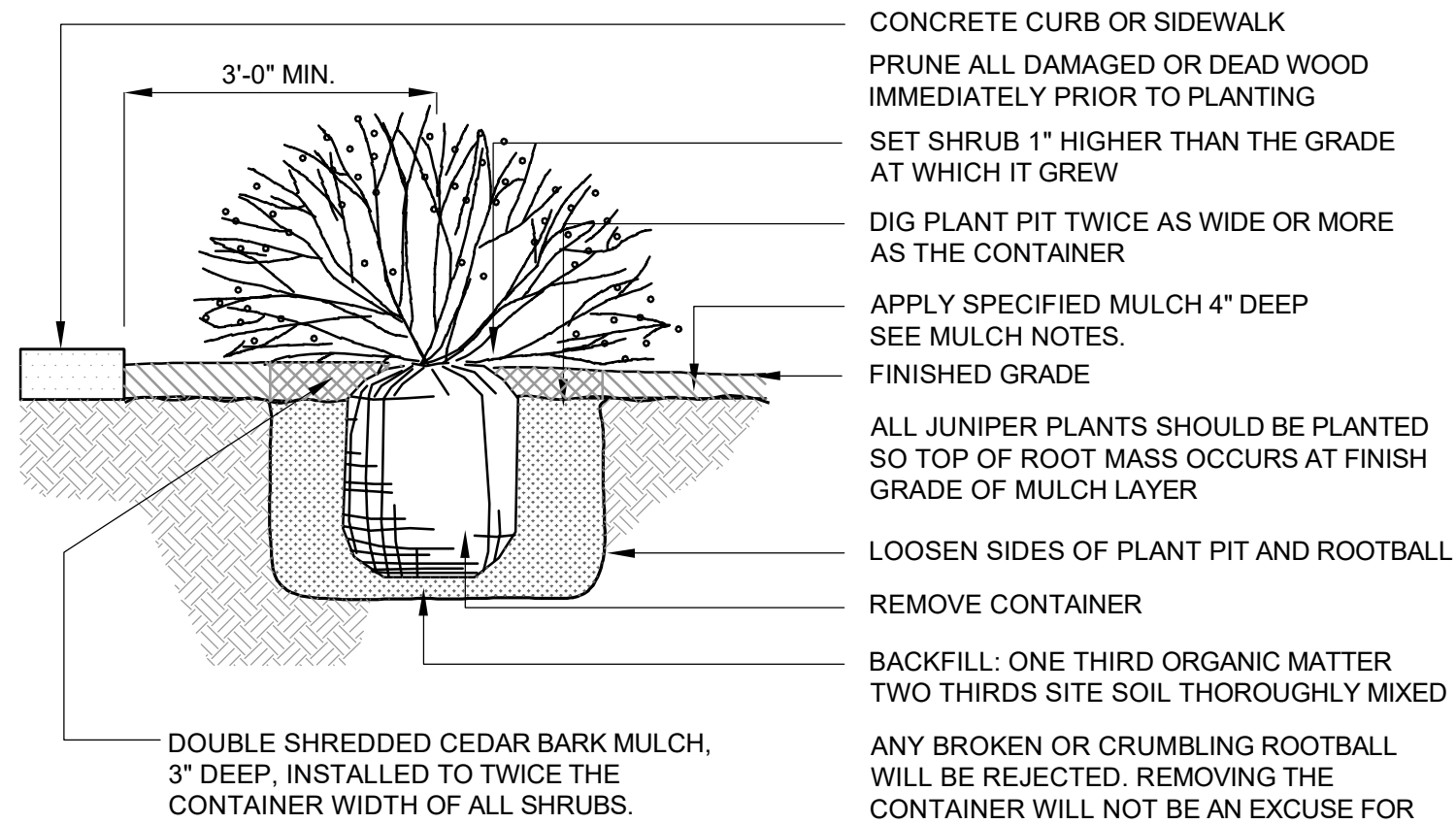
PLANT LIST

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDROZONE	REMARKS
OVERSTORY TREES							
	6	KC	"ESPRESSO" KENTUCKY COFFEETREE2.0" CAL. Gymnocladus dioicus 'Espresso'	#5 B&B	50' X 35'	LOW	FULL CROWN, STAKED, SPECIMEN QUALITY
	3	SM	STATE STREET MAPLE Acer miyabei State Street	2.0" CAL. B&B	30' X 25'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
	4	SW	SWAMP WHITE OAK Quercus bicolor	2.0" CAL. B&B	50' X 40'	LOW / MEDIUM	FULL CROWN, STAKED, SPECIMEN QUALITY
DECIDUOUS SHRUBS							
	5	CB	CRIMSON PYGMY BARBERRY Berberis thunbergii 'Crimson Pygmy'	#5 (15"-18" HT.)	2' X 2'	LOW	SPACING PER PLAN FULL FORM
	19	GS	GRO-LOW SUMAC Rhus aromatica 'Gro-low'	#5 (15"-18" HT.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
	58	LP	LODENSE PRIVET Ligustrum vulgare 'Lodense'	#5 (15"-18" HT.)	2' X 3'	LOW	SPACING PER PLAN FULL FORM
	12	ML	MISS KIM LILAC Syringa patula 'Miss Kim'	#5 (18"-24" HT.)	5' X 5'	LOW	SPACING PER PLAN FULL FORM
	11	SD	WESTERN SAND CHERRY Prunus besseyi 'Western'	#5 (18"-24" HT.)	5' X 5'	LOW	SPACING PER PLAN FULL FORM
EVERGREEN SHRUBS							
	75	BJ	ALPINE CARPET JUNIPER Juniperus communis 'Mondap'	#5 (12"-18" SPD.)	0.5' X 4'	LOW	SPACING PER PLAN FULL FORM
	7	CJ	EFFUSA COMMON JUNIPER Juniperus communis 'Effusa'	#5 (12"-18" SPD.)	1' X 5'	LOW	SPACING PER PLAN FULL FORM
	7	CM	CHIEFTAIN MANZANITA Arctostaphylos x. colorad. 'Chieftain'	#5 (18"-24" SPD.)	2' X 6'	LOW	SPACING PER PLAN FULL FORM
ORNAMENTAL GRASSES							
	41	BG	BLUE AVENA GRASS Helictotrichon sempervirens	#1 (ESTABLISHED)	1.75' X 2.5'	LOW	SPACING PER PLAN FULL FORM
	72	FG	FEATHER REED GRASS Calamagrostis acutifl. 'Karl Foerster'(ESTABLISHED)	#1 (ESTABLISHED)	4.5' X 2'	LOW	SPACING PER PLAN FULL FORM
	54	OF	DWARF FOUNTAIN GRASS Pennisetum alopecuroides 'Hamelni'(ESTABLISHED)	#1 (ESTABLISHED)	2.5' X 2'	LOW	SPACING PER PLAN FULL FORM
	15	RW	RED SWITCH GRASS Panicum virgatum 'Shenandoah'	#1 (ESTABLISHED)	3.5' X 2.5'	LOW	SPACING PER PLAN FULL FORM
PERENNIALS							
	7	DL	DAYLILY Hemerocallis spp.	#1 (ESTABLISHED)	1.5' X 1.5'	LOW	18" SPACING FULL FORM
	3	FP	FIRECRACKER PENSTEMON Penstemon eatonii	#1 (ESTABLISHED)	2' X 1.5'	LOW	18" SPACING FULL FORM
	7	GF	NATIVE GAYFEATHER Liatris punctata	#1 (ESTABLISHED)	1' X .5'	LOW	6" SPACING FULL FORM
OTHER LANDSCAPE MATERIALS							
			COLOR/MATERIAL: AREA: TYPE:	-WOOD MULCH -1,569 SF BEDS -DOUBLE SHREDDED CEDAR MULCH (3" THICK). SEE LANDSCAPE NOTES.			
			COLOR/MATERIAL: AREA: TYPE:	-ROCK MULCH, WASHED -3,775 SF -1 1/2" DIA. MULTI-COLOR RIVER ROCK MULCH WITH DOUBLE SHREDDED BARK MULCH RINGS (3" THICK). SEE LANDSCAPE NOTES.			
			MATERIAL: AREA: TYPE:	-BUFF BREEZE 1/4" MINUS -652 SF -6" DEPTH (INCLUDES BASE)			

SITE CATEGORY CALCULATION FOR PHASE II AREAS ONLY

	REQUIRED	PROVIDED	%
TOTAL AREA OF PARKING LOT*	-	19,160 SF	-
LANDSCAPE AREA REQUIRED	958 SF	5,362 SF	-
TOTAL INTERIOR PARKING LOT LANDSCAPE AREA	5,362 SF	-	-
TOTAL NUMBER OF TREES IN INTERIOR PARKING LOT	4	7	-
TOTAL NUMBER OF SHRUBS IN INTERIOR PARKING LOT	18	131	-
TOTAL AMOUNT OF HIGH WATER USE ZONES	50% MAX	0	0%
TOTAL AMOUNT OF TURF GRASS	25% MAX	0	0%

\*TOTAL ADDITIONAL PARKING SPACES DOES NOT EXCEED 25% OF THE EXISTING PARKING SPACES ON THE SITE. REFER TO THE SITE PLAN SHEET FOR PARKING COUNTS.



SHRUB/PERENNIAL PLANTING

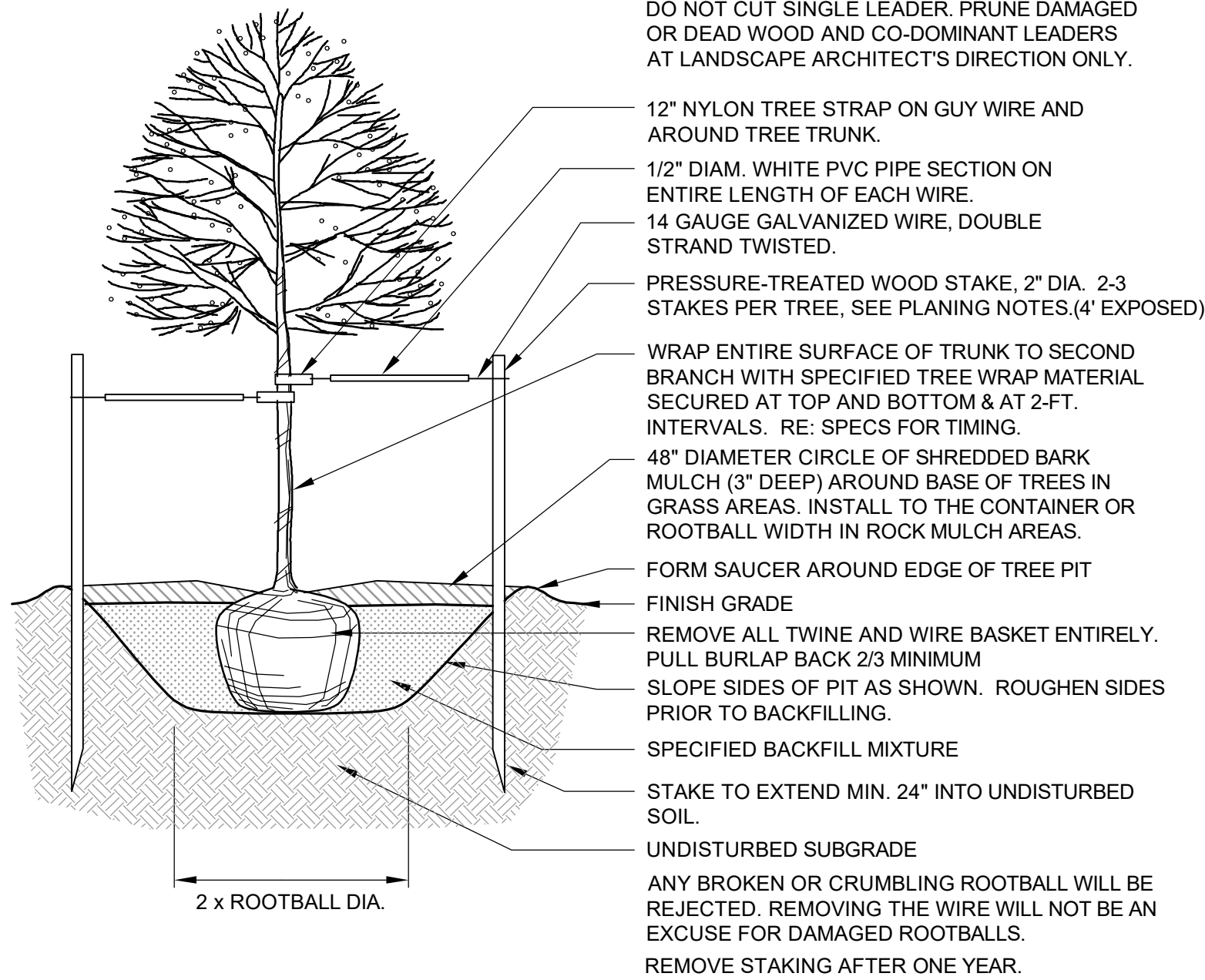
NOT TO SCALE

2

CASE NUMBER: LUR2022-00048

EMICH VOLKSWAGEN SITE DEVELOPMENT PLAN

LOT 4 & 5, SOUTHBEND SUBDIVISION,  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 NORTH,  
RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER,  
STATE OF COLORADO



SHADE TREE PLANTING

NOT TO SCALE

3

STANDARD LANDSCAPE NOTES

- COORDINATION  
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE  
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE  
A. FINAL ACCEPTANCE: WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.  
B. MAINTENANCE: ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS  
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS. FIELD VERIFY ALL EXISTING PLANT LOCATIONS PRIOR TO BEGINNING WORK.
- DAMAGE AND CLEANING  
A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.  
B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION  
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION  
PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOD, APPLY A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PRODUCT PER 1,000 SQUARE FEET OF PERMEABLE AREA. THE SOIL AMENDMENT PRODUCT APPLIED TO THE PREMISES MUST BE ON THE DENVER WATER APPROVED SOIL AMENDMENT PRODUCT LIST. THIS SOIL AMENDMENT PRODUCT MUST BE INCORPORATED OR ROTOTILLED TO A DEPTH OF 4-6 INCHES. NATIVE GRASS-SEEDED AREAS MAY INCORPORATE AMENDMENT AT A RATE OF 2 CUBIC YARDS PER 1,000 SQUARE FEET. APPLY 5 LBS. OF 20-10-5 GRANULAR FERTILIZER PER THOUSAND SQ. FEET, ROTOTILLED TO A DEPTH OF SIX INCHES. VERIFY SOIL PREP SPECIFICATIONS WITH LOCAL WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED.
- PLANTING  
A. TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.  
B. ALL TREES, SHRUBS, OR OTHER BALLED AND BURLAPPED PLANTED MATERIALS, SHALL HAVE ALL WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL PRIOR TO PLANTING.  
C. ALL TREES PRESERVED ARE TO BE PROTECTED DURING CONSTRUCTION AND SHALL COMPLY WITH THE TREE PROTECTION PROCEDURES FROM CITY OF BOULDER'S DESIGN AND CONSTRUCTION STANDARDS #305 (B). SEE THIS SHEET.  
D. ALL SHRUBS TO BE A MINIMUM OF 3'-0" FROM ALL WALKS OR CURBS (MEASURED FROM THE CENTER OF THE PLANT).  
E. PERENNIALS WILL BE LOCATED IN THE FIELD. CONTRACTOR TO PREPARE PLANTING BED AND INFORM OWNER REP. PRIOR TO ORDERING THE PLANT MATERIALS.  
F. ALL PARKING ISLANDS SHALL BE BERMED AT A 4:1 SLOPE UNLESS OTHERWISE INDICATED ON CIVIL DRAWINGS.
- EDGER  
ALL PERENNIAL OR SHRUB BEDS TO BE SEPARATED FROM TURF WITH STEEL EDGER OR CONCRETE. INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS.
- MULCH  
A. ALL SHRUB BEDS WITHIN LIMITS OF LANDSCAPE CONSTRUCTION TO RECEIVE SPECIFIED RIVER ROCK TO MATCH EXISTING OVER WEED CONTROL FABRIC OR RECEIVE DOUBLE SHREDDED CEDAR MULCH. SUBMIT COLOR SAMPLES FOR APPROVAL.  
B. ROCK MULCH SHALL BE SAME SIZE AND TYPE AS EXISTING, MIN. 3" DEEP. INSTALL OVER DEWITT PRO 5 FILTER FABRIC OR EQUAL TO A MINIMUM 3" THICKNESS. NO FILTER FABRIC SHALL BE VISIBLE AT COMPLETION. INSTALL FABRIC UNDER ALL ROCK MULCH ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS.  
C. INSTALL A 3" THICK RING OF DOUBLE SHREDDED CEDAR MULCH AROUND ALL PROPOSED PLANT MATERIAL IN ROCK MULCH BEDS WITHIN LIMITS OF LANDSCAPE CONSTRUCTION AND AROUND ALL PROPOSED PLANT MATERIAL OUTSIDE THE LIMITS OF LANDSCAPE CONSTRUCTION. WOOD MULCH RING SIZE SHALL BE TWICE THE SIZE OF THE SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. PERENNIAL BEDS TO RECEIVE 2" OF THE SPECIFIED CEDAR MULCH.
- MAINTENANCE  
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION. MAINTAIN A 5' NO IRRIGATION ZONE AROUND ALL BUILDINGS UNLESS OTHERWISE AUTHORIZED IN WRITING.
- IRRIGATION  
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO INCLUDE IRRIGATION TO ALL PROPOSED PLANT MATERIAL. TURF AREAS LESS THAN 25' IN WIDTH SHALL BE IRRIGATED WITH A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' IN WIDTH SHALL HAVE A ROTARY POP-UP HEAD SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL BE IRRIGATED USING A DRIP IRRIGATION SYSTEM, ZONED SEPARATE FROM TURF AREAS.

REQUIRED LANDSCAPE PLAN NOTES FOR ADDITION/REMODEL

- LANDSCAPING SCHEDULE: (A) NOTHING SHALL BE PLANTED BETWEEN OCTOBER 15 AND MARCH 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. STOCK, OTHER THAN CONTAINER-GROWN STOCK, SHALL NOT BE PLANTED BETWEEN JUNE 1 AND SEPTEMBER 1 WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY. BARE ROOT STOCK SHALL NOT BE PLANTED AFTER APRIL 30 OR IF PLANTS HAVE BEGUN TO LEAF OUT. (B) NOTHING SHALL BE PLANTED DURING FREEZING OR EXCESSIVELY WINDY, HOT, OR WET WEATHER OR WHEN THE GROUND CONDITIONS CANNOT BE PROPERLY WORKED FOR DIGGING, MIXING, RAKING, OR GRADING. (C) NOTHING SHALL BE PLANTED UNTIL THE ADJACENT SITE IMPROVEMENTS, PAVEMENTS, IRRIGATION INSTALLATION AND FINISH GRADING IS COMPLETED. THE CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM IN THE PRESENCE OF THE DIRECTOR. THE IRRIGATION SYSTEM SHALL BE IN APPROVED, OPERATING CONDITION PRIOR TO ANY PLANTING.
- SITE PREPARATION AND ALL PLANTING FOR ALL NEW PLANTING AREAS OR DISTURBED AREAS SHALL BE COMPLETED, AT A MINIMUM, IN ACCORDANCE WITH THE CITY OF BOULDER DESIGN AND CONSTRUCTION STANDARDS. SITE PREPARATION SHALL INCLUDE TILLING THE SOIL TO A MINIMUM DEPTH OF SIX INCHES BELOW THE FINISHED GRADE, TOGETHER WITH SOIL AMENDMENTS THAT ARE APPROPRIATE TO ENSURE THE HEALTH AND SUSTAINABILITY OF THE LANDSCAPING TO BE PLANTED.
- ALL NEW PLANTING BEDS AND A 3-FOOT DIAMETER RING AT THE BASE OF NEW TREE WITHIN SOD OR SEEDED AREAS SHALL BE MULCHED WITH ORGANIC MULCH AT LEAST 4" DEEP. WEED BARRIER FABRIC SHALL NOT TO BE USED IN ANY NEW PLANTING AREAS.
- GRAVEL, ROCK MULCH, OR CRUSHER FINES SHALL BE REMOVED FROM UNDER STREET TREES AND REPLACED WITH ORGANIC MULCH. NEW ROCK OR GRAVEL MAY NOT BE USED IN NEW PLANTING AREAS AND MAY ONLY BE USED AS A SPECIFIC ORNAMENTAL FEATURE IN LIMITED AREAS (SUCH AS AT THE BOTTOM OF A DRAINAGE SWALE OR DRY RIVER BED) OR AS A PEDESTRIAN PATH OR PATIO.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE RETROFITTED AND INSTALLED FOR ALL NEW LANDSCAPING AND NEW OR EXISTING STREET TREES IF THE TREES ARE NOT CURRENTLY EXISTING. INSTALL A SMART SYSTEM THAT ADJUSTS FOR RAINFALL, SOIL MOISTURE, AND OTHER WEATHER FACTORS FOR ALL NEW IRRIGATION ZONES.
- PROTECTIVE MAINTENANCE: AN APPLICANT FOR CONSTRUCTION APPROVAL SHALL PROVIDE MAINTENANCE AND CARE FOR ALL EXISTING TREES REQUIRED TO BE PROTECTED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO ANY PROJECT OR CONSTRUCTION SITE DURING CONSTRUCTION ACTIVITIES AND THE PUBLIC IMPROVEMENT WARRANTY PERIOD TO ENSURE THAT EXISTING TREES SURVIVE AND ARE NOT DAMAGED. REFER TO CHAPTER 3 OF THE DESIGN AND CONSTRUCTION STANDARDS FOR ALL TREE PROTECTION REQUIREMENTS.
- ALL NEW TREES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING WATER OR SEWER UTILITY LINES OR FROM LIGHT POLES OR OVERHEAD UTILITY POLES. ALL NEW UTILITY LINES SHALL BE LOCATED A MINIMUM OF 10' FROM ANY EXISTING PUBLIC STREET TREE.

LANDSCAPE IMPROVEMENT PLAN NOTE

ALL LANDSCAPE DESIGN IMPROVEMENTS AND PROGRAMMING TO MATCH AND FOLLOW THE EXISTING APPROVED PLANS DATED 09/05/2009 UNLESS OTHERWISE UPDATED WITHIN THE LIMITS OF CONSTRUCTION.

TREE PROTECTION NOTES PER EXISTING APPROVED PLANS

3.05 Tree Protection For Construction Sites

(A) Tree Protection Required

- An applicant for construction approval shall protect trees and plants in the public right-of-way and on any project or construction site where public improvements are proposed.
- An applicant for construction approval shall submit a landscaping plan incorporating proposed tree protection measures for any existing trees located in the public right-of-way and on site at any project or construction site where public improvements are proposed in compliance with these Standards.
- The landscaping plan shall identify any potential detrimental effects to existing trees that might result from proposed construction activities within 20 feet of the dripline of any existing trees located on site or in the adjacent public right-of-way. The plan shall include the species, size, and location of all existing trees that are 1-inch or larger caliper size. If no existing trees are present that require protection, this shall be noted on the plan. Existing trees approved to be removed or relocated shall be clearly identified on the landscaping plan.
- The applicant for construction approval shall notify the City within 24-hours of any suspected damage to trees resulting from construction activities. If damage occurs during construction, the applicant shall have the damaged tree restored immediately by a qualified arborist.

(B) Tree Protection Procedures

- Protective Maintenance:** An applicant for construction approval shall provide maintenance and care for existing trees required to be protected on site and in the public right-of-way adjacent to any project or construction site during construction activities and the public improvement warranty period to ensure that existing trees survive and are not damaged.
- Soil Compaction Prevention**
  - To prevent soil compaction, designated routes for equipment and foot traffic by work crews shall be determined prior to commencing construction activities and indicated in the landscaping tree protection plan.
  - These planned routes shall be marked at the site before construction commences with durable fencing material that is at least 4 feet high. Flagging tape or any other material that may be torn down, moved, or evaded is not acceptable.
  - The contractor shall inform all construction crew members on the site of access routes and will ensure that only these routes are used.
  - To prevent tree root smothering, no soil stockpiles, supplies, equipment, or any other material shall be placed or stored within a tree dripline or within 15 feet of the tree trunk for column-shaped trees, whichever distance is greater.

- Soil around a tree dripline may be required to be aerated during and after construction activities. This is necessary even when compaction results from heavy foot traffic. A professional arborist shall do the vertical aeration or soil fracturing. Oil fracturing techniques comparable to using a "growgun" with Isofile material are acceptable. Conventional turf aeration is not acceptable.
- When foot traffic or equipment use is unavoidable within the dripline, the area within the dripline shall be mulched with wood chips to a depth of 6 inches before construction activity begins. A 6-inch mulch depth shall be maintained for the duration of the project, then removed when construction activities are completed.

(3) Root Protection

- Tree roots shall not be cut unless cutting is unavoidable.
- When root cutting is unavoidable, a clean, sharp cut shall be made to avoid shredding or smashing. Root cuts should be made back to a lateral root.
- Whenever possible, tree roots should be cut between late fall and had opening, when root energy supplies are high and conditions are least favorable for disease causing agents.
- The City shall be notified of any cutting of the following roots:
  - Two roots having a diameter of more than 3 inches, or
  - Four roots having diameters between 2 and 3 inches.
- Trenches shall be hand-dug within the dripline in areas where roots 2 inches and larger in diameter are present, and when low branches which may be damaged by equipment are present.
- Whenever possible, roots 2 inches or larger in diameter shall be tunneled or bored under and shall be covered to prevent dehydration. Exposed roots shall be covered immediately with soil or burlap and kept moist.
- Power tools shall not be used to prune roots, with the exception of arboriculturally approved root-cutting equipment used under the supervision of the City. Only the following approved tools shall be acceptable: scissors-type hand pruners and loppers, except arvil-types, and arborist-type pruning saws.
- When more than one root 2 inches or larger in diameter on any public tree is cut, supplemental watering shall be provided if the tree lacks an operational sprinkler system. The applicant or abutting landowner shall provide the watering.
- Sidewalk and paving surfaces shall be sufficiently contoured to avoid cutting surface tree roots. Whenever possible, tree roots should be bridged or floated over with walks.
- To allow maximum aeration and water penetration to roots, walk materials other than concrete may be selected (e.g., brick, flagstone, honeycomb block, chips/gravel) subject to City approval. Under no circumstances shall impervious material make contact with or completely encircle a tree trunk.
- Auger tunneling, not trenching, shall be used where possible for utility placement within the dripline of a tree.
- If roots are cut between March and August, trees may need supplemental deep root watering once per week for at least 2 months after the roots are cut. When roots are cut between September 1 and October 15, trees may need supplemental watering once per week until at least October 31.
- Tree roots shall not be fertilized for a period of 1 year following the cessation of construction activities. Thereafter, for the next 2 years, a light annual fertilization using a slow release nitrogen source is acceptable.

(4) Tree Fencing

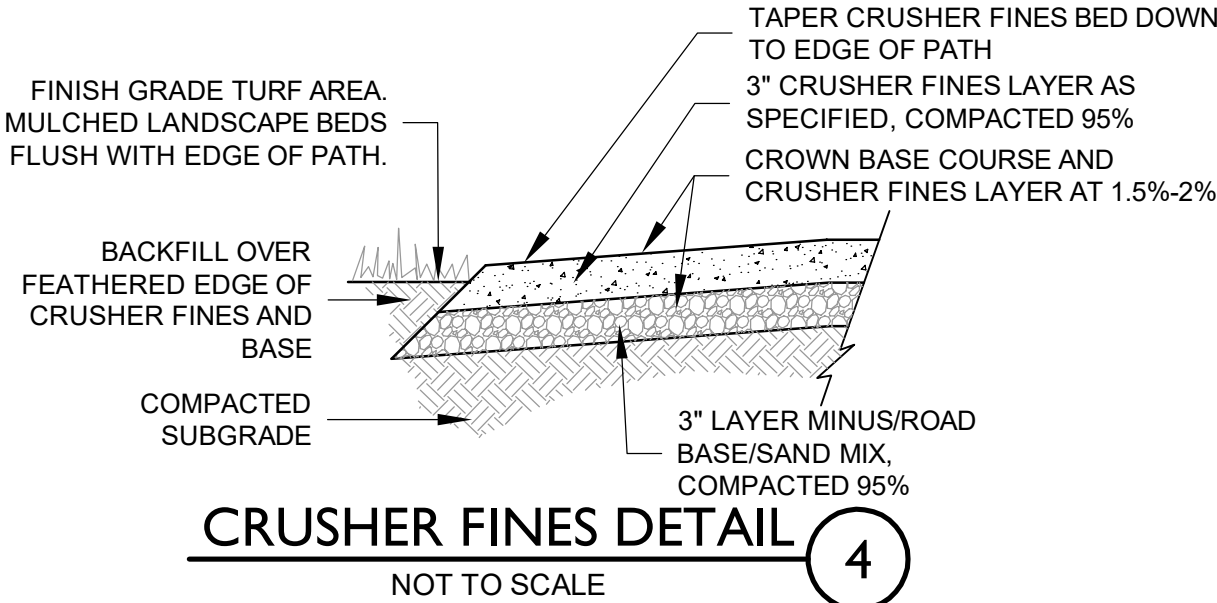
- Fencing material shall encircle any tree whose outer dripline edge is within 20 feet of any construction activities.
- Fencing material shall be a bright, contrasting color, durable, and at least 4 feet high. Fence posts shall be comparable to metal T-posts or heavier posts and placed at least 2 feet below ground.
- Fencing material shall be placed at the dripline or at least 15 feet from any tree trunk, whichever distance is greater, and maintained in an upright position throughout the duration of construction activities.
- The applicant for construction approval shall indicate fencing locations on the landscaping tree protection plan.
- Heavy objects, such as wood pallets or metal railings, shall not lean against or come into contact with any tree trunk.

- Grade Changes:** Grade changes, such as removing topsoil or adding fill material, shall not occur within the dripline of any existing tree. If necessary as part of project or site development, retaining walls and tree wells to maintain the existing grade within the dripline of any tree may be acceptable when constructed prior to site grading changes near the tree. A landscaping plan containing an illustrated design scheme of the tree protection improvement shall be approved by the City prior to initiating any grade changes near existing trees.

- Transplanting:** Any proposed or required transplanting shall conform with the requirements in Section 3.04(D), "Tree Relocation (Transplanting)."

(7) Chemical/Foreign Material Disposal

- Disposing of chemicals or foreign material anywhere on site or in the public right-of-way is prohibited. This shall include, but is not limited to: paint, stain, solvents, concrete or any construction material onsite, and rinse water from any cans or tools containing chemicals.
  - Soil samples may be taken to determine the presence of chemicals or foreign materials for any planter containing proposed or existing plant material.
- (8) **Pruning:** Pruning shall not occur during construction activities or the public improvement warranty period, except to remove dead or damaged branches or to prevent branch damage that could occur during construction, without the prior approval of the City. Pruning of healthy branches shall be delayed for a period of 2 years after construction activities are completed.



CRUSHER FINES DETAIL

NOT TO SCALE

4

PREPARED UNDER THE DIRECT SUPERVISION OF  
JOSEPH L. WILSON, P.E., C.D., C.L.A., Q.W.E.L. WWP/L  
COLORADO REGISTRATION LA-2014  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC  
**STERLING**  
DESIGN ASSOCIATES  
Civil Engineers | Landscape Architects  
2009 W. Littleton Blvd., #300 Littleton, CO 80120  
303.794.4727 | www.SterlingDesignAssociates.com

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ACTION CIVIL ENGINEERING 9777 PYRAMID CT, SUITE 150 ENGLEWOOD, CO 80112 720.826.3965 tdenning@actioncivileng.com		JOB NO. 2220		SCALE -		DATE 5/8/2020		SHEETS L501		SHEET 06	
EMICH VOLKSWAGEN 2470 49TH STREET, BOULDER, COLORADO 80301  LANDSCAPE LEGEND, NOTES AND DETAILS				REVISION DESCRIPTION		DATE		#		DRN	
				1ST LANDSCAPE SUBMITTAL TO CITY		10/21/2022		1			
				2ND LANDSCAPE SUBMITTAL TO CITY		2/24/2023		2			
				3RD LANDSCAPE SUBMITTAL TO CITY		6/6/2023		3			



## PROJECT DESCRIPTION – PROPOSED LUR AMENDMENT FOR:

Emich VW  
4740 49<sup>th</sup> Street  
Boulder, Colorado

Emich VW, owner and occupant of the existing automobile dealership located at 4740 49<sup>th</sup> Street proposes to amend the existing LUR for the property by:

- Constructing an addition to the existing building of approximately 2,607 SF to include:
  - 2,592 SF Service Reception expansion the northeast side of the facility to house: Two (2) vehicle service reception bays; new Customer service manager and agent office areas; Expanded existing Customer lounge, toilet rooms and storage area
- 15 SF Main Entrance vestibule remodel and expansion
- Constructing a new, covered car delivery canopy abutting the existing building on the southeast side
- Replacing the existing main entrance identity portal with a new VW trade dress portal frame
- Converting a portion of lawn and open area, previously reserved for a Phase II Dealership Building, to additional new and used vehicle display area
- Remove and replace existing site lighting and other miscellaneous landscape upgrades

Regarding specific applicable review criteria within Section 9-2-14 (h) BRC:

- (1) The facility is an existing approved use within the BVCP, classified as Community Industrial, the use and overall character of which remain largely unchanged under the proposed site plan modifications. Ownership is committed to implementing a site plan meeting all required criteria, including BVCP
- (2) The facility is bounded by multi-modal transportation alternatives including, vehicular and pedestrian routes, public transportation and paved bike trails. The proposal leaves all existing traffic routes, public & private in-place and unchanged.
  - a. A portion of existing open space previously approved for construction of a second building on the site will be converted to on-grade vehicle display in a manner that does not alter existing on-site vehicle traffic patterns or circulation. The proposed addition to the southeast side of the existing building does not impact or alter existing open space areas.
  - b. Not applicable
  - c. The proposed display area is bounded on all sides by existing or new landscape plantings buffering view of the display area from surrounding public areas. The quality of existing landscape plantings will be improved through the installation of new contemporary materials enhancing the density of existing materials and meeting or exceeding the minimum size requirements, including eight (8) new trees; existing streetscapes remain unaltered by the proposed plan.
  - d. Overall site access, curb cuts and existing site circulation remain essentially unchanged by this proposal. Connection to multi-modal alternative transportation routes are not impacted by this proposal. The exterior paved area currently used

for service write-up activities will be enclosed within the proposed addition on the southeast side of the building; small landscape islands removed in the area of the addition will be replaced with new.

- e. In general, existing parking areas on the site remain unchanged under this proposal. As mentioned above, some parking area used for service write-up will be removed and replaced by the proposed addition. A new parking area will be constructed within the boundary of an area previously approved for a second building; this area will be used for enhanced new and used vehicle display, a necessary element for continued growth of the business. New landscape plantings screening the display lot are designed to be in excess of the minimum requirements and includes thirteen (13) new trees bounding the display area and property. New site lighting is proposed for the entire site and is designed to minimize impact upon surrounding areas.
- f. The building addition will match existing building materials, finish and colors and will include new trade dress graphics at the service reception bay doors. A new vehicle delivery canopy is proposed that will be free-standing but will appear to be cantilevered from the building and will include a new drive-off vehicle ramp for customer departures. New landscaping is proposed to enhance screening of this element from Pearl Parkway. Setbacks from public streets and sidewalks are not impacted by this proposal. Minimal cut & fill is anticipated in the areas of the proposed building addition and new vehicle display lot. The building addition will be of the same character and height (20 ft) of the existing building and will include glazed overhead doors at the service reception bay doors to enhance visibility and reduce the mass appearance of the facility. It will be located on the southeast side of the facility, away and not visible from Pearl Parkway and will not interfere or block views from surrounding properties. Siting of the building addition does not alter transition from existing public streets to on-site drive lane areas no to the existing points of arrival.
- g. Generally, not applicable as this proposal is not for a residential development. However, the proposal does not significantly alter existing building solar siting, create shadows impacting surrounding properties nor propose landscape materials that create shadows on the exiting building nor adjacent properties.
- h. Not applicable
- i. Not applicable
- j. Not applicable
- k. Not applicable
- l. Not applicable
- m. Not applicable

Regarding Project Schedule:

- |                                    |   |
|------------------------------------|---|
| • Staking & Erosion Control        | 1 week after issuance of Building Permit  |
| • Site Work                        | 4 months                                  |
| • Building Addition                | 4 months*                                 |
| • <u>Building Interior Remodel</u> | <u>3 months*</u>                          |
| • Total construction time          | 8 months from issuance of Building Permit |

\*Note: Site and Building work will overlap by approximately 1.5 months

## MEMORANDUM

**TO:** Planning Board

**FROM:** Christin Shepherd, Senior Civil Engineer

**DATE:** July 14, 2023

**CALL UP ITEM:** Standard Wetland Permit (WET2023-00006)  
OSMP Harf Well System Replacement

---

### Key Dates

Wetland permit approved by staff:	July 14, 2023
The decision may be called up by Planning Board on or before:	July 28, 2023
There is one Planning Board meeting within the 14 day call up period on:	July 25, 2023

### Project Description

City of Boulder wetland permits are required for projects that are located on city owned or managed land. Open Space and Mountain Parks (OSMP) is proposing to replace a well system destroyed by the 2021 Marshal Fire. The well house is located on OSMP land east of Cherryvale Road between US36 and South Boulder Road (see Attachment A).

This permit application is for the associated access, trenching, excavation and new concrete pads to re-construct the well house.

### Wetland Review Criteria for Standard Wetland Permits

- Hydrology: the current water source for the site is groundwater and will not be impacted by the project.
- Minimization: new excavation will be entirely within the footprint of the old pump house. Above ground infrastructure will be limited to small expansions to existing concrete to better anchor the solar array and stock tank.
- Restoration of Temporary Impacts: temporary impacts will be seeded with an OSMP approved native seed mix.
- Best Management Practices: the project will follow all applicable best management practices including preserving native material, limiting removal of vegetation and not cleaning equipment in water ways.
- Protection of Species: the proposed construction is limited to the area of the existing well house and will not disturb any threatened or endangered species.

- Mitigation Plan: temporary impacts will be seeded with an OSMP approved native seed mix.

The proposed project will have the following impacts to city regulated wetlands:

	<i>Permanent (sq. ft.)</i>	<i>Temporary (sq. ft.)</i>
<i>Wetland</i>	1	21
<i>Inner Buffer</i>	0	0
<i>Outer Buffer</i>	0	0

#### **Associated Floodplain Development Permits**

This project scope does not require a floodplain development permit.

Questions about the project should be directed to:

Christin Shepherd, PE, CFM  
Floodplain and Wetland Administrator  
303-441-3425  
[ShepherdC2@bouldercolorado.gov](mailto:ShepherdC2@bouldercolorado.gov).

#### Attachments:

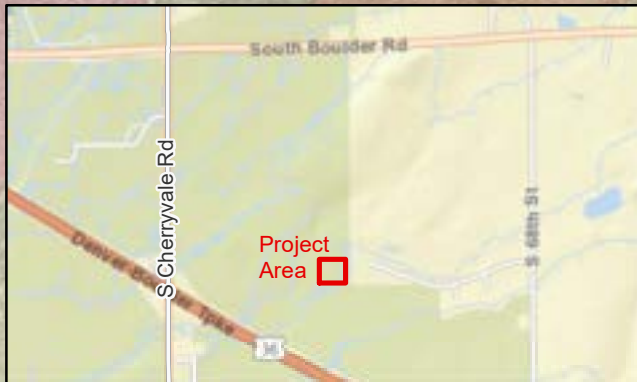
- A. Vicinity Map
- B. Wetland Permit Application
- C. Wetland Permit Report

**Figure 1. Harf Pump Replacement**

- Wetland
- 25ft Inner Buffer
- 50ft Outer Buffer

Pump House

Concrete Pad and Stock Tank





## Wetland Permit Application

- Wetland permits are required for development that impacts regulatory wetland and buffer zone areas and is required by Section 9-3-9 (see Table 3-1 for required permit type and exemptions) of the Boulder Revised Code.
- Incomplete applications will not be accepted. Please fill out *every* section of this form.

### ► REQUIRED MATERIALS FOR ALL PERMITS

- ☐ Site Plan (please show the wetland and buffer zone boundaries)
- ☐ At least two photographs of current conditions
- ☐ Construction drawings (as applicable)

### ► TO SUBMIT YOUR WETLAND PERMIT APPLICATION

- ☐ Save your application and supplemental files as PDFs
- ☐ Name your materials according to the File Naming Convention in the [Electronic Submittal Guide](#)
- ☐ Submit application and files to [PDskipatrip@bouldercolorado.gov](mailto:PDskipatrip@bouldercolorado.gov)

### ► CONTACT INFORMATION

#### Applicant Contact Information

Name	Phone #	Email Address		
Address	City	State	Zip	

#### Property Owner Contact Information

- ☐ Same as Applicant

Name	Phone #	Email Address		
Address	City	State	Zip	

- ☐ The owner of the property is aware of and consenting to the improvements being made in this permitting process.

Signature of Owner: YPR

Date: 03/30/2023

***This application will not be accepted without the owner's signature.***

Approved as to form:

Janet Michels

03/27/2023

► **PROJECT INFORMATION**

Permit Type (please check one)

☐ Standard☐ Conditional☐ Boundary Determination☐ Functional Evaluation

Project Address: \_\_\_\_\_

Project Description: *please include the who, what, where, when and why in your project description (please also describe if this project is part of a larger project)*► **PROJECT IMPACTS**

Impact Area (permanent & temporary)	Total Impacted Area (square feet)	Required Restoration Ratio (area restored to area disturbed)
Wetland		2:1
Inner & Outer Buffer Zone		1:1

► **BEST MANAGEMENT PRACTICES**

Describe how you will keep sediment or erosion from entering the creek.

► **HYDROLOGY**

Check all that apply:

Current Water Source	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Stream water	<input type="checkbox"/> Rainwater	<input type="checkbox"/> Other:
Future Water Source	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Stream water	<input type="checkbox"/> Rainwater	<input type="checkbox"/> Other:

Will your project negatively impact site hydrology? ☐ Yes ☐ No

If yes, please describe:



► **MINIMIZATION**

Describe the steps taken to ensure that your project is causing the least amount of wetland disturbance.

► **RESTORATION OF TEMPORARY IMPACTS**

I will be utilizing native wetland seed mix for restoration. ☐ Yes ☐ No

*If no, please explain:*

Will you be restoring at the project location? ☐ Yes ☐ No

*If no, please describe where your restoration will occur:*

► **OTHER ITEMS TO CONSIDER**

Does your project include any of the following? Check all that apply:

<input type="checkbox"/> Bank Stabilization	Native plants/landscaping are preferred over rip rap or hardened structures (as feasible).
<input type="checkbox"/> Vegetation Removal	For noxious weed infestation or native habitat restoration only (applies to inner buffer).
<input type="checkbox"/> New Steps/Pathway	Only allowed in buffer zones, one per property, and 4-feet wide maximum.
<input type="checkbox"/> Sediment Removal	Shall not alter flood capacity. Vegetated channel bottoms shall be restored.
<input type="checkbox"/> Fill	Identify the source of any fill, and the location where any fill will be placed

*If you checked any of the above, please describe:*

☐ None of these apply to my project

## For Standard Review Applications Only

### ► PROTECTION OF SPECIES

Check *one* and attach to application:

- ☐ Army Corps of Engineers Nationwide Permit
- ☐ Army Corps of Engineers 404 Permit AND US Fish and Wildlife Threatened & Endangered Species Permit

### ► MITIGATION PLAN

Please provide a mitigation plan that addresses the following items in the order listed below.

1. Statement that mitigation plan was prepared by qualified wetland biologist
2. Existing site evaluation
  - a. Type and value of existing wetlands
  - b. Total area impacted (use table above)
  - c. Total area to be mitigated (use ratios in table above)
  - d. Construction start/end date
3. Mitigation Site
  - a. Location
  - b. Who owns the mitigation site (do you have their approval?)
  - c. Description of mitigation (i.e. is the site suitable for wetlands?)
  - d. Hydrology description
    - i. where will the water come from to establish the wetland?
    - ii. Who owns the water? Do you have their consent?
  - e. Mitigation start/end date
  - f. Probability of success of mitigation measures
4. Mitigation Site Maintenance
  - a. Description of maintenance activities: weed control, litter removal, irrigation, water control structures, vegetation maintenance (replanting), culvert clearing
  - b. When will maintenance start?
  - c. Who will perform maintenance?
  - d. How often will maintenance be performed?
  - e. When will maintenance end?
5. Mitigation Site Monitoring
  - a. Monitoring criteria: how will you know the site is successful? 80% revegetated, no noxious weeds
  - b. When will monitoring start?
  - c. Who will perform the monitoring?
  - d. When will monitoring end?



City of Boulder Open Space and Mountain Parks  
2520 55<sup>th</sup> Street, Boulder, CO 80301  
<http://www.osmp.org>

Harf Well System Replacement

City of Boulder Stream, Wetland, and Water Body Permit Application  
March 22, 2023

**1.0 Introduction**

City of Boulder Open Space and Mountain Parks (OSMP) is proposing to replace a well system destroyed by the 2021 Marshall Fire. Before the fire, the facility consisted of a six-foot by six-foot pump house containing the well pump control equipment, solar panels, and a stock tank placed upon a concrete pad (Photo 1). The Marshall Fire destroyed all but the stock tank and concrete pad (Photo 2). OSMP is planning to replace the destroyed infrastructure, which is crucial for livestock operations on the property, with a smaller, more efficient well system.



Photo 1. Well system on Harf property prior to the Marshall Fire.



Photo 2. Remains of well system on Harf property immediately after Marsh Fire (December 2021)

## 2.0 Project Area

The pump house is located in an agricultural field north of US-36 between S. Cherryvale Road and S. 68<sup>th</sup> Street (Figure 1). The field is dominated by mesic upland and wetland. The well facility is located in an herbaceous wetland. Dominant vegetation within the wetland includes Nebraska sedge (*Carex nebrascensis*), other sedges (*Carex* spp.), arctic rush (*Juncus arcticus*), Torrey's rush (*Juncus torreyi*), common three-square (*Schoenoplectus pungens*), switchgrass (*Panicum virgatum*), Kentucky bluegrass (*Poa pratensis*), saltgrass (*Distichlis spicata*), Indiangrass (*Sorghastrum nutans*), orchardgrass (*Dactylus glomerata*), American licorice (*Glycyrrhiza lepidota*), milkweed (*Asclepias* sp.), and sunflower (*Helianthus* sp.). Dominant vegetation in the surrounding upland includes rose (*Rosa* sp.), hawthorn (*Crataegus macrantha occidentalis*), and big bluestem (*Andropogon gerardii*).

## 3.0 Regulated Areas

The wetland described above is regulated under the City of Boulder's Stream, Wetland, and Water Body Protection Program. The 50-foot buffer surrounding the wetland is also a regulated feature (Figure 1).

## 4.0 Project Description

The well system destroyed in the fire was designed around access to electrical utilities. The overhead line supplied power to the pump house. OSMP converted the well system to solar in November 2021, about a month before the Marshall Fire. The redesigned replacement will also utilize solar equipment. OSMP will replace the pump house with a below ground system (Photo 3). This design eliminates the need for inefficient electric heat previously used to prevent equipment from freezing in the winter. It also reduces the amount of solar production required.



Phot 3. Below ground well system design.

The site will be accessed via an existing two-track road off S. Cherryvale Road. OSMP will clear debris and excavate a five-foot-by-five-foot pit to install the below-ground well system.

Excavation for installation of the well system will be entirely within the footprint of the old pump house. Two trenches, each approximately 10 feet long and one foot wide, will be excavated to run pipes that connect the well system to the new solar array on one side and the existing stock tank on the other. After backfilling, above ground infrastructure will be limited to the top of the well system, the solar array, and the existing concrete pad and stock tank. The solar array will use the two existing concrete footers (Photo 1) and a third, new concrete footer. Construction is planned to start in the Fall of 2023 and should take 1-2 weeks to finish.

### 5.0 Impacts to Regulated Areas

All impacts associated with the proposed project will be located within a wetland (Table 1). Temporary impacts outside the footprint of the old structure are limited to excavation of the trenches. New permanent impacts are limited to the new concrete footer for the solar array.

Table 1. Impacts to Regulated Areas

Proposed Activity	Impacted Area (ft <sup>2</sup> )					
	Wetland		Inner Buffer		Outer Buffer	
	Temporary	Permanent	Temporary	Permanent	Temporary	Permanent
Buildings and Additions						
Other Structures:						
Pavement, Surface, & Trails:						
<i>Installation of well system including trenching</i>	20	<b>0</b>	0	<b>0</b>	0	<b>0</b>
<i>New Footer for Solar Array</i>	1	<b>1</b>	0	<b>0</b>	0	<b>0</b>
Landscaping & Landscape Maintenance:						
Stream Channel & Flood Improvements:						
<b>Total</b>	21	<b>1</b>	0	<b>0</b>	0	<b>0</b>

### 6.0 Avoidance and Minimization

During the project, OSMP will follow all applicable Best Management Practices outlined in Wetland Protections Program Best Management Practices (City of Boulder 1995) and OSMP's Ecological Best Management Practices (City of Boulder 2013) including:

- Seeding and/or planting any disturbed areas with native species.
- Where feasible, preserving native material for reclamation.
- Limiting the removal of vegetation to that which is absolutely necessary.
- Not cleaning any equipment in the drainage.

### 7.0 Mitigation

Temporary impacts will be seeded with a native seed mix. No additional mitigation is being offered. OSMP will submit photos of the project area once work is completed.



## MEMORANDUM

**TO:** Planning Board  
**FROM:** Shannon Moeller, Case Manager  
**DATE:** July 11, 2023  
**SUBJECT:** **Call Up Item:** Use Review for Panza Negra, a 2,446 square foot restaurant in an existing tenant space at the Reve development with a 962 square foot outdoor patio. The approval is for 71 interior seats and 66 outdoor seats, with daily hours of operation from 7 a.m. to midnight, with patio closing at 10 p.m. **The call-up period expires on July 25, 2023.**

**ADDRESS:** 3000 Pearl Pkwy  
**PROJECT NAME:** Panza Negra Restaurant  
**CASE NO:** LUR2022-00043

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Attached is the Notice of Disposition of approval of a Use Review to establish a restaurant use with an outdoor patio space in a vacant ground-floor tenant space at 3000 Pearl Pkwy within the Reve development in the Mixed Use-4 (MU-4) Zoning District. Pursuant to the "Use Standards" in Section 9-6-1, B.R.C 1981, restaurants greater than 1,500 square feet in floor area, with an outdoor seating area more than 500 square feet, or which close after 11 p.m. may be permitted in the zoning district with approval of a Use Review. Refer to **Attachment B** for staff's analysis of the Use Review Criteria. Planning Board may call up the decision on or before July 25, 2023. Please direct any clarifying questions during the call up period to the case manager at [moellers@bouldercolorado.gov](mailto:moellers@bouldercolorado.gov).

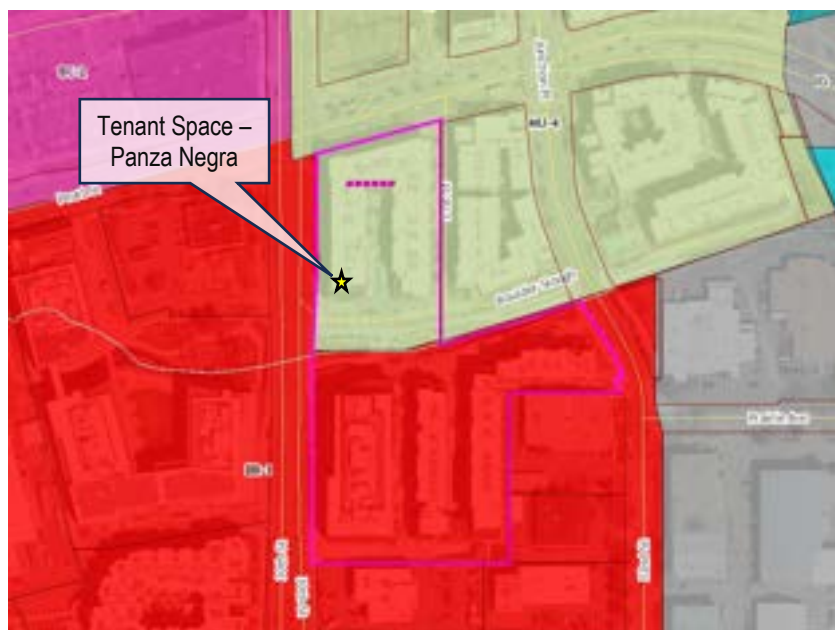
**Background.** The subject tenant space is located on the ground floor of the building southeast of Pearl Pkwy and 30<sup>th</sup> Street, that was approved as part of a four-building Site Review for the Reve development (LUR2015-00042), including the buildings to the south and southeast. The tenant space was designed for a restaurant use with an outdoor patio, but has been unoccupied since the building was completed in January 2022. Refer to **Figure 1** for an aerial photo of the site.



Figure 1. Vicinity Map



The property is within the Mixed Use-4 (MU-4) zoning district, which is described in Section 9-5-2(c)(2)(D), B.R.C. 1981, as *“Mixed use residential areas generally intended for residential uses with neighborhood-serving retail and office uses; and where complementary uses may be allowed. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street.”* See **Figure 2**.



**Figure 2. Zoning Map**

The proposed restaurant is 2,446 square feet in floor area with an outdoor seating of approximately 962 square feet and operating hours until midnight for the interior space, with the patio closing at 10 p.m. Per the Use Standards in Section 9-6-1, B.R.C. 1981, a Use Review application is required in the MU-4 zoning district for restaurants greater than 1,500 square feet in floor area, an outdoor seating area more than 500 square feet, or a restaurant which closes after 11 p.m. The purpose of a Use Review is to determine if a particular use and its potential impacts are appropriate for the proposed location.

The proposal is located within an existing ground-floor tenant space in a mixed-use building in the Transit Village area. The [Transit Village Area Plan](#) (TVAP) was adopted in 2007 with a goal for the area to evolve into a lively, mixed-use, pedestrian-oriented place where people will live, work, shop and access regional transit. In the plan, the property's land use designation is "MU2" (Mixed Use 2) which is described as "Three- to four-story mixed-use buildings. Predominant use may be business or residential. Mostly structured or first-floor parking; may have some surface parking."

The Reve development (Site Review LUR2015-00042) was approved in 2016 and includes four buildings that were designed in response to TVAP. The subject tenant space, in Building 1, was originally designed for restaurant uses with an outdoor patio space in this mixed-use building. Refer to **Figure 3** for context images from the approved Reve Site Review.



Figure 3. Reve Site Review LUR2015-00042



Figure 4. Existing Reve Building 1 – Panza Negra Restaurant Space at Southwest Corner

**Project Proposal.** The applicant is requesting approval of a Use Review for the restaurant and outdoor patio use. This tenant space has been vacant since the building was completed in January 2022 and is designed for a restaurant use. Refer to **Figure 4** for photo of existing building.

The size of the proposal greater than 1,500 square-feet, the patio greater

than 500 square-feet, and the hours of operation of the interior space being open later than 11 p.m. necessitate the Use Review in this zoning district. A ground-floor restaurant space with outdoor dining was anticipated by the Reve Site Review and is a desirable amenity in TVAP, a mixed-use area intended to provide for a lively, pedestrian-oriented place.

The proposed restaurant, Panza Negra, is a new concept from the local operator of other restaurants in Boulder including Black Belly and Santos. Panza Negra will serve Spanish tapas with fast casual service in the morning and lunch, and full service in the evening.

The proposal incorporates a new cover over the existing patio area that is integrated with the original design of the building to provide for shade and further buffer the dining use from the residential above. Minor changes to the outdoor patio are proposed to adjust for access to the patio and landscaping updates. The design is intended to enliven the street frontage along 30<sup>th</sup> Street with outdoor seating close to the right-of-way. See **Figure 5** for floor of the tenant space.



**Figure 5. Panza Negra Floor Plan with Outdoor Patio Area**

Bike and vehicle parking are already accommodated on the site as part of the Reve approvals. Short-term bike parking is located in the public right-of-way near the front entrance along 30<sup>th</sup> Street, and just east of the proposed patio, south the building. Long-term bike parking is located in the Reve parking garage.

The proposal includes updates to the building façade to incorporate a pick-up window into the 30<sup>th</sup> Street (west facing) façade, adjustment of the entry door in the storefront system, and proposed operable wall system in the southern storefront façade to allow for indoor-outdoor feel along the outdoor patio. The proposal utilizes the color scheme and materials approved as part of Reve, such as dark metal for the storefront system and patio structure. Staff reviewed the changes to building and site design as part of a Minor Modification (ADR2023-00005) and found they met the criteria for minor changes to an approved site plan, including being



consistent with the intent of the Reve Site Review. Refer to **Figure 6** for elevations. Refer to **Attachment C** for complete plan set.



**Figure 6. Proposed Building and Patio Elevations (*upper floor of building not shown*)**

The Management Plan dated June 27, 2023, details how the restaurant use will function and mitigate the potential for negative impacts including but not limited to noise, trash collection, and delivery times. The proposal provides for hours of operation limited to:

- Interior: 7 a.m.- 12 a.m., daily
- Outdoor seating: 7 a.m.-10 p.m., daily

Deliveries and trash collection is housed within the existing attached parking garage as part of Reve. The overall mixed-use building was constructed with ground-level restaurant uses in mind, including a 12" slab separating the restaurant from the residential spaces above to reduce sound.

Refer to **Attachment D** for the complete management plan.

**Review Process.** A restaurant greater than 1,500 square feet in floor area, an outdoor seating area more than 500 square feet, or a restaurant which closes after 11 p.m. requires a Use Review in this zoning district pursuant to [Section 9-2-15, B.R.C. 1981](#). Per [Section 9-4-2, B.R.C. 1981](#), applications for Use Review are subject to call up by the Planning Board. No modifications from the development code have been requested. The proposal meets all other development standards for the zoning district. Refer to **Attachment A** for the conditions of approval.

Use review approvals are specific to the description of the use and the operating characteristics that the applicant details in the written statement and management plan. Any expansions of the approved use require a new use review application.

**Analysis.** The proposal was found to be consistent with the Use Review criteria of [Section 9-2-15\(e\), B.R.C. 1981](#). The proposed restaurant is located in a tenant space where a restaurant with outdoor dining was anticipated by the Reve Site Review and where restaurants and outdoor dining is a desirable amenity in TVAP, a mixed-use area intended to provide for a lively, pedestrian-oriented place. To mitigate potential for impacts to nearby residential uses, conditions of approval have been applied to restrict the hours of the restaurant. Please refer to **Attachment B** for staff's complete analysis of the review criteria and the conditions of approval can be found in **Attachment A**.

**Public Comment.** Consistent with [Section 9-4-3, Public Notice Requirements, B.R.C. 1981](#), staff provided notification to all property owners within 600 feet of the subject location of the application. No public comments were received.

**Conclusion.** Staff finds that the proposed project meets the criteria of section 9-2-15, "Use Review," B.R.C. 1981 (refer to **Attachment B**). The proposal was **approved** by staff on **July 11, 2023** and the decision may be appealed by the applicant or any interested person or called up by a member of the Planning Board on or before **July 25, 2023**. The applicant or an interested person may appeal the decision by delivering a written notice of appeal to the city manager. A member of the planning board may call up the decision upon written notification to staff or by making a verbal request, on the record, at a regularly scheduled board meeting. There is a Planning Board meeting on **July 25, 2023**, during the 14-day call-up period. Questions about the project or decision or requests to call up the approval should be directed to the Case Manager, Shannon Moeller at [moellers@bouldercolorado.gov](mailto:moellers@bouldercolorado.gov).

**Attachments:**

- A. Disposition of Approval
- B. Analysis of Use Review Criteria
- C. Applicant's Plan Set
- D. Applicant's Written Statement / Management Plan



**City of Boulder  
Planning & Development Services**


**CITY OF BOULDER PLANNING DEPARTMENT  
NOTICE OF DISPOSITION**

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

**DECISION:** **APPROVED WITH CONDITIONS**  
**PROJECT NAME:** **PANZA NEGRA RESTAURANT**  
**DESCRIPTION:** **Use Review for a 2,446 square-foot restaurant with a 962 square-foot outdoor patio at the Reve development. The approval is for 71 interior seats and 66 outdoor seats. Daily hours of operation from 7 a.m. to midnight with patio closing at 10 p.m.**  
**LOCATION:** **3000 PEARL PKWY**  
**LEGAL DESCRIPTION:** **Lot 1, Reve Subdivision, in particular, the following portions of the Reve, a Planned Community of Lot 1: Unit C100 and a Common Element, according to the Planned Community Map of Reve recorded February 24, 2021, at Reception No. 03862298, and the Planned Community Declaration for Reve recorded February 24, 2021, at Reception No. 03862297, in the office of the Clerk and Recorder of Boulder County, Colorado**  
**APPLICANT:** **City of Boulder, County of Boulder, State of Colorado**  
**OWNER:** **JIM BRAY, BRAY ARCHITECTURE**  
**Reve VQOF I SPE, LLC (undivided 53% interest in Unit C100)**  
**Reve VQOF II SPE, LLC (undivided 34% interest in Unit C100)**  
**Virtu REVE Boulder Partners QOF, LP (undivided 13% interest in Unit C100)**  
**Reve Owners Association, Inc (Common Element of Reve, a Planned Community)**  
**APPLICATION:** **Use Review, LUR2022-00043**  
**ZONING:** **Mixed Use 4 (MU-4)**  
**CASE MANAGER:** **Shannon Moeller**  
**VESTED PROPERTY RIGHT:** **No; the owner has waived the opportunity to create such right under Section 9-2-20, B.R.C. 1981.**

**APPROVED MODIFICATIONS FROM THE LAND USE REGULATIONS:** None.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

**Approved On:** July 11, 2023  
**Date** 

**By:** Brad Mueller, Director of Planning & Development Services

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

**Appeal to Planning Board Expires:** July 25, 2023

Physical Address  
1101 Arapahoe Ave  
Boulder, CO 80302

Mailing Address  
PO Box 791  
Boulder, CO 80306-0791

BoulderPlanDevelop.net  
P: 303-441-1880  
F: 303-441-4241

**Final Approval Date:** July 26, 2023

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND FINAL PLANS FOR CITY SIGNATURE MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS. IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING DEPARTMENT APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the Applicant must begin and substantially complete the approved development within three years from the date of final approval, or in compliance with the phasing plan if one was approved. Failure to "substantially complete" (as defined in Section 9-2-12) the development within three years or in compliance with the phasing plan, if one was approved, shall cause this development approval to expire.

### CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on March 28, 2023 and the Applicant's Written Statement and Management Plan dated June 27, 2023, all on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval. Further, the Applicant shall ensure that the approved use is operated in compliance with the following restrictions:
  - a. The Applicant shall operate the business in accordance with the management plan dated June 27, 2023 which is attached to this Notice of Disposition.
  - b. The approved use may operate 7:00 a.m. to 12:00 a.m., seven days a week, except that the outdoor seating shall be limited to hours of operation of 7:00 a.m. to 10:00 p.m. (collectively hereafter the "Operating Hours"). The approved use shall be closed outside of the Operating Hours.
  - c. Size of the approved use shall be limited to 2,446 square feet of floor area. The total number of indoor seats for the approved use shall not exceed 71.
  - d. Patio area will not exceed 962 square feet. The total number of outdoor seats shall not exceed 66.
  - e. All trash located within the outdoor dining area, on the restaurant property and adjacent streets, sidewalks and properties shall be picked up and properly disposed of immediately after closing.
2. The Applicant **shall not expand or modify the approved use**, except pursuant to Subsection 9-2-15(h), B.R.C. 1981.
3. This **approval is limited to Panza Negra**, the owner of the restaurant. Any changes in ownership shall be subject to the review and approval of the Planning Director. The purpose of such review shall be to inform such subsequent user of this space that it will be required to operate the restaurant in compliance with the terms of this approval.



## CRITERIA CHECKLIST

### USE REVIEW SECTION 9-2-15

**Criteria for Review:** No use review application will be approved unless the approving agency finds all of the following:

✓ (1) Consistency with Zoning and Non-Conformity: The use is consistent with the purpose of the zoning district as set forth in [Section 9-5-2\(c\)](#), "Zoning Districts Purposes," B.R.C. 1981, except in the case of a non-conforming use;

*The property is within the Mixed Use-4 (MU-4) zoning district, which is described in Section 9-5-2(c)(2)(D), B.R.C. 1981, as "Mixed use residential areas generally intended for residential uses with neighborhood-serving retail and office uses; and where complementary uses may be allowed. It is anticipated that development will occur in a pedestrian-oriented pattern, with buildings built up to the street."*

*Per 9-6-1, Schedule of Permitted Land Uses, B.R.C. 1981, restaurants greater than 1,500 square feet in floor area, with an outdoor seating area more than 500 square feet, or which close after 11 p.m. may be permitted in the zoning district with approval of a Use Review.*

✓ (2) Rationale: The use either:

✓ (A) Provides direct service or convenience to or reduces adverse impacts to the surrounding uses or neighborhood;

*The proposal provides direct service and convenience to the neighborhood with a new restaurant use providing fast casual service in the morning and lunch, and full-service dining in the evening, in walking distance to a number of residences and employment uses in the neighborhood. The proposal incorporates a pick-up window and outdoor dining area. The proposal will activate ground-floor space in this mixed-use building, which is currently unoccupied. This building was intended by the original Site Review approval (LUR2015-00042) to provide ground-floor commercial spaces, including this space designed for a restaurant use, with residential units above.*

n/a (B) Provides a compatible transition between higher intensity and lower intensity uses;

n/a (C) Is necessary to foster a specific city policy, as expressed in the Boulder Valley Comprehensive Plan, including, without limitation, historic preservation, moderate income housing, residential and non-

residential mixed uses in appropriate locations, and group living arrangements for special populations; or

n/a (D) Is an existing legal non-conforming use or a change thereto that is permitted under subsection (f) of this section;

✓ 3) Compatibility: The location, size, design, and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and have minimal negative impact on the use of nearby properties or for residential uses in industrial zoning districts, the proposed development reasonably mitigates the potential negative impacts from nearby properties;

*The location of the proposal is within an existing ground-floor tenant space in a mixed-use building in the Transit Village area. In the Transit Village Area Plan (TVAP), the property's land use designation is "MU2" (Mixed Use 2) which is described as "Three-to four-story mixed-use buildings. Predominant use may be business or residential. Mostly structured or first-floor parking; may have some surface parking."*

*The tenant space is located on the ground floor of the building southeast of Pearl Pkwy and 30<sup>th</sup> Street, that was approved as part of a four-building Site Review for the Reve development, including the buildings to the south and southeast. The proposed 2,446 square-foot restaurant space utilizes floor space intended for a ground floor restaurant use along 30<sup>th</sup> Street and the multi-use path. The proposal includes a 962 square-foot patio primarily facing south toward the multi-use path, and along 30<sup>th</sup> Street. The proposal incorporates a covered patio that is integrated with the original design of the building to provide for shade and further buffer the dining use from the residential above.*

*The proposed hours of operation have been limited to provide reasonable compatibility and minimize negative impacts on the use of nearby properties. The restaurant use will be open for indoor dining from 7 a.m. to 12 a.m. (midnight), seven days a week, and the outdoor dining will be limited to 7 a.m. to 10 p.m.*

*Deliveries and trash collection is housed with the existing attached parking garage as part of Reve. The overall mixed-use building was constructed with ground-level restaurant uses in mind, including a 12" slab separating the restaurant from the residential spaces above to reduce sound.*

✓ (4) Infrastructure: As compared to development permitted under Section 9-6-1, "Schedule of Permitted Uses of Land," B.R.C. 1981, in the zone, or as compared to the existing level of impact of a non-conforming use, the proposed development will not significantly adversely affect the infrastructure of the surrounding area, including, without limitation, water, wastewater, and storm drainage utilities and streets;

*The proposal is in an existing tenant space designed for restaurant uses and utilizes an existing outdoor patio space with some modifications and to add an integrated patio*

*cover to increase usability and buffer the patio from residential uses above. The proposal is not anticipated to not involve an adverse effect on infrastructure.*

✓ (5) Character of Area: The use will not change the predominant character of the surrounding area or the character established by adopted design guidelines or plans for the area; and

*The proposal is within an existing ground-floor tenant space in a mixed-use building in the Transit Village area. In the Transit Village Area Plan (TVAP), the property's land use designation is "MU2" (Mixed Use 2) which is described as "Three- to four-story mixed-use buildings. Predominant use may be business or residential. Mostly structured or first-floor parking; may have some surface parking."*

*The tenant space was originally designed for restaurant uses as part of the original Site Review for the Reve development (LUR2015-00042). The proposal maintains the predominant character of the area by providing the use that was intended for the tenant space and providing updates to the building design to integrate a covered patio, pick-up window, and outdoor seating, while maintaining the character of the existing building and site design.*

n/a (6) Conversion of Dwelling Units to Non-Residential Uses: There shall be a presumption against approving the conversion of dwelling units in the residential zoning districts set forth in [Subsection 9-5-2\(c\)\(1\)\(a\)](#), B.R.C. 1981, to non-residential uses that are allowed pursuant to a use review, or through the change of one non-conforming use to another non-conforming use. The presumption against such a conversion may be overcome by a finding that the use to be approved serves another compelling social, human services, governmental, or recreational need in the community including, without limitation, a use for a day care center, park, religious assembly, social service use, benevolent organization use, art or craft studio space, museum, or an educational use.

*N/A; the proposal does not involve a dwelling unit nor is it within a residential zoning district.*

MULTI-USE  
PATH

EXISTING CURB

EXISTING BIKE  
RACKS

EXISTING UNIT  
ENTRY DOORS  
AND STOREFRONT  
CONFIGURATION

PROPERTY LINE

PUBLIC ACCESS  
EASEMENT

PORTION OF  
CURRENT SITE WALL  
TO BE REMOVED

SIGHT TRIANGLE

EXISTING  
BOLLARDS

EASEMENT

AREA IN GRAY  
NOT IN SCOPE

AREA IN GRAY NOT  
IN SCOPE

RESTAURANT/BAR

EXISTING EXHAUST WELL  
AND CONC. WALL

EXISTING BIKE RACKS

EXISTING PATIO

EASEMENT

AS-BUILT LOCATION OF  
PATIO WALL

APPROVED TEC DOC C1.2  
GRADING PLAN LOCATION  
OF PATIO AND PATIO WALL

EXISTING BENCHES

EXISTING LIGHT  
POLES

EXISTING  
PLANTING BEDS

1 SITE PLAN - EXISTING  
1" = 10'-0"

0 5' 10' 20'

NORTH



EX-1.2  
PANZA NEGRA

**BRAY**  
Architecture, Inc.

Item 3C - 3000 Pearl Pkwy Use Review  
1300 - C Yellow Pine Ave | Boulder CO 80304 | T.303.444.1598 | E. jim@brayarchitecture.com

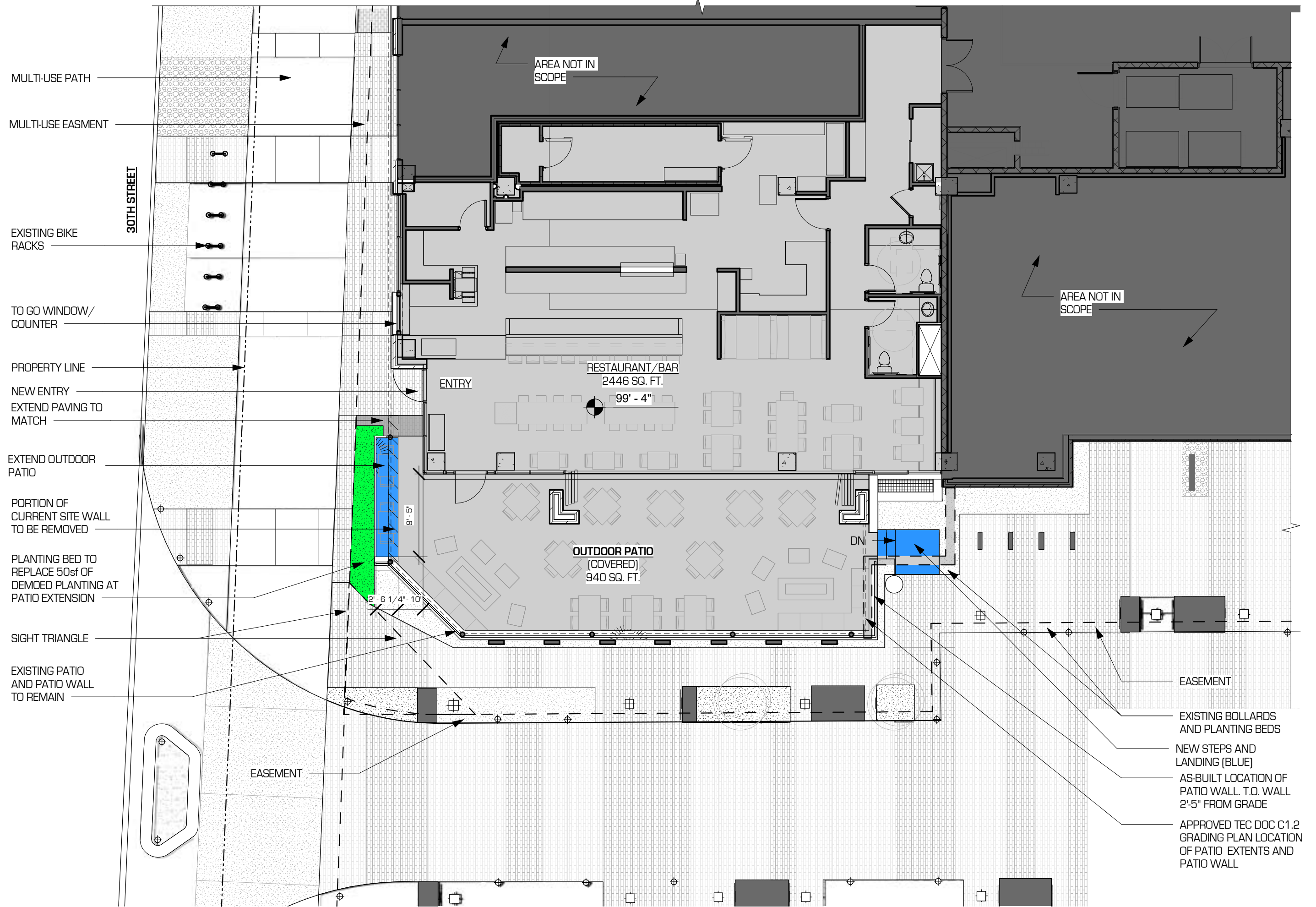
55 of 216

Project No. 202210

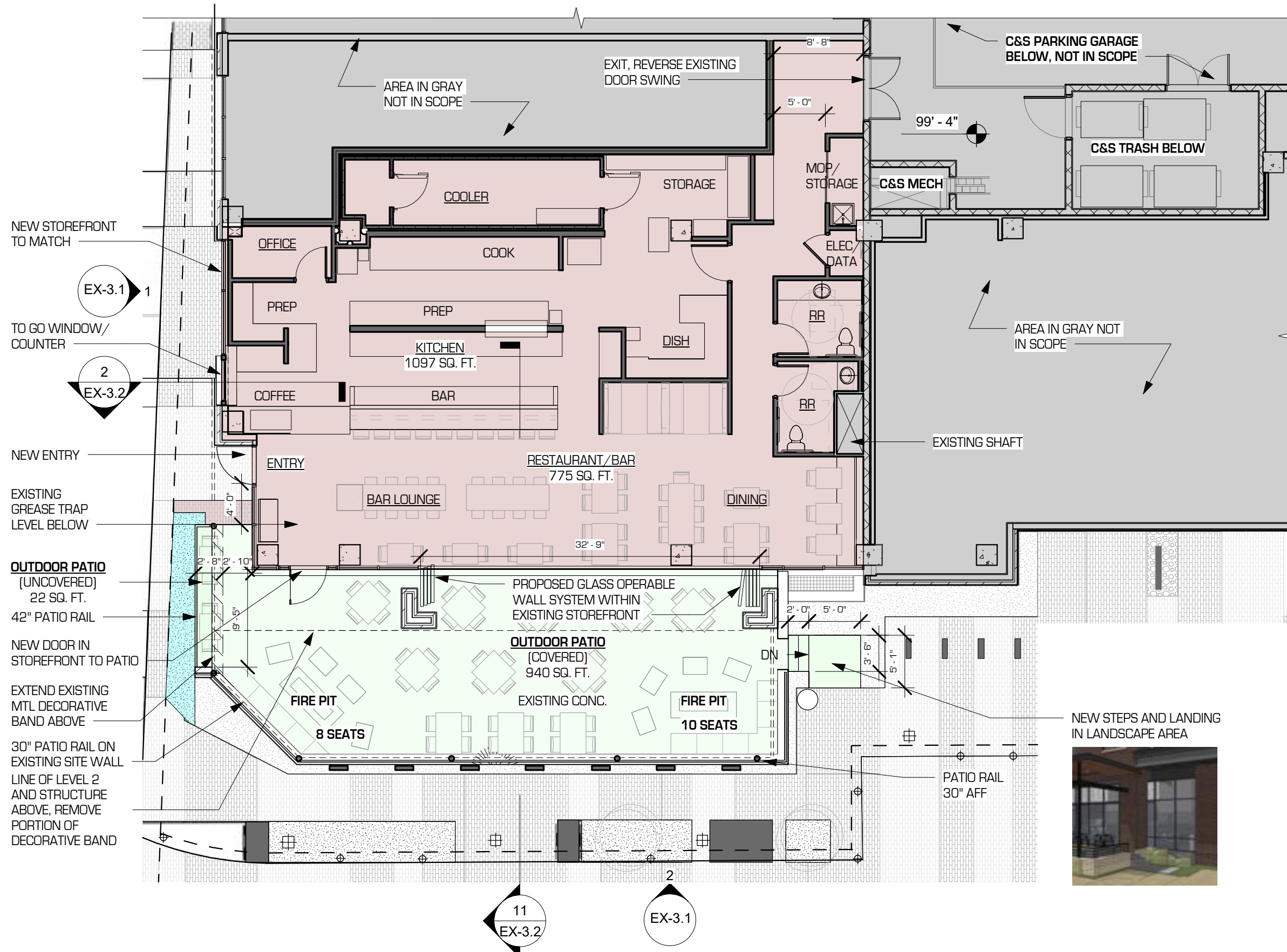
03/28/2023

3000 PEARL PKWY, STE 1800  
BOULDER, CO 80301



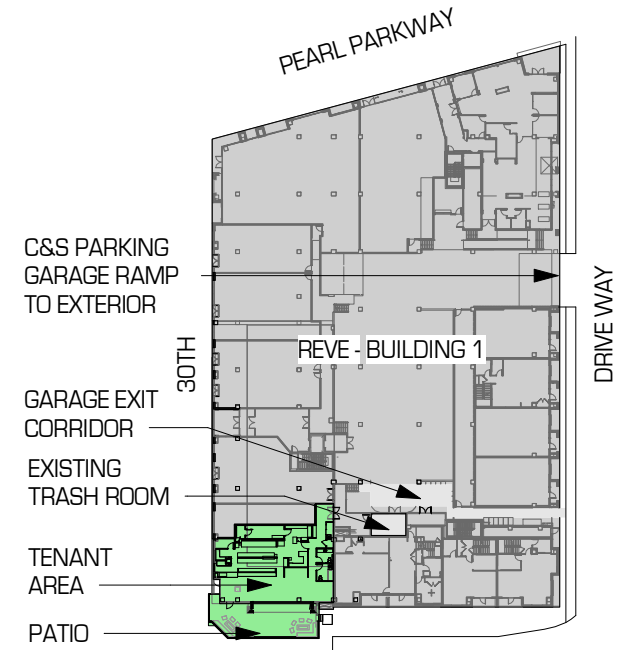


1 FLOOR/ SITE PLAN - PROPOSED  
1" = 10'-0"



1 FLOOR/ SITE PLAN  
1" = 10'-0"

TABULATIONS	
FLOOR AREA:	
TENANT FLOOR AREA: 2446 SQ. FT. (PINK)	
PATIO - 962 SQ. FT. (GREEN)	
COVERED: 940 SQ. FT.	
UNCOVERED: 22 SQ. FT.	
SEATING:	
INDOOR SEATS: 71	
OUTDOOR SEATS: 66	
- 48 PATIO CHAIRS	
- 18 BENCH SEATS	



2 KEY PLAN  
1" = 100'-0"







NEW PATIO DOOR IN  
STOREFRONT TO MATCH

2 SOUTH ELEVATION  
1/8" = 1'-0"

SKYLIGHTS IN PATIO  
ROOF

06 07

OPERABLE WALL SYSTEM

05

30" PATIO RAIL ON  
EXISTING SITE WALL

06

NEW CAST-IN-PLACE  
CONCRETE STEPS.  
CONCRETE TO MATCH



NEW STOREFRONT TO MATCH  
EXISTING, PICK-UP WINDOW

1 WEST ELEVATION  
1/8" = 1'-0"

SKYLIGHTS IN PATIO  
ROOF

05 07

COVERED PATIO ROOF:  
CLASS 'A' RATED TPO  
SYSTEM ON 3/4" T&G  
PLYWOOD SHEATHING ON  
WOOD JOISTS. T&G  
CEILING FINISH.

06 03

42" DRINK RAIL

06

30" PATIO RAIL ON  
EXISTING SITE WALL

06

EXISTING PATIO/SITE WALL

EXTEND PATIO WALL TO MATCH

BUILDING 1 MATERIAL BOARD



APPROVED TEC DOC MATERIAL BOARD

NEW EXTERIOR CONSTRUCTION TO MATCH  
EXISTING APPROVED MATERIALS



TO-GO COUNTER - SOLID SURFACE

DISPLAY CABINET WOOD TO MATCH 03





3D VIEW 3

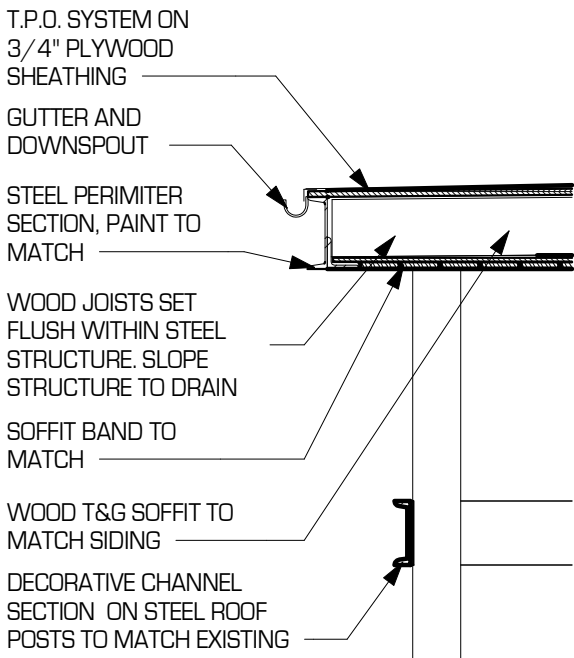


3D VIEW 2

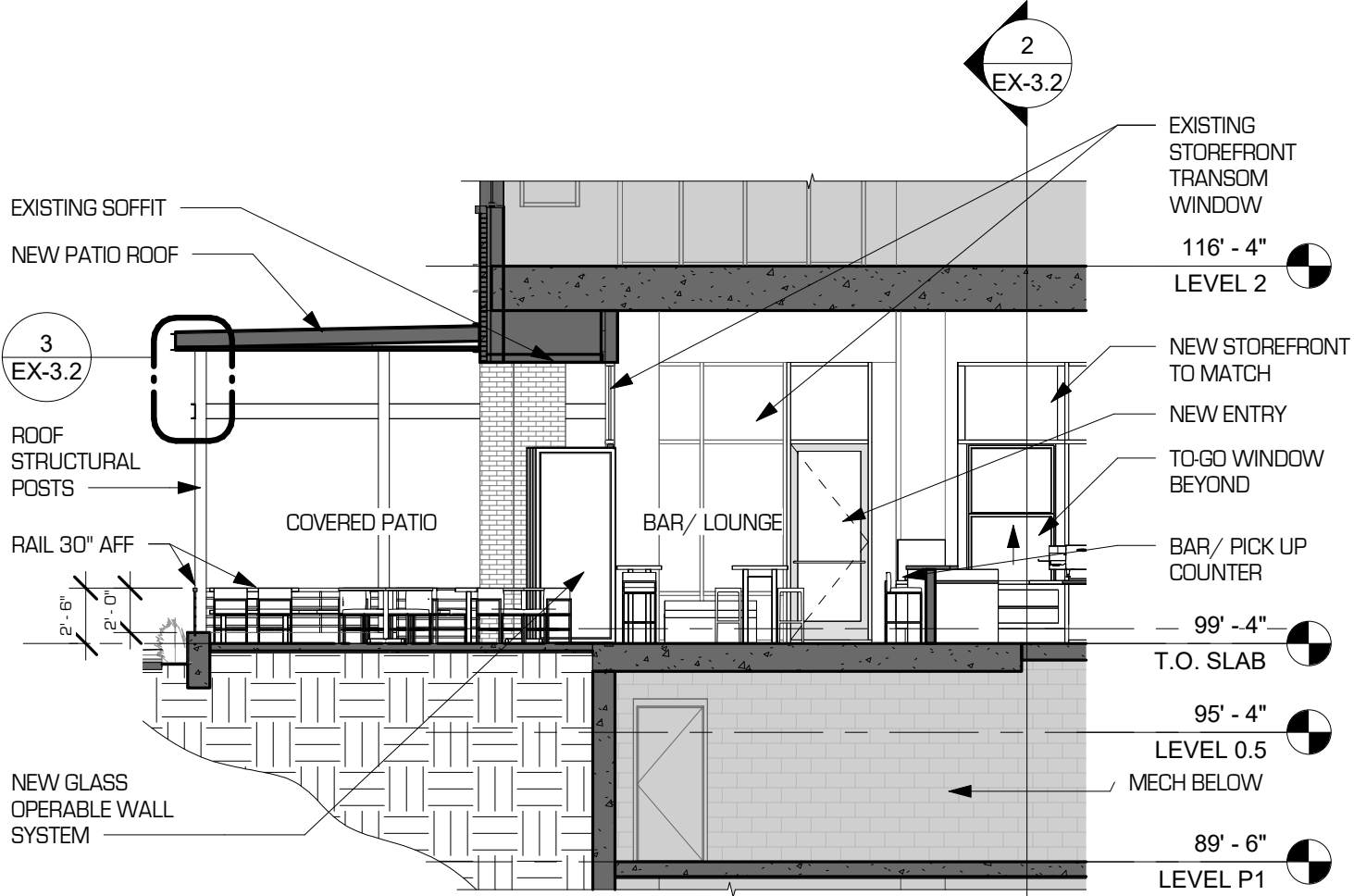


3D VIEW 1

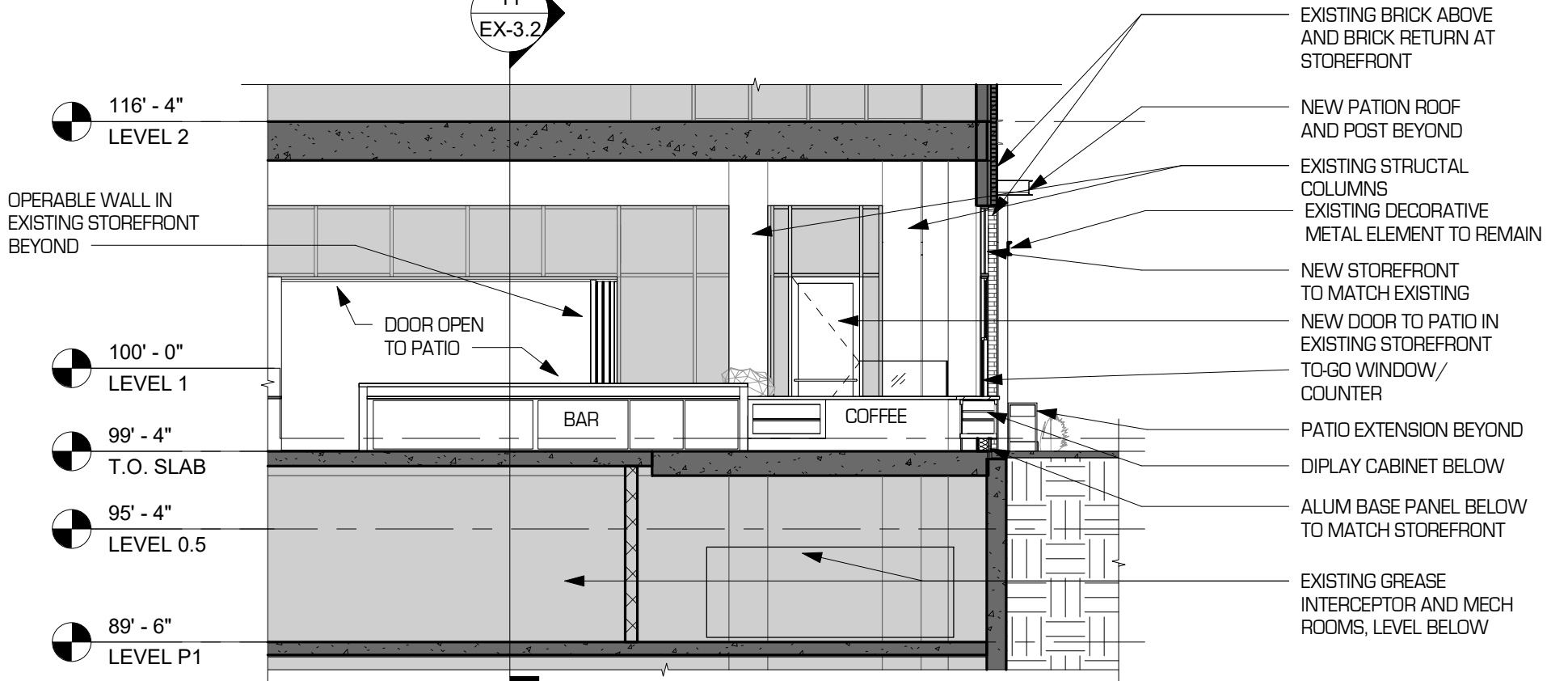
3D CONCEPT IMAGES REVE BUILDING A1



3 PATIO ROOF DETAIL  
1/2" = 1'-0"



11 PATIO SECTION  
1/8" = 1'-0"



2 PICK-UP WINDOW SECTION  
1/8" = 1'-0"

**BRAY**  
Architecture, Inc

06.27.23

**USE REVIEW**  
**-PANZA NEGRA-**

**WRITTEN STATEMENT**

The existing patio was completed as part of the Reve project and we are pleased to develop it for the Panza Negra concept to fulfill the original concept of the development.

The tenant currently operates Black Belly and Sonto already in Boulder and hopes to bring similar success to this new location. The operator has also proven themselves with quality management already in the area.

The current patio is 940 square feet and we are proposing to expand it to the west by 22 square feet for a total of 962. This expansion is needed for proper access into the patio from the street and to provide better street animation.

The patio is also proposed to be covered to increase the use of and shade it from the s/w exposure. We also believe this will also buffer the patio further from the residential above.

We are also proposing cutting an additional access into the patio at the s/e corner to provide better access for pedestrians from the east.

**Project metrics:**

- Restaurant tenant finish of existing 2,446 sq ft for new tenant restaurant space with patio of 962sq ft.
- Interior seating of 71 seats and exterior patio seating of 66 seats. 40 total employees.
- 7am-midnight / 7days week with patio closing at 10pm.
- LAND USE CATEGORY: DINING AND ENTERTAINMENT USE - Restaurants, brewpubs, and taverns outside of the University Hill general improvement district that are: over 1,500 square feet in floor area or which close after 11 p.m
- Bike Parking: long-term and short-term bike parking included in existing building development. Long term bike parking is in the parking garage contiguous with rear service exit of the tenant space.

**MANAGEMENT PLAN CRITERIA**

(A) A description of the food service offered: Panza Negra is a new restaurant concept by the same operator as Black Belly and Santos. It will be a Spanish tapas restaurant that will have a flexible service model of fast casual service in the morning and lunch and a transition to more full service in the evening.

(B) Hours of operation: 7am – Midnight / 7 day a week. Patio closing at 10pm. To go window hours 7am-2pm / 7 day a week.

(C) Client and visitor arrival and departure times: Per hours above with staff arriving and departing 1-2 hours before and after business hours

(D) Coordinated times for deliveries and trash collection: Trash is enclosed within the parking garage and is combined with the building general trash service. Hours will be dependent on Western's schedule with no impact to neighbors. Deliveries will also be housed within the parking garage with no impact to neighbors and will in general be from 6am – 11am daily.

(E) A description of the type of entertainment provided: No live music is currently planned. General music will be provided inside the restaurant and at the patio with typical speaker av system. Levels will be limited not to disturb neighbors and within the hours of operations.

(F) Size, location, and number of electronic amplifiers: The speaker layout will be determined at a later date by a professional AV company. The system will be design for the enjoyment of the patrons and installed in a manner to minimize vibration and projection of sound beyond the premise.

(G) Techniques and strategies to mitigate noise impacts: The existing building has been design with a 12" slab separating the restaurant from the residential space above which will provide significant damping of sound. In addition, the proposed patio roof will also deflect patio sound away from the residential use above.

(H) A description of how the applicant will prevent littering and maintain an orderly appearance of the premises and any adjacent right-of-way. The operator here takes great pride in a clean and well-run premise. Daily walks by restaurant management will police litter at the premise. This will be combined and coordinated with the Building Management program.

(I) A security plan describing security features, including, without limitation, personnel and equipment: There will be a small office on premise where a safe will be provided to secure monetary assets. Management will remove these on a regular basis for deposit in a local bank. Staff will have a secure path through the private garage for opening and closing hours.

(J) The facility's drug and alcohol policy: Staff is required to participate in TIPS training and drug use by employees or patrons will not be tolerated.

(K) Strategies to avoid loitering: The operator has experience at other locations with similar issues and is accustom to treating homeless and others with respect when possible and contacting authorities as needed for issues that escalate. In addition, building management has already been operating this property for almost two years to establish a safe area for establishment to operate.

(L) Employee education: TIPS and intense staff training for operation and food/wine education

(M) The facility's responsibilities as good neighbors: The restaurant depends on the neighbors being their best patrons and there for will respond to compliant expeditiously as well as direct outreach to tenants in the building at opening to start community outreach.

(N) Neighborhood outreach and methods for future communication: Neighbors are joined with the restaurant through the management of the property. Tenants of the building will receive invitations and incentives as part of the opening of the project and will be encourage to directly communicate with the management.

(O) Dispute resolution strategies for any conflicts with the surrounding neighborhood: Every effort will be made to resolve conflicts with the customer in mind and years of previous experience at other stores have shown that management is able to appease the community.

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**CITY OF BOULDER  
PLANNING BOARD AGENDA ITEM**

**MEETING DATE: July 25, 2023**

**AGENDA TITLE**

Update to Planning Board on the Boulder Junction Phase 2 project and proposed amendments to the Transit Village Area Plan.

**REQUESTING DEPARTMENT / PRESENTERS**

Planning & Development Services

Brad Mueller, Director

Kristofer Johnson, Comprehensive Planning Manager

Chris Ranglos, Senior City Planner

Rebecca Hieb, Planning and Zoning Specialist

Vivian Castro-Wooldridge, Community Engagement Planning Sr Project Manager

**OBJECTIVE**

The purpose of this update is:

1. To update Planning Board on the overall progress of the Boulder Junction Phase 2 project and discuss key takeaways from community engagement
2. To gather feedback from Planning Board on the preliminary proposed amendments to the Transit Village Area Plan in anticipation of a public hearing on August 22

**SUMMARY**

Project Name:	Boulder Junction Phase 2
Location:	Area between Valmont Road, Pearl Parkway, the BNSF rail tracks, and Foothills Parkway
Size of Tract:	~70 acres

Zoning:	Industrial-General (IG), Industrial-Service (IS-1), Industrial-Service (IS-2)
Comprehensive Plan Land Use:	Light Industrial (LI), Community Industrial (CI), Open Space, Other (OS-O)
Transit Village Area Plan Land Use*:	Office Industrial, Industrial Mixed Use 1, Industrial Mixed Use 2, High Density Residential 2 (*Note, TVAP land use names do not directly translate to BVCP land use names)
<i>Preliminary Proposed Amendments to Transit Village Area Plan Land Use:</i>	<i>Mixed Use Transit-Oriented Development (MUTOD), Mixed Use Industrial (MUI), Park, Urban &amp; Other (PK-U/O), Open Space, Development Rights or Restrictions (OS-DR)</i>

### KEY ISSUES/QUESTIONS

Staff has identified the following key issues to help guide the board's discussion of the preliminary proposed amendments for Boulder Junction Phase 2:

1. Does Planning Board have feedback on the proposed land uses?
2. Does Planning Board have feedback on the proposed transportation connections?
3. Does Planning Board have feedback on the proposed urban design framework including Place Types (established in the East Boulder Subcommunity Plan), outdoor space locations, and retail nodes?

### EXECUTIVE SUMMARY

Since the kickoff of Boulder Junction Phase 2, several community engagement events have occurred where feedback was received about Boulder Junction Phase 1 outcomes, hopes and opportunities for Phase 2, and potential alternatives for land use, transportation connections and urban design and character of the area. This feedback has been evaluated by staff and there is a clear preference from the community for changes to the Transit Village Area Plan (TVAP).

Based on community input, preliminary proposed amendments to TVAP have been developed and include:

- Revisions to the proposed land uses to now include Mixed Use Transit Oriented Development (MUTOD), Mixed Use Industrial (MUI), Park, Urban & Other (PK-U/O), and Open Space, Development Rights or Restrictions (OS-DR) (note, the application of OS-DR is a minor map correction)
- Changes to the transportation connections plan to prioritize the pedestrian and bicycle network over vehicular connections
- Updates to the urban design framework to identify Place Types, locations for future outdoor gathering spaces, and nodes for concentrated retail activity

Staff anticipates proceeding with updates to the Boulder Valley Comprehensive Plan (BVCP) land use map and Transportation Master Plan as an initial implementation step immediately after the amendments to TVAP are approved.



## BACKGROUND

City council identified the implementation of Boulder Junction Phase 2 as one of 10 priorities for city staff to build into their 2022-2023 work plans. Staff presented the preliminary scope of work approaches to city council and planning board in Fall 2022. During those meetings, two options were considered:

1. Implement TVAP with the current proposed land use, transportation connections and urban design and character identified for the Phase 2 area.
2. Evaluate the proposed land uses, transportation connections and urban design and character in the Phase 2 area, and propose any necessary amendments to ensure they are aligned with the BVCP, market trends and community needs.

City Council and Planning Board directed staff to move forward with the second option. If this process and community feedback results in a preferred approach different than what is currently proposed in TVAP, a plan amendment would need to be adopted before implementation can begin.

The project includes a robust community engagement process at the *Consult and Involve* levels. However, it differs from a typical area planning process since this is a plan amendment where there is an existing plan that already guides the Phase 2 area. The plan amendment process takes a strategic approach to updating the most critical elements of TVAP that no longer reflect the community's current and future needs since the plan's adoption 15 years ago. At council's request, staff have proceeded with an appropriately swift schedule to accomplish a plan amendment by Fall 2023.

### ***Substantial Completion Report:***

Since the kickoff this winter, information on development and improvements for Phase 1 has been compiled and documented in a substantial completion report. This report is available on the [project's webpage](#) and is an important source of information to understand how the redevelopment of the Phase 1 area has evolved over time. It also contributes to understanding lessons learned that may influence the implementation strategy and code updates during the next stage of the Phase 2 project. Major takeaways from the report about Phase 1 development and improvements include:

- Nearly 1,400 new housing units were created with just over 300 (22%) of them being affordable units;
- Changes to the land use designations, land use code, and BVCP land use map occurred;
- Form Based Code was applied to the area to better achieve urban design goals;
- New transportation connections were implemented to create a more walkable neighborhood;
- Improvements were made to Goose Creek and North Boulder Farmer's Ditch to address stormwater and enhance them as a public amenity;
- There was the creation of two general improvement districts to achieve Transportation Demand Management strategies;
- A range of public improvements occurred, including art and stormwater improvements; and
- The area experienced a variety of new mixed-use urban development.

### ***Community Engagement:***

Several community engagement events have occurred in line with the project's communications and engagement plan (outlined below). The team is also implementing engagement strategies identified as part of the project's Racial Equity Instrument (REI) and is seeking on-going advice from the two project community connectors to ensure the engagement process and outcomes are inclusive. Feedback received from the community was used to inform potential alternatives for land use, transportation connections, and urban design and character of the area.

### ***Racial Equity Strategies:***

The project team continues to apply racial equity strategies to its communications and engagement; and has updated the REI to evaluate potential alternatives for a plan amendment. The biggest impacts identified are lack of access to public spaces, ability to incorporate safe and adequate transportation connections (within the area and to adjacent neighborhoods), potential displacement of affordable and convenient businesses and lack of amenities that support families.

Strategies were developed to advance racial equity outcomes and minimize unintended consequences on historically underrepresented populations. Most of the strategies address how to create a denser neighborhood that could offer more opportunities for residential uses and businesses, while also being highly livable for households of all types. An example of some strategies that were applied to the potential alternatives include:

- Allow a mixture of uses so people may live closer to sources of quality employment, goods and services.
- Allow land uses that would encourage a diversity of housing types that can be offered at a range of prices.
- Allow uses and amenities (including public spaces) that support people of all ages and abilities.
- Ensure there are safe and convenient transportation connections.

There was a variety of feedback received from community members related to these topics. Some of that feedback is addressed now through the policy direction and some will be fleshed out in more detail during future steps of the project. For example, the mechanisms to retain/enable small and local businesses will be explored and potentially implemented during future tasks that address code updates. The REI will continue to be updated.

### ***Focus Groups:***

Four Focus Groups were established with about 15 participants each to provide a variety of viewpoints, expertise, and experience. The four Focus Groups have provided feedback throughout the project. Below is a summary of the composition of each Focus Group:

1. Advocacy Focus Group – local advocates for social, environmental and/or economic issues.
2. Daily Users Focus Group – people who live and/or work in the Boulder Junction area.

3. Design & Development Focus Group – developers, real estate professionals, urban designers, architects and planners.
4. Property & Business Owners Focus Group – property or business owners in the Boulder Junction area.

Below is a summary of the Focus Group engagement events:

1. **Focus Group Meeting #1** – March – Project Introduction, Phase 1 Outcomes, Phase 2 Opportunities
2. **Focus Group Meeting #2** – May – Alternatives Evaluation (Land Use, Transportation, and Urban Design)
3. **Focus Group Site Tour #1** – May – Phase 1 and Phase 2 Areas
4. **Focus Group Site Tour #2** – May – Phase 2 area south of Goose Creek (note, in addition to Focus Group members, property and business owners in the Phase 2 area were directly invited to join)
5. **Focus Group Meeting #3** – July 11 – Preliminary Proposed Amendments (note, this was a joint meeting of all four focus groups and included two City Council members)

#### Open Houses:

Open Houses were held as an opportunity for all community members to engage with the project team, learn about the project progress and provide feedback to inform potential plan amendments. Below is a summary of the Open House engagement events and activities:

1. **Open House #1** – April – Project Introduction, Phase 1 Outcomes, Phase 2 Opportunities
2. **Open House #1 online questionnaire** – April – supplemented the in-person open house and offered a virtual method for the community to engage in a similar way
3. **Open House #2** – May – Alternatives Evaluation (Land Use, Transportation, and Urban Design)
4. **Open House #2 online questionnaire** – May – supplemented the in-person open house and offered a virtual method for the community to engage in a similar way

#### Multi-Board Working Group:

Since Boulder Junction Phase 2 will involve a complex intersection of people, public space, environment, housing, and transportation, the City Manager initiated a pilot multi-board working group consisting of one liaison from each of the Boards and Commissions listed below. The goal is to encourage early feedback from the perspective of each liaison's respective Board, for the liaison to keep their Board informed about the project, and to bring additional Board comments back to the project team.

1. Boulder Junction Access General Improvement District – Parking
2. Boulder Junction Access General Improvement District – TDM
3. Design Advisory Board
4. Environmental Advisory Board
5. Housing Advisory Board
6. Human Relations Committee
7. Open Space Board of Trustees

8. Parks and Recreation Advisory Board
9. Planning Board
10. Transportation Advisory Board

Below is a summary of the multi-board working group meetings:

1. **Multi-board Working Group Meeting #1** – May – Role of Working Group, Project Introduction, Alternatives Evaluation
2. **Multi-board Working Group Meeting #2** – July – Preliminary Proposed Amendments  
(note, this meeting will occur on July 20, after the date of this memo, but prior to the Planning Board update)

*City Council Study Session:*

The study session item on June 8 served as an opportunity to present preliminary alternatives, community feedback, and staff analysis for possible amendments to the land use, transportation connections, and urban design sections of TVAP. City Council provided the following feedback in response to staff's key questions:

- Councilmembers expressed support for the proposed amendments to the transportation connections plan to focus on pedestrian/bike mobility and break down larger blocks and parcels
- Councilmembers expressed support for land use Option 2 which focused on applying the MUTOD land use designation to the entire area to maximize flexibility for future uses and redevelopment
- Councilmembers expressed support for the approach to Place Types and outdoor spaces to better define urban design and character

City council also identified additional issues for staff to consider when preparing the proposed amendment and for future steps:

1. Prioritize floodplain improvements and multi-use path connections at the convergence of Pearl Parkway, BNSF railroad, North Boulder Farmer's Ditch, and Boulder Slough location
2. Explore additional pedestrian and bike connections in the southern area
3. Explore additional internal transportation connections to break down large blocks
4. Explore ways to preserve/incentivize light industrial and service uses, especially when moving into future phases of implementation (zoning, etc.)

***Market Analysis:***

Economic & Planning Systems (EPS) is a consultant working with city staff to provide an analysis of market support for the land use categories in the Boulder Junction Phase 2 area. The first task is intended to determine whether there is market demand for the originally proposed land uses and, if not, how to adapt the land use designations so they are market supportable. This analysis considers residential, retail, office, and industrial/flex land uses independently as well as in combination (for example, industrial mixed-use). A more complete and in-depth analysis will be completed prior to the public hearing on TVAP amendments, but preliminary key market trends that are influencing the Phase 2 area include:

- The City of Boulder’s net retail inventory has decreased since 2010, and a modest amount of retail was added in the Phase 1 area over that time. Citywide, retail rents grew more slowly since 2015 than in the period 2010 to 2015, and retail vacancies are also much higher now than in 2015. In the Phase 1 area, retail rents are lower than the citywide average and much lower than downtown, although they are higher than both Gunbarrel and East Boulder.
- Office inventory increased in the Boulder Junction area by 71 percent between 2010 and 2022, and this area now accounts for nearly 6 percent of the City’s inventory. Office in this area commands rents like downtown Boulder and are nearly 30 percent higher than the citywide average. However, office vacancies are currently high across the city, a marked change since 2015. The underlying factors, including the impact of Covid-19 on the office market, are yet to be determined.
- The city has seen a net loss of both industrial and flex space since 2010, while Louisville, Lafayette, and Longmont have all had growth in their inventories. Over this time period, vacancy has decreased, and rents have increased, indicating there may be demand for additional inventory; however, space needs of users are often specific, and sites may not be suitable and/or financially feasible for users of these property types. Specifically, the data shows that companies requiring larger spaces are choosing to move or expand to the surrounding suburban cities.
- The City of Boulder’s multifamily inventory has increased substantially since 2010, and approximately one-third of that growth is in the TVAP Phase 1 area. Rents in Phase 1 are higher than the citywide average, and closer to the high cost of downtown. Vacancies in 2022 were highest in Phase 1 and downtown, which saw increases from 2015 levels, while the city overall and other subareas saw vacancy rates decrease.

## ANALYSIS

### **Proposed Land Use Amendment:**

Initial feedback confirmed the community felt mixed use and residential land uses could be prioritized, and the existing Office Industrial land use category identified for the northern area should not be prioritized. The community was interested in seeing more flexibility that would allow for a wider range of commercial uses, neighborhood services and residential types. In addition, preliminary market research identified a need for flexibility to support market demand for residential uses and be nimble to respond to on-going changes as Boulder lives into the post-COVID recovery. Given that feedback, staff created three land use option scenarios that were evaluated with focus groups, the community, multi-board working group, and City Council. These alternatives are described in more detail in the [City Council Study Session memo](#).

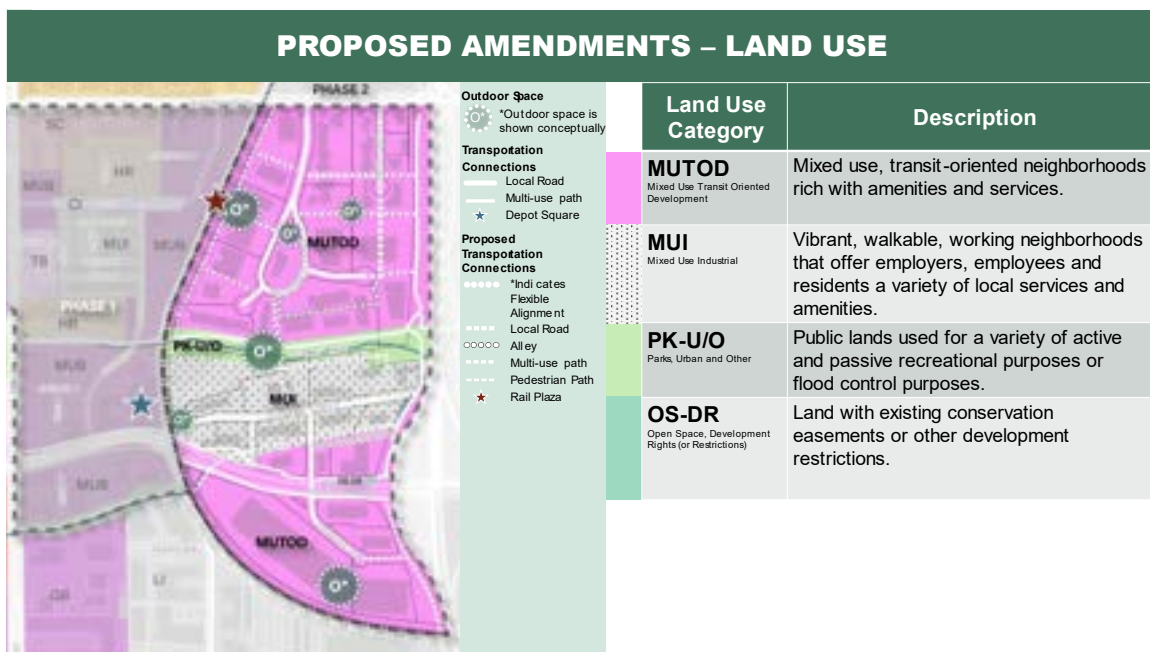
Staff and EPS identified the following key takeaways from the community, Boards, and City Council when evaluating potential land use alternatives for amendments to TVAP:

1. Maximize opportunities for new housing and mixed-use outcomes by allowing greater flexibility for many different types of uses and overall density.

2. Retain and encourage new local and small businesses (particularly light industrial and service commercial uses)
3. Incorporate more green areas and gathering spaces

These comments have been addressed by the preliminary proposed land use amendment in the following ways:

1. Mixed Use Transit Oriented Development (MUTOD) is the most flexible BVCP land use category and specifically intended for areas with multi-modal transit resources. The goal is to transform existing, disparate uses into mixed use, transit-oriented neighborhoods rich with amenities and services. This land use category has been applied to the majority of the Phase 2 area and encourages retail, food & beverage, personal services, and other community serving uses on the ground floor.
2. Mixed Use Industrial (MUI) still provides flexibility for residential uses, but prioritizes other uses on the ground floor. This land use category has been applied to the area along Old Pearl Street where many light industrial and service uses currently exist and would be encouraged in the future. This land use type differs slightly from MUTOD in that it encourages small maker spaces, workshops, breweries, and other creative spaces and does not prioritize retail on the ground floor. It is also not intended for larger industrial or warehousing uses that would be encouraged in other Industrial land use categories.
3. Park, Urban & Other (PK-U/O) has been applied along the Goose Creek greenway documenting the intention for this area to be enhanced as a community amenity.
4. Open Space, Development Rights or Restrictions is applied to a small section along the Pearl Parkway right-of-way as a clean-up item to recognize an existing scenic easement managed by the Open Space & Mountain Parks department.





Based on preliminary analysis that will continue to be refined prior to a public hearing, this proposed land use framework could result in the following outcomes as the area evolves over the next 20 years:

- 1,500-2,500 total potential residential homes (note, the Phase 1 area is smaller than Phase 2 and resulted in approximately 1,400 total homes)
- 3,000-4,000 total potential jobs (note, there are approximately 2,000 jobs currently in the Phase 2 area)

**Proposed Transportation Connections Amendment:**

Initial feedback confirmed the community felt there could be improved transportation connections to ensure the area is walkable and pedestrian-friendly, is more connected to Phase 1, and offers better connectivity to surrounding bicycle and trail networks. Given that feedback, staff evaluated the transportation plan and identified several possible amended or additional transportation connections.

Staff identified the following key takeaways from the community, Boards and Commissions, and City Council when evaluating potential transportation connection amendments to TVAP:

1. Enhance the internal pedestrian and bicycle network
2. Use connections to break down larger blocks into more urban character
3. Balance visionary ideas with construction feasibility (engineering, cost, impact on private property, etc.)

These comments have been addressed by the preliminary proposed transportation connections amendment in the following ways:

1. People-focused connections (ped/bike) have been prioritized over vehicular connections.
2. Several multi-use paths and sidewalks have been added to create a finer grain network. (note, additional pedestrian connections and paseos are identified in the urban design plan)
3. Amendments alter or remove infeasible connections, while maintaining those that deserve further detailed study.

## PROPOSED AMENDMENTS – TRANSPORTATION CONNECTIONS



- 2 conversions of local roads to multi-use paths
- 3 new/extended multi-use paths
- 1 underpass removal (clean-up)

### **Proposed Urban Design Framework Amendment:**

Initial feedback confirmed there is a desire to update the guidelines to provide additional direction and detail for all of Phase 2. There should be updated guidelines that better describe the desired design character of the area, which includes maintaining a diversity of building types and providing more landscaped areas and tree canopy than Phase 1. There is also a desire for more public space in Phase 2, such as informal gathering areas, places for children to play, dog parks, plazas, and linear greenways.

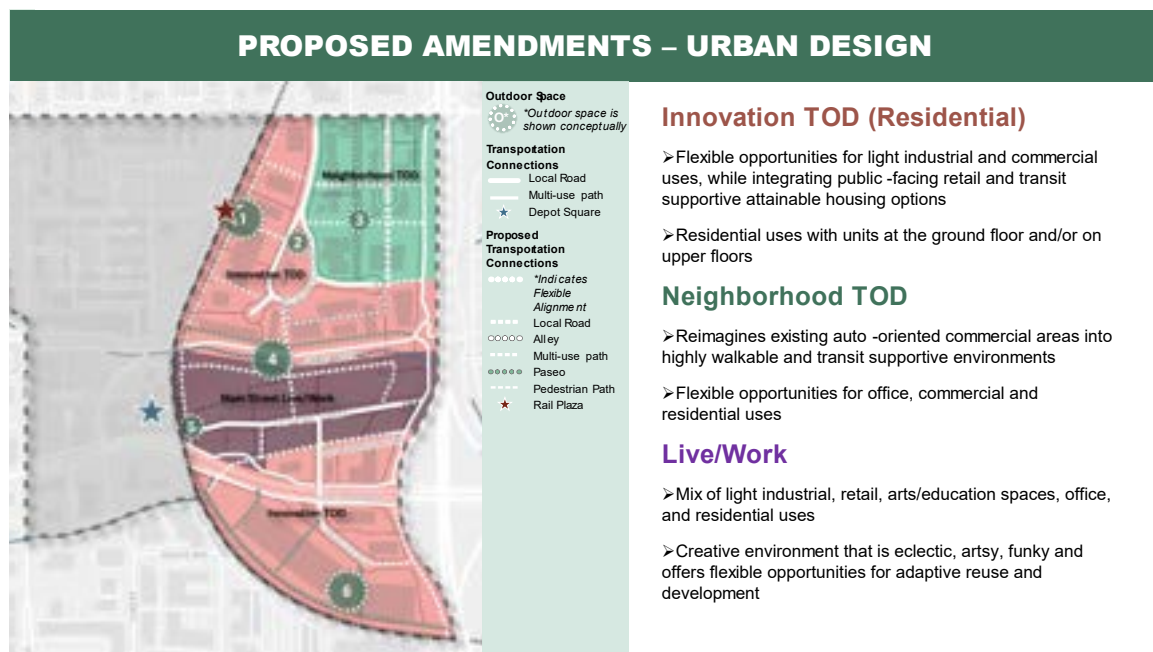
Staff identified the following key takeaways from the community, Boards and Commissions and City Council when evaluating potential urban design amendments to TVAP:

1. Recognize Goose Creek as an amenity
2. Create more outdoor gathering spaces
3. Improve retail viability
4. Keep Boulder fun(ky)!

These comments have been addressed by the preliminary proposed urban design amendment in the following ways:

1. Established a pedestrian focus along Goose Creek and opportunity for a signature bridge crossing
2. Identified six outdoor space opportunities at various key locations
3. Proposed concentrations of retail activity at nodes rather than applying retail requirements throughout
4. Identified form-based code updates as a future step to refine architectural character, public space design, etc.

The proposed amendments also apply a similar framework of Place Types established recently through the [East Boulder Subcommunity Plan](#). These Place Types provide greater refinement to the larger MUTOD land use areas and set forth performance expectations for redevelopment outcomes. Innovation TOD (Residential) allows the most intensity and expects flexible opportunities for light industrial and commercial uses while integrating transit supportive housing options. Neighborhood TOD reimagines auto-oriented commercial areas into highly walkable and transit supportive environments. An updated Live/Work Place Type applies to the MUI land use area along Old Pearl Street to define a creative, eclectic and funky environment that offers flexible opportunities for light industrial, services, art/education spaces, and residential uses.



A wide range of public space options is desired, from parks to smaller places to gather. Since the city does not own property in the Phase 2 area other than the Goose Creek greenway, it is not currently in a position to create a park. However, staff evaluated options for creating additional public space and opportunities to enhance Goose Creek.

The public space approach is to show potential locations of public space (the numbered circles depicted in the diagram below) that are conceptual in nature. They are intended to represent ideal locations for consolidated, meaningful public space that could occur as a result of redevelopment on private property. In addition, with Goose Creek designated as PK-U/O land use, there could be a variety of passive and active uses that could be incorporated along the creek's corridor.

## PROPOSED AMENDMENTS – URBAN DESIGN



### Gathering Spaces

- > **Primary** locations near rail station, Goose Creek, and southern area
- > **Secondary** locations near Center Green Ct, Wilderness Loop, and Old Pearl

### Pedestrian Corridors & Paseos

- > Additional layer to Transportation Connections Plan
- > Fine-grained network of pedestrian/bicycle connections
- > Variety of materials, landscape, amenities (not just sidewalks)

Staff are still analyzing feedback regarding locations for creating retail nodes that are associated with gathering spaces, street intersections, and other important activity areas. Proposed locations will be included in the presentation for discussion.

## NEXT STEPS

The next steps will be to incorporate Planning Board's feedback and final community input on the preliminary proposed amendments and develop a final proposed amendment to TVAP. Staff anticipate the following approval and adoption schedule:

- August 10 – Attend Transportation Advisory Board (input only – no formal recommendation needed to amend TVAP)
- August 22 – Planning Board Public Hearing on proposed TVAP Amendments
- September 21 – City Council Public Hearing on proposed TVAP Amendments
- Q4 2023 – BVCP Land Use Map and Transportation Master Plan changes (requires Transportation Advisory Board, Planning Board, and City Council action)

## ATTACHMENTS

### 1. [Engagement summaries](#)

- Focus Group Meeting #1 Presentation and Summary
- Focus Group Meeting #2 Presentation and Summary
- Focus Group Meeting #3 Presentation and Summary (expected by July 24)
- Open House #1 Boards and Summary
- Open House #2 Boards and Summary



**CITY OF BOULDER  
PLANNING BOARD AGENDA ITEM**

**MEETING DATE: July 25, 2023**

**AGENDA TITLE**

Public hearing and recommendation to City Council regarding proposed Ordinance 8585, amending Chapter 9-8, "Intensity Standards," B.R.C. 1981, increasing the number of persons that may occupy a dwelling unit, and setting forth related details.

**REQUESTING DEPARTMENT / PRESENTERS**

**Planning & Development Services**

Brad Mueller, Director of Planning & Development Services

Charles Ferro, Senior Planning Manager

Karl Guiler, Senior Policy Advisor

**OBJECTIVE**

Define the steps for Planning Board consideration of this request:

1. Hear staff presentation.
2. Hold public hearing.
3. Planning Board discussion.
4. Planning Board recommendation to City Council.

**KEY ISSUES**

Staff has identified the following key issues to help guide the board's discussion:

1. Does the Planning Board find that the proposed ordinance implements the adopted policies of the Boulder Valley Comprehensive Plan?
2. Does the Planning Board recommend any modifications to the draft ordinance?

## EXECUTIVE SUMMARY

The purpose of this item is for Planning Board to make a recommendation to City Council on an ordinance to amend [Section 9-8-5, “Occupancy of Dwelling Units,” B.R.C. 1981](#) of the land use code to increase the occupancy limit per dwelling unit to:

- five persons (from three and four unrelated persons depending on zoning district) on a citywide basis.
- two to three persons and any of their children by blood, marriage, guardianship, including foster children, or adoption.
- from two occupants to three occupants in efficiency living units as proportional increases to the five unrelated citywide.

The land use code requires that the board provide recommendations to City Council prior to any amendment to the code. The draft ordinance related to occupancy is found in **Attachment A**.

City Council identified updating occupancy limits as one of their top work program priorities for 2022-2023. Staff discussed the project in detail with City Council on [March 9](#), Planning Board on [April 18](#) and again, with City Council on [June 15](#) to receive specific direction. Summaries of community feedback on this project and the Zoning for Affordable Housing project can be found in **Attachment B** and **Attachment C**. **Attachment D** contains written public comments received in recent months.

## STAFF RECOMMENDATION

Staff requests Planning Board consideration of this matter and action in the form of the following motion:

### **Suggested Motion Language:**

*Planning Board recommends that City Council adopt Ordinance 8585, amending Chapter 9-8, “Intensity Standards,” B.R.C. 1981, increasing the number of persons that may occupy a dwelling unit, and setting forth related details.*

## PUBLIC FEEDBACK

The [City Council study session memo](#) contains public feedback on occupancy received up to the City Council discussion on March 9.

Since that discussion, P&DS has used a variety of methods to engage the public including but not limited to meetings with neighborhoods, interest groups and individuals, outreach to students, renters and others in need of affordable housing options, conducting virtual



and drop-in “office hours,” hearing comments at board public hearings, and a Be Heard Boulder questionnaire.

Diverse feedback has been collected on both the occupancy reform and zoning for affordable housing projects with support and opposition being relatively even and crossing all range of perspectives. Detailed summaries of the feedback received through each outreach method or event are found in **Attachment B**. **Attachment C** contains the results of the Be Heard Boulder questionnaire which includes over 2,000 responses and over 1,000 written comments. **Attachment D** contains other written comments specifically on occupancy received in recent months.

While Be Heard Boulder is only one tool of public engagement and is not viewed with the same weight as a statistically valid survey (the limitations of Be Heard Boulder are discussed in Attachment C), specific feedback on occupancy obtained through the Be Heard Boulder questionnaire is helpful understand broad community sentiments. The results, while not necessarily a cross section of the whole community, are provided below for consideration:

- More support shown for 4 unrelated than 5 unrelated citywide with slight majority indicating “*Strongly Support*” or “*Somewhat Support*”
- More even split between support and opposition for 5 unrelated with a higher level of “*Definitely Do Not Support*”
- Majority of Not Support responses related to removing occupancy requirements entirely with more than half as “*Definitely Do Not Support*” and “*Somewhat Do Not Support*”
- Most respondents indicated as home / property owners with nearly a 1/3 being renters
- More support for changes among renters and younger participants
- More than half of respondents felt that regulations should not be left as is

## BACKGROUND

At its retreat in 2022 and its discussion at a study session in November 2022, City Council identified updating the occupancy regulations as one of its top work program priorities for 2022-2023. The city currently has a 3 unrelated people per unit limit in lower density residential areas and 4 unrelated people limit outside those areas. The council direction was to “*perform a comparative analysis from other communities, develop a model occupancy approach, and solicit community input for ordinance revisions.*” Staff plans to complete the project by August 2023.

On March 9, 2023, staff presented an overview of the project including the background, scope and timeline, community engagement received thus far, information on how other cities regulate occupancy and suggested potential options for council to provide feedback. In summary, council directed staff to explore the options of increasing the occupancy citywide to 4 unrelated people per unit or to 5 unrelated people per unit. The council also requested that engagement be expanded to include people most impacted by housing challenges. Some council members asked staff to reconsider the city’s current family definition.

For a full background on the project, the analysis of other community regulations, an overview of the city’s current occupancy regulations and all the potential options presented to City Council, see the March 9th memorandum at this [link](#). A similar overview of the project was provided to Planning Board on April 18, 2023 with the memo at this [link](#).

Previous feedback from City Council, Planning Board and Housing Advisory Board is provided below.

#### *City Council direction at March 9, 2023 Study Session*

City Council feedback on the project can be reviewed in the April 20, 2023 Study Session summary memorandum at this [link](#).

#### *Planning Board*

Staff presented the occupancy reform project and the preferred option to the Planning Board on Apr. 18, 2023 (see this [link](#)). The board was generally mixed on whether to increase maximum occupancy limits.

Three board members were in support of increasing occupancy limits citing the following:

- There are benefits to increasing the limit to address the housing shortage, adding to the housing supply to reduce costs and that many bedrooms are already occupied whether compliant with current limits or not.
- Enforcement of illegal occupancy only removes housing options and increasing the limit would increase housing security for some occupants.
- Occupancy is a form of gentle infill, a better use of land, and the proposed changes would avoid situations of property owners cramming in additional bedrooms to get more occupancy and more rental income, which was a concern of the “Bedrooms Are For People” ballot measure if it had passed.
- Occupancy should not be regulated on the basis of the relation between individuals within housing units.

Two board members were firmly against increasing occupancy limits by the City Council following the “Bedrooms Are For People” ballot measure citing the following:

- Increasing occupancy will not protect neighborhood character, it would make landlords more profit and will push families out of neighborhoods.
- Overriding the ballot measure would be a mistake especially since there is no mechanism to guarantee affordability with any increase in allowed occupancy.

Two board members expressed that they were more ‘in the middle’ on the issue and felt that occupancy may need to be tied to parking to avoid parking impacts. The following additional comments were raised but not in the majority:

- More data should be offered before there could be support.

- There needs to be a better understanding of how increasing occupancy might impact city infrastructure.

If occupancy is increased, it should be done conservatively, at 4 unrelated persons. One member indicated that if limits are increased, university adjacent neighborhoods should be exempted out of any increase.

### *Housing Advisory Board*

Housing Advisory Board (HAB) reviewed the options at its Apr. 26, 2023 meeting. The majority of board members supported increasing occupancy limits. One member expressed opposition to the change saying that it would not greatly impact the number of units needed and levels of affordability and thus, should not be the focus. Rather, regulations on cooperative units should be liberalized by increasing the number of allowable permits per year. HAB members in support of the change stated that bedroom vacancies is a concern and an easy way to increase housing options. It would also enable young professionals to live together and share costs. Some acknowledged that it wouldn't solve all problems, but that increasing occupancy was the right trajectory. One member indicated that concerns about corporate entities buying up properties to take advantage of increased occupancy is better handled through licensing and not zoning regulation. The board member also felt that the city needn't change its definition of "family."

### *City Council direction at June 15, 2023 Check-in*

Staff provided an update on the project to City Council on June 15, including results of community engagement, further analysis of the option to increase the occupancy limit, feedback from Planning Board and Housing Advisory Board, and additional council requested data. Staff specifically requested direction from council on whether the ordinance should increase the current occupancy limits to 4 or to 5 citywide. The detailed memorandum to council can be accessed at this [link](#).

A majority of council directed the following changes to be addressed in the draft ordinance:

- Increase the occupancy limit to 5 unrelated citywide;
- Prepare at least two options for code language that would restrict any increases in occupancy in areas that have a concentration of nonconformities (e.g., nonconforming density on the Hill); and
- Consider changes that would permit two families within a unit or alternatively, up to three unrelated people and their dependents.

Council also requested that staff reach out to landlords to understand how they may address or update leases in the Fall 2023 in light of these changes to open up more options for students. Enforcement was also a major topic of discussion (particularly parking related impacts) and council requested that staff look into the issue in the near term.

## SUMMARY OF CURRENT OCCUPANCY REGULATIONS

The city regulates each dwelling unit according to the following limitations:

- **A family plus two roomers** (two additional unrelated persons). The definition of family is broad and includes traditional marriage, same-sex marriage, and domestic partnerships. The definition is as follows: *“Family means the heads of household plus the following persons who are related to the heads of the household: parents and children, grandparents and grandchildren, brothers and sisters, aunts and uncles, nephews and nieces, first cousins, the children of first cousins, great-grandchildren, great-grandparents, great-great-grandchildren, great-great-grandparents, grandnieces, grandnephews, great-aunts and great-uncles. These relationships may be of the whole or half blood, by adoption, guardianship, including foster children, or through a marriage or a domestic partnership meeting the requirements of Chapter 12-4, “Domestic Partners,” B.R.C. 1981, to a person with such a relationship with the heads of household.”* Head of Household: *“Heads of the household means one person or up to two persons who are married or are domestic partners meeting the requirements of Chapter 12-4, “Domestic Partners,” B.R.C. 1981.”* OR;
- **3 persons that are unrelated** in zones that are generally low-density residential zones permitting single-family detached units and public and agricultural zones (RR, RE, RL, P, and A). This limitation does not permit additional dependents. OR;
- **4 persons that are unrelated** in all other zones. This limitation does not permit additional dependents. OR;
- **2 persons and any of their dependents.** The two persons and associated dependents are not required to be related.

More flexibility is afforded to dependents in accessory dwelling units, as well as to allowable unrelated people in cooperative housing units. The full language of the occupancy limits can be reviewed in [Section 9-8-5](#).

Dwelling units with legally established occupancy greater than that permitted by current code are permitted to continue the nonconforming occupancy per Section 9-8-5(c).

## SUMMARY OF PROPOSED CHANGES IN ORDINANCE 8585

Per the direction of City Council from June 15 discussed on page 5 above, staff has prepared a draft ordinance that includes the following:

### *Occupancy Increase*

Section 9-8-5(a) is proposed to be amended to allow five unrelated persons per dwelling unit, which amends the current limits of 3 and 4 unrelated persons discussed above. Further, the same section is proposed to be updated to allow a commensurate increase of *“two persons and any of their children by blood, marriage, guardianship, including foster children, or adoption”* to *“**three** persons and any of their children....”* Efficiency living units are also proposed to have a commensurate increase from two to three which is consistent with allowances in the building code.

### *Limits on nonconforming uses*

At the June 15 City Council meeting, a concern was raised about the impact of increasing occupancy from three or four to five within dwelling units that were nonconforming to density (e.g., a property where there are five units and the current code only permits one unit). Council members were interested in maintaining occupancy levels in nonconforming units at their current limit of 3 or 4, in order to minimize impacts where there is a concentration of nonconforming uses. Council had requested at least two options for addressing the occupancy limits for nonconforming units within Ordinance 8585.

**OPTION A – Nonconforming Uses citywide:** Staff is recommending the following language for nonconforming uses as it would maintain occupancy limits in place prior to the adoption of Ordinance 8585 in the simplest way:

*Nonconforming Uses: A nonconforming residential use that is not permitted by Section 9-6-1, “Schedule of Permitted Land Uses,” or is a lot or parcel that does not meet the density requirements of Chapter 9-8, “Intensity Standards,” B.R.C. 1981, is subject to the following:*

- (1) The existing, legally established occupancy of a nonconforming use per dwelling unit cannot be more than:*
  - i. Three unrelated persons in P, A, RR, RE, and RL zones;*
  - ii. Four unrelated persons in MU, RM, RMX, RH, BT, BC, BMS, BR, DT, IS, IG, IM, and IMS zones, or*
  - iii. Two persons and any of their children by blood, marriage, guardianship, including foster children, or adoption.*

This code language is reflected in a new Section 9-8-5(d) within **Attachment A** and would effectively “freeze” the occupancy of nonconforming uses to current limits, regardless of the increases that would apply to other conforming units.

**OPTION B – Nonconforming uses in areas adjacent to the university:** An alternative version of this would be if there were intent to only “freeze” such limits within zoning districts adjacent to the University where there are many nonconformities in areas like the Hill and allow the increase per unit elsewhere in the city. This alternative is below and if preferred, could be revised in the ordinance in **Attachment A**:

*Nonconforming Uses: A nonconforming residential use that is not permitted by Section 9-6-1, “Schedule of Permitted Land Uses,” or is a lot or parcel that does not meet the density requirements of Chapter 9-8, “Intensity Standards,” B.R.C. 1981, is subject to the following:*

- (1) The existing, legally established occupancy of a nonconforming use per dwelling unit shall not be increased to more than three unrelated persons in RL-1 and RE zones or four unrelated persons in the RM-2, RMX-1, RH-1, RH-2, RH-5, BMS, BT-1, and BT-2 zones.*

It should be noted that if either Option A or B were not included in the ordinance, the increase to occupancy in Section 9-8-5(a) would not be automatic in units with nonconforming occupancy or on lots or parcels with nonconforming uses. Rather, as increases in occupancy are considered an “*expansion of a nonconforming use*” in the code per the definition under that title in [Chapter 9-16, “Definitions,” B.R.C. 1981](#), a Nonconforming Use Review application would be required for such requests to increase occupancy. The language in Options A and B would not permit such requests for expansion.

#### *Other changes for consistency*

There are other references to the prior limits have been updated to reflect the change to Section 9-8-5(a) above.

### **ANALYSIS**

Staff has identified the following key issues for the Planning Board’s consideration:

1. Does the Planning Board find that the proposed ordinance implements the adopted policies of the Boulder Valley Comprehensive Plan?
2. Does the Planning Board recommend any modifications to the draft ordinance?

Staff finds that the proposed ordinance implements the adopted policies of the comprehensive plan. The following analysis is provided to demonstrate how the project objective is met through the proposed ordinance.

#### *What is the reason for the ordinance and what public purpose will be served?*

City Council identified updating the occupancy regulations as a priority project for the 2022-2023 council term and requested a simple solution by ordinance in the quickest possible timeframe to address the housing shortage.

Boulder and other Colorado Front Range communities, along with many cities across the nation, are experiencing a housing shortage where supply has not kept up with demand driving up housing costs. A look at statewide data on this issue can be found at this [link](#) and a snapshot of the impact to Boulder County communities on housing costs and the needs for housing is summarized in the [2020-2024 Consolidated Plan for Housing and Community Development](#) prepared for Boulder County, the cities of Boulder, Longmont and Broomfield. The challenges particularly to the renting population considering the limited availability of low cost housing and skyrocketing rents in recent years is discussed in this Harvard prepared study at this [link](#).

The city is undertaking the project to increase housing options in Boulder to mitigate the rising costs and add more housing opportunities for people in more affordable ranges. The problem statement, project purpose statement and goals and objectives of the project that were supported by City Council are provided below:



**Problem Statement:** Boulder housing is increasingly more costly to rent or own making it ever more challenging for some to afford to live or stay in Boulder. Occupancy limitations and other zoning regulations may make such challenges more pronounced.

**Project Purpose Statement:** Perform a comparative analysis from other communities, develop a model occupancy approach, and solicit community input for ordinance revisions.

**Goals and Objectives:**

- Review city occupancy standards of other peer communities.
- Based on best practices from other communities, prepare options for changes appropriate to Boulder.
- Consider simple land use code amendments that provide greater housing opportunities in the community while preserving neighborhood character in established neighborhoods and vet changes with the community.

While occupancy legislation, which had its roots in the 1960s, is often stated to mitigate the impacts of any overconcentration of people in areas of the community, the city's [Racial Equity Plan](#) explains how such regulations also have discriminatory roots of as stated as follows: *"During the first half of the 20th century, explicit racism gave way to more implicit forms of racism, legally continuing racial and socio-economic segregation. Early zoning maps and regulations were used throughout the U.S. to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. Federal policies such as redlining and discriminatory lending practices were common practice that effectively denied the American dream of homeownership to many people of color."*

*How does the ordinance compare to practices in other cities?*

Staff researched zoning occupancy regulations of 60 communities across the nation including 16 Colorado communities. A detailed analysis is found in the prior City Council and Planning Board memo packets at these links: [March 9](#) study session and [April 18](#) presentation to Planning Board.

Most of the communities (called "sample" communities in this memorandum) that staff selected for analysis have a large state university in the city or town. Many of the cities reviewed are those that have a comparable population size to Boulder or have a substantial amount of their population as university students. As staff was directed to find best practices, staff broadened the list to additional local and other well-known larger cities as well for comparative context.

**Family definition:** Most communities regulate occupancy using a definition of "family". Most of the definitions of family are very broad and similar to Boulder's. Like Boulder, these jurisdictions do not limit the number of people in a family who may live together. These regulations are informed by a 1970s U.S. Supreme Court decision that struck down a restrictive definition of family as unconstitutional, finding that it intruded into the choices concerning family living arrangements.

***Occupancy limits on unrelated people per dwelling unit:*** Occupancy limits in zoning codes are intended to limit the number of unrelated people per dwelling unit. Some communities have uniform citywide occupancy limits per dwelling unit and many have different occupancy limits per zoning district like Boulder's current regulations.

Staff found that Boulder's current limitations were neither the most or least restrictive and fell generally in the range of where other communities have their limitation. In general, staff found:

- Communities have alternative ways of regulating occupancy that are similar to Boulder's limits along with allowance for a variations of coops and specific occupancy limits
- Most communities have occupancy limits using family and unrelated persons, but some communities do not limit unrelated occupancy or have recently eliminated unrelated occupancy limits (California, Oregon, Washington, Minneapolis, MN)
- Some have lowered unrelated occupancy limits in areas around their universities in response to concerns about impacts in areas with higher occupancy (Austin, TX, College Station, TX)
- Others have higher unrelated occupancy limits in areas around their universities (Charlottesville, VA, Tuscaloosa, AL)
- Some communities have recently changed their unrelated occupancy limits to 5 people (Denver, CO, Madison, WI)

Considering the recent Washington and Oregon state legislation that has prohibited regulating unrelated occupancy, staff reached out to several Washington and Oregon communities to understand local outcomes. Staff has heard back from Bellevue, Olympia, Redmond, Walla Walla and Seattle, in Washington and Bend, Corvallis, and Eugene in Oregon. All the communities, except for Bend which had no previous unrelated occupancy regulations, needed to update their code to remove unrelated occupancy requirements. Parking appears to be the main concern in many communities that have universities, but the impacts have not been specifically attributed to occupancy. The communities have not reported any increase in impacts specifically related to occupancy, but also noted that the changes are still new and that it would likely take time for occupancies to change. Some communities also indicated that they are not necessarily tracking data on the change given that it is a state mandate, but Redmond did note the change appeared to have slightly reduced rents in the city.

The [June 15 memorandum to City Council](#) has more information related to peer communities and also includes a number of different articles, commentaries and studies relating to occupancy and efforts to increase housing in communities to mitigate for increasing housing costs.

#### ***Are there consequences in not adopting this ordinance?***

The consequence of not adopting this ordinance is that housing opportunities in the community would remain limited and costs could continue to increase. Further, some in the community would continue to live with housing insecurity if they are technically noncompliant with current unrelated occupancy limitations. The purpose behind the

proposed ordinance is that it is one way among others (such as increased ADUs, zoning for affordable housing, and other inclusionary housing changes) that are intended to increase the housing supply to help reduce housing costs and increase housing opportunities for those most in need of housing.

*What adverse effects may result with the adoption of this ordinance?*

While increasing occupancy in conjunction with other zoning changes to add supply (such as broader allowance of ADUs or zoning changes to encourage more units) may over the long term stabilize or reduce housing prices compared to if such changes were not made, the physical impacts of increasing occupancy are more difficult to quantify. Conversely, allowing more occupants could have the effect of increasing property values since more revenue could be obtained by property owners or landlords. Concerns typically are related to limited on-street parking, increased activity of people coming and going, increased trash or property maintenance issues (like uncut grass) and in some cases, house parties.

Many cities that have increased their unrelated occupancy limits have taken a different approach to these impacts, focusing more on the impacts themselves through targeted enforcement rather than focusing on how many people are in a housing unit and whether or not they are related. For instance, a house with an allowable family of 5 related members may present more impacts than one with 5 unrelated occupants. That said, it is not uncommon for neighborhoods adjacent to colleges or universities in many cities around the country to report a higher incidence of nuisance issues. Passage of Ordinance 8585 may necessitate future discussions on increasing enforcement resources to address any potential for impacts that could arise from more people on sites.

In response to concerns of how an increase in occupancy could impact neighborhoods like University Hill and other university adjacent neighborhoods, a provision is included in the ordinance that would prohibit an increase in occupancy on dwelling units that are already nonconforming to occupancy (e.g., would not permit a dwelling unit that is already exceeding 3 or 4 occupants to increase to 5 occupants). Effectively, the ordinance would freeze the nonconforming occupancy as it existed prior to passage of the ordinance. This is discussed on page 7 of this memorandum.

*What factors are influencing the timing of the proposed ordinance? Why?*

City Council identified updating the occupancy reform as a priority project for the 2022-2023 council term. Council has expressed that the project should be completed as soon as possible to address the housing shortage and no later than the third quarter of 2023.

*How will this ordinance implement the comprehensive plan?*

This project implements several relevant policies noted below and is consistent with Core Values and Focus Areas of the [Boulder Valley Comprehensive Plan \(BVCP\)](#). Two Core Values of the BVCP are being a “welcoming, inclusive and diverse community” and providing a “diversity of housing types and price ranges.” Further, one of the focus areas of the BVCP is *Housing Affordability and Diversity*.

Adding additional housing opportunities for people is one way the BVCP notes that the city could mitigate the jobs: housing imbalance. Increased occupancy and housing options for unrelated people would also broaden access for more affordable housing throughout the city, which is consistent with the city's racial equity goals and the Housing Policies listed below. Such changes may present more affordable housing choices for people of all races and incomes. Increasing housing options within the city would enable more workforce housing in the city and reduce the need for in-commuting which increases greenhouse gas emissions and a burden for in-commuters and residents alike.

In contrast, allowing more occupants and housing in some areas could potentially contribute to additional impacts to neighborhoods such as parking, noise or trash from the greater intensity. This may necessitate increased funding for zoning and police enforcement citywide to avoid adverse impacts to residential neighborhoods as expressed by Built Environment Policy 2.10 below. City Council requested that this be discussed further in the near term to ensure the project is continues to be consistent with all the BVCP policies below:

**Growth Management Policy 1.11 Jobs: Housing Balance** Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts, including economic prosperity, significant in-commuting and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. This will be accomplished by encouraging new housing and mixed-use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations, preserving service commercial uses, converting commercial and industrial uses to residential uses in appropriate locations, improving regional transportation alternatives and mitigating the impacts of traffic congestion.

**Built Environment Policy 2.10 Preservation & Support for Residential Neighborhoods** The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will also work with neighborhoods to identify areas for additional housing, libraries, recreation centers, parks, open space or small retail uses that could be integrated into and supportive of neighborhoods. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.

**Housing Policy 7.01 Local Solutions to Affordable Housing** The city and county will employ local regulations, policies and programs to meet the housing needs of low, moderate and middle-income households. Appropriate federal, state and local programs and resources will be used locally and in collaboration with other jurisdictions. The city and county recognize that affordable housing provides a significant community benefit and will continually monitor and evaluate policies, processes, programs and regulations to further the region's affordable housing goals. The city and county will work to integrate effective community engagement with funding and development requirements and other processes to achieve effective local solutions.

**Housing Policy 7.08 Preserve Existing Housing Stock** The city and county, recognizing the value of their existing housing stock, will encourage its preservation and rehabilitation through land use policies and regulations. Special efforts will be made to preserve and rehabilitate existing housing serving low-, moderate- and middle-income households. Special efforts will also be made to preserve and rehabilitate existing housing serving low-, moderate- and middle-income households and to promote a net gain in affordable and middle-income housing.

**Housing Policy 7.10 Housing for a Full Range of Households** The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and abilities, and to a variety of household incomes and configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors.

#### **ATTACHMENTS**

- Attachment A: Draft Ordinance 8585
- Attachment B: Summary of Community Outreach efforts and feedback
- Attachment C: Be Heard Boulder Questionnaire Summary
- Attachment D: Public comments



## ORDINANCE 8585

AN ORDINANCE AMENDING CHAPTER 9-8, "INTENSITY STANDARDS," B.R.C. 1981, INCREASING THE NUMBER OF PERSONS THAT MAY OCCUPY A DWELLING UNIT; AND SETTING FORTH RELATED DETAILS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Section 9-8-5, "Occupancy of Dwelling Units," B.R.C. 1981, is amended to read as follows:

- (a) General Occupancy Restrictions: Subject to the provisions of Chapter 10-2, "Property Maintenance Code," B.R.C. 1981, no persons except the following persons shall occupy a dwelling unit:
- (1) Members of a family plus up to two additional persons. Quarters that roomers use shall not exceed one-third of the total floor area of the dwelling unit and shall not be a separate dwelling unit;
  - (2) Up to ~~three~~ any five persons in ~~P, A, RR, RE, and RL~~ zones;
  - (3) ~~Up to four persons in MU, RM, RMX, RH, BT, BC, BMS, BR, DT, IS, IG, IM, and IMS zones; or~~
  - (4) ~~Two~~ Three persons and any of their children by blood, marriage, guardianship, including foster children, or adoption; or
  - (4) A nonconforming occupancy meeting the requirements of Subsection (c) of this section.
  - (5) The occupancy level allowed by Subparagraphs 9-8-5 (a)(2) and (a)(3) do not apply to nonconforming uses or nonconforming occupancies.
- ...
- (c) ~~Nonconformingity~~ Occupancy in Dwelling Units: A dwelling unit that has a legally established occupancy higher than the occupancy level allowed by Subsection (a) of this section may maintain such occupancy of the dwelling unit as a nonconforming ~~use~~ occupancy, subject to the following:
- (1) The higher occupancy level was established because of a rezoning of the property, an ordinance change affecting the property, or other city approval;

- (2) The rules for continuation, restoration, and change of a nonconforming use set forth in Chapter 9-10, "Nonconformance Standards," B.R.C. 1981, and Section 9-2-15, "Use Review," B.R.C. 1981;
- (3) Units with an occupancy greater than ~~four~~five unrelated persons shall not exceed a total occupancy of the dwelling unit of one person per bedroom;
- (4) The provisions of Chapter 10-2, "Property Maintenance Code," B.R.C. 1981; and
- (5) If a property owner intends to sell a dwelling unit with a non-conforming occupancy that exceeds the occupancy limits in Subsection 9-8-5(a), B.R.C. 1981, every such contract for the purchase and sale of a dwelling unit shall contain a disclosure statement that indicates the allowable occupancy of the dwelling unit.

(d) Nonconforming Uses: A nonconforming residential use that is not permitted by Section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, or is a lot or parcel that does not meet the density requirements of Chapter 9-8, "Intensity Standards," B.R.C. 1981, is subject to the following:

(1) The existing, legally established occupancy of a nonconforming use per dwelling unit cannot be more than:

(A) Three unrelated persons in P, A, RR, RE, and RL zones;

(B) Four unrelated persons in MU, RM, RMX, RH, BT, BC, BMS, BR, DT, IS, IG, IM, and IMS zones; or

(C) Two persons and any of their children by blood, marriage, guardianship, including foster children, or adoption.

(2) The rules for continuation, restoration, and change of a nonconforming use set forth in Chapter 9-10, "Nonconformance Standards," B.R.C. 1981, and Section 9-2-15, "Use Review," B.R.C. 1981, apply except that occupancy cannot be more than that permitted by Subparagraph (1).

(de) Cooperative Housing License: A dwelling unit licensed as a cooperative housing unit pursuant to Section 10-11-3, "Cooperative Housing Licenses," B.R.C. 1981, shall not be subject to the occupancy limits or any exceptions as set forth in this section; and an attached accessory dwelling unit or detached accessory dwelling unit licensed with such dwelling unit as a cooperative housing unit shall not be subject to the occupancy standards of Subparagraph 9-6-3(n)(1)(A)(ii), "Occupancy Requirements," B.R.C. 1981. All such dwelling units together with any attached accessory dwelling unit or detached accessory dwelling unit so licensed shall be limited to no fewer than ~~four~~five occupants with the maximum number of occupants, without regard to whether the occupants are related or not, as follows:

(1) In the RR, RE and RL zone districts to no more than twelve occupants, provided, however, that occupancy shall not exceed more than one person per two hundred square feet of habitable space;

(2) In all other zone districts to no more than fifteen occupants, provided, however, that occupancy shall not exceed more than one person per two hundred square feet of habitable space; and

(3) The city manager may authorize a greater number of occupants in any cooperative housing unit that is deed restricted as permanently affordable if the planning board after a public hearing recommends a greater number. Before making any such recommendation, the planning board shall consider the potential impacts on the surrounding community, the number of residents proposed, the proposed habitable square feet per person, the available off-street parking, and the mission of the cooperative.

(e) Prohibition: No person shall occupy a dwelling unit or accessory dwelling unit in violation of this section or intentionally or negligently misrepresent the permitted occupancy of a dwelling unit or accessory dwelling unit in violation of this section.

Section 2. Section 9-8-7, "Density and Occupancy of Efficiency Living Units," B.R.C. 1981, is amended to read as follows:

- (a) Dwelling Unit Equivalents for Efficiency Living Units: For purposes of the density limits of Section 9-8-1, "Schedule of Intensity Standards," B.R.C. 1981, two efficiency living units constitute one dwelling unit.
- (b) Dwelling Unit Equivalents for Growth Management Allocations: For purposes of counting dwelling units under the provisions of Chapter 9-14, "Residential Growth Management System," B.R.C. 1981, two efficiency living units equal one dwelling unit.
- (c) Dwelling Unit Equivalents for Moderate Income Housing: For purposes of counting dwelling units under the provisions of Ordinance No. 4638, as amended, "Moderate Income Housing," one efficiency living unit equals one dwelling unit.
- (d) Maximum Occupancy: No more than ~~two~~ three persons shall occupy an efficiency living unit.

Section 3. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 4. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

1 INTRODUCTION, READ ON FIRST READING, AND ORDERED PUBLISHED BY  
2 TITLE ONLY this 3rd day of August 2023.

3  
4 \_\_\_\_\_  
5 Aaron Brockett,  
6 Mayor

7 Attest:

8 \_\_\_\_\_  
9 City Clerk

10 READ ON SECOND READING, PASSED AND ADOPTED this 17th day of August  
11 2023.

12 \_\_\_\_\_  
13 Aaron Brockett,  
14 Mayor

15 Attest:

16 \_\_\_\_\_  
17 City Clerk  
18  
19  
20  
21  
22  
23  
24  
25

## ATTACHMENT B

## SUMMARY OF COMMUNITY OUTREACH EFFORTS AND FEEDBACK

The March study session memos linked below contain public feedback on both projects received up to the City Council discussion. This memo details public feedback received since the March study sessions.

[Occupancy Reform](#)

[Zoning for Affordable Housing](#)

P&DS has used a variety of ways to engage the public on these projects including but not limited to meetings with neighborhoods, interest groups and individuals, outreach to students, renters and others in need of affordable housing options, conducting virtual and drop-in “office hours”, hearing comments at board public hearings and a Be Heard Boulder questionnaire. Results of this outreach are summarized below:

**Meetings with neighborhoods, interest groups and individuals:** University-adjacent and single-family neighborhoods could be the most impacted by changes to occupancy limits and zoning types. Therefore, staff has continued outreach to neighborhood groups like the University Hill Neighborhood Association (UHNA), Martin Acres Neighborhood association (MANA) and others. In addition to meeting with individuals, staff has walked through University Hill with concerned neighborhood residents, met with PLAN Boulder and the Hill Revitalization Working Group and attended a block party event in Aurora East to spread the word about the projects and receive feedback. These conversations are summarized below:

- ***University-adjacent neighborhoods*** – Many neighborhood residents, particularly those living in university adjacent neighborhoods like University Hill and Martin Acres, are concerned of what the changes will do to their neighborhoods with respect to parking impacts, increased noise, and overcrowding that could happen if occupancy is increased in areas that already have nonconforming density. Here are some of the points heard:
  - Skepticism about the option of increasing occupancy and allowing more housing types because it will only negatively impact their neighborhoods without actually solving the housing crisis problem.
  - Changes will drive out families as they create a market that is beneficial to commercial/rental property owners instead.
  - Landlords will enable more people to live in their units and charge a higher rent to increase their profits.
  - Impacts in university-adjacent neighborhoods will increase by allowing even more people into units that already exceed current zoning limits.
  - One resident has given a firsthand account of how parties, disorder and other nuisances necessitated their move from the neighborhood and ultimately the city due to impacts.
  - The options will not help the homeless problem.



- ***Aurora East*** –The Aurora East block party was on Apr. 29 and included a mix of student renters and property owners. Opinions expressed at that meeting included:
  - Students felt that increased occupancy limits made sense.
  - Owners expressed that they weren't necessarily against more people living in each home but did have concerns about parking. Street parking in the Aurora East neighborhood is often filled by students that live in Williams Village and cannot afford parking passes or drive into Boulder and park in the neighborhood to take transit or walk to campus.
  - Some noted that if occupancy is increased, parking enforcement should also be increased. They also expressed a desire for CU to accommodate more on-campus parking for students.
- ***PLAN Boulder*** – PLAN Boulder expressed the following viewpoints:
  - Changes will impact neighborhoods and questioned when the zoning changes to the neighborhoods would end. For example, *when will the city say that the goals have been reached and neighborhoods won't have to get the brunt of the changes?*
  - Additional housing will not be affordable unless it is deed restricted. Occupancy should be tied to affordability.
  - Enforcement against nuisances has not been effective.
  - The city cannot build its way out of the housing crisis and the jobs/housing imbalance but rather should limit both jobs and housing to work towards balance.
- ***Hill Revitalization Working Group*** – The Hill Revitalization Working Group is composed of property owners as well as students and University officials. We heard:
  - Some in the group were supportive of the changes to occupancy given the cost and leasing challenges for students and felt that student voices should be heard by City Council. With most units being 3 or 4 bedrooms, there are opportunities for those bedrooms to be occupied and this should reduce costs for students.
  - Some fear that the apartment rent will reflect the same cost per-room, effectively resulting in the same amount of rent for each person instead of lowering costs.
  - Another viewpoint was that increased occupancy should be directly tied to affordability (i.e., a landlord that wants to have an occupancy of 5 would have to agree to rent caps).

**Outreach to students, renters and others in need of housing:** In response to City Council's request to expand the level of outreach to those that are typically not involved in the land use code change amendment process and those that are most vulnerable to the cost and reduced availability of housing, staff targeted additional outreach to include more students, renters, and organizations. Notice of the projects has been sent to student organizations prior to the end of the semester including but not limited to the University of Colorado (CU) student government, CU Black Student Alliance, and the CU Basic Needs Center. Staff met with the Dean's Leadership and Values Committee and has also reached out to organizations like Out Boulder County,

Emergency Family Assistance Association (EFAA), NAACP Boulder County, El Centro Amistad, UMAS y MEXA, and the Indian Peaks Group. Consistent with the city's Racial Equity goals, staff also presented to the Community Connectors-in-Residence (CC-in-Rs) to gain their perspective. Summaries are provided below:

- ***Dean's Leadership and Values Committee*** – On Apr. 27, staff met with the Dean's Leadership and Values Committee which is composed of the Dean of Students and student government members. Students in the meeting expressed the following:
  - Boulder is super unaffordable and thus, many find it challenging to live in Boulder and there are many that break the occupancy rules.
  - Addressing the issue will increase the level of affordability and decrease the number of violations.
  - Many are working extra to pay for housing and even then, the price of housing is out of control and compounded with expensive tuition.
  - The group expressed that many students are too busy with schoolwork and jobs to attend council meetings to get these points across, but that many share these concerns and feel that the issue should be addressed as soon as possible.
- ***Community Connectors in Residence*** – The purpose of the Community Connectors-in-Residence (CC-in-R) group is to “*evolve a stronger relationship between historically-excluded community and city government, identify barriers to community engagement, advance racial equity, and serve as a bridge for continuing dialogue by surfacing the ideas, concerns, and dreams of community members.*” Community Connectors belong to an array of communities and bring lived experience, including immigrant and mixed-status families, Black, Latinx, Nepali, Indigenous and Arapahoe, low-income, older adults, neurodivergent, artists, business owners, students, individuals of varying levels of education, and multigenerational families. Community Connectors indicated general support for increasing occupancy limits and creating inexpensive housing options but expressed skepticism around allowing more “cheap” housing and concentrating smaller sized housing as expressed in the sentiments below:
  - Occupancy limits and other policies were put into place to restrict who is able to live in Boulder, effectively keeping BIPOC populations out. *We need to be transparent about this and clean up our language in the conversation.*
  - Affordable housing is a dialogue happening all across the country. 85% of land in the US is owned by white people. Why is there not consideration for the indigenous community who has lived here for generations?
  - Zoning regulations in general seem to be limiting and targeted to specific people.
  - Younger generations are not able to obtain the “American Dream” and many can only afford to rent.
  - Concern that adding more smaller units may create future “ghettos”.
  - *Do people really want to live in such a small space?*

- Taking away parking from affordable units doesn't seem logical.
- Larger concerns around state of economy and mental health from crowding people into smaller spaces.
- *Have lived in public housing, you take away culture of people of color, we like to gather, see our elders, eat together, we cannot congregate in small units, white culture is not understanding of our communal practices, smaller units are seeding mental health issues.*
- Concern about investment companies or people with money buying up properties to take advantage of the increased density.
- Many community members need affordable housing but do not qualify for affordable housing because of their income is higher from working 2-3 jobs, they are needing to leave Boulder if they are in-between rich and poor; may necessitate quitting a job to qualify, but then can't support their family.
- **Community leaders' conversations** –Staff has reached out to neighborhoods and the following groups to host meetings where people can ask questions and provide feedback: Better Boulder, Boulder Chamber of Commerce, Boulder Housing Network, Boulder Area Rental Housing Association (BARHA). Viewpoints heard were:
  - One attendee supported increasing the occupancy limit to five people and described their experience with being in the middle of the eviction process due to complaints of over-occupancy where they lived. They noted that students, especially international students, are vulnerable and have an even harder time finding housing. Emphasis should be on enforcement of nuisances, not how many people live in a unit and their relation to one another.
  - Another attendee supported a uniform occupancy limit citywide rather than the two tiers (i.e., 3 and 4) that currently exist. There was some concern about making it 5 unrelated as 5 may be too many people for smaller units.
  - Two attendees did not support an increase in occupancy or duplexes and triplexes in single-family neighborhoods and noted that families will be pushed out and parking impacts will increase. There should be an overlay zone that exempts out university-adjacent neighborhoods.

**Office hours:** Staff has also held two office hour meetings where members of the public met with staff with their questions and comments on proposed code changes. Most of the attendees were supportive of the proposed options, finding that occupancy was discriminatory against students and that changes to zoning make sense to allow more housing. One attendee supported communal housing from an efficiency standpoint of shared kitchens and facilities, but not more housing as they believe it will only drive up costs and add to the population which should be controlled.

**HAB and Planning Board public hearings:** One member of the public spoke to HAB at its Mar. 22 meeting and indicated support of the proposed changes saying that the changes would

support more middle-income housing in the city and that there should be a limit on luxury housing in Boulder. The commenter noted that people should be more against cars than people. Six people expressed opposition to the proposed changes at the Apr. 18 Planning Board meeting. There were concerns expressed that the number of rentals will increase, there will be more student “ghettos,” and that neighborhoods like University Hill and Martin Acres will be crippled by the changes. Some indicated that enforcement needs to be increased. Commenters also supported exempting University adjacent neighborhoods from any changes to zoning.

**Be Heard Boulder questionnaire:** The City of Boulder hosted an online questionnaire to gather input from the public on several high-level questions to help inform the development of ordinances for both the Occupancy Reform and Zoning for Affordable Housing projects. The questions were designed to gauge support on several potential options for land use code changes and to solicit additional ideas and feedback from interested residents. The questionnaire was promoted by reaching out to key stakeholders, contacting all the organizations and groups referenced in this section, via NextDoor and other social media platforms, and including links to the questionnaire in public presentations.

Between Apr. 27 and May 26, 2023, **2,187 responses** were submitted to the questionnaire. **The questionnaire is an engagement tool for collecting feedback from the public; it is not intended to express a scientific, statistically valid representation of all of the city’s residents. In addition, staff is not interpreting the feedback as “votes” for or against proposed changes.** The Be Heard Boulder questionnaire is just one of the tools the city uses to solicit input and the city acknowledges the limitations with this type of questionnaire. Nevertheless, it is a useful engagement tool to help identify trends and potential areas of commonality in the community’s opinions on the subject and as a channel for people to provide anonymous feedback without attending a meeting.

**Attachment C** contains the detailed results of the questionnaire including specific comments submitted by the public. Attachment C also includes an acknowledgement that some people may have completed the questionnaire multiple times. Records indicate there are over 300 responses that came from the same computer, some of which may be persons from the same family or facility (which is why we do not restrict this type of access,) and may also be an indication of multiple responses from a single person.

Many common themes emerged from the feedback provided through Be Heard Boulder, which aligns somewhat with what has been heard throughout this process and often with opposing viewpoints as shown below. More detailed comments are found in Attachment B.

- Residents are struggling with the cost of housing in Boulder.
- Zoning changes will only help investors and developers. It will not lead to more affordable housing.
- Increasing housing supply by removing zoning restrictions will improve housing affordability.
- Occupancy restrictions should be loosened to improve housing affordability.
- Increasing occupancy will not improve affordability. It will benefit property owners who will increase rental rates.

- CU needs to build more housing for its students.
- Density changes need to be accompanied by transportation options and parking.
- Different areas of the city should not be treated the same.
- Amending parking requirements is supported.
- Density can impact pollution and climate change.

The following takeaways from the results are interesting to review:

- More support shown for 4 unrelated than 5 unrelated citywide with a slight majority indicating “Strongly Support” or “Somewhat Support”. Increasing to 5 unrelated saw more evenly spread support and concern, as well a higher level of “Definitely Do Not Support” responses among those who do not support the change.
- There is less support for removing occupancy limits entirely with 57% of the responses as “Definitely Do Not Support” and “Somewhat Do Not Support”.
- More than half the respondents felt that the city should not leave the requirements as they are.
- Support shown for allowing additional housing units in commercial areas and neighborhood centers (nearly 60%) and about 40% against. Nearly 55% of respondents supported allowing duplexes and triplexes in single-family neighborhoods while around 45% were against that.
- Reducing parking requirements received a roughly 50-50 split between support and non-support.
- Most participants in the questionnaire were property/homeowners
- Renters represent nearly 30% of participants.
- The responses showed significantly more support for changes among renters and younger participants.



# Be Heard Boulder Questionnaire Response Summary

**Background.** The City of Boulder hosted an online questionnaire on Be Heard Boulder to gather input from the public to help inform City Council's decisions about the development of ordinances for the Occupancy Reform and Zoning for Affordable Housing projects. The questions were designed to gauge support on several potential options for land use code changes and to solicit additional ideas and feedback from the community. Between April 27 and May 26, 2023, **2,187 responses** were submitted to the questionnaire.

**Limitations.** **This questionnaire is an engagement tool for collecting feedback from the public; it is not intended to express a scientific, statistically valid representation of all the city's residents.** As an engagement tool rather than a survey, there are important limitations to this questionnaire that must be acknowledged while reviewing the results. The Be Heard Boulder platform does not restrict multiple submissions from the same IP address. This is because site registration, which can deter responses from those not already registered, was not required to submit a response. However, the platform does use cookies to identify each response with a unique User ID.

For this questionnaire, there were approximately 113 duplicate User IDs associated with 371 responses, which can occur when different people use the same device, such as in a library or workplace or where a family shares a single computer. As there is no way of determining whether duplicates are different people using the same device or the same person, responses from duplicate User IDs were not removed from the data set. For example, 97 responses were associated with only two User IDs, which gave almost identical responses to each question and similar comments in the open-ended questions but provided different answers to the demographic questions.

**Demographics.** Understanding the demographics of respondents through the optional questions helps us determine whether we need to use additional methods in the future to hear from a wider range of people in the city. While some demographic characteristics of respondents have been included in this summary, all responses to demographic questions were optional. An overview of the demographics of respondents is included in the following pages.

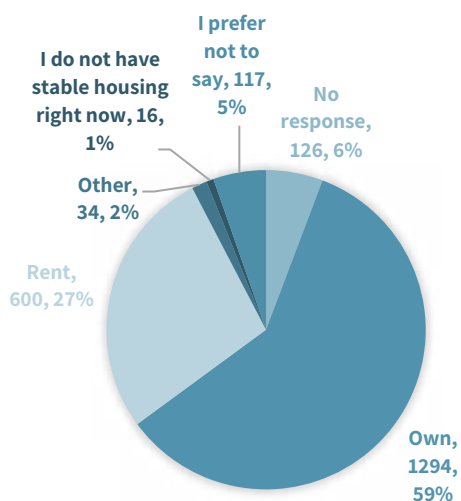
**Communications.** The questionnaire was promoted through various channels, including the city-wide e-newsletter, Planning and Development Services, Housing and Human Services and Transportation and Mobility department newsletters, the project website, the city's social media accounts (Facebook, Nextdoor and Twitter) and direct emails to community members and organizations that are active in housing and occupancy policy discussions, including students, neighborhoods, nonprofit organizations and advocacy groups. A QR code and link to the questionnaire was also included in presentations.

The remainder of this report documents the results of the questionnaire and provides observations about the responses, highlighting some of the variations in responses by different demographics of respondents by both percentage and number of responses. The responses from this questionnaire and other engagement strategies will be used to inform the development of ordinances for the two projects.

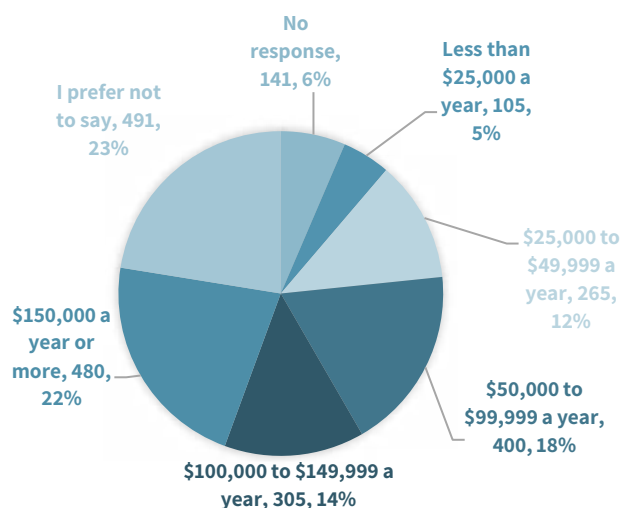
## Respondent Demographics

The questionnaire included several *optional* demographic questions; most respondents provided information for some of the questions. Overall, the respondents represent a wide variety of housing situations, incomes, race and ethnicity, ages and geographic locations in the city. *Note: all charts in this document display both number of responses and percentage (#, %).*

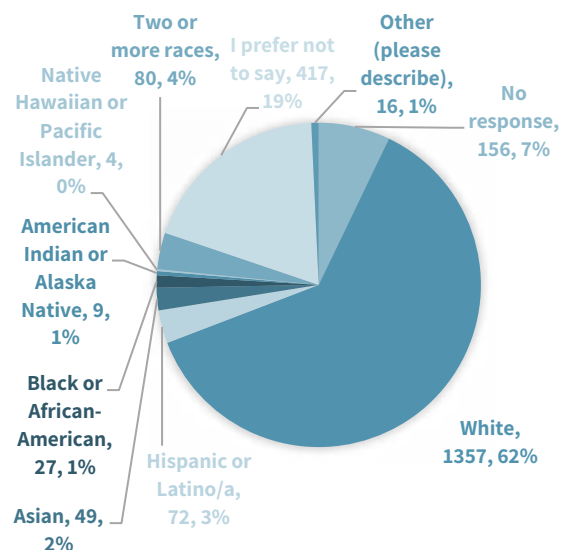
### Do you own or rent your home?



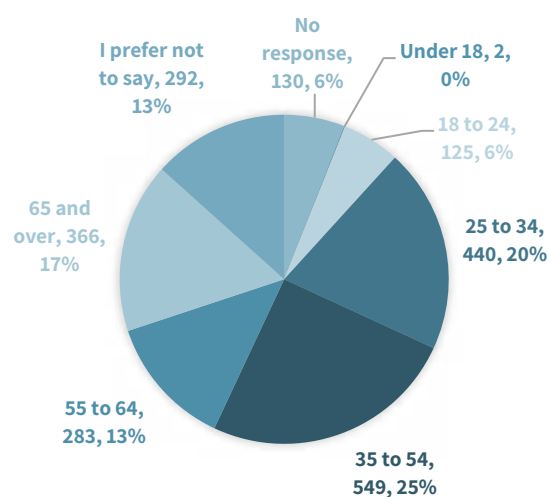
### What is your household income range?



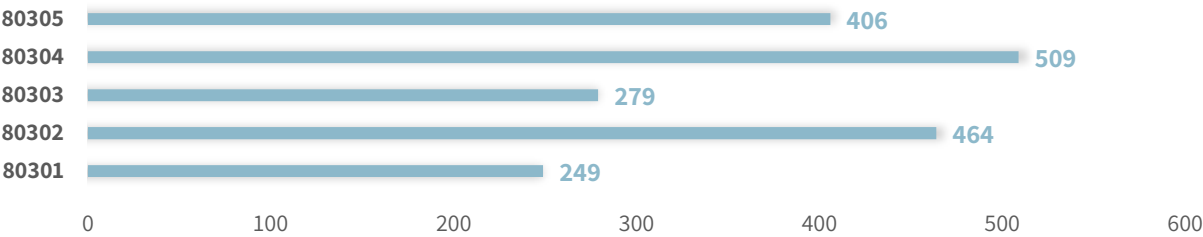
### Which race or ethnicity do you identify with most?



### What is your age range?

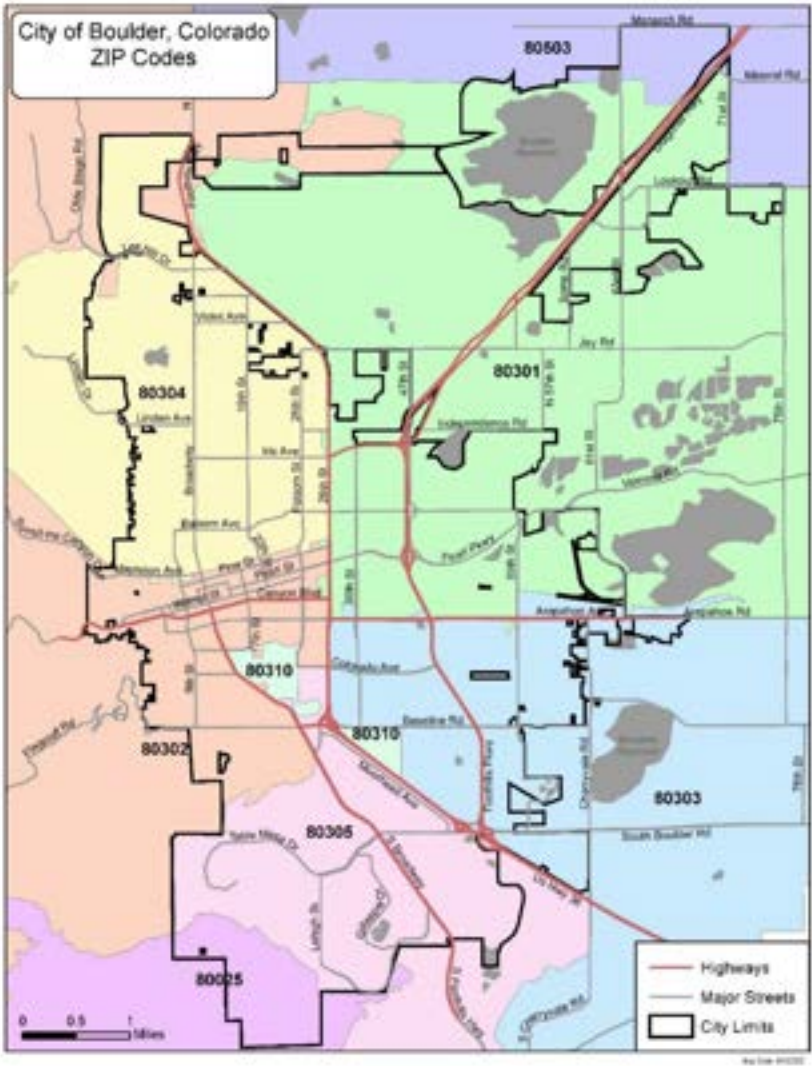


In which zip code do you live?



Other zip codes represented:

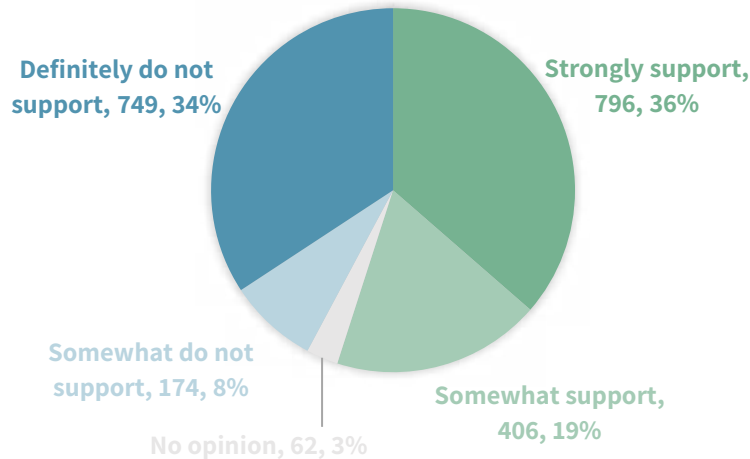
02	80020	80030	80204	80221	80310	80393	80424	80504	81625
35763	80021	802	80205	80306	80340	80394	80466	80516	8304
78758	80026	80202	80214	80307	80343	80395	80501	80526	89305
80003	80027	80203	80220	80309	80392	80403	80503	80544	



## Occupancy Reform

Rate your level of support for the following potential changes to occupancy regulations citywide:

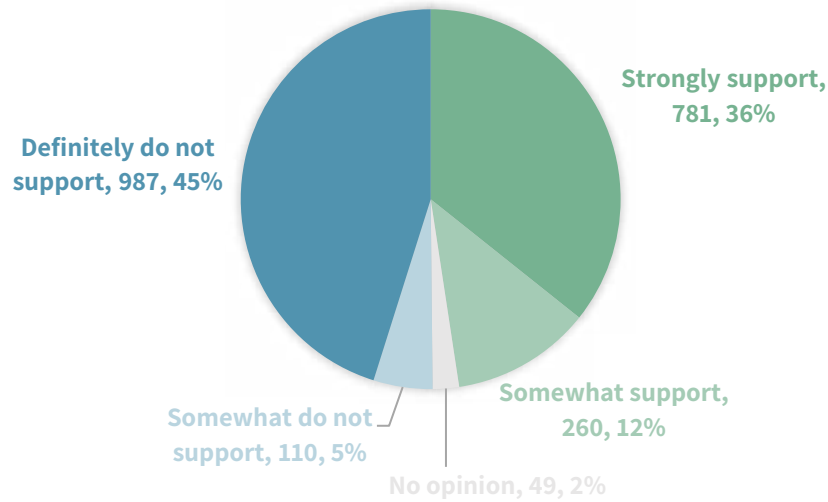
### 1. Increasing occupancy limits to 4 unrelated people per home or apartment



#### Observations:

- **55%** (1,202) of respondents either strongly or somewhat supported increasing occupancy to four unrelated people. **42%** (923) definitely or somewhat did not support the change.
- **80%** (484) of respondents who identified as renters supported the change. **47%** (610) of respondents who identified as homeowners supported the change.
- Older respondents expressed less support for increasing the occupancy limits to four unrelated people, with about **85%** (817) of respondents 34 or under expressing support, compared to about **40%** (148) of respondents 65 and over expressing support.
- Respondents in zip code 80302 (generally south of Mapleton, west of 28<sup>th</sup> Street, and north of Dartmouth) expressed the least support for the change, with about **42%** (196) support.

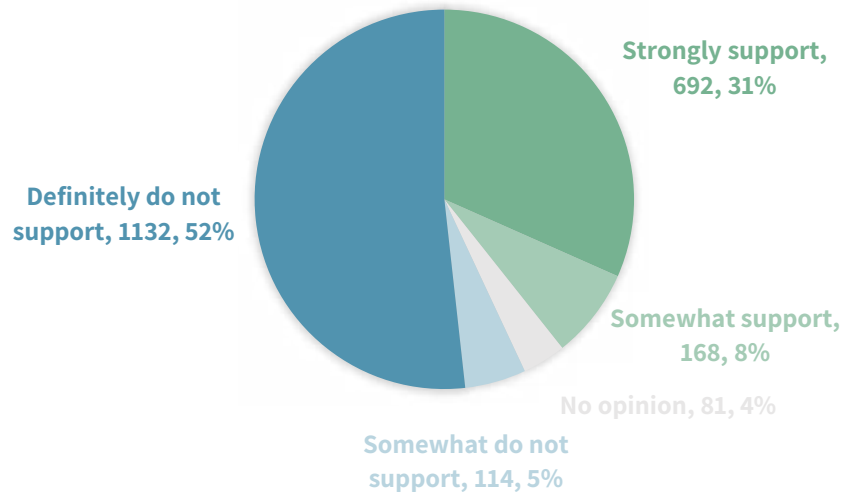
## 2. Increasing occupancy limits to 5 unrelated people per home or apartment



### Observations:

- **50%** (1,097) of respondents strongly or somewhat did not support increasing occupancy to five unrelated people, and **48%** (1,041) of respondents strongly or somewhat supported the change.
- **79%** (475) of respondents who identified as renters supported the change. **37%** (472) of respondents who identified as homeowners supported the change.
- **83%** (481) of people ages 34 and under expressed support. **25%** (94) of people 65 and older expressed support.
- Respondents from the 80302 zip code expressed the lowest (**37%**, 172) percentage of support for the change.

### 3. Removal of occupancy requirements entirely

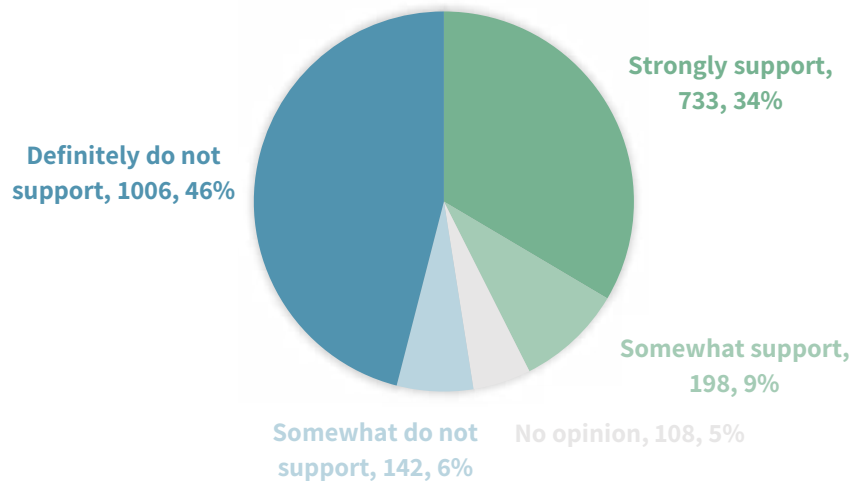


#### Observations:

- **57%** (1,246) of respondents to the questionnaire did not support removing occupancy requirements entirely. **39%** (860) either strongly or somewhat supported the removal.
- Of the respondents who identified as renters, **71%** (424) supported the removal. Of the respondents who identified as homeowners, **27%** (356) of respondents supported the removal.
- **76%** (432) of respondents 34 or under expressed support for removal. **18%** (68) of respondents 65 and over expressed support for removal.
- Respondents from the 80302 zip code expressed the lowest percentage (**30%**, 138) support of removing occupancy requirements entirely.



#### 4. No change to current occupancy requirements



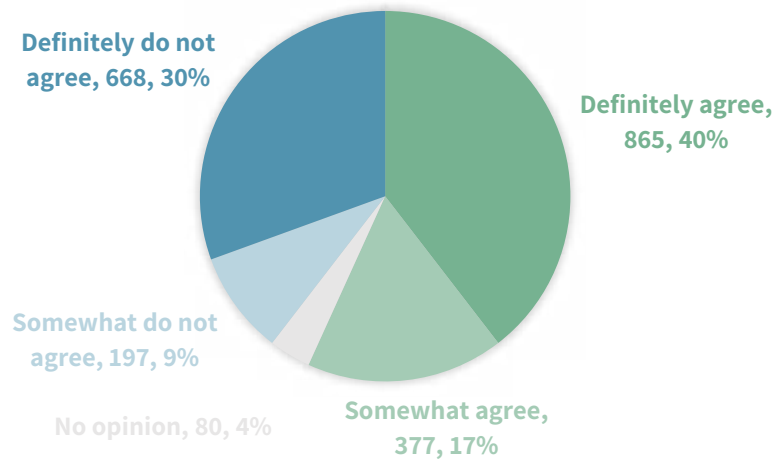
#### Observations:

- Slightly over half (**52%**, 1,148) of respondents did not support maintaining the current occupancy requirements. **43%** (931) of respondents supported maintaining the current requirements.
- Of the respondents who identified as renters, **83%** (499) did not support maintaining the current requirements. Of the respondents who identified as homeowners, **42%** (543) of respondents did not support maintaining the current requirements.
- **58%** (211) of respondents 65 or older expressed support for maintaining the current occupancy requirements. **5%** (7) of 18 to 24 year olds and **11%** (47) of 25 to 34 year olds supported maintaining the current requirements.
- The greatest percentage of support (**53%**, 249) for maintaining the current requirements came from respondents in the 80302 zip code.

## Zoning for Affordable Housing

Rate your level of agreement with the following statements related to zoning for affordable housing:

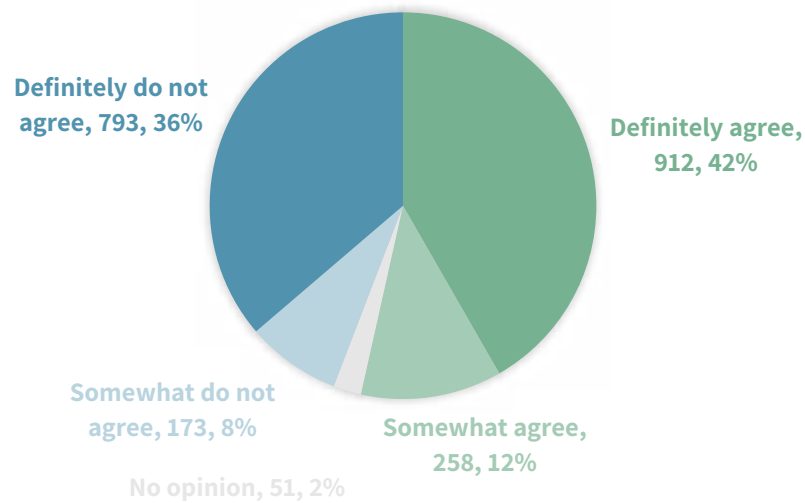
**5. Boulder should eliminate zoning standards that are barriers to building additional places to live in commercial areas and neighborhood centers.**



### Observations:

- **57%** (1,242) of respondents indicated they either definitely or somewhat agreed with the statement, compared to **39%** (865) of respondents who definitely or somewhat did not agree.
- Of the respondents who identified as renters, **81%** (486) agreed with the statement. Of the respondents who identified as homeowners, **49%** (638) of respondents agreed with the statement.
- Similar to the occupancy-related questions, responses varied among respondents who identified their age. **88%** (499) of respondents 18 to 34 agreed with the statement. **42%** (153) of respondents 65 and older agreed with the statement.

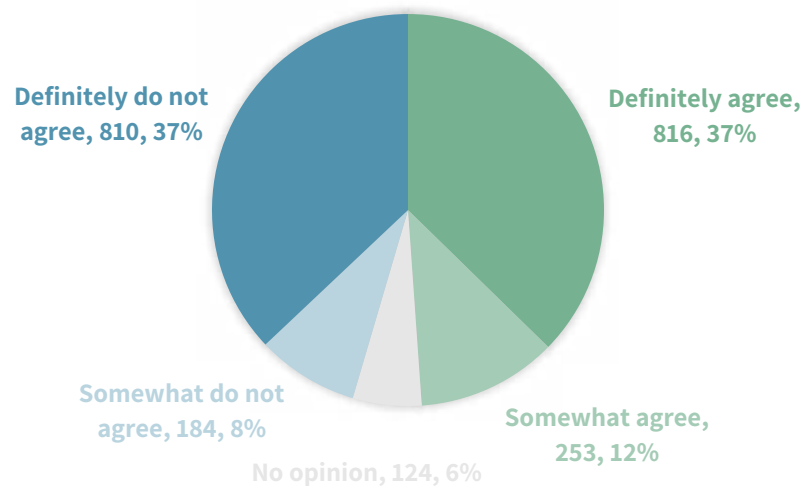
**6. Boulder should allow duplexes and triplexes in areas that currently only allow single-family homes.**



**Observations:**

- Slightly over half (**54%**, 1,170) of respondents either definitely or somewhat agreed with this statement, compared to **44%** (966) who definitely or somewhat did not agree.
- **81%** (488) of respondents who identified as renters expressed agreement. **45%** (580) of respondents who identified as homeowners expressed agreement.
- **86%** (489) of respondents 34 or younger supported the statement. **38%** (137) of respondents 65 and older supported the statement.

**7. Boulder should reduce parking requirements for residential projects to encourage lower housing costs.**



**Observations:**

- About half of respondents (**49%**, 1,069) either definitely or somewhat agreed with this statement, and **45%** (994) definitely or somewhat did not agree.
- **76%** (456) of respondents who identified as renters expressed agreement. **40%** (519) of respondents who identified as homeowners expressed agreement.
- **80%** (455) of respondents 34 and younger agreed with the statement. **31%** (112) of respondents 65 and older agreed with the statement.
- 80302 and 80305 (the area generally southwest of US-36) residents had the lowest levels of agreement with this statement (about **42%**, 365).

## Do you have any other thoughts or ideas to share related to housing affordability in Boulder?

**1,021** respondents provided additional thoughts and ideas in the final open-ended question. Many themes emerged from the feedback, representing different and sometimes conflicting viewpoints. The most common themes are listed below. Samples of verbatim feedback for each theme are also provided below.

### Common themes

- Residents are struggling with the cost of housing in Boulder.
- Zoning changes will only help investors and developers. It will not lead to more affordable housing.
- Increasing housing supply by removing zoning restrictions will improve housing affordability.
- Occupancy restrictions should be loosened to improve housing affordability.
- Increasing occupancy will not improve affordability. It will benefit property owners who will increase rental rates.
- CU needs to build more housing for its students.
- Density changes need to be accompanied by transportation options and parking.
- Different areas of the city should not be treated the same.
- Amending parking requirements is supported.
- Density can impact pollution and climate change.

### Residents are struggling with the cost of housing in Boulder

“My partner and I make a solid 6 figure salary combined. We both have jobs in Boulder. We have no children. We can’t even consider living in Boulder because of the insane costs.”

“I’ve lived in Boulder for 35 years, and have seen our housing pricing escalate into a situation where it is completely impossible for middle-income residents to become established here. Without addressing this issue, Boulder is not going to be able to maintain the culture that makes it so desirable to live to begin with. It’ll become a calcified retreat for the wealthy (ala several of CO’s mountain towns like Aspen where the billionaires have pushed out the millionaires), and will add an unacceptable environmental burden to the environment as it drives up regional commuting and car traffic in and out of town.”

“We need to make it so people can actually AFFORD to live in this wonderful city! Whether that’s rent control, tying rent directly to income or another method we have got to make it so living here is not restricted to the wealthy.”

“We need all of these changes. I am a 31 year old renter with limited housing options inside my budget. We really really need occupancy limit reform, more housing development, and parking reform to make Boulder a welcoming community. (Have you read the high cost of free parking by don shoup?)”

“As a lifelong resident who is close to being forced to leave the city because of rising rents and housing prices, I strongly support ANY options for increasing affordability of housing in Boulder! Including at the middle-income level.”

“Paradise isn’t paradise if locals can’t afford to live there.”

**Zoning changes will only help investors and developers. It will not lead to more affordable housing.**

“Housing affordability is not being driven by the shortage of supply. We have a very desirable community and an increase in housing affordability will just attract additional residents. Affordability and equity issues must be addressed as a regional issue.”

“People keep proposing extreme occupancy/density changes as if one-size-fits-all neighborhoods. No. No. No. Density will not bring housing and rent prices down.”

“High density/affordable/low income housing is clearly the agenda here. While perhaps appropriate in certain areas of the city, the continuing crusade to make residing in Boulder a "right" should not dominate the discussion.”

“The big problem that few people in Boulder seem to understand (other than economists) is that we have an infinite demand, inelastic demand housing market. Because of that, the measures you propose will do nothing to increase affordability. Supply increases in inelastic markets do not lower prices. The city would study atypical inelastic markets much more thoroughly.”

“None of these proposals will have any effect on housing prices or affordability in Boulder. City voters rejected the misguided Bedrooms proposal. Don't overturn that vote.”

“Don't ruin our city by trying to turn it into Manhattan, it's already too dense.”

“Unless the city facilitates more rental, income qualifying rental property OR deed restricted income qualifying for sale property the city WILL NOT have more affordability because the investment community will drive rents based on the desirability of Boulder. US News and World Report last week listed Boulder as #4 nationally on Desirability as a place to live in the entire US. We need RESTRICTIONS on new housing in order to serve the population the city is trying to serve.”

“I feel like all of these changes will only benefit landlords and developers. If you can split the rent five ways then the rent will just go up making homes more valuable for landlords but also prohibition expensive for people wanting to buy their home. These plans are short sighted - any gains for affordable housing will be lost to market forces within a year or two. Affordable housing efforts needs to be focused on our seniors and our first responders and our teachers. We should not be creating more housing so more people can move here and ultimately make housing more expensive again.”

“I thought we already voted on this -? Why is city council trying to ignore their constituents? I am opposed to any increase in housing density. Affordability has always been an issue here (I was born here and my parents struggled with it). I think any increase to density will only make Boulder less desirable.”



**Increasing housing supply by removing zoning restrictions will improve housing affordability.**

“The only way to actually increase affordability is to dramatically increase construction and population density to provide a larger supply of housing to meet the demand. Almost everything in the Land Use Code, from single-family zoning to occupancy requirements to parking minimums to the height restriction works contrary to this goal.”

“I am a single family homeowner and change is scary. But we are experiencing a housing crisis that cannot continue to be ignored.”

“Look, y'all on city council and whoever else reads this know: We have a problem with building space in Boulder. You know we can't build north/south/east because of open space, can't build west because of lack of utility access, can't build up because of views. What remains? HIGHER DENSITY. Should we try to enable Boulder to support a population of 1 million without growing the bounds of the town? No, that's insane. Should we try to do everything we can to increase housing availability at multiple price points to support the existing students and low-wage workers? Yes!”

“Please develop more mixed use housing development; please designate more housing as affordable. The demand for housing is here, but the supply is limited and it is crippling boulder. help!!!!”

“Single-family zoning should be eliminated in favor of high density housing throughout the City of Boulder. Affordable housing and high density development should be highly prioritized and large square-footage single residences should be heavily taxed and scrutinized as they are a waste of land. Also the permitting and review process needs to be simplified and streamlined and lawsuits to delay and prevent development need to be made unlawful. Local NIMBYs are destroying the ability of younger, diverse people to make a home in Boulder or raise a family here.”

“I realize that allowing more housing in my single family neighborhood may be a difficult adjustment, but it is needed.”

“As a single family home owner in a very traditional neighborhood, I strongly encourage us opening up our neighborhoods to people. That means denser neighborhoods with more people and more creative answers to personal and shared motorized transport options.”

**Occupancy restrictions should be loosened to improve housing affordability.**

“As a 26 year old living in Boulder, housing affordability is very close to my heart. I wish I didn’t have to break the law in order to live with roommates and afford rent. I’d like to be able to stay in Boulder for a long time and the measures discussed in this survey would be a huge step in the right direction.”

“Boulder’s current occupancy limits and definition of family are inherently discriminatory. They do not allow for polyamorous families or other modern familial relationships. To the extent that Boulder maintains any form of occupancy limit, it should apply equally to all persons and not be subjective to a government-controlled definition of family.”

“Allow 55+ people to live together as we age. I have many friends (all old time Boulder natives) that are reaching retirement and we all want to get out of our large single family homes and live in a co-housing situation. Shared housing for the aging community. I understand not allowing college age kids to pack a house but I never hear about options for the aging community.”

“It is discriminatory to tie any occupancy to family status. Not every adult wants or is able to get married. I plan to live as a senior citizen in a Boulder home with 4 or more other senior citizens when I retire. Family status is irrelevant”

“I bought my home in 2016. Taxes were 4400. 2022, taxes were 7800. Insurance costs have risen. Why can’t I have more than 2 roommates in my 5 bedroom house to help me cover the rising costs of being alive?”

“A 5 person occupancy limit would be fantastic! There are 4 and 5 bedroom houses all over Boulder that could safely allow for this, and allow house sharing to be a viable option for those who cannot afford \$1200+ rental prices per month.”

“In my opinion the current occupancy limits discriminate against single people. It makes no sense to say that a family with seven children including four who drive, like my niece’s, should be allowed to live in a house while four single adults cannot. Lifestyles should not be regulated. The related vs unrelated criterion should be removed from any future regulation. Doing so will be the progressive thing to do.”

“Everyone who lives in a college town and complains about college students would do well to remember that 1) You chose to live here, or choose to remain, and 2) it’s not just college students trying to live here on low incomes. It’s your hairdresser, your waiter at brunch, your car mechanic, not to mention grad students and other academics who literally carry half the Boulder economy on their backs and have very little choice about living here or not (their grad school choice is largely determined by where they get in). So, if you want to have a vibrant, diverse town, we need to reform occupancy limits to at least be on par with other similarly-sized college towns that are not having this conversation constantly. If you want a retirement community where the people serving you are constantly stressed because they can’t afford to live here (encouraging workers to come in sick to work to not miss out on money, or to quit and drive constant staff turnover), then by all means, keep the limits where they are.”

**Increasing occupancy will not improve affordability. It will benefit property owners who will increase rental rates.**

“The NUMBER of people allowed/housing unit does NOT determine the affordability of renting or buying that housing unit. There MUST be regulations that address COST.”

“Increased occupancy mostly benefits students and will just push renting families out of Boulder. Landlords will just charge more rent in a "per room" system that will favor students and hurt families. Students would also be more likely to rent a 4-5 bedroom house with one in each room if occupancy is increased which will again make it harder for families who truly need the 4-5 bedrooms. Please don't change the occupancy, it will really hurt the community of our neighborhoods.”

“I have seen no evidence that increasing occupancy limits would lead to lower housing costs. Landlords are in a profit-making business and have no incentive to lower rents if more renters occupy their properties -- indeed, raising occupancy levels would merely increase their bottom lines. Absent solid proof that more people = lower rents, you should do nothing to alter current zoning that will only destroy our neighborhoods and increase cars, noise, pollution, and trash.”

“Occupancy reform will lead to students living in crowded and hazardous conditions while doing little address the restrictions that have been preventing supply from meeting demand. We need SUPPLY-SIDED housing reform for to reach long-term affordability goals.”

“A house renting to 3 unrelated people for \$4500 will just rent to 4 unrelated people for \$6000, or 5 people for \$7500. No affordability gain at all. Meanwhile, you make that rental too expensive for a family to afford. We're already losing many families from Boulder, and you'll just accelerate our declining local school enrollment.”

“It's the same all over the country. Housing prices are going up. Allowing additional unrelated people in a home will only benefit the landlords. My neighbor just added a bedroom in his rental property in anticipation of the law changing, and him being able to charge an addition \$1000 for a bedroom.”

“Landlords will continue to charge the same amount of rent per bedroom/person, so their profits will dramatically increase but savings and affordability won't be passed onto renters. In addition, parking availability and noise in residential neighborhoods (such as University Hill) will only get worse.”

“Changing occupancy limits does not help teachers, firefighters, police, early-in-career professionals, or young families. It serves, almost exclusively, landlords. Please focus on the population that you're aiming to enfranchise.”

**CU needs to build more housing for its students.**

“Why doesn’t the City force CU to start providing housing for more of their students instead of forcing the tax payers to build more affordable housing due to a housing shortage that’s created by CU not providing enough housing for their students? My understanding is that CU only provides housing for a small portion of their student population, mostly just for Freshman. If CU just provided an additional 10,000 beds that would open up 10,000 beds in the City, which would ultimately lower the cost of rent due to the increase in supply.”

“During my lifetime, Boulder has always been unaffordable for some people. I see Council's solutions just a way to shoehorn people into a space that will create an ugly crowded town. Require CU to build more affordable housing for its students instead of the City doing all the heavy lifting.”

“Please look to CU to solve this, not the Hill residents to take on the burden.”

“Students should be on campus and residential areas for families”

“Manage investors better and cap CU growth rates, or reduce CU populations!”

“Boulder's huge problem is the jobs/housing imbalance. Boulder isn't able to keep bringing in new industries. Secondly, the CU 's mission to get bigger and bigger, causing an extreme housing shortage. CU tells Boulder: we'll grow as big as we want; the city can deal with the ever increasing housing shortage. The city well knows there are many dwellings with occupancies of many students, not 3, not 4. Those dwellings are often not taken care of, and there are often loud goings on that disturb neighbors.”

“1. The city should work with CU to build more student housing on campus and require that more undergrad students live on campus. 2. Moving students to campus would free up lots of housing for other residents. 3. Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students. 4. Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.”

**Density changes need to be accompanied by transportation options and parking.**

“Most up zoning would be fine with residents if it didn't cause parking problems. I would love to see something that didn't allow dense developments to offload their parking. With that in place I think we could add a lot of density without making residents angry.”

“Likewise, I worry about what reducing parking requirements will do - our public transport is still not good enough that people simply won't have cars - so, if you're going to reduce parking, you need to increase/improve options for public transport.”

“I live in a single family home area. My next door neighbors are 4 unrelated people. It's not the number of people in the house that is an issue; the issue is the number of cars from the residents and their guests that our streets are not designed to handle. For each of the 4 residents, there are also guest cars. That is sometimes 8 cars for one house. So, my primary objection to increasing the number of people allowed to live in each house is the number of cars that will clog the neighborhood (and block mailboxes and sidewalk ramps, which happens often).”

“Reducing parking requirements MUST coincide with improving access to public transit and making roads safer for bikers & pedestrians.”

“Reduction of parking requirements will be an incredibly important tool (I'm strongly supportive!) but must be planned accordingly with a comprehensive vision of transportation system improvements--namely more frequent and geographically distributed public transit. Think big! :)”

“Please stop trying to make Boulder into a large, over populated, place with so many people crammed in that the quality of life deteriorates. Traffic is already more than our roads can handle.”

“I'm all for duplexes & triplexes in appropriate locations, but definitely not in single-family home areas. Parking is already a nightmare on many residential streets in single-family areas, and the problems would only intensify with more density. With the limited available land in the city, there probably are very few 'appropriate locations' for this type of housing.”

**Different areas of the city should not be treated the same.**

“Occupancy limits and affordable housing policies need to be tailored to specific circumstances in specific areas of Boulder. For example, in areas where new development could take place, density that would lead to lower housing costs makes sense. In other neighborhoods, such as University Hill, policies that increased occupancy limits would not necessarily lead to lower housing costs--rather, it would enable landlords to make more money without lowering the rental cost per student renter. In general, I think we need to proceed slowing and thoughtfully as we implement policies that aim to lower costs by increasing density--the policies we implement could have negative unintended consequences that do not, in fact, lead to more affordable housing.”

“We need to work towards more students living on campus. The Hill neighborhood is reaching a tipping point where it is either going to be sustained as a Boulder treasure with families, students, and faculty alike. Or, it will become so rundown by student-disturbances that result in families (like mine) fleeing the broken glass, fireworks, and 2am disruptions for the Hill to end up a landlord’s cash cow and wasteland.”

“Preserve single family neighborhoods zoning. Under no circumstances increase housing occupancy on the Hill or Goss Grove.”

“Yes, neighborhoods such as Goss-Grove, Uni-hill and Martin Acres should be exempt due to their current overcrowding and related demise of their quality of life due to student rentals which outnumber owner occupied residences.”

“Parking needs to be done on a neighborhood by neighborhood basis. I live on UniHill - we cannot handle any more cars. But there are certainly neighborhoods within Boulder where the parking requirement might work. It is hard. as I find it impossible to visit any of the commercial establishments around the 30th and Pearl developments because there is no where to park. Those establishments will survive only if enough people living in the area support them.

Also - CU needs to take greater responsibility for housing its students and low income workers. I don't know how you make them do that - but their commitment to growth, i.e. more students, just hammers us on the Hill.”

“People keep proposing extreme occupancy/density changes as if one-size-fits-all neighborhoods. No. No. No. Density will not bring housing and rent prices down.”



**Amending parking requirements is supported.**

“It’s time to end exclusionary zoning and parking requirements that work against Boulder’s equity, climate, transportation, and livability goals.

Thank you for taking this on.”

“I believe eliminating parking minimums is one of the best things (and among the lowest lifts) we can do for our community and to curb the affordable housing crisis. Eliminating single-family zoning is also key, as is adopting a strong equity-focused infill strategy.”

“We have enough cars! No more mandated parking!”

“In addition to reducing parking requirements across the board to encourage lower housing costs, consider parking maximums or other reduced parking requirements, especially along corridors with frequent transit service and bicycle connectivity.”

**Density can impact pollution and climate change.**

“Housing policy IS climate policy! R-1 Zoning must be repealed, period. It is responsible for the car culture and a terrible housing crisis.”

“I believe a denser Boulder will help to reduce traffic and pollution.”

“Opponents to these reforms need to answer to the pollution impacts when more and more Boulder workers are forced to commute by car because they cannot afford to live where they work. It is not a neutral decision to do nothing.”

“Higher density housing will also address the City's social justice, equity, as well as climate change goals.”

“Boulder's economy relies on service sectors workers and the university, but a lot of workers and students need to commute in from outside communities, driving up emissions and taking a time and financial toll on two groups who are strapped for cash and time. Allowing more residences in the city would help with this problem.”

### Other frequent topics:

Several respondents shared additional ideas and concerns on related topics.

- Affordability is impacted by the increase in property prices with employers such as Google coming to town
- Need to ensure that landlords are responsible for tenant behavior
- Need to focus on enforcing nuisance rather than number of people
- Concerned about impacts of parking or noise
- Supportive of greater densities along transit corridors/commercial centers for more walkable neighborhoods
- Support increasing density within ¼ mile of transit corridors or east of 28<sup>th</sup> street
- Add occupancy/density in areas zoned for density (not single-family housing zones)
- Duplexes and triplexes are great for seniors to downsize and stay in town; and good for families too
- Moving too fast will lead to unintended consequences
- People living in affordable housing are the ones that need their cars the most – don't reduce/make parking stringent for these community members
- Concerned about allowing cash-in-lieu affordable housing instead of on-site units
- Interest in rent control option to improve affordability
- Incentivize developers to build more missing middle housing
- Convert office space to affordable housing
- Build affordable housing at the airport
- Tax absentee homeowners with vacant homes
- Concerned with the increase in AirBnBs/VRBOs
- Need to simplify zoning
- Frustrated that this is being considered again after the Bedrooms are for People vote

## All written responses received:

- Construction of new market rate housing resulting in densification of Boukder will never result in affordable housing. Developers are driven by the profit motive and will build luxury housing to maximize their return on investment and landlords will charge the highest rent possible. Government subsidy of affordable housing is the only way to provide it. The best way to achieve this goal is for the City to purchase declining multi family housing, renovate it and add to the affordable housing stock managed by BHP. This should be funded through commercial development fees so that residents do not have to pay for the oversupply of jobs in Boulder which is the cause of the lack of affordable housing.
- ADUs, tiny homes - let's consider ALL the options to increase housing density!
- The most important problem is cars and other vehicles, not people. Ignoring this will deteriorate our neighborhoods.
- Parking is the largest problem created by loosening housing standards.
- I believe that current requirement for 25% permanently affordable housing in new development is good, but affordable units should be included in the development. Buy-out fees should be allowed only occasionally and at much higher cost.
- I would be OK with eliminating single family zoning for new developments. I live in an old neighborhood with duplexes, triplexes and some larger homes with 5-6 units--all converted when there was no zoning. It is considered one of the most desirable 'hoods in Boulder. Maintaining "single family" preserves the status quo and minimizes disruption in an established neighborhood. We actively down-zoned a portion of the neighborhood when developers with deep pockets started buying any old house that came on the market and demolishing them. Now we have the opposite problem with deep pocketed developers buying and gutting the conversions often returning them to single family for new, absentee owners.
- Please stop destroying my hometown with your endless building. Boulder cannot support that growth due to water and infrastructure issues. Triple linkage fees! Stop City officials from inviting more and more (tech) companies to locate here!
- Boulder is adding huge amounts of dense housing in pockets around the city (such as Steelyards). The problem is, TRAFFIC. People don't walk unless their amenities are right near where they live. That requires enough vertical density in a small area to support businesses. All around 29th St Mall there are condos, but most people don't walk to shops from there. The answer WOULD be to have residential above retail/commercial, but 29th St. is just another mall. Everyone drives everywhere, and the roads can't handle more density, even if the housing came.
- Increasing density is a very bad idea when we are facing very poor air quality and potential water shortages. You should be focusing on clean transportation and land preservation.
- Don't Be Dense, Boulder.
- I would like to see much more transparency around the funds that are and have been collected and distributed when a builder ops out of building in affordable / low income units and pays into the city coffers for affordable housing. Where has and does this money go and who decides how it is to be spent?
- Admirable to try to address housing inequities in Boulder, but these proposals will lessen quality of life here and fall short of lowering costs. A very bad idea.
- Include density bonuses to create incentives for more on-site affordable housing
- Affordable housing is the single most important issue facing Coloradans today. The recent failure of state-level measures for affordable housing is incredibly disappointing to me, but it's a great opportunity for municipalities to step up. If the argument is that zoning and affordability should be handled at the local level rather than the state level: let's prove it!
- Duplexs and Triplexs can be converted historic buildings, or new builds, and often allow for more housing without any neighborhood disruption. There is not enough awareness of what neighborhoods that utilize this look like and that's where mis-information can stem from. I highly recommend the public, council, and whomever it concerns visit areas where historic buildings have been converted to multi-house units and ask neighbors/residents about their opinions on how it is to live in that community.
- Duplexes might make sense in single-family zones. Triplexes might be too much.

- Boulder is so unaffordable at this point from a lack of making any change over the past 50 years that Boulder needs to allow a lot more than triplexes to get back on track.
- These changes make sense. Our community desperately needs them.
- Limit office space and employment opportunities within the City of Boulder in order to reduce the demand for housing. Convert some office space to high density apartments and affordable housing. Reduce the square footage limits for single-family homes.
- more density in boulder. allow for adu's. we can't do all of the following: keep open space, keep low density housing, make more affordable housing. So if we want to keep open space we need more density! we can't say we care about the climate as a city if 60k people have to commute into boulder for work because they can't afford to live here
- Infill of existing areas with ADUs and permitting duplexes and triplexes that are not out of step with the bulk of buildings in the neighborhood are important ways Boulder can develop more, and more affordable, housing.
- 1) We need more permanently affordable housing for families. 2) Increasing density will not make housing more affordable unless the housing put in place is permanently affordable. 3) We still need zoning on occupancy for homes because of the student population. We need to protect neighborhoods from developers buying up homes and renting them to large numbers of students. Places like martin acres need to have some control of this...
- To make rezoning palatable, encourage that permitting these housing options across neighborhoods would allow more neighborhoods that look like W Pearl St. That area is already home to many multiplexes and still looks tasteful, maintains city character that suburban Boulderites could find satisfactory.
- I live in a single family neighborhood (Martin Acres) and I fully support allowing duplexes or triplexes so long as new projects meet the FAR requirements and solar shadow regulations.
- Public transit also needs to increase if housing increases
- Yes. Start telling the truth. Eliminating relatedness requirements will de facto allow SF houses to be torn down and dormitories built. Reducing parking requirements will just allow more development, but not necessarily cheaper to the occupants. Same with duplexes and triplexes.
- Save our neighborhood character!
- I'd like to see Boulder change its building height restrictions, so that we can built up and not out, especially along major corridors. This will help preserve our surrounding open space, which is why we are all here in the first place.
- I don't think that the present definition of "related" (marital or other kinship ties) serves the community very well. It excludes many kinds of partnership, cooperation, and mutual care, and it is easily abused (for example, I know two straight men who say they lied about being a couple, claiming a common-law marriage, to fit four friends into a single-family dwelling).
- more apartments of all sizes, fewer parking spaces. Require new hotels to have a certain number of rooms dedicated to long time residency.
- Reduce the allowable size of detached houses, to encourage duplexes etc.  
Require higher energy efficiency standards for detached houses  
Eliminate parking requirements for affordable housing  
Also make permitting affordable housing easier
- Bike paths for people over more streets.
- I know many working young people who have been priced out of Boulder already; increased housing stock and occupancy limits are the only viable way out of this situation. Any efforts that continue to restrict Boulder to the wealthy on behalf of NIMBYs are hypocritical (and frankly, shameful) from the city's ostensibly liberal leadership.
- Reducing parking requirements MUST coincide with improving access to public transit and making roads safer for bikers & pedestrians.
- This ecosystem cannot support the volume of humans being proposed by these changes! Where has sensibility escaped to??
- I would like to see the complete removal of occupancy limits for Boulder City and Boulder County. I also think Boulder should remove its restrictive zoning laws that make it difficult for people to build ADUs and other housing options that increase density.



- Loosening occupancy limits will not lower rents. I am a low income renter and I see zero gain from this.
- More should be done to allow ADUs, and the City should buy some of them down on an optional basis into affordable programs.
- Group houses are a great way for people to live in community in expensive areas. I strongly support increasing the options for people who want to live with others who are not relatives. Boulder is aging rapidly and we need to look for ways to keep Boulder vibrant.
- Remove/Lower side and front setback requirements citywide, as long as the property would still meet fire/safety requirements. Decrease minimum lot size, potentially to around 1400 sq ft. Implement a progressive transfer tax to fund more affordable housing/transportation & planning staff/resources.
- Continue to Lobby for State zoning bill
- Possibly offer financial or other incentives for smaller housing units to people without cars (free RTD pass, etc.). More E-bikes and bike safe storage in or near apartment/condo complexes. EV charging stations need to be boosted city-wide to make them faster - at least 50 amps - and have them adjacent/accessible to all affordable and middle income housing.
- I am stunned that I came up against the limits to unrelated people living in a house when I was a student and this standard has still not changed. We need way more flexibility in housing options - from multiple adults able to share a house, or people able to turn a single family house into two dwelling units. The people who want these options are valuable members of our community. It should tell the city A LOT that 80% of city staff do not live within city limits. How are we to feel we are a community when city and emergency staff can't live within the city. I'm now approaching retirement age and the option that I see available, rather than moving closer to city services and being able to live without a car, I need to live farther away or move from the region altogether. It's important to remember that while some members of our community fear density, many of us recognize that a degree of additional density adds efficiency of use of resources and encourages use of bikes and transit and other modes that can reduce our carbon footprint!
- Middle housing up-zones that were part of the Governor's land use/housing bill were a good idea and we shouldn't wait for the state to do them. Plexes and small apartments should be allowed by-right in all residential zones. Start charging for parking in the public right-of-way to deal with parking issues.
- Density does not equal affordability. The city should stop pretending it does.
- Boulder's housing situation is completely untenable for young adults. I have a PhD and am a professional scientist but live with roommates because I can't afford to live alone. I am not planning to stay in Boulder long-term (even though I love living here) because I don't see it as a place where I can afford to have a family.
- People who work in Boulder should be able to live in Boulder.
- Boulder is not full... at all. Loosen the zoning and let Boulder become a true model for how an American city should adapt to the climate crisis. Dense, walkable, and transit-oriented, city-wide.  
Also, affordable housing stock loss prevention? I am continuously frustrated by average sized single-family homes in my transit-adjacent neighborhood getting replaced by inhuman McMansions that cost 2 or 3 times more than the houses next door. No sfh demolition/expansion should be approved without unit increases. I would love it if these houses were being replaced with duplexes or triplexes, not just seasonal mansions for the rich.
- Leave single family zoning alone please.
- The market is not going to create affordable housing in single-family areas, increasing density will just mean there will be more unaffordable places and not satisfy the housing needs of those that already live here.
- I wish we had trained economists on Council. Council might then realize that Boulder is a textbook inelastic demand housing market. Adding supply doesn't lower price in inelastic markets. Ask any PhD economist. Without affordability requirements, merely adding supply and/or permitting more units such as Council desires, will merely result in lots more expensive units (in this inelastic market), which will also open the door for national real investment company speculators.

Sadly, Council is ignoring the proven tools it already has, that do actually work in inelastic markets: increasing commercial linkage fees for affordable housing, and increasing inclusionary housing percentage requirements. Very frustrated that Council totally ignores tools that do work, and only focuses on ill-conceived supply side increases that won't work in our inelastic market.

But here's what you will get, after you eliminate all ceiling limits to profit potential on formerly limited properties: National real estate investment firms like "Invitation Homes" are buying up most of the residential properties in highly-in-demand housing markets like Charlotte, NC...and soon, Boulder. They make cash offers \$100K above the asking price. Read up about that. Please. The zoning and occupancy limits you decry have actually helped keep speculators at bay. But they can't WAIT for you to make this blundering error. They certainly won't be your friend in keeping prices down. Prices will skyrocket. You're about to create disastrous, unintended consequences.

How ironic that Boulder's Council majority are now Reaganomic supply-siders favoring total deregulation, straight from the Republican playbook. History proved Reagan's deregulations to be disastrous, and his trickle down theories to be total failures. But the rich sure got richer, as will Boulder developers, landlords and national real estate investment speculator firms, in our soon-to-be totally deregulated market. It's incredible that our Council doesn't understand that.

- We need more housing and higher-density housing, but it only works with a simultaneous commitment to mass transit and a (safely) walkable city. I don't see any commitment to transit and pedestrian dignity from the city. Also? With higher density housing, square footage is often smaller than needed, but building amenities are often focused on a single demographic. Give us maker spaces, library offshoots, things that appeal to all ages.
- The housing crisis is the cause of exclusive single family zoning. More people will come regardless of what action is taken and we MUST support all citizens if you want school teachers etc to thrive
- any changes to parking requirements should not be done across the board - they need to take into account the width of roads and what makes sense for each development. Very concerned about emergency vehicles being able to navigate some of the roads in town if more cars are parked on the sides of the roads (currently difficult for regular cars to navigate down some roads when cars are parked on both sides). Also, feel less safe biking/walking on many streets that have more cars parked (cars pulling in/out).

Adding affordable housing is important but it needs to be cost effective - the amount being paid (when land cost is figured in) per person housed at the development at Alpine Hospital site is ridiculous. Much more housing could have been built on lower cost land.

Too many projects are evaluated based on how many units are built, not how many bedrooms, which is creating a push towards more efficiency units rather than 2BR+ which is needed by families.

- Boulder needs to focus more on design quality that generates livability and neighborhood ambiance and less on density, occupancy, and zoning
- I have several:1) There are few decisions that are more private and personal than the voice of who you choose to live with. Local government should not be regulating occupancy, distinguishing between friends, nontraditional families, and traditional families. Please remove occupancy limits. 2) Our neighborhoods would be improved by allowing duplexes, triplexes, and 4-plexes on existing lots, as a use by right. Currently, we are on a pathway where existing modest homes get craped and replaced by multimillion dollar large homes. Allowing multiplexes will create housing that is much less expensive than the alternative, and will allow more people to live near work and school. 3) If the city is serious about its climate goals, allowing more housing is probably the single largest action not can take to reduce emissions. 4) We should allow substantially higher densities along our high frequency bus lines like the Skip, as well as around our commercial areas.
- IPCC, and environmental organizations have been clear density is a necessary climate justice tool. Continuing the long standing commitment to get Boulderites out of their cars is so vital and goes hand in hand with density. Diversity in housing will help us in the 22nd century.
- We can't build our way out of whatever problem you try to solve by building.
- We need to stop building square uninteresting buildings all over town - like those in Boulder Junction. They are hideous and take away views, do not offer street level interest which is proven to ruin the pedestrian nature of a city. We need to be smarter about what we are building. Don't ruin the city just to add housing. Find another a way to build that is in likeness to what we have. it is what makes Boulder special. The current architecture trend will ruin the city and then we won't have a housing problem.
- Empty parking lots should be fast forwarded to housing

- Boulder is a great place to live and we should be doing everything we can to let more people do just that.
- Stop creating new jobs at the speed of light. Require CU to provide housing for undergraduate students.
- It's the same all over the country. Housing prices are going up. Allowing additional unrelated people in a home will only benefit the landlords. My neighbor just added a bedroom in his rental property in anticipation of the law changing, and him being able to charge an addition \$1000 for a bedroom.
- We have enough cars! No more mandated parking!
- I bet I have to move from boulder in the next three years due to rent increases. Not enough places to live so landlords can gouge us for whatever they want.
- Vacancy tax for property owners who don't occupy or rent out their unit.
- HOAs and PUDs are a huge problem for affordability and for the climate.
- We need more housing, more affordable housing, and for people to actually be able to live in the housing that exists! The current housing model is outdated and only works for the richest of the rich.
- Please ensure you are sharing this survey with a diversity of populations, not just homeowners. Share with people who rent in Boulder and people who commute to Boulder because they can't afford to live here.
- STRONGLY SUPPORT ADUs including less bureaucracy
- I realize that allowing more housing in my single family neighborhood may be a difficult adjustment, but it is needed
- Please allow more housing in Boulder so not as many people have to drive in from neighboring communities. Thanks for letting me voice my opinion through this survey.
- Boulder needs to change. It is ridiculous how much land a rich family can get here, but the middle class to low income people who make the city work can't afford even an apartment. No one who grew up here can afford to live here. It is a tragedy that is slowly choking anything interesting out of Boulder.
- Please have serious, provable metrics in place that a change will actually lead to affordability before enacting it. Then be serious about consequences of changes, intended or unintended. This poll seems to suggest to respondents that these proposals will work, which is potentially misleading. Or worse, leading - like a leading question.
- Provide direct support or subsidies for housing cooperatives
- Build affordable housing developments and stop forcing in-fill and removal of occupancy limits for single family neighborhoods. You cannot just continue to try to shove more people into SFN and become a de facto CU dorm. This is against public will. Even these surveys are unbalanced and don't reach the same voters that continue to reject this agenda. Perhaps permit 4 unrelated in non-CU neighborhoods for individuals over 24 years of age and working in Boulder. This will insure students don't overrun neighborhoods, raising rents and pushing out low/ middle income families. Also you must remove all HOA restrictions so that only non HOA's get flooded. Stop destroying SFN and letting developers buy out of affordability requirements. Start building smart density in non SFNs
- Please move fast on removing zoning restrictions, the price of housing is out of control and current laws serve to enrich current home owners at the expense of the rest of us
- Just build higher, and build more duplexes. A lot of e.g. graduate students do not own/need cars, so don't need parking requirements.
- open up zoning but don't let every building be demolished. there needs to be a middle ground
- Boulders current occupancy limits and definition of family are inherently discriminatory. They do not allow for polyamorous families or other modern familial relationships. To the extent that Boulder maintains any form of occupancy limit, it should apply equally to all persons and not be subjective to a government-controlled definition of family.
- Rental caps are a form of Affordable Housing for families with 1 or 2 incomes vs. say, 5 Workers or 5 Students with 5 Incomes or 5 parents footing the bill. Rental Caps limit \$\$\$ a landlord can otherwise make on a rental. More occupancy does not = savings or much savings for tenants - but definitely makes more \$\$ for landlords & increases value of housing that can produce higher revenue via more occupancy. So some or many housing prices would go higher at least by a bit.

- The issue is more housing AND diversity? then we need to STOP building more expensive apartments and build only for need - more permanently affordable housing. As we pack our busy streets with tall apartments we lack infrastructure to support quality of living meaning we need more parks for kids, more walkable grocery stores, more recreation centers - more pools, more tennis courts etc. We cannot sustain a high quality of life iwe were accustomed to in Boulder if we don't balance our land use.
- Don't ruin our city by trying to turn it into Manhattan, it's already too dense
- Make the changes truly meaningful, not just a windfall to developers. Ensure that the changes force affordable housing. For example, tie the additional density to rent caps, or allow it only for subsidized housing. We have enough high-end housing. The additional housing that has been going up is not affordable for most people—it is a huge disappointment. Please educate the city's leaders that so far, the zoning changes have not brought us affordable housing.
- I support co-housing. I also believe it's important have a parking permit system to help communities manage increased occupancy and density.
- Boulder should introduce parking maximums and charge for street parking.
- Boulder should work with surrounding cities to create wrap around services for unhoused people and those with intermittent housing.
- I have had exceptional opportunities in life that have allowed me to live in Boulder. People's ability to live somewhere should not be predicated on good luck.
- Rent control and all disincentives for the greedy investors and landlords ruining young people's lives
- Building affordable housing in commercial areas is a good solution but it impacts nearby residents so it should be carefully planned and approved and not just eliminate zoning completely.
- Paradise isn't paradise if locals can't afford to live there.
- I feel that eliminating occupancy limits and zoning standards does nothing to ensure that housing becomes more affordable in Boulder. It'll cram more folks in, yes. Look at places like New York etc. TONS of people, TONS of housing (even super tiny closet sized apartments for the sake of adding housing) but it's still outrageously expensive to live there. Landlords will not charge the same for 4+ unrelated folks as they would for 3 to live in a rental. It's not rocket science. All of the new building that's happening in Boulder are insanely expensive apartments and condos. WHY? Why not require more affordable apartment, condo and homes to be built?
- Council members please get in touch with the people you represent
- Give all residents who live somewhere the option to park around their homes for free even if the driveway doesn't have space for the number of residents. Generally, increase the maximum number of occupants to the number of bedrooms available. Make it clear to landlords what the safety standard requirements are so that they have no opportunity to bring unnecessary safety risk to the tenants. Have a limit on reasonable rent prices. Apartments are especially expensive in Boulder and the difference within one year can be \$400 more per month.
- Experience in many cities has shown that building more and denser housing generally does not lower housing costs.
- Boulder is a relatively hence city as is. The infrastructure does not support more density. CU needs to have more housing for its student or institute a student enrollment cap.
- Housing affordability is not being driven by the shortage of supply. We have a very desirable community and an increase in housing affordability will just attract additional residents. Affordability and equity issues must be addressed as a regional issue.
- Eliminate single family zoning, allow for multi use residential -light commercial, eliminate minimum parking for not just residential but also commercial
- I believe a denser Boulder will help to reduce traffic and pollution.
- Changes to zoning should be done by ballot measure ... NOT be unilateral action by City Council.
- As a single family home owner in a very traditional neighbor hood, I strongly encourage us opening up our neighborhoods to people. That means denser neighborhoods with more people and more creative answers to personal and shared motorized transport options.
- Rent cap

- Increasing the number of unrelated people allowed to live together by one or two people accomplishes NOTHING.
- Relax zoning to allow for redevelopment of commercial buildings into housing
- The City should buy current multifamily housing buildings, renovate and rent out units themselves (not contract out) at affordable housing prices rather than relying on new development and density to lower prices. The City has been allowing many new developments over years - has it reduced prices? It has NOT, prices have continued to rise. Do you even have a target number where prices would plateau? Relying on third parties to supply affordable housing has already shown not to work. Why continue to do more of the same? It's the definition of insanity - keep doing the same thing and expecting a different outcome. There are plenty of older multifamily housing buildings the City can buy, renovate, and rent out at TRULY affordable rates. Whatever excuse the City may throw out to negate this possibility, just remember this same City thought they could run their own utility company. Think outside the box instead of doing same old same old - that's hardly progressive. FWIW, I am a low income renter and do not buy this silly idea that building even more units will reduce prices. The only people this helps is developers and landlords who will purchase and rent the new units, who have absolutely no incentive whatsoever to reduce rents. This is a no-brainer! Also, what was ever the point in the code requiring X number of parking spaces per units based on occupancy, only to allow more occupants (but no new parking), forcing those new people to park on the streets? There is no data to back up the strategy of providing occupants with eco passes as a method to reduce cars. You're kidding yourself and trying to kid Boulder residents that providing eco passes for a couple years makes people not buy (and park) a car. Also, I would wholly support a % of affordable housing to go to police officers and first responders. They deserve to live in the city they are protecting and this would also encourage applicants in a country where there are police shortages everywhere. They would also be more likely to enforce basic codes and laws in the city if they actually live in those same neighborhoods. Thx
- I strongly believe that Boulder, Colorado's housing policy should reduce zoning restrictions and occupancy limits to make it easier to build and find housing in Boulder.

Boulder is facing a severe housing shortage, which has led to skyrocketing home prices and rents, making it increasingly difficult for middle and low-income families to find affordable housing.

By increasing access to a wider range of housing options, Boulder can start addressing the housing crisis in our own back yard. Zoning restrictions that limit the density and type of housing that can be built contribute to the housing shortage by limiting the supply of new housing.

We're in the midst of a housing and climate crisis, and the best way to address both is by building denser, more walkable cities. By allowing more housing units to be built in a city where people work (over half of Boulder's workers have to commute in!), we can help to reduce traffic congestion and promote sustainable development.

Overall, reducing zoning restrictions is a necessary step for Boulder to take if it wants to address its housing crisis and create a more equitable and sustainable city. If we want to live up to our values, we must increase access to housing.

- We need more housing! More high rises away from the mountains would be great
- Boulder's economy relies on service sectors workers and the university, but a lot of workers and students need to commute in from outside communities, driving up emissions and taking a time and financial toll on two groups who are strapped for cash and time. Allowing more residences in the city would help with this problem.
- We should repeal single family zoning city wide so that our housing stock can grow to meet population growth without pricing existing residents out or contributing to sprawl. A good model of this if more of the city looked like the North Holiday neighborhood in NoBo.
- Increasing occupancy limits and eliminating zoning requirements is not going to result in more affordable housing. If we want more affordable housing, we should build more affordable housing. And in our limited space, we should not be entertaining projects like the one at 2700 Baseline that will build "boutique, high-end" student housing units. Destroying neighborhood quality of life with increased occupancy limits all while giving developers projects like 2700 Baseline....way to go planners!
- It's time to end exclusionary zoning and parking requirements that work against Boulder's equity, climate, transportation, and livability goals. Thank you for taking this on.



- Strong enforcement of trash, noise & nuisance properties.
- Boulder needs to be way more dense and way more mixed use. Design the city around walking and bikes. Cars should be 4 or 5 on the list
- Zone for what you want - and I want more affordable housing. On the balance, I care more about new market rate and affordable housing than I care about parking requirements, or development regulations.
- Please consider whom you need to serve here. City council does not pay for this, property owners do. The way this has been handled shows no consideration to people that sacrificed salary levels and a lower cost of living to making Boulder their home. Not everyone is wealthy here. Please give respect to those that have managed to give up things to live here, not those that just think it would be great to live here, and then make it into something it wasn't when they arrived. Including those on city council.
- Boulder is entirely unaffordable. I work 3 jobs and am moving out of Boulder in 2 months so I can afford to make enough to live and save towards my future.
- we need more affordable housing, but we also need to cap the % of rental increases allowed. Landlords will increase the rent for their homes to match the market, but their mortgages aren't going up and each house/unit is not requiring an extra \$100/month or more for routine maintenance. So many emergency fund programs in Boulder are running out of funds because more and more people are applying for rental assistance.
- So many home owners rent out individual rooms. Is that accounted for when you ask for household income? E.g., I rent a room from a couple who make a combined \$300k or more per year, but I only make \$36k/year. Wages in Boulder should be set to match median rents and house/apartment/condo costs. Boulders workforce should be populated by Boulderites.
- I think CU needs to provide more on campus housing and require freshman and sophomores to live on campus.
- Plenty of space on north side. Don't ruin neighborhoods of your voters just to score points.
- Fix the planning team. It is much too expensive and way too long to get permits even for basic remodels.
- Allowing more types of housing throughout all residential zones relieves pressure to maximize building size along arterials ; integrates more economic diversity in our neighborhoods.

If you only allow large apartment blocks in East Boulder, then it will self-reinforce the opinion that change always has to be "drastic".

- Housing is not affordable (to rent or to own) In Boulder. Reducing parking minimums and allowing mixed-use, denser housing is essential to allowing more people to live in Boulder and to combat GHG emissions on a regional scale. We need to be building dense, mixed-use, walkable and bikeable communities for people and planet. We should not be prioritizing single family homes and private automobile parking. If Boulder wants to walk the walk and truly be a role model for equity and environmental justice, Boulder should do away with single family home zoning, occupancy limits, and parking minimums.
- Reduce parking requirements for new construction, require NPP for the area, and don't allow (or overcharge) residents of the new below-parking-capacity construction to apply for parking permits.
- Implement the failed State land use bill on the Boulder side so that the bill can fare better next session.
- End the cash in lieu program. Make them include actual affordable housing.
- Please improve our housing affordability and allow for growth in our city. Our planet and our most vulnerable neighbors need it! It will make Boulder an even better place to live.
- Government restrictions designed to limit housing supply are done for two reasons. The first is to inflate housing prices, where it acts as a tax paid by poor people, students, and renters to wealthy homeowners, real estate speculators, and corporate landlords. If corporations collude to limit the supply of some product to increase prices that would be illegal pricefixing, punishable by 3x damages and criminal prosecution under the Sherman antitrust act. So why is it completely legal for property owners to do the same through local government? The second reason for these restrictions is to keep out undesirable people, which has a long and racist history in Boulder. I would direct who ever is reading this to the recent documentary on the topic for more.

Research overwhelming shows that unaffordable housing drives poverty and homelessness. These restrictions, in Boulder and across the country, are stifling our nation's economic productivity, causing mass despair and misery,

and contributing to an acute cost of living crisis, and for what? I have to fork over half of my grad student stipend to a corporate landlord every month just because homeowners have rigged the system? Personally I would support abolishing all housing restrictions and zoning laws in the city of Boulder effective immediately, so we can all cheer as housing prices and rents fall out of the sky like Icarus.

- I think there could be more infill in areas around Gunbarrel and east of 47th. West of 47th is getting too dense. I could see a city owned RV/Tent living area with bathroom and shower facilities for people who don't want to go into shelters. Maybe allow for tiny homes there. Again, the area around the airport or toward Gunbarrel would be great.
- I live with a polyamorous family. Although we do not meet Boulder's definition of "family", there are other progressive cities (e.g. Cambridge, Mass) that recognize this legitimate, committed family structure. I call for Boulder to do the same.

In general: families are important, in all their forms. Allowing a "family" of 4 or 5 to live together, whether they are polyamorous, registered domestic partners, or even just close friends/housemates... is a huge positive for our society. More reliance on family structure = less reliance on the state. And will make Boulder a more affordable place to live for artists, musicians, and people who make this city vibrant and alive.

- Build more houses that create more density ASAP
- I know we love our quality of life but the community health is more important to me than having a parking spot on demand and or dealing with more traffic. maybe it will reduce traffic when people live close enough to get to work by bus and bike! there are many of us that believe in growth and affordable housing for our neighbor's, we are just quieted by all of the NIMBY bullies...its a bit scary really how fervent they are!
- The clash I hear is between single moms with kids worried college students will price them out of existing options if standards change. That's a real concern I hope will be considered.
- I'm not a single issue voter, but increased access to housing and increased affordability are my top issues when choosing what candidates to vote for.
- I couldn't find a decent place to buy in my price range circa 2018 when my wife and I were planning on children. Moved to Nederland where we could afford a SFH. Would have loved a place that was affordable for us in the city; now we commute all over the place.
- Zoning changes are necessary or fewer and fewer people that make the city run will be able to live within city limits. 60k plus people commuting in and out every day in cars is not good for us either.
- Because of zoning laws and occupancy limits, I can't afford to live in Boulder. I am a 28 year old transfer student at CU Boulder and Colorado is my home. I have to live and commute by bus from Longmont to Boulder every day which is unreliable and takes hours of time out of my day and schedule to get to class. If Boulder had more affordable housing, I would have more time to enjoy life outside of work and school and could live where I work.
- There should be a limit on how many rental properties one person/family or company can own
- Mixed zoning. Allow people to live where they work and shop and recreate. Results in denser, walkable, sustainable communities
- In Madison, WI houses and some single story businesses were purchased (in city-block sections) to allow denser, higher rise apartments & private dorms near the university and state street areas to limit students taking over neighborhood housing. These dwellings were safer for the students and better managed. Might be worth considering in Boulder where tensions run high between CU and it's neighbors. Keeping single family housing stock available for families can also help with affordability & school enrollment.
- As a 26 year old living in Boulder, housing affordability is very close to my heart. I wish I didn't have to break the law in order to live with roommates and afford rent. I'd like to be able to stay in Boulder for a long time and the measures discussed in this survey would be a huge step in the right direction.
- Rent control. CU capping enrollment until it builds more housing.
- I feel like all of these changes will only benefit landlords and developers. If you can split the rent five ways then the rent will just go up making homes more valuable for landlords but also prohibition expensive for people wanting to buy their home. These plans are short sighted - any gains for affordable housing will be lost to market forces within a year or two. Affordable housing efforts needs to be focused on our seniors and our first responders and

our teachers. We should not be creating more housing so more people can move here and ultimately make housing more expensive again.

- Please stop spending tax payer dollars on this wasted effort. Boulder needs to be protected like a national park. Stop wasting money on affordable housing projects. Why don't you start with downsizing the city government, lower sale taxes, and lower property taxes. This will make Boulder more affordable.
- Economists have proven repeatedly, rent control does not work
- I'm not comprehensively familiar with current code, but my understanding is that currently, developers are incentivized to build units which are smaller in number but larger in square footage. I'd like to see this change.
- Always make sure infrastructure (services, roads) can adequately support any future development. Infrastructure already stressed or failing in areas.
- In neighborhoods around CU the complete elimination of occupancy limits could result in homes being turned into de facto dorms: with many rooms crammed into a ranch with a basement, or maybe a second floor put on top. A 1400 sqft ranch with a basement and popped top could contain 12-14 rooms and bring in \$200,000 in revenue annually.

This would be very bad for the city since these homes are most accessible to young families - which are being priced out of the city. It would additionally, eliminate cheaper shared housing - which is exactly what people want higher occupancy limits to support.

- Use existing zoning for increasing housing. Propose specific zone changes to those area that fit with the neighborhood (ie near shopping/downtown, multi-plex already in the area)  
Lift height restrictions east of foots to allow 5 - 8 floor apartment buildings.  
Consider east Boulder open space for public housing.
- Please stop spending public funds on any affordable housing items in Boulder. The City of Boulder Housing and Human Services Department needs to be completely defunded immediately. Housing prices are driven by supply and demand in the open market. Recently housing prices are dropping in Boulder which will help affordability. The City should not be involved in housing by building cheap, crappy and poorly built housing that is affordable.
- I would also support allowing fourplexes on all single-family lots. All commercial and mixed-use areas should allow much higher levels of density, like large apartment buildings, to encourage walking, biking, and transit use and lower vehicle miles traveled.
- Ban investment groups and housing management groups from buying housing in Boulder. Even go so far as to require existing companies to sell their properties within 5 yrs time. Housing is for living, not for profit. Housing should go to people who own no more than 2 other properties, but really meant for those who own nothing and want to live there full time. Demand is endless because housing is a necessity. Younger generations such as myself are facing real homelessness because we can never save up because we are forced to spend half of our income on someone else's passive income. The market will never correct if it's monopolized, and we are competing with firms backed by millions who pay inflated housing prices because land is a limited resource and it will always pay off. Neighbors also benefit from people who can, and want to, maintain their own properties, than slumlords who let aging housing go to neglect.
- There should be affordable housing in Boulder.... But it should not be in areas zoned for single family homes. Occupancy for unrelated individuals in areas zoned for single family homes should not exceed two individuals.
- Any change to occupancy limits needs to factor in infrastructure. Without adequate water, sewage, drainage, road capacity, electricity, gas, internet, and public transit, adding more people will just increase traffic, congestion, crowding, noise, pollution, and will endanger public health. It's not realistic to imagine that everything will magically run on electric power given the constraints of our infrastructure.
- I've lived in Boulder since 1986. Became a homeowner in 1994, and have \*always\* thought the occupancy limit of 3 unrelated people was NUTS. Occupancy should be based on safety and public health regulations, and that's all.
- 1. Reducing parking requirements is not a "one size fits all" solution to provide more affordable housing. Some areas/neighborhoods have wide streets and can handle more on-street parking. But many neighborhoods do not. Where I live, if a standard American made pickup is parked across from another pick-up truck, the street is reduced to one lane. Many times a vehicle that is larger than a standard pick-up occupies an on-street parking space and then drivers have to take turns to continue on their way. FedEx, UPS and other delivery trucks frequently do this

now. If the entire street had cars parked on both sides, it would have to be turned into a one-way street! Add a delivery truck to this situation and you have a no-way street! Firetrucks, school buses and ambulances would be at a standstill.

2. Allowing duplexes and triplexes in established, i.e. built-out, single family neighborhoods will only encourage any marginally affordable houses to be bought up by real estate developers. Those lots will be scraped and multi-family rentals will be built; these rentals will command higher rates as they will be more desirable because of their location. More rentals only widens the wealth gap in this town, unless they are rent-controlled to be permanently affordable.

- If we want to more affordable housing, we need to have MORE housing. In addition to building more housing we need to have more space for people and less for cars, this means eliminating parking spaces and narrowing multi-lane roads.
- Continued growth is ruining the city.
- Pass reasonable protections for renters that more explicitly prohibits unreasonable late fees, fees for unwanted services, and utilities associate with unoccupied units.
- Adding the number of people who can live in a house will not increase affordability UNLESS YOU HAVE RENT CONTROL. Without rent control it will just result in fewer single family homes since families cannot compete with investors buying houses. My neighbor's house (family lived there since 1956) just went on the market and the first two offers were sight-unseen from out of state investors! They would likely would love to see an increase in the legal number of tenants they could rent to. This has the potential to destroy neighborhoods unless you add rent control. Landlords will not voluntarily keep prices low. Thank you.
- Allow homes sold to be demolished and replaced with small apartment buildings / light mixed use development areas. Will encourage less commuting and more sustainability
- Allow the construction of ADU's on all single family lots.
- increase affordable housing!!
- The affordable housing issue is more complex than the simple-minded fixes being proposed. Ideology and wishful thinking will not get us where we want to go.

Examples:

-Ideology- density increases will provide affordable housing; the truth is that density increases only create density increases unless there are regulatory restrictions requiring affordability. Boulder is already denser than many major US cities (Phoenix, Atlanta, Salt Lake City)

-Wishful thinking- simply adding more dwelling units will provide affordable housing; the truth is that without implementing regulatory restrictions and/or demand-side strategies, expanding the supply of missing middle MARKET-RATE housing will not be able to offset the intense demand for Boulder housing, and will ultimately fail to create anything affordable. We are well aware of how doing the same thing over and over again (ie. building market rate housing and expecting it to magically be affordable) and expecting different results has been diagnosed. The same wishful thinking is exhibited by increasing occupancy limits and assuming that somehow the rent will stay the same, thus spreading a fixed cost over more tenants. Again, without intervention in the market, the rents will increase and affordability will only be a fiction of the imagination.

It's long past time to keep looking for simple fixes in magical thinking and instead get down to the real work of crating affordability!!!!

- So much wasted interior space in single family homes throughout much of Boulder, esp. in aging neighborhoods where 1 or 2 older people live in a house.
- Require CU to house its students rather than crowding the city with them
- Boulder needs to support attainable housing and stop with the NIMBYS who are only concerned about their perceived house values. If we want teachers, workers, servers, etc. to be part of our community, they deserve to live here. In the current climate crisis we can not keep demanding workers commute into Boulder because it's too expensive to live.

- Remove the height limit. Stop relying on community input systems which advantage the retired and wealthy, which encourage inequity in community planning.
- more density will not lower housing costs. Boulder is desirable and will attract people with means to live here. Family assistance and transfer of wealth allow affluence to continue without diversity. Maids, bartenders, retail clerks, trades people, roofers, grounds keepers, etc al. , will not live in Boulder except in subsidized housing. City should buy apartment buildings and provide subsidized housing.
- New housing in Boulder will not be affordable unless there are specific requirements for permanent affordability, as is the case for some homes. I understand that new developments which have been approved contingent upon a certain percentage being affordable have not had that affordability requirement enforced, so I am wary of such arrangements. Regardless of how many units are built, there will be people who will buy them at a high price. A stunning number of people have huge incomes and choose to live here. So lots of new construction will not lead to housing available to people making average wages. It just won't. It will not solve the issue of people in-commuting to Boulder to work. It will just lead to a larger quantity of expensive housing, more congestion and more load on natural resources and more money for developers. Boulder has ALWAYS been expensive compared to neighboring communities. Many homeowners stretched to purchase here because of the 1% new construction limit. We chose open space; we chose less crowded streets; we chose a more livable city. And we paid much more for that than what a home would have cost elsewhere.  
As for parking, we need housing to include that because for better or worse people will have cars. The rental down the street has 6-8 unrelated people living in it. They park on the sidewalk regularly. My whole street in this single family neighborhood is mostly parked up. Reducing parking requirements? That would make Boulder more like a big city where parking is difficult to come by but people find a way to park somewhere.
- I do not oppose reduction of restrictions on ADUs. I strongly support starting with those. and gradually reducing restrictions, with off-ramp if it doesn't help. Occupancy to 4 unrelated people is the place to start. If that doesn't reduce costs, take another approach. I strongly support rent stabilization. Use that with leverage at State House as that works and they are not loosening restrictions on that because they are co-opted by the real estate development lobby. Make them answer for that unfair position.
- We will never make Boulder "affordable." Higher density should be consolidated in areas like Boulder Transit Center (ha) where services can be located. Also note, a higher population in a closed area like Boulder will lower the quality of life: trails too crowded, more traffic, more cars, and based on our shared experience- more crime.
- CU needs to stop increasing student enrollment. We will never have enough housing if CU keeps increasing enrollment. We have to get light rail from Boulder to Longmont, Louisville etc... WE need to stop encouraging business like Google moving in and then forcing increased density in low density neighborhoods! WE need to stop in lieu payment for affordable housing. Every development needs to include affordable housing period.
- 1. houses must be occupied. No second homes and pied-a-terre. If not using home, must rent it out or face sizeable fines. See how the city of Copenhagen manages this concept. Works well for everyone, even property owners.  
2. No investment purchases of residential real estate. To purchase you must intend to live in the residence. The city should not allow corporate or even smaller multiple-dwelling landlords to compete against normal citizens who view real estate as a place to live or raise a family. Do we want a city or a REIT?  
3. Just eliminate parking requirements altogether. What is the actual purpose? Its ugly, discourages public transport and a waste of space in a small city like Boulder. Long-term growth in pedestrian and bike traffic is simple to manage compared to cars.  
These are common sense ideas. Many cities in Europe have stronger real estate markets, a much better supply of housing and of significantly higher quality (not luxury junk) than Boulder and they already follow versions of these ideas.
- Increasing occupancy only benefits the landlords to make add income. Our neighbor current rents his 4 bedroom condo for \$4,000 month. He made a comment in an HOA meeting about if the occupancy level is increased, he would have no problem allowing 5 people live in his unit and charge \$5,000 a month. We live off Tenino and Manhattan. We have very limited parking in our complex. Each unit has a two car garage. All others are required to park on Manhattan, which is already full. Manhattan Middle School often has soccer, lacrosse practice and games. The streets in the area are full. I see this becoming a nightmare, with no benefits to renters looking for lower price rents. Landlords will be the winners.



- I thought we already voted on this -? Why is city council trying to ignore their constituents? I am opposed to any increase in housing density. Affordability has always been an issue here (I was born here and my parents struggled with it). I think any increase to density will only make Boulder less desirable.
- Please consider the realities of water limitations, our infrastructure, and negative environmental impacts of unrestricted density. People will have cars whether Boulder wants them to or not. Boulder folks love getting to the mountains, skiing, camping, etc. and they use cars to access those recreational opportunities. Further, our bus system in most areas of the city is not adequate for most people to not have cars. It doesn't run on weekends in my neighborhood. It's unrealistic to think otherwise. We can't build our way into affordability.
- Affordable housing is a serious problem in Boulder. Developers buy out their commitment to affordable by giving \$ in lieu which will never solve the problem or be enough \$. What is difficult is the wealthy owning 2 or 3 or more homes which are taking homes out of the market that is competitive to affordability. I'd like to know how many apartments are being built and if their count is in the formula of affordable availability... There seems to be a lot of development of apartments in Boulder, not permanent affordable housing. An example also is a developer who wants to make Boutique apartments for CU students off of Table Mesa and South Boulder Rd, as if CU isn't building enough in South Boulder....It's confusing and contradictory actually and not transparent.
- Less wasted space on empty parking lots = more space for humans
- Leave our single family residential zoning alone. We bought where we did because we wanted to live in that zoning. You have a lot of gall deciding that what you want should take precedence. Remember BOFP was defeated!!!
- Boulder's huge problem is the jobs/housing imbalance. Boulder isn't able to keep bringing in new industries. Secondly, the CU's mission to get bigger and bigger, causing an extreme housing shortage. CU tells Boulder: we'll grow as big as we want; the city can deal with the ever increasing housing shortage. The city well knows there are many dwellings with occupancies of many students, not 3, not 4. Those dwellings are often not taken care of, and there are often loud goings on that disturb neighbors.
- I'm concerned about increased density in areas of higher flood or fire risk.
- Loosened restrictions on parking minimums means that the city needs to get better about transit, cycling, and pedestrian access to things people need. While removing parking minimums for businesses, bike parking minimums need to be raised.
- Work to repeal the prohibition on rent control
- Listen to the voters - there's a new concept for all of you!
- Please look at removing or significantly reducing parking requirements; these requirements make no sense for the current needs of the town and make by-right projects for middle income /attainable housing infeasible.
- Require designs that blend with a neighborhood despite being multi-family  
Explore underground parking in new construction
- Thanks for asking. I am concerned with your questions because they don't seem to grasp the real issues. Occupancy shouldn't be based whether or not people are related, certainly, but it should be determined by the number of bedrooms as indicated in the county assessor's office. Subdividing for more bedrooms should not be allowed without a process and without making those changes to the county assessors office. It is easy to manage and fair to "families", "roommates" and neighbors.

Some neighborhoods, like mine, could have an accessory unit on every property and it would not be a problem. However, it would be a huge problem in certain neighborhoods. This is a neighborhood by neighborhood issue.

Limiting parking is simply not viable until public transportation is easier with small vans and buses within neighborhoods feeding into larger buses.

It is obvious that developers would like to limit parking because they can build more and make a greater profit, but it doesn't address housing costs and it looks awful. It also eliminates open spaces and fills them with concrete.

The overall issues need to be revisited with healthy and respectful give-and-take dialogue to seek common ground

and develop better options. While lower and middle income housing needs to be preserved in Boulder, the size does not need to be greatly increased. The population of Boulder County is not growing. The issue is housing for more lower and middle income residents.

The reason why so many commuters drive into Boulder is because they want to live in affordable houses, not condos or apartments. The middle-income housing programs are great and need to be expanded. The efforts to provide services for unhoused people need to be expanded (as you seem to be trying to do), but you do not need to change zoning or change occupancy in the manner you are envisioning. While they seem like good solutions, they only make the situation worse and don't really address affordability while they do make our lovely city look ugly.

If you continue down this road, you will turn all of Boulder into a place that looks like 30th street. If you increase ADUs without careful planning, you will simply have developers buy houses, build more, and sell them for a great profit for developers but not for the middle-class.

- Cost of housing hasn't increased here as much as other cities since the pandemic. Median home price to income disparity isn't even a national top 10.

Boulders protection of open space and and density has made it desirable, now people are saying that's unfair and will ruin the thing that made it desirable.

- Please consider capping the % that rent can be raised in a given year, require 90 days' notice for rent increases to current tenants (to allow time to relocate if needed), and limit the number of rental properties that can be owned or managed by individuals or corporations.
- The NUMBER of people allowed/housing unit does NOT determine the affordability of renting or buying that housing unit. There MUST be regulations that address COST.
- stop trying to push your densification agenda. It is not ours. No densification until we feel safe in public. Send folks arrested with meth/fentanyl to 8 days of detox, mandatory.
- This is a BAFP redux
- Increased taxes on people/companies that own multiple properties in Boulder. I feel like part of the reason rent is so high is because there's only a few property companies that dominate in Boulder, so they kind of control rental demand.
- The businesses along 28th should become a new mixed use zoned neighborhood
- Improving transit/bike options enables higher density and improves housing availability!
- Instead of parking, why not put in bike lanes instead, or use the extra space for the units in question. At least with the bike lane, you're encouraging the new density to use more environmentally and healthy modes of transportation. Just a thought. As long as there are less cars and more public transit.
- Housing should be allowed above businesses. There are lots of vacant and empty spaces that could be filled with affordable housing. Also, all new housing developments should allocate an appropriate amount of units to be rented at fixed and an affordable rate for lower income resident's of Boulder. Increasing taxes of the ultra rich would also help to subsidize low income housing development.
- Remove parking minimums and focus on more transit oriented development
- You must have parking requirements in place! Ok to add ADUs, but don't increase capacity in houses too much.
- Do not cater to the Boulder Chamber of Commerce and developers who want to maximize profits by increasing density.
- Cash in lu seems broken, developers aren't building affordable housing in these massive complexes in town but on the edges. Are you pushing people out??
- Consider the fact that Boulder is routinely ranked as one of the most highly desirable cities in which to live in the US.

Then consider Boulder's existing zoning, especially it's low-density residential zoning that has yielded the most livable and desirable residential neighborhoods in Boulder.

Then consider Boulder residents' historic votes to limit unsustainable growth as embodied in the Boulder Valley Comprehensive Plan, the Blue Line, building height limitations, City and County Open Space programs (including BoCo agricultural land purchases).

Then consider urban planning recommendations made to the City of Boulder nearly a century ago by renowned urban park planner Frederick Law Olmstead.

Then connect the dots.

Thank you for conducting this survey.

- Boulder is a desirable city. It is not the taxpayer job to make sure all can live here.
- NO MORE DENSITY!! TOO MANY PEOPLE ALREADY!
- (sharply) Increase tax on unoccupied properties.
- Stop building all the cheap and unused affordable housing. Considering you have unused units at market rate all around Boulder that have sat empty for months even years
- Increase properties in affordable housing program and start an HOA assistance program to keep people in the affordable housing. The HOA fees are ver expensive (like \$500) a month
- Higher density, even though it brings lower pollution per Capita at NYC and Chicago densities, does not bring the same benefits with less than maximal urban density. Lots of data on this. And regardless of impact per capita, it still brings higher overall pollution exposure levels to every resident, in absolutely every city measured, and that pollution exposure is directly related to population density. This pollution and other densification effects are directly related to mortality and morbidity increases in densely populated areas in the US and beyond compared to less density.
- Please allow more types of housing in Boulder, but especially around high demand areas. Areas around Pearl and Spruce should not have single family homes. They should have apartments and stores abbe things that make the city more affordable and interesting, not just a bunch of decrepit homes that still rent for huge amounts.
- These ideas are so great
- Reduce demand or have people accept that classic boulder simply will not exist in the future.
- The city should develop city owned land like the airport and planning reserve land with affordable housing. The city should increase the fees on developers and to fund more housing and increase the number of affordable units required in each new mult-unit building.
- Being from Berkeley, CA my experience is that density DOES NOT produce more affordable housing. Boulder already has more density than has been documented because of unpermitted ADU's and duplexes, and violations of number of residents per dwelling. City Council and Planning Board should not be re-zoning for density in single family neighborhoods. I'd recommend taking a look at the golf course for development if the City of Boulder wants to use the Affordable Housing funds to develop middle income housing. Affordable Housing funds could also be used to support the mobile home parks in Boulder.
- The city should work closely with CU to build more student housing on campus, which has lots of unused space and lawns that require lots of water. Undergrad students should be required to live on campus. Moving students to the campus would free up lots of housing for more permanent residents. It would also be a better way to address water resources and climate change. In addition, it would reduce the additional strain on BPD to respond to issues related to student disruptions to the Boulder community.
- Rent doesn't need to be 3,000 for a 2b/1b. That's fucking bananas. People who WORK IN BOULDER should be able to LIVE IN BOULDER. Thank you for coming to my Ted Talk.
- Simplify the ADU approval process and allow them everywhere if not already.
- Limits on investment properties in Boulder County
- Increasing occupancy limits will have NO effect on affordability. The average price per room will remain the same and density will increase.

- Get a good education, work hard, save your money, and then buy a house you can afford and pay it off as quickly as you can. Forego the ski passes, manicures, concerts, expensive coffees/meals out, and then you'll have money for your house payment.
- The city should work with CU to build more student housing on campus and require that more undergrad students live on campus. Moving students to campus would free up lots of housing for other residents. Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.
- Increasing occupancy will increase affordability. Boulder landlords are not stupid, rental rates will go up proportionally to the number of potential renters. The result will be renters living in more crowded conditions for the exact same rent.
- Possibly use the Chambers Farm land for affordable housing.
- The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.  
Moving students to campus would free up lots of housing for other residents.  
Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.  
Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.
- Stop building apartments and homes. There is a shortage of water and many transportation issues already, why add to the current problems without fixing those first? If any homes should be added they should be condos or townhomes, there are not enough of those. Boulder county was nice with plenty of open space - do not become what Broomfield is now - a congested ugly mess of traffic and homes crunched together. We don't need more people in Colorado
- Stop trying to densify Boulder.
- Density alone is not the answer. Think about what makes people want to live here, not just visit. Plan for what kind of residents (commuters, students, long-term, families, young, old, etc.) and what kind of neighborhoods (walkable, drivable, busy, quiet, etc.) you want, and make sure they're sustainable, e.g. no food deserts or traffic nightmares. Try to have 2 and 3-story buildings with resident-serving shops (especially everyday food & supply sources) below, apartments above. Utilize more land to the east and north for denser, family-friendly housing, NoBo/Stapleton style. Respect the character & history of neighborhoods like Goss-Grove which have an enticing mix of housing types & residents already; they can be improved without wiping out. Put a cap on rent increases to retain a healthy percentage of long-term residents.
- None of these proposals should be a blanket city wide policy. Certain areas should be exempt especially University Hill. The high rentals in homes meant for single families under this proposal opens a door to serious occupancy problems and abuse of the system. Current ordinances are not being enforced due to lack of staffing and this will open a Pandora's Box that will make areas such as The Hill an unpleasant place to live for long term residents.
- We need more housing for regular working people, not more mansions for trust funders. Seriously, no more massive houses, limit square footage or charge a premium for footage beyond 3k square feet.
- The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.  
Moving students to campus would free up lots of housing for other residents, helping this issue and others tremendously.  
Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.  
Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.

- I believe eliminating parking minimums is one of the best things (and among the lowest lifts) we can do for our community and to curb the affordable housing crisis. Eliminating single-family zoning is also key, as is adopting a strong equity-focused infill strategy.
- It's ok if Boulder is different. If you want to fix housing, make it so that no one wants to live here.
- Adding unlimited duplexes, triplexes, and quadruplexes to my neighborhood while simultaneously lifting all density limits on ADUs will completely destroy my neighborhood. It is already hard enough to find a parking place. I live in the "cheap seats" in Boulder, Martin Acres, where developers are hungry for profits. If the city is that committed to undermining our family-oriented and gladly-shared-with-students neighborhood (gladly, that is, given current occupancy limits) then you might as well just raze all of Martin Acres and put up apartment and condos in the entire swath of land. I was attracted to Boulder in the first place because of its commitment to publicly accessible open space, limited growth, and limited build-out. Apparently that vision has been abandoned. I am dismayed and disheartened by this proposal, following on the heels of last year telling me that my taxes will go up because of "improvements" that will come from adding 100,000 or more vehicle trips per day to the soon to be built South Campus - another change that lowers our quality of life in this neighborhood while forcing greater density and traffic upon us. I do feel like Martin Acres is being thrown under the bus.
- Please do not take steps to reduce housing costs by reducing the quality of living (and therefore desirability). Concepts like higher occupancy rates and tossing parking restrictions out the door will only serve to reduce the quality of living for people who invested in residential living when they purchased. Focus attention on density near transit centers instead. Thank you.
- Preserve single family neighborhoods zoning. Under no circumstances increase housing occupancy on the Hill or Goss Grove
- Let's build more long-term housing for folks coming out of homelessness and not include rules about substance abuse. I also support banning camping in city limits, but not until we have housing and emergency housing for all homeless folks.
- The primary pain we experience living on The Hill relates to the spill over of students from the lack of housing CU provides. Trash, loud parties, fireworks and the degradation of the older homes in our community. To that end, we would like to see the following:
  1. The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.
  2. Moving students to campus would free up lots of housing for other residents.
  3. Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.
- Our current zoning only favors one group in our community - single family homeowners. It's well past the time that our policies address the obvious need for urban density in Boulder. By encouraging business development like the Google campus in a city that was already housing-strained, we've created a disparate community and lost so much of what made boulder special - it's people.
- - The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.
  - Moving students to campus would free up lots of housing for other residents.
  - Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.
  - Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.
- Require any density increases to have a mandated and enforced permanent affordability factor. ADUs being added to increase density must follow standards for shade and view disruptions for adjacent properties. Continuing to use shad/sun standard for solar access of neighbor homes.
- Higher density in the Hill neighborhood (where I live) will not equal affordability. Landlords charge by the person, so this would mainly benefit landlords/investors. In addition, there isn't enough parking currently so parking would become untenable for renters, families with small children, and the elderly. Do not increase density on the Hill but look elsewhere where the infrastructure can support higher density (driveways for each home, more land,



etc.). The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.

Moving students to campus would free up lots of housing for other residents, reduce pressure on the police responding to disturbance calls, and support climate change. Please look to CU to solve this, not the Hill residents to take on the burden.

- Impress upon CU the need to increase student housing on or near campus
- Also allow ADUs
- If the university increases enrollment, it should increase student housing. Increasing enrollment without building a similar amount of new student housing creates pressure on local rental markets.

The city should also encourage the construction of more 3-4 bedroom units for families with kids. Not doing so forces families out of the city and creates more vehicular traffic and dependency on cars as well as pressure to build new schools in eastern Boulder County.

- The parking requirement is tough. As an rep for an apartment owner in Boulder our experience is that everyone has at least one car and generally a big one to fit their recreational needs. Boulder itself is very walk able, but it doesn't deter all the sports enthusiasts from still needing a vehicle to haul bikes, go skiing, camping, etc... Add to that, that most units have more than one vehicle. You combine reduced parking requirements with more occupancy from the previous topic and what you're going to wind up with is a parking shortage, a bunch of NIMBY neighbors complaining about parking and a fee for guaranteed parking. If there is a way to lower costs to encourage development without sacrificing parking you might strike a better balance.
- Find incentives for landlords to keep rent reasonable.
- Simply increasing density will not lower rent or housing costs. This will provide more profit to "investors" who are already a large part of the problem with increasing costs.

I do agree with supporting smaller living spaces with perhaps duplexes rather than large luxury homes replacing scraped smaller homes.

Perhaps "investors" who do not live on the property they own, or own more than one property should pay higher taxes --thus allowing affordability for people who just want to live and work in the same place.

- The Hill \*was\* a beautiful and historic neighborhood, located in the PRIME downtown area with 2 schools (University Hill and Flatirons) both are now struggling with numbers due to a lack of families with children and is unbalanced compared to the demand in SOBO, NOBO which are packed with families. We need new housing policies which make it attractive for FAMILIES looking for homes in Boulder to purchase and renovate these dilapidated and poorly maintained properties on the Hill. We all want to see fewer cars parked on the hill, fewer trashed homes, and more renovation and investment to bring these family homes and streets back to life. We are homeowners and live next door to a house with 4xoccupancy on the Hill and we experience weekly disturbances mainly caused by the flow of so many people (and their guests) such as drunk shouting, loud music, car alarms, ubers arriving, offensive chalking, bad language, smoking weed in back garden at 2-4 am etc. The solution is building more apartments/units ALL OVER Boulder, so we can disperse the student population among the community. Boulder has a terrible reputation for being a student party town and we should create housing policies that reduce the student ghetto (and the landlords who are profiting) and encourage more families who will live respectfully with their neighbors.
- A 5 person occupancy limit would be fantastic! There are 4 and 5 bedroom houses all over Boulder that could safely allow for this, and allow house sharing to be a viable option for those who cannot afford \$1200+ rental prices per month.
- I am against changes that impinge upon solar access of neighboring access. I am against changes that increase density and therefore decrease the quality of living in neighborhoods.
- Boulder cannot be Denver or any other high rise area. It's already ruined from the cute small town it was - it looks ridiculous along 36 and Canyon. The mountains must preserved at all cost!! There's plenty of attrition that happens here and everywhere else for people who want to move in. Boulder is NFS!! Where there have been high rises built, they should have been duplexes or more-plexes. With environment getting worse rather than better anytime soon, we cannot turn a blind eye to using up all our natural resources for the "more/bigger" mentality. It's not that more is cheaper, nor more affordable - that's being used as an excuse for the developers. We are Boulder, let's keep it Boulder! Work around keeping Boulder bolder!!!! Let's bring our small businesses back as well and

support the small businesses that are left NOW - which help affordability for everyone living here! People are healthier living with some space - not like sardines!

- Increased occupancy does not necessarily lead to cheaper living, unless the City plans to simultaneously implement a restraint on the cost of rent and/or cost of housing. Simply put, with the current model, more people in a dwelling will lead to more money to the landlord. As a landlord my goal is to maximize profits, so more people equals increased wear on a property, thus requesting higher rents for the property as a whole.

Keep in mind, the type of person/household that lives in an apartment is different than the type who lives in a house. Families tend to go the route of a home with a yard (added privacy). The way it stands presently, people move to Boulder to check it out. Those who wish to stay longterm and have families, tend to move to the surrounding communities where a home can be obtained for less money. Increasing occupancy limits within Boulder will not fix this loss of families, and families, both nuclear and compound, are what shape the greater part of a community.

- Build an affordable, human-scale city. Just do it. The NIMBYs will learn to love it or move. We have nothing to lose but our hypocrisy
- In my opinion the current occupancy limits discriminate against single people. It makes no sense to say that a family with seven children including four who drive, like my niece's, should be allowed to live in a house while four single adults cannot. Lifestyles should not be regulated. The related vs unrelated criterion should be removed from any future regulation. Doing so will be the progressive thing to do.
- increase sales tax to reduce private property tax and afford government expenses
- Boulder needs to provide more housing options to our students. Unless we only want the super rich students, far too many are sacrificing their financial future to go to college and live in Boulder.
- Boulder is growing, yet it cannot expand upward, to the north, east, south, or west. It is time to take serious steps to improve housing availability
- My problem with solutions to the lack of affordable housing is nearly always in the details. For example, more people in my neighborhood means we need a plan for the increase in traffic and parking. And if you plan to build up the infrastructure, then be honest about how we will pay for it.
- Affordable housing and diverse housing options support our community's essential services, creative spirit, and overall vibrancy. As a homeowner and Boulder resident, I \*strongly\* support these proposed zoning updates.
- The city voted last fall about this very issue (Bedrooms are 4 People) and turned it down. Now city council wants to end-run the voters. Not cool.

I don't object to, say, two single moms with kids sharing one house; I do object to every house in Boulder becoming a flop house filled with too many renters. Long ago, I lived on Uni Hill when it was purely student ghetto, and it was hell. I chose my neighborhood for calm and quiet and fewer cars.

- I think increasing occupancy limits will be enough, no need to change zoning or parking requirements.
- Freeze class A office development, pressure CU to build dorms to house their students. Focus on root cause of demand rather than just supply.
- The impact of these changes will not be the same in every neighborhood of Boulder, therefore the application of any changes should not apply universally. In student-heavy areas, changes in occupancy will not result in any change in housing costs; they will simply increase the profits of landlords, and increase problems related to crowding, noise, dangerous driving, etc. These are things that our current enforcement capacities can't keep up with at current occupancy limits. I am also curious to know how much effort has been put into understanding the capacity of resources including infrastructure, water, and law enforcement. Further, if there is a plan to densify, then what is the corresponding plan to assure that evacuation routes can handle the extra capacity. As recently as the NCAR fire, roads were at a standstill filled with people who were told to evacuate at-risk areas. Fire and flood risk is not decreasing. Increasing the population of Boulder means more people need to get out on the same roads that can't handle current evacuation traffic. And if the intention is to create more car-less options, then what is the plan to aid the car-less during evacuations?

We have several problems that have gone un-addressed for years related to the impact of the student population, absentee landlords with no accountability, and appropriate management of the unhoused.

Show the citizens of Boulder that you have real plans to manage a larger population appropriately, and then bring

it back to the ballot for a proper vote. Until then I do not support any changes that only benefit wealthy property owners, and council members personal aspirations of do-goodery.

- Not everyone can live where they want to. A home is one of the greater investments. To buy a single family home and then have an ADU or duplex built next door is not something the home owner should have to deal with. They bought a home in a specific area to accommodate their needs, and then someone who does not live in that area decides the neighborhood should have drastic change. Don't think so.
- The city is denying the reality of climate change by ignoring the need to address water issues BEFORE considering any increases in population growth. There is nothing in the proposed increases in occupancy that will create affordable housing, and thus there will be absolutely no social justice benefit. The only effect will be to increase the fraction of available housing that is occupied by students, thus reducing the housing for non-students. This will inevitably result in GREATER commuting by long-term residents and greater development of low-density housing outside of Boulder, exactly the opposite of the desired outcome. The University of Colorado has the available land and resources to build efficient, high-density housing for undergraduates and to require greater on-campus residency. The city should use its policies to shift student housing to on-campus not off-campus, which these proposed occupancy increases will achieve. The proposal to reduce parking requirements is ableist and elitist. Low-income people and people with reduced mobility have at least as much need to drive as other residents, and reducing parking favors only the most physically fit and those who can telecommute - not service workers.
- Open up ADU and tiny house permits!
- I live in a single family home area. My next door neighbors are 4 unrelated people. It's not the number of people in the house that is an issue; the issue is the number of cars from the residents and their guests that our streets are not designed to handle. For each of the 4 residents, there are also guest cars. That is sometimes 8 cars for one house. So, my primary objection to increasing the number of people allowed to live in each house is the number of cars that will clog the neighborhood (and block mailboxes and sidewalk ramps, which happens often).
- Occupancy total allowed should depend on size of house, number of bedrooms, and amount of parking (on street as well as garage/driveway) not a general number for all.
- The affordable housing program (rent or buy) does nothing for someone in my position. I earn less than 40% of the AMI, but have an amount of assets (retirement, savings, and investment) that disqualifies me from qualifying. I don't understand why being financially responsible counts against me, or why there would be an expectation that I would drain my savings or retirement in order to make a rent payment. Under the current rules for affordable housing, there's no upward mobility for me. I'm "too wealthy" to qualify, but too poor to rent a decent apartment or ever own property here.
- My perspective is that with ALL OF THE DEVELOPMENT that is happening in Boulder there is nary an option that includes affordable housing. You guys missed the boat by not requiring all of these developers to include affordable options. Now, you want to further encroach on our space by further densifying our land by allowing more people to come here. You are crazy! You cannot keep up with the roads and crime as it is ... and you want to cram even more people into here. No way! Let the occupancy of the current builds tell the story. You need to pause and wait and see in another 18 months when all of these projects are full - what that does to our community before you add one more single person into this overpacked city. You keep allowing for more and more dense development and you continue to erode the quality of living. On top of which ... NOT ONE SINGLE development project in this community is about single family homes - market rate or affordable housing. The fact that you cannot build a single family home like the Holiday Neighborhood in any of these other areas blows my mind. Where are all of these condo living people supposed to go when they are ready to have a family? I'm never moving from my home because I cannot afford to ... and I'm not the only one in this predicament. And that means nobody can move into my single family home. So what is this condo loving generation going to do next? They'll take their families outside of the community which then erodes BVSDs enrollment and has huge implications on other facets of our community. There will be no diversity of young families anymore in Boulder. You are so thinking short term it blows my mind. There are PLENTY PLENTY PLENTY of new condo options in this community. It's time to think about affordable options for families. Forget about allowing for more single people to move in together. You missed the boat in making sure affordable clauses were included in new development.
- Rather than eliminating zoning, why not create new zones that better capture the intended use? E.g., a new zone for single family or duplex.

- Reduction of parking requirements will be an incredibly important tool (I'm strongly supportive!) but must be planned accordingly with a comprehensive vision of transportation system improvements--namely more frequent and geographically distributed public transit. Think big! :)
- All of these density-creating measures are just going to drive up rents, and land/home costs. You are going to create an investor's dream and forces the rest of us moderate and low income people-- especially those of us with families to compete with house loads of students or young professionals (who can all pay more than we can) for places to live. This density is not tied to affordability and it will force us out of Boulder.

Did Council note the recent scientific Rasmussen poll that showed 92% of Coloradans oppose more growth? THAT is a poll you can hang your hat on, because it was done scientifically. Unlike this goofy self-selected, non-scientific Be Heard survey. Any statistician will tell you how easily Be Heard can be gamed, and it's therefore worthless. Do a real scientific survey of randomly selected (not self-selected) residents, That will guarantee balance of all relevant demographic and socio-economic factors. Your survey here only asks for optional, non-verified self reporting. That ain't the same, which you'd know if you ever consulted people who actually know this stuff. The silent majority of residents who have no idea this survey exists,. Even if they did, they're too busy raising families, working, cooking meals, etc. It's THEM you need to hear from.

- Existing capacity of the infrastructure (power supply, water, sewer, gas services) should be a high priority in determining zoning. Increasing housing options is great... so long as the City need not have to drastically upgrade the basic services to do so.

Given the higher density scenarios reduce environmental concerns of long automotive commutes and better access to public transportation, bike and walking paths, could some of the current build requirements (electric car charger capacity in new builds) be eliminated in order to keep the cost of building these deed restricted buildings lower?

- Zoning restrictions on protected homes (i.e. the huge number of unsightly, falling-apart, "landmark" homes) and light commercial (i.e. zoning ordinances against small shops in "housing" neighborhoods) should be relaxed. While there are some reasons for protecting specifically notable homes and for ensuring that commercial doesn't entirely overtake residential neighborhoods, both of these zoning laws have reduced the walkability of neighborhoods in Boulder.
  1. Allow people to live in homes. Occupancy laws are secondary laws that are unnecessarily duplicating the laws people actually want enforced against excess noise, trash, home upkeep etc. Remove occupancy limits and enforce only the laws that actual impact neighbors.
  2. Allow small commercial in residential neighborhoods so that we can have mom and pop shops, small cafes and markets, salons, etc. This would allow more commercial and job opportunities and increase the number of people walking in town.
  3. Re-assess the number of landmarked buildings and the restrictions on them. While certain buildings deserve to be protected, many homes are simply old but not necessarily contributing more to their neighborhood than an updated, more energy efficient, nicer, and more matched with current needs home might be. Landmark restrictions should serve the needs of the city overall, not just the needs of a few surrounding neighbors who currently live there and have concerns about their own property value but minimal concerns about the long-term viability of Boulder's community, affordability, and neighborhoods.
- I think it's important to remember that when you remove these requirements it opens an even wider window for landlords to exploit them. The profit motive undeniably exists and the city of Boulder doesn't do a good job of enforcing the regulations it has. I live in the Goss-Grove neighborhood, which has become a hotbed for outside nonresident investors who charge exorbitant rents. We also have CU parents who create LLCs and name their students as the resident-occupants. This situation also does not offer affordable rents to anyone; instead party houses are created, leaving trails of red Solo cups and airplane liquor bottles in their wake. Additionally, we recently had an ADU built to provide "affordable housing" on Goss Street. Who is living in the affordable unit? The owner, who had the capital to remodel the existing house and build the ADU. The original house, a one-bedroom, is currently listed for \$4,200 a month on Zillow.
- Boulder is so expensive because of our myriad unreasonable throttles on building appropriate housing types and amounts. Our neighborhoods will be changing with or without reform to occupancy and zoning standards. If we keep the standards we have, we'll get more of what we are currently getting, which is replacement of older

modest-sized homes with very large, expensive single-family homes and no affordability for middle class working people and families. That type of luxury neighborhood is not Boulder's history or tradition. If we want affordability for families and middle class workers, we need these reforms and more!

- I live in an affordable housing 4-plex in Northfield Village in Boulder. This neighborhood should be a model for future growth as it contains single-family homes and attached dwellings, has a small park, and is a terrific example of having wonderful neighbors and diversity. Additionally, Northfield Commons is a similar example and another great role model. More of these neighborhoods, that are well-maintained as these are, would be welcomed by residents, I should think. They are wonderful neighborhoods.
- Please listen to us as a democracy. We've already VOTED on this. Our collective voices were heard.
- Reducing parking requirements is crazy thinking. Everyone in this town seems to have at least one car per household, if not three. Increasing occupancy limits will mean increasing cars. Parking requirement must not go away in any of the zoning categories. This is Colorado, people own vehicles to travel to the mountains to ski and camp and fish and hike. In the single-family areas with a 50 foot or 65 foot or 75 foot lot width, it's very hard to park more than two or three cars in the street. Not all lots have off street parking because not all lots conform to the zoning code.

The city enacted a zoning rule about occupancy years ago because this is a college town. We have a large university with a plan to increase student enrollment. The university does not house all of its students. Because of this, Boulder is one of the top 3 real estate investment locations for rental housing in the entire nation; we are a very profitable location. Boulder also has a run away (not well enforced by the City) Airbnb industry, which reduces our housing stock available for long term rentals. Please do not make it easier or more profitable for investors to earn money here. You will inflate the housing costs even more than they already are. Please wake up.

- Boulder has become overcrowded and unpleasant. The city council should not try to overturn the will of the voters on the occupancy issue. Rather it should leave the current laws in place. That is how democracy works b
- Let people camp outside or have truly affordable housing
- More density, affordability and diversity - while preserving our open space - please! It's not rocket science, we know how to do this, but it involves ignoring the protests of a vocal minority of anti-change homeowners. Speaking as a homeowner whose property value has appreciated 45% in 4 years, I think that we need to prioritize affordability even if (and I think it's a big if) increasing density and affordability hurts our property values a little bit.
- CU needs to build more student housing and have more extensive requirements for students to live in that housing.
- \*The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.  
\*Moving students to campus would free up lots of housing for other residents.  
\*Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.  
\*Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.
- Home-rule city
- In Arizona there are a couple of bills being debated that will allow housing options to be increased based on income levels - I think you could expand the income limits (that are currently used with Boulder Housing Partners) to homes - such as: if you are under x dollar amount you can have up to 4 people in a home (max 2 people in a room) - and also include an age clause such as if you are over 65 you can also have an increase of people in a home.

I think there should be a limit to the number of duplexes/triplexes in each neighborhood - some how we have to combat these folks who can afford to buy multiple houses and then rent to a ridiculous fee - If your average city employee income is around 60k (for one person) there should be adequate housing that can be found in the 1500 range. This is NOT the case - how can you fight for equity when your own employees have to live out of the city in order to afford to work for the city?



There should also be housing programs for veterans - anyone with a DD214 - we should consider how to support them. The housing programs for veterans focus on BUYING houses, yet most suffer from PTSD and cannot work full time and/or are trying to get qualified for disability - you shouldn't have to be disabled to get those benefits. Boulder would be a shining example of patriotism if they could figure out a program that allows a DD214 to be used for some sort of housing benefit for renting.

- Boulder's density is already out of control - we voted against all these changes you are proposing and now you want to go outside the vote and force single family neighborhoods to densify - add congestion, parking woes, carbon footprint, noise lighting pollution and everything else that goes with densification just because "we want to pay less and live in Boulder" NO!!@@!!
- I am all for increasing density but not in current single family residential areas. Density works well when it is planned for and the appropriate infrastructure can be put in place, i.e. water, parking, roads, sewer, etc. To try to force density into single family residential areas where the infrastructure is not in place will cause problems such as road congestion, lack of parking and sadly, reduction of home values. Please let's not sacrifice our neighborhood communities for the sake of density where it is not wanted and not practically functional.
- When ever the City increases entitlements for property (ie upzoning, occupancy) it should leverage permanently affordable housing including permanently affordable home ownership and also leverage the City's climate goals and initiatives. Examples for leveraging Landuse changes could be additional units on single family lots were allowed if 50% (pick a %) were permanently affordable -and any occupancy changes would include a way to make sure that adding additional people actually reduces the rent per person. With all the corporate and private equity involvement in housing the City should not rely on the public sector to provide affordable housing unless the City regulates for the outcome they want to see happen which should be adding more permanently affordable housing. It simply is not equitable to expand housing opportunities if it does not address opportunities for low to middle income residents. Examples for leveraging climate goals would include all new housing on single family zoned lots, including ADUs, would be served only by electricity and not gas. Another example would be any reduction in parking would leverage more planting areas including green rooftops. Add a criteria to the site review code to meet certain climate initiatives in site design. All of these suggestions should also apply to area plans as well as sub area plans.
- Boulder is special because of its open space to population ratio. Do not ruin that by increasing the population. Don't San Fran Boulder.
- The idea that upzoning our RL-1 neighborhoods will solve a middle and low income housing shortage doesn't make sense. I will simply be a windfall for speculative development and additional high end housing.
- Please, can we stop thinking that restricting occupancy and density will solve the problems of parking, noise, and trash, etc.. We need to police behavior that impacts others, not the act of being, not the act of seeking shelter.
- There are racial justice and labor justice components to this. For instance, graduate workers at CU Boulder (who teach classes, do research, and keep the university running --- a very different demographic from the undergraduate students) are among the most diverse workers in the city, coming from all over the world, yet are often priced out of living in Boulder.
- Solutions should apply to entire city regardless of zoning. We don't want to create a segregated Boulder by only having affordable housing located along transit corridors. There should be a question about ADUs on this questionnaire. ADUs should be allowed by right.
- You must have actual mechanisms to afford affordability, not pretend the magic market will do it. These could include more commercial development linkage fees, rent control, etc.
- We should focus on converting existing housing stock to affordable. Adding new units or increasing occupancy will not increase affordability until demand to live in Boulder declines due to a lower quality of life.

Additionally, landlords will earn more income from renting 4 bedrooms than three and the second order effect of this is simple - rental house will sell for a higher price and price is a reflection of rental income.

Ideally there are programs in other communities where affordability is increased with increasing population in a way that stresses infrastructure (schools, water, parks, libraries, etc.) and the quality of life for the residents.

Adding more population thru density adds more service jobs and we just keep chasing our tail w/o making progress on the affordability question.

- Current zoning and occupancy laws are blatantly protections for Boulder's richest members and can be used as-is for selective enforcement driven by prejudice or "nuisances" as determined by those with power and money.
- Properties with increased occupancy limits should be owner-occupied and should have parking requirements.
- I'd like to see different levels of affordable housing options, based on one's income and assets. I am in the process of divorce but after divorce will not qualify for affordable housing in Boulder and cannot afford to live in Boulder as a single person yet I have lived in Boulder County since 1995.
- Please examine and gain insight from evidenced based research in similar cities to see what worked there before making so many assumptions about what measures will lead more affordable housing. There is much debate about this and important decisions should not be based on just assumptions. Thanks!
- More infill development is ok but the scale of projects currently are a blight. Zero setbacks. No realistic tree canopy. Huge traffic increases. Truly ruining Boulder.
- Please keep Boulder a community for families and increase single-family home building. Encourage the building of small, starter homes rather than tall, ugly condos that block the view of the Flatirons and increase pollution and stress on our infrastructure systems.
- Restricting housing development during a housing shortage is like banning bakers during a famine.

Let's be realistic and liberalize our zoning and development rules so that developers can build more homes. I believe in giving people housing choices.

- More community oriented housing options should be allowed, like cohousing, coops, and coliving. If 50% of our population can't afford to buy a home, they should have sustainable high quality environments in which to live.
- We often hear from upset homeowners who don't want their neighborhoods to change. Increased density is the only equitable way forward.
- Parking needs to be done on a neighborhood by neighborhood basis. I live on UniHill - we cannot handle any more cars. But there are certainly neighborhoods within Boulder where the parking requirement might work. It is hard. as I find it impossible to visit any of the commercial establishments around the 30th and Pearl developments because there is no where to park. Those establishments will survive only if enough people living in the area support them.

Also - CU needs to take greater responsibility for housing its students and low income workers. I don't know how you make them do that - but their commitment to growth, i.e. more students, just hammers us on the Hill.

- We and our neighbors already experience overcrowded streets, parking and noise issues.
- The Residential area of the Hill should not have increased occupancy. The Hill commercial area should have increase occupancy by 1.
- affordable housing should be near or close to public transit
- We should do everything we can to make Boulder a more affordable place for ALL families and not just try to preserve a sanctuary for those who can afford single family homes. We should prioritize people over cars and get rid of antiquated parking requirements and encourage other modes of transportation.
- 1) Allow existing ADUs to be converted to separate units and allow newly created 2nd unit to have its own utility address/connections, allow 2nd unit to be rented without the requirement of primary owner to live in one of the units and allow for sale, helping struggling homeowners to capitalize on part of the property without having to sell the entire asset.
- Subsidize rent for students and families.
- We need more housing and the ability to live in Boulder if we work in Boulder. As a preschool teacher, for about 8 years I lived with a group of other preschool teachers. There were 4 of us in a four bedroom house in Martin Acres - meaning we were living illegally and secretly in order to afford to live in the town where we worked. Never once did it bother any neighbors and never once did it cause any problems at all except that we had to hide it. Not all low income people who need higher density housing in Boulder are rowdy college kids. MANY of us are doing important work for the community that is not paid what the work is worth.

- Why are more high end student housing projects being allowed over affordable housing? Maybe the city should look at the projects that it's approving instead of trying to force non-single family homes into neighborhoods that people bought into years ago, with the understanding that they were single family homes.
- I work in Boulder and am seriously considering leaving my job and moving out of the region, a decision that is heavily influenced by housing costs. Better public transit options would give me more housing options in the area
- Please consider the impact on existing, historic family neighborhoods before changing the rules. Enforcement of existing rules would quickly bring about improvements, then affordability can be addressed. Destroying existing neighborhoods is not a solution.
- We really need a larger stock of affordable options, and to be able to use our existing single family homes in more flexible ways.
- Reduce the building requirements for ADU's. I have waited seven months for a building permit on a finished existing unit that needed a shower and kitchen sink. I will spend \$35,000 on fire sprinklers, plumbing, and electrical work to add a kitchenette and shower. I had to pay an architect to navigate the system, and the City required CAD drawings of the main house and ADU which was another \$3500. So much for affordable housing! This is a 420-square-foot building! I will need to charge more rent to try and pay off the expenses to meet the requirements.
- Higher occupancy is a bad idea, good luck with parking
- Reducing parking requirements doesn't reduce cars. It just makes those cars everyone's problem.
- I strongly oppose increasing the occupancy limits for single family homes and apartments, as I do not think this will increase affordability for residents in the least. Landlords will continue to charge the same amount of rent per bedroom/person, so their profits will dramatically increase but savings and affordability won't be passed onto renters. In addition, parking availability and noise in residential neighborhoods (such as University Hill) will only get worse.
- Boulder should permit the addition of ADUs on residential housing lots. Boulder should increase and improve transportation options to encourage denser housing without adding traffic (adding bike/ped infrastructure, increase the availability of low/no cost bus passes for students and seniors, deeply disincentivize parent drop off and pick up of students from schools and/or incentivize carpooling, public and school bus usage, and biking and walking.
- cu should provide more on campus housing
- I think square footage (not bedrooms) and perhaps the number of bathrooms should be considered when applying rules about number of occupants. A big house could have five unrelated people living happily, while a small house or apartment would be uncomfortably cramped. We have 4 people in our 1000-sq-ft, 1-bathroom house (we're a family) and there are constant bathroom negotiations going on and fights over the space and noise. Regarding parking, 10 years from now people may have significantly fewer cars, but right now (in my neighborhood) parking is really a problem and reducing parking requirements for apartment complexes just makes it harder on everyone else, because the tenants just park on the street in front of someone else's house.
- Invoke high per-employee taxes upon businesses to encourage them to leave the city. Require companies to pay all employees a wage high enough to live near them. Both of these would help reduce employment in Boulder, thereby reducing housing demand.
- remove ADU certification standard, Short term rental license certs, long term rental license certs
- There are so many huge empty parking lots along arapahoe and along 28th among others. It's so depressing. Would love to see this land utilized.
- I do not mind the idea of the number of students in a house going to 4 BUT the number of people in the house needs to match the number of parking spaces. Martin acres is out of control. It must be required that a landlord (and I have been a landlord) increase the driveway size to for more than one car. Two cars on street, two cars in driveway.
- The mixed density zoning areas are practically single family zoning districts since the lot size constraints are very strict. These districts could be a good place to test the effect of less strict zoning laws.
- Give out free bus passes so that people who work in Boulder can commute in without adding to the air pollution. We don't have infrastructure for more people - rec centers, hiking and trailheads, swimming pools, schools, roads.

It is too crowded and growth does not pay its own way. If it did, it would not be so profitable for developers. I would also like to see a 1-2% transfer tax payable by the seller on all real estate.

- Higher density housing will also address the City's social justice, equity, as well as climate change goals.
- It is very important that some significant change happen. A change has been needed ever since I started working on this like 25 years ago when I had to go to court for having 4 people in my North Boulder home.
- Housing is a complex issue in Boulder and I look forward to seeing how it is addressed. I think in areas where it makes sense there should be higher density but I also think there needs to be more public transportation options to address traffic, protected stream corridors, and open space. The entire 75th Street neighborhoods (heatherwood, Gunbarrel areas along 75th) were cut off from easily accessible public transportation during COVID. I am still a fan of limitations on square footage of new construction/reconstruction for single family homes to something reasonable (3000/3500 ft2) that do not have actively rented ADUs or other living spaces.
- I would really love to be able to afford housing in Boulder. If I could afford housing in Boulder, I would not need my car as much and would mostly use my bike and buses to get around.
- The city should invert parking policy to set a maximum parking allowance for new developments rather than a minimum requirement, similar to Minneapolis. This would be in line with the TMP, promote sustainable modes of transport, create more livable public space, and be a big step towards meeting the city's mode share, VMT, and climate goals.
- The 3 bedroom no basement houses in my neighborhood are never a rental issue. It's the "as many bedrooms as can be shoehorned in the basement" houses that are a problem (and most of the bedrooms are not conforming). This will only impact certain neighborhoods. 4th street, Mapleton, Bear Creek, Devil's Thumb etc. won't be affected. Buying a \$3 million dollar house to rent to 5 people is going to stay unusual. Neighborhoods with families, like Martin Acres, Majestic Heights, Table Mesa will see even more financial pressure on renting. A number of houses in the neighborhood have gone from a house rental price to a per bedroom rental price. More bedrooms, more rent. Families with children used to rent next door - the last family with kids moved out 5 years ago because they could no longer afford it. In 3 years, 15 different people lived next door (based on cars that were parked for more than 30 days). People were moving in and out every few months. How do you build a relationship to fix issues (noise, open fire pits, flood light violations of the dark skies ordinance) when everyone is temporary? Constantly filing complaints with the city is no win, things got better temporarily until the entire house population turned over in a ~12 months. A couple of years ago a couple and 2 friends moved in and it's been stable and quiet.

Essentially lifting occupancy limits means areas like Mapleton remain exclusive and areas like Martin Acres disappear as family neighborhoods and become like Austin where "stealth dorm" neighborhoods have virtually zero permanent residents. Austin actually implemented an occupancy limit to address the issue. Or like silicon valley where you have bedrooms full of bunk beds with everyone paying by the bed (young high tech workers). Not to mention that without occupancy limits Boulder becomes much more attractive to private equity rental companies snapping up houses because the rate of return on the investment goes way up.

The end result is incredibly unlikely to be cheaper rent. Gee - if I pop the top on my modest ranch w/ basement I could get 10 bedrooms in my ranch w/ basement. At \$800-\$1000 per bedroom..... I could move out of Boulder and more than over the mortgage on a new house with the rent, further destabilizing my neighborhood, which I never expected to love and become as committed to as I have (I have 2 degrees from CU and opted to stay over going to Silicon Valley back before Boulder was as full of high tech companies) - despite the continual stream of proposals that would undermine it. And that's not even addressing how much of Boulder's urban canopy is space around houses which supports our treasured urban wildlife - songbirds, bobcats, foxes, hawks, even the rabbits and raccoons etc. that will disappear if it's all paved over for backyard tiny homes. If I wanted to live in Venice Beach (where damn near every bit of space is a concreted ADU), San Jose (with bunk beds at \$1200 a month) Austin neighborhoods with 100% turnover etc. I would live there rather than turn Boulder into them. I regard this as a make landlords even richer proposition, and I start to think - if I can't beat them join them - why continue a futile fight to keep my neighborhood a mixed community of long term and shorter term retired, renters, professionals, students, singles and families. Just give up the ghost, take the money and find an existing community elsewhere.

Why is no one looking at redeveloping underutilized commercial space (post COVID) or upzone 30th street with larger apartment buildings between Arapahoe and Baseline? Better yet - do what Denver has done with Speer and

a chunk of I70 - underground US 36 between Table Mesa and Broadway for intermediate housing and green space. That would create more housing, not increase financial pressure on families with children, and it's an area that already has commercial development, is Will Vill adjacent, has lots of bus service, the new underpass at Colorado and connects to grocery stores, services, etc. in a short distance. Why is the answer cramming as many people as possible in a few neighborhoods without any regard to maintaining a balance of residents, lifestyles, and the things that still make Boulder different than so many other high tech towns?

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- I do not want to implement any changes before November. I do not trust the current City Council majority with any sort of long term planning. This is an abrupt change to my normal trust in our leadership because I have witnessed the Council majority behave in a flagrantly negligent fashion when it comes to managing our community's resources. They cannot be trusted to act in the interest of the community. They are currently robbing resources from those in need of affordable housing to subsidize the unsustainable habits of people with significant mental health problems.
- We live in Boulder due to the quality of life. If you decrease that, it will lead to Boulder losing it's actual charm and quality and becoming just another suburban city.
- I appreciate zoning reform that reflects the importance of making communities where things are within reach, instead of large suburbs where you need to drive a car to reach a store. I like the proposal to remove barriers to building more homes in commercial areas and neighborhood centers.

Reducing parking requirements is also good. If someone needs a place to live with parking, they can find a place with parking, but anything that can discourage usage of cars is a benefit in my opinion.

And if removing occupancy restrictions can help Boulder become more affordable, I think that's great. I don't necessarily want people to live in cramped spaces, but I definitely don't want people to be homeless because they can't afford to live in a Boulder apartment or house. It's better for someone to be in a cramped house than in no house at all.

- Encourage CU to support students by building more on campus living and requiring more students to live on campus

It would free up housing for people who are working here in Boulder.

The number of incidents of police having to respond to noise issues in residential areas might decrease.

- Mixed zoning using like in Boulder Junction!
- Explore housing cooperatives!  
Projects that encourage people to live and interact as a community living together rather than as homeowners or renters or landlords.
- Annoyed that this topic has been voted on and rejected and YET here it is again. Does the City think we are Ok with being hounded until they get their way? Move on!!!
- Occupancy reform will lead to students living in crowded and hazardous conditions while doing little address the restrictions that have been preventing supply from meeting demand. We need SUPPLY-SIDED housing reform for to reach long-term affordability goals.



- I would love to see the reclassification of tiny houses on wheels as legal homes, as well as the legalization of renting a driveway or property from landowners/homeowners to park them on.
- People in Boulder want their green spaces and parks. But they don't want higher density. You can't have your cake and eat it too. Most importantly, it's all about the DESIGN. Changes the zoning but beef up the Design Review Process.
- It should be obvious that the growth of CU is the problem. Time to grow CU in other cities that need the revenue.
- The exclusionary zoning Boulder implemented in the 1970s is the reason Boulder is so lacking in economic and racial diversity. With detached single family homes averaging over \$1.5 M only the very wealthiest percentage of US population can afford to buy. Yet 80+% percent of Boulder residential land area is zoned exclusively and only for single family residential. Low density single family zoning is inherently car dependent since origins and destinations are required to be far apart because they are sprawled out by parking requirements, floor area ratio limits, setbacks, residential single use mandates, height limits, etc. If Boulder is serious about addressing climate change and allowing working people to live in town, then single family zoning in Boulder must be replaced with flexible multi-use multifamily zoning that allows a diverse range of building types and usages. Allowing a diversity of building types will allow a diversity of inhabitants (and of course the converse is also true).
- Please consider a visionary design approach to housing. So much of this policy feels reactive and driven by property developers more than designers. It would be much easier to strongly agree with these propositions if there was a systems approach that considers impacts on multi-modal transportation, environment (especially water use), and the impact on the broader urban fabric. I have seen so many cities lose their character by rapidly adding poorly made new urbanist developments and letting property developers drive the future vision.
- Changing occupancy rules would be a slap in the face of the voters who turned this down when it was on the ballot.
- To think that increasing occupancy in existing homes will provide more affordable housing is a pipe dream. All you will do is increase the cash flow to rental owners. To assume they will reduce the rents per occupant because they can have more occupants is nuts in a non-competitive housing market like Boulder.

In addition, all you are doing is removing CU from the responsible of providing on campus housing for students. You need to put pressure on them to build more on campus housing.

- Build baby build.
- During my lifetime, Boulder has always been unaffordable for some people. I see Council's solutions just a way to shoehorn people into a space that will create an ugly crowded town. Require CU to build more affordable housing for its students instead of the City doing all the heavy lifting.
- Relaxing restrictions only creates more congestion. People will always keep coming until it becomes chaotic LA or San Fran and then boulder will be ruined. Right now people want to come here!!! Keep it that way. Not everyone can live in a city. Not everyone can live in Honolulu. At some point boulder needs to stop adding more housing. Keep it desirable
- Increasing density will turn Boulder into another big city. Many of us choose to live in Boulder over big cities because the lower density.
- For a change, Council should consider measures to help homeowners. It focuses too much on affordability instead of developing safe neighborhoods that have easy access to a decent transportation infrastructure. The council seems obsessed retrofitting neighborhoods to add more people. When will they be satisfied that boulder has enough residents.
- there should be an additional city credit to university students and employees who qualify for affordable housing.
- Research has shown that high density living increases crime and decrease quality of life....and increases issues / problems about parking density, noise, crowding, barking dogs, and marijuana smoke that often accompany dense living.
- RTD seems underutilized. More people doesn't have to mean more cars, and more working-class people will work in Boulder and use transit. (Non car owner talking)
- Reduce minimum lot sizes in RL1 for small single family homes  
Revise or eliminate solar access ordinance - most solar is on the roof anyway

- I strongly support eliminating the ADU saturation limit and other rules that restrict the construction of ADUs, especially in areas like University Hill (where I live) that have excellent access to public transportation.
- Housing affordability is like the weather. Humans can't control either one. Governmental standards and requirements should put quality of life for current residents (those living in buildings, not tents) first. More people use more water, air, and space resulting in congestion and environmental stress.
- The county ought to impose strict regulations 1) limiting the number of properties owned by landlords (both corporate and private) and 2) capping rent at x% based on assessed property value. This is an issue of supply and demand, wherein the supply is directly limited by property hoarding and indirectly limited by landlords pricing out "undesirable" populations in the name of profit. Both forms of limiting are gouging, plain and simple. It would also be worth investigating potential regulations on property investors at large (not simply residential) who own idle property for the sake of long-term speculation as opposed to productive property utilization.
- It would be beneficial for there to be more public access to resources and parameters for affordable housing particularly for one-bedroom or studio apartments which often cost the same as a two-bedroom apartment.
- Please develop more mixed use housing development; please designate more housing as affordable. The demand for housing is here, but the supply is limited and it is crippling boulder. help!!!!
- Students should be on campus and residential areas for families
- Single-family zoning should be eliminated in favor of high density housing throughout the City of Boulder. Affordable housing and high density development should be highly prioritized and large square-footage single residences should be heavily taxed and scrutinized as they are a waste of land. Also the permitting and review process needs to be simplified and streamlined and lawsuits to delay and prevent development need to be made unlawful. Local NIMBYs are destroying the ability of younger, diverse people to make a home in Boulder or raise a family here.
- I have seen no evidence that increasing occupancy limits would lead to lower housing costs. Landlords are in a profit-making business and have no incentive to lower rents if more renters occupy their properties -- indeed, raising occupancy levels would merely increase their bottom lines. Absent solid proof that more people = lower rents, you should do nothing to alter current zoning that will only destroy our neighborhoods and increase cars, noise, pollution, and trash.
- As a lifelong resident who is close to being forced to leave the city because of rising rents and housing prices, I strongly support ANY options for increasing affordability of housing in Boulder! Including at the middle-income level.
- The only direction that increased occupancy will go to create more affordability is directly into the landlord's pocket.
- I hope that you are ensuring a good sampling of renters in your data. I'm a renter and this market is rough. Please don't let the homeowners dictate whether we can live here
- Allow more development east in the industrial areas as has been discussed previously. Do not require so much mixed use with retail on the bottom floor. Retail stores are dying! Not good use of the space and killer for the developers
- I haven't worked 40 years of my life to have a home in a peaceful neighborhood so the city can destroy it!!! DO NOT CHANGE OCCUPANCY zoning or numbers. This will only benefit the developers (and city council in their pockets) and will destroy this town as we know it. If you like LODO so much, please move there.
- I would love to see single family zoning eliminated altogether and have it lumped into a residential zoning category that allows up to three or four units per lot (duplexes, triple deckers, look to Cambridge or Somerville for housing styles that don't scream density, work for families (still get a backyard, etc.), and blend into current single family neighborhoods). I also think that there seems to be a bit of room for infill development and allowing housing in commercially zoned areas. We can't keep growing the city's employment areas and jobs without building enough housing for the people who work here.
- Boulder land is expensive, thus cannot make affordable housing - see Aspen example. Affordable housing is in Erie = cheap land. Run a bus line like the Roaring Fork Valley.

- Charge tolls on Diagonal and increase toll on I-36.  
Increase parking costs for out of Boulder city drivers.  
Residents of Boulder with approved address get discounted parking fees.
- Individuals who are needing housed can't always live with other tenants due to mental illness, addiction, etc.  
These people are interested in leaving this part of their life behind and housing them with other individuals who are experiencing homeless might make it extra difficult for them to move forward in their life.

When building affordable housing, consider that these people needing affordable housing don't typically have transportation, so consider housing in places where there's grocery stores, etc.

If we are concerned about land and property here in Boulder, wouldn't take up less space if we considered building tiny homes. Recently a affordable tiny home community was built in Longmont for veterans. Maybe that's something to consider.

- discourage rentals for homeowners who don't own the home they rent, incentivize home owner rentals if living in the same house, low-occupancy tax (big house, small number of residence) and use that tax \$ to provide rental control
- The Bedrooms are for People initiative was not passed by Boulder voter. These zoning proposals seem like a work around the community's vote.
- Another approach to occupancy limits that is used in other jurisdictions is 2 people per legal bedroom +1. Meaning a 3 bedroom house could legally have 7 people.
- Incentives for landlords to rent at lower rates than the average rental rates in Boulder.  
A fee on home sales (based on appreciation?) to fund affordable housing.  
Allow more density (if developers agree to provide affordable housing) along main transportation arteries and commercial areas.
- Density bonus for affordable housing, the lower the AMI the higher the bonus. Rezone office park zoning, its the worst in America, all areas are live work. Eliminate growth and height restrictions. Eliminate single family zoning. Go further on ADU's no restrictions, off the shelf preapproved building plans for ADU's.
- As a former CU Boulder student who is currently working in Boulder, it has been a struggle for me to find suitable and affordable housing within city limits both during my time as a student and afterwards. I work full-time in the medical field and it is difficult to find housing that is within commuting distance and fairly priced. I strongly support removing unrelated occupancy requirements in Boulder, as the current legislation hinders diversity within the city and makes it inaccessible to lower-income occupants and minority populations. Boulder cannot both claim to support diversity and inclusion in the city and continue to uphold these rules that make it impossible for more marginalized groups to find housing. Thank you for your consideration!
- Drake poll in '21 showed 3/4s support for BAFP measure. It only failed because an odd year electorate was voting on it.
- Bedrooms for people is so much better, I'm worried this will lead to unsafe crowding.  
Also, no duplexes/triplexes in single family areas!!!
- Increasing occupancy will primarily help landlords to make more money from a house they own. That will also increase the prices for single family homes by forcing families to compete with landlords making Boulder even less affordable to families. Boulder has allowed developers to fill the central area with luxury apartments and condos. Require all future housing that is built to be affordable until the balance of affordable vs luxury housing is restored.
- How can the city be affordable when transplants to Boulder buy \$2.8 million dollar houses, tear them down, and replace them with \$8 million dollar houses or more? The planning board is complicit in creating the extreme of large, wealthy houses for a select few and then citizens who have been here for a long time and aren't wealthy are the ones who are going to have to live with houses that are over crowded, possibly a triplex put in next door to them? The CC loves throwing out the word "equity" but the city is really creating an uber wealthy class structure here in Boulder.
- Increasing occupancy limits will NOT increase affordable housing in Boulder's non-competitive rental market. All it will do is increase the cash flow to existing rental owners. To assume that landlords will suddenly see the "light" and reduce their per occupancy rental prices is nonsense. Unfortunately, landlords will always maximize cash flow

and this proposal will only add to their profits.

Also, this proposal removes CU's responsibility to provide housing for increasing enrollments. It is time to force CU to provide adequate housing for ALL students. Imagine the beautiful impact to The Hill if the majority of homes we owner occupied. The improvements from owner occupied homes would once again make The Hill a neighborhood, instead of a ghetto.

- The idea of allowing additional buildings to lots that are now single residences will increase fire danger.
- Dialogue with CU to encourage the University to provide more student housing on campus and obligate students to use it.
- Demand CU provides more on campus housing. No increase in student population that cannot be housed on campus
- 1) The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.
- 2) Moving students to campus would free up lots of housing for other residents.
- 3) Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.
- 4) Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.
- 5) Make exceptions to height restrictions for new developments in commercial areas of east Boulder. There are many locations where increased height of buildings would not impinge on nearby residents.
- 6) Changing zoning rules in a way that negatively impacts neighborhoods is a form of theft by the city. If I buy a home where a certain zoning is in effect I expect it to remain that way and not have my quality of life or home value reduced by decisions made by city council unless I am compensated.
- 7) There is plenty of undeveloped vacant and commercial property in east Boulder that can be developed into high density housing. Allow variances to height restrictions so that taller structures can be built. This is more economical and reduces the carbon footprint per housing unit. New retail centers can be created along with these higher density housing units.
- 8) The city council should also consider that it's not a requirement that the city create affordable housing everywhere in the city when there is more affordable housing available in the communities east of Boulder. For example, when I worked on Park Avenue in NYC I didn't ridiculously assume that it was my right to have a home on Park Avenue, I commuted an hour by train where I could afford the housing. So don't make policies that will destroy existing neighborhoods, make policies that will develop undeveloped areas or underutilized commercial areas into new vibrant neighborhoods. Then it's a win-win for everyone.
- 9) The fabric of the existing neighborhoods that have developed over the last century should be valued and are part of what makes Boulder an attractive place to live. Please don't unnecessarily destroy that value. There are plenty of good options besides changing occupancy rules and zoning of existing residential neighborhoods.
- Rent control
- Start representing people who have worked long and hard for years to live here. We're not rich, privileged, left or progressive. Work to assure people are paid enough to make their own decisions about where and how to live.
- The current definition of 'family' is limiting and inherently discriminatory. Additionally, this limitation of housing availability goes against Boulder's claims to both equity and climate action, and should be eliminated as counter-productive to Boulder's goals. These are the topics on which I choose how and who I vote for in Boulder politics.
- Adding occupants will help landlords and not reduce rents.....
- The idea that increasing occupancy limits will reduce the cost of rent or home ownership in Boulder is illusory. Google "inelastic demand."
- 1. The new CU South campus should be a car-free zone with only loading and unloading zones.
- 2. Boulder should build more apartment buildings, preferably with onsite managers, instead of dividing up single-family homes rented out by absent landlords.
- 3. CU should take responsibility for housing more of its students. Palo Alto has become so expensive that Stanford has built a lot of graduate housing. It was already housing all of its undergrads. CU should, at a minimum, provide

housing for all its undergrads.

4. I'm in favor of owner-occupied duplexes or triplexes.

- Tiny houses to gradually replace old trailers should be considered, as well as adding more cooperative housing. Those low income living and working in boulder for a certain number of years should have priority for housing. I don't know any millennials who can afford a house in boulder, meanwhile you have elders who are isolating and living alone.
- We shouldn't make blanket changes but make considered changes on case by case basis.
- Manage investors better and cap CU growth rates, or reduce CU populations!
- Last time the occupancy limit was increased it resulted in no increase in affordability. The landlord simply divided the rent by the old number of occupants and used that as a 'per occupant' rent, i.e. \$3,000/mo for 3 people went to \$4,000/mo for 4 people. This resulted in benefit to the landlord and not the community.
- The Planning department needs to review what happened at Goss Grove neighborhood when zoning was allowed to include apartment buildings. The neighborhood was changed into a very noisy and trashy place. If we increase density we must provide for safety, cleanliness, health and quiet. How about allowing housing on a limited basis on land zoned for commercial or industrial? How about eliminating the estate zone? How about reducing the setbacks? To address parking how about allowing driveways again? How about incentives for developers to build small townhomes like the affordable houses that were built on Valmont? Finally CU must be stopped from increasing their enrollment. Since 2000 they have added 15,000 students. They have not provided nearly enough housing for their students. Students are suffering.
- Living in my car.
- Identify some discrete areas, including commercial areas, that can be better used for high density residential and open to developers to build more total number of units so that the results of the total number of below market units is increased, allow even higher density if the developer provides more than the currently required ratio of below market; define affordable so we tax payers can understand whether building affordable housing is even possible, or at what subsidies
- Changing occupancy limits will not make Boulder more affordable. It will enrich more investors and destroy any hopes for families to purchase homes in lower density neighborhoods. CU needs to build more housing for students to take pressure off working families and people to afford a home. I am absolutely against any changes in occupancy limits. Have lived on the Hill for many years and this would ruin the Hill for future families.
- Not sure why you would reduce parking requirements. Boulder is NOT a city anymore where most don't have cars. So, where would all those cars be parking???
- Allow more affordable homes to be built especially on transit lines near buses and bike paths. For example, the Broadway Iris new town houses should be a big building of more affordable apartments versus luxury condos.
- As we go for more density in our city, I would like to see the data that shows that increased density leads to more affordable housing for our particular context. I am committed to more affordable housing in Boulder, however I am not convinced that more density has a direct link to more affordable housing in our context. I think more density benefits developers more than it benefits our community and people in need of housing.

Here is an example,

For rent, after a full renovation, for \$10,800 to students close to 17th and Baseline: "Fully Leased for Fall 2018 with options for following school years. Beautiful new home, luxury student housing on the South Hill, 6 private suites, each suite comes with its own full bath, flex space for an office. Wood floors, open floor plan, over-sized kitchen, deck area with views, garage and plenty of parking. Zoned RM2 4 unrelated occupants as rental. License # RHL201700836. Current lease with 4 students and 4 parents as cosigners"

I see many properties being developed for the wealthy, not for the working folk. How do we get developers on our side, so that they will develop for us regular people? Until then, I am watching the density bandwagon skeptically. We want affordability, inclusivity, and community, so let's move to the conversation there.

- You have to show evidence that these proposals serve our goals of increasing affordable housing. From all I have read, they do not have that effect; they definitely increase real estate investor profits. With lots of negative climate



and other impacts

No wonder Polis was surrounded by real estate /dev. moguls when he unveiled similar plans at the State level.

Give us evidence?! Not hype/empty promises, please. We all want solutions. Why isn't Boulder lobbying for rent stabilization??? It works. Look who the nay-sayers are: real estate moguls! Renters deserve better.

- Possibly open to supporting some changes if Unihill, Martin Park and Aurora East neighborhoods are excluded
- Adjust zoning to disallow McMansions and outlaw new lawn seeding and leave native plant borders untouched for use by pollinators. Allow Xeriscaping with restrictions on planting invasive species. Save land and water for more vital uses
- Build out Area III to your liking then ask me these questions.  
Until then, leave us alone.  
Thank you very much.
- The questions are leading. There are a lot of ways the City can increase density without these zoning changes.

Increasing occupancy does not decrease rent. Real life examples abound. Hill is a perfect example of what happens when occupancy is increased (rent increases, affordability does not improve).

There are great places in Boulder for dense growth - allow taller buildings in central areas (downtown, Basemar, 29th street) - but if Boulder wants to have diversity in terms of resident (young, old, families, etc.), maintaining zones that are low density, single family homes is needed.

In-fill with duplexes in places like 29th street, Basemar, etc. make good sense - but not gutting existing low density zones by allowing a mish mash of high density next to low density.

The way the city is looking at this is as if increasing occupancy in low-density areas is what will make a difference in affordability - that's just not true. There are a lot of ways to increase density without gutting variety of character of city -- that includes low density zones.

Lastly: CU should be required to provide more on-campus student housing. CU should have to house the increase in students population over the past 30 years -- such a requirement would free up housing for people that work in Boulder but have been priced out due to student rentals.

CU Population 2022 = 36,000. "Enrollment and Graduation Rates - CU Boulder's fall 2022 enrollment was 36,122. The undergraduate enrollment was 29,583 of which 7,106 were entering first-year students. The number of new undergraduate transfer students who enrolled in fall 2022 was 1,422." See <https://catalog.colorado.edu/about-cu-boulder/#:~:text=Enrollment%20and%20Graduation%20Rates,in%20fall%202022%20was%201%2C422>.

CU Boulder Population 1990 = 24,000 - see: [https://www.colorado.edu/registrar/sites/default/files/attached-files/ucb\\_1990-91\\_catalog.pdf](https://www.colorado.edu/registrar/sites/default/files/attached-files/ucb_1990-91_catalog.pdf).

CU Should have to be required to build housing for the 12,000 additional students that have resulted in the loss of neighborhoods. CU should further be required to provide housing for all new University growth.

- Please allow for more ADU or apartments to be added to existing single family houses.
- We have houses in our neighborhood that consistently rent to seven or more people in a single family home. Parking in the neighborhood is becoming difficult. Code enforcement hasn't done anything on my street to slow this down, either.

I've lived in this neighborhood for over 50 years and it's sad to see so many crowded rental houses that are not maintained by the landlords.

So if the City increases occupancy in the city are they going to increase the water and sewer lines to serve the

additional people in the neighborhoods?

Thank you!

- When Kate Raworth spoke at the City of Boulder's Forum on Economy, Community and Climate, she spoke to denser housing in a beautiful way. I'd love that to get shared around when talking about these issues. Prioritizing housing and affordability is essential. Make it harder for developers to scrape houses!! Prioritize people who are going to live in houses buying them, not developers. Include Indigenous land tax as part of reparations for the stolen land we're all living on here. Thank you for your efforts!
- Parking requirements go against Boulder's sustainability goals. They are outdated and should be removed entirely.
- None of these proposals will have any effect on housing prices or affordability in Boulder. City voters rejected the misguided Bedrooms proposal. Don't overturn that vote.
- Abolish cash in lieu. It does nothing towards affordable housing. All that empty office space could be converted into affordable housing or whatever is considered "affordable" in Boulder.
- The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.

Moving students to campus would free up lots of housing for other residents.

Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.

Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.

- Limit new employers moving/expanding in Boulder; focus on rezoning of business/office zoned land to residential uses. Focus on family friendly permanently affordable housing.
- We need to work towards more students living on campus. The Hill neighborhood is reaching a tipping point where it is either going to be sustained as a Boulder treasure with families, students, and faculty alike. Or, it will become so rundown by student-disturbances that result in families (like mine) fleeing the broken glass, fireworks, and 2am disruptions for the Hill to end up a landlord's cash cow and wasteland.
- Eliminating zoning no matter if the area is commercial or residential is a dangerous idea. I wonder what the city council envisions commercial areas will become if all zoning is eliminated.
- I am a fan of gentle upzoning on larger and busier streets, at larger and busier intersections, and in some cases near transit stops and corridors. I'm less supportive of upzoning across an entire current sf neighborhood, generally. I like ADUs by right, including larger ones. I like a mix of low-intensity housing types in residential areas and small convenience stores/breakfast places. I like subdividing giant lots for more, smaller middle income homes or duplexes or townhomes.
- Along with this, let's get mass transit working. RTD pass for all residents.
- There are a few single-family zoned areas that would be obvious areas to increase density, like University Heights and the area just west of Scott Carpenter Park.
- Force CU to build more student housing so that more housing in the community is available to people working in the community.

Increasing occupancy is a giveaway to developers and investor owners who will profit massively. It will not lower rents. It will increase density of students in neighborhoods leading to increased law enforcement costs, increased traffic and parking problems for existing residents.

Cars will remain the primary transportation in Boulder. Only when the city has a mass transit system as extensive as NYC will you get people out of cars. So stop allowing developers to not have the required parking per unit.

- We should be building more moderately priced housing, a lot of the current housing being built is very expensive, so it adds to congestion and does not help the housing crisis at all.

- Lower all city fees associated the development of all new housing and the improvement of existing multifamily housing.
- 1. The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.
  2. Moving students to campus would free up lots of housing for other residents.
  3. Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.
  4. Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.
- Quit meddling with what people voted for. There is never going to be enough housing for everyone to live in Boulder. Rezoning only makes people more crowded, thus making them angrier! This council is so slanted against single family homes, which is what people really want.
- Unless mass transit improves, increasing density is a horrible idea, and only serves the real estate agents and profiteers. Transit keeps getting WORSE and has for decades now -- fix that first!

Also, the idea that if we add thousands of housing spaces it would reduce in-commuters by the same number? It's naive (some would say: lies by profiteers) - that only reduces commuting if EVERYONE works/schools in Boulder.

- Give more attention to calming down student party houses.
- Incentives to discourage car ownership in favor of public transit, bikes, scooters, ride share. Forced purchase of bus pass. Allow scooters west of 30th. Etc
- People still want cars even if they only use them on weekends. We need permeable surfaces to absorb water. People need quiet; the more people the more noise and light stress which negatively impacts health. Thank you for considering these points
- What a piece of deceit this push poll is! I guess you just want to lead survey takers down the development path. I guess that's what you want to hear.
- Regional coooperation and coordination is essential to effectively address the affordable housing/transportation challenge. Boulder can't do this alone or by focusing within our own city limits.
- The stated objective for reducing/eliminating occupancy and zoning restrictions is to lower housing costs. There is no reason to believe these proposals will have the desired effect. I think the proposed changes would make single family homes unaffordable, change the character of our neighborhoods and have severe, negative impacts on quality of life. Rental prices for houses and apartments would not go down. The only result of allowing higher density and unrestricted growth is higher density and unrestricted growth. It won't magically reduce commuters on 36, lower rental rates, reduce cars/traffic/parking issues, or create low-income housing. It won't result in housing for the homeless or create programs to treat the mental health and substance abuse problems that affect our community.
- Increasing occupancy will not make Boulder more affordable. It will just increase landlords profit margins & allowing more affluent people to move in. If you want affordable housing build it, manage it or have rent control.
- Where to begin? Sacrificing quality of life in the name of density based on specious arguments having to do with supposedly increasing affordable housing supply is a shopworn subject. Look around. What we get are hideous housing projects that are unappealing to most everyone and are certainly not affordable. (Never mind the monster spec homes popping up in North Boulder and elsewhere) I don't buy that people are ditching their cars or clamoring to move the family and dog into an efficiency unit at 30th and Pearl or Old Tale and Arapahoe. ( And count me as one who was recently run down on my bicycle by a motorist while using a crosswalk to cross Arapahoe at 13th). Tampering with zoning is a bad idea. We all know that no amount of development will ameliorate the perceived housing problems in Boulder. If you choose to do only one thing, get serious about the in-commuting problem and excessive automobile use in general that results in great harm to the livability of our community and recognize that what you are suggesting by way of solutions will likely do nothing (And has done little in the past) to address this fundamental problem.

- Boulder has a housing crisis. To reduce emissions, increase the diversity of our community, and improve the long term viability of Boulder, we need to rapidly increase our housing stock.

We can do this without reducing our quality of life. In fact, I believe a more diverse community will make Boulder a more fun place to live.

So please prioritize increasing density in our beautiful city so we can share it with more neighbors.

- The city should work with CU to build more student housing on campus and require that more undergrad students live on campus.  
Moving students to campus would free up lots of housing for other residents.  
Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.  
Moving students to campus is also a good move for responding to climate change. For example, it reduces the need to tear down our current structures with all of their embodied carbon and add strain to current infrastructure and resources that are already under stress from climate change.
- Require CU to build housing for it's students.  
Prohibit student rentals in single family zones,. That would make thousands of properties available for workforce rentals or families to purchase.  
Prohibit short term rentals in single family zones.
- Increased density will negatively impact infrastructure and utilities as well as increase traffic and noise. There are already too many cars and trucks on our roads and current restrictions are not being enforced, for example, semi and box trucks on 55th Ave between Arapahoe and Baseline that has a pound per vehicle limit and trucking companies are using 55th to avoid the traffic on Foothills. Road damage and noise and air pollution!
- Please stop trying to make Boulder into a large, over populated, place with so many people crammed in that the quality of life deteriorates. Traffic is already more than our roads can handle.
- Parking will be a challenge for incremental residents. We count on tourism for much of our revenue and in the Pearl St. Area. If People cannot access and park easily, they will not come.
- This issue was voted on. The citizens of Boulder said no increase on occupancy. What don't you get about NO more than 3 unrelated occupants living together.
- Housing shortage is in part due to the practice of enticing busineeses to locate in Boulder. Stop enticing businesses to move to town bringing more employees lacking housing & concentrate on the housing imbalance created by short sighted growth in the commercial sector. Required builders to actually build affordable housing & end in lieu contributions that don't always go towards creating additional affordable housing, or make them so high that it becomes the less attractive/affordable option to the builders.
- One story commercial units, eg. Pearl St., should be allowed to have a second story added on as rental units. That would add some additional units. Lower real estate taxes so that renters can lower there rents .. making it less expensive for those with low incomes.
- I get it! This is designed to support the preconceptions of the 'progressives.' Who knew Karl was such a skewed mind that he could foist this on the public as a legitimate poll.
- What a deceitful push poll--you ought to be ashamed!
- I specifically choose to live in a low density neighborhood and in general avoid crowds and crowded areas for my own emotional health. Why are my needs for low density living not respected at least as much as others' preferences for high density? Why is it acceptable to sacrifice my lifestyle and CHANGE where I have chosen to live as well as, in all likelihood, reduce the value of my home which I have worked hard to afford and maintain? This essentially takes away from savings meant to sustain me in older age.

Where will the cars go with no parking requirements? It is NOT realistic to expect that more people will not bring more cars. Where high density developments have been allowed with no parking requirements, such as in the area of 55th/Arapahoe, the existing neighborhoods have been taken over by cars from the apartment complexes. I'd like for my family and friends to be able to visit without circling for blocks looking for parking. My street will not accommodate cars parked on both sides as that leaves only one lane for traffic. Our neighborhood streets were not built for high density.

I have grave concerns about the availability of water and other resources, as well as infrastructure, in transitioning from low- to high-density.

Speaking from personal experience, renters as a general rule (as well as non-local landlords) do not have the same interest in maintaining neighborhoods as do long-term residents and homeowners. Allowing high-density building in single-family neighborhoods sacrifices the interests of long-term residents in favor of people with little or no interest in the long-term health of the neighborhood.

Boulder is in the process of permanently ruining what makes it such a special place to begin with. There are now many places in town where the foothills are no longer visible due to buildings that seem to violate the height restrictions. The entire community is being permanently degraded. Are you going to make the same terrible changes in residential areas that can not be reversed? Your proposed changes will impact those of us currently in the middle economically because we can not afford to insulate ourselves in the same way the wealthy can, essentially increasing the wealth/lifestyle gap for those of us in the middle.

I have worked hard throughout my life and tried to save responsibly while contributing to the community. WHO IN CITY GOVERNMENT IS ADVOCATING FOR ME?

- I am fully opposed to LARGE ADU construction in residential lots. These will obstruct views, encourage overcrowding, and destroy the quality of life in residential neighborhoods. A very small ADU might not be disruptive, and appropriate for a mother-in-law or older parent type of residency, but an 800 square feet ADU is almost as big as many homes.
- Do not allow Boulder to turn into a megalopolis with Denver and surrounds. What has made Boulder so unique is its controlled growth and neighborhoods. Do not destroy this feature! If housing is an issue, figure it out some other way but do not change zoning or occupancy laws.
- Can you rewrite the survey to provide evidence for and against so we can respond on the basis of the evidence?? These approaches haven't really worked in other areas, from what I Re read and all rmtvr community voices we heard during Bedrooms campaign. Those opinions of people of color for instance. Though these proposals are different, I think they apply for similar reasons. These will help housing providers but only add to the burdens if people who want to live here. Apply some of them I. Commercial corridors as a test. In not opposed to some there but you have lumped everything into the questions and that seems to be insufficient. Makes people feel you don't really want Boulderites to BeHeard. Sad state of affairs, indeed. Discouraging trust in our institutions.
- Boulder's density is good as is.
- Seems to me you have a preconceived answer and are just trying to lead me into your way of thinking. This is not a legitimate poll in any sense. What's wrong with you?
- Push polling at its finest! How can you pretend this is an actual opinion survey? It's pure bs.
- I resisted your effort to lead me down the development path. I guess you want only to confirm what CC members want to hear. Worthless polling.
- The City should make it dramatically easier and cheaper to build modest homes e.g. 800-2000 sq ft, not just efficiencies. Most new SF builds are absurdly large. Roads are far too wide and way too much land is dedicated to parking lots and car based infrastructure. Tighter, walkable mixed use areas with green space are vastly superior to parking lots.
- The problem with occupancy limits are the profit motive currently driving student boarding houses. So I would like to amend the limits with an 'owner occupied' condition which would allow some controlled boarding house instances without eliminating the upsides of increasing density through occupancy. I understand the obstacle may be enforcement, but I think stiff penalties would remedy that situation: the threat of high costs for violations would curtail 'gaming the system'.
- These measure should at LEAST be considered on a neighborhood basis. I currently live on University Hill, and more occupancy in this area will be disastrous.

Student living rental costs are inelastic, so if occupancy limits are increased it will ONLY benefit out of town/state rental property owners as they will just add more people to a house, charge the same (or more!) per person and



get wealthier.

The neighbors and the city will pay the costs for that increased occupancy. More parties, fireworks at night, trash outside, etc. More police calls. More cars, etc. And why? Just to enrich rental property owners who don't live here?

If the goal is to create more affordable housing options, then more students (esp undergrad) that can live ON campus would solve many of these issues. It could potentially allow for non-students to afford to live in those now vacated rentals, working closely with CU on this kind of initiative seems most likely to reduce housing costs and not drive up the costs of everyone else dealing with more students.

- DO not let the Boulder or the University ruin our single home neighborhoods near the University. This is unequatable! as other neighborhoods in Boulder will not be as dramatically impacted. Modest neighborhoods in proximity to CU will suffer! CU must cap enrollment in Boulder- as they cannot house the students in Boulder already. They know there is a shortage of student housing - so why compound a problem that already exists. Students also squeeze out modest income workers who must live elsewhere and commute. Stop trying to attract more business - like you did with Google - those who do want to be here must pay for their impact on schools, services, schools with the increase of people moving here - causing housing cost to rise. Just stop it
- The existing infrastructure (electric, sewer, etc) is old and inadequate in many parts of Boulder. Adding more stress without proper infrastructure is irresponsible. Also, we already have small streets clogged with cars; adding density and changing zoning will reduce livability. We already don't drive thru U hill due to overcrowded streets and glass bottles broken—the overcrowded hill area is dangerous.
- Why the push poll? I take it you really don't want people's opinions unless they coincide with yours. How autocratic!
- Current utility infrastructure is outdated and will not support growth in current neighborhoods. This is not an urban center where a majority of residents can both live and recreate without cars and parking. Boulder has been historically special for a reason.... Keep Boulder unique.
- Experiments that down-grading zoning space and parking requirements have not done so well. In addition, there is no feedback pointing to the long-term success of affordability as a result of removing or drastically altering current zoning ordinances.
- I like the idea of duplexes and triplexes in addition to relaxing occupancy limits, because duplexes and triplexes are typically more attractive to families than roommate situations. Also good for seniors who want to downsize but stay in town.

I live in a neighborhood (east aurora) with a lot of student rentals. Most students are great neighbors, but many years there have been groups of students that threw parties several nights a week, consistently left bottles and fast food wrappers on the curb, etc. I also worry about SFH becoming an even better investment if you can put more people in one house, making homeownership even more unattainable.

Here's what I'd like to see in increasing occupancy:

\* Keep on the path of greater accountability from landlords and management companies. From what I've seen, the landlord and the management company have a big impact on how neighborly the tenants are. Thoughtful landlords seem to have thoughtful tenants. If your landlord doesn't really care, you get the message that there's no need to respect your surroundings.

\* CU doing more education around how to live on your own and be a good neighbor. As a mom-friend who moved out of the neighborhood said, "it's like freshman orientation every year." That's not the neighbors' job.

\* Disincentives (high taxes/fees?) for wealthy individuals or companies to own several rental properties. This goes back to having thoughtful landlords, and also keeping homeownership in neighborhoods like mine a possibility for people who aren't already multimillionaires.

- The City build affordable housing. Developers will only do it if they can build market-rate and above units so they can make a profit. Eliminate cash-in-lieu; make developers build affordable housing. Make developers pay for their impacts with higher linkage fees. Rent control. Permanent affordability.

- Stop ruining Boulder
- How will Boulder ensure that affordable units are indeed leased to people who need them rather than get rented out as VRBOs?
- Pretty shocking (not) that this is being pushed again by the likes of the "progressive" majority on council. We already voted on BAFP- and don't tell me this is different. How to improve housing affordability? Stop the growth of high tech/ high paid employees in this city- that is the root of this. Tell Polis enough is enough with tax incentives for companies to come to CO. Make it very expensive for any company who wants to establish itself here- should have been done esp with the Google campus.
- The city is already inundated with plenty of apartments. The city taking cash in lieu of forcing developers to include affordable apartments was a huge mistake. There could have been units but cash seemed to be the answer. Cash isn't housing anyone and it is getting more and more expensive to buy up and build or remodel for affordable housing. Also, the cash in lieu has not created diversity in these new developments. The city wants to stick all affordable housing in one building/ area. This makes for a financially homogenous area. Neighborhoods used to be filled with people of various wealth where I grew up and we all got along. Now the city is separating.
- Enforce the noise ordinance better in these areas & require public space in new higher density areas!
- More density does not guarantee affordability. It is obvious that more housing leads to more investors, many from out of state, paying what the market can bear; more Air BNBS (that are not monitored for compliance) so that the already-wealthy can have more income; more empty units because residents own homes in multiple locations (currently have 3 such homes on our block). Real estate in Boulder is a safe investment for the "haves"...and will continue to be just that without other controls, like rent control and deed-restrictions.
- Consider ways to encourage developers to build for middle and low income, and seniors needing smaller places to live. Encourage CU to house all undergrads on campus, maybe allow seniors to move out of CU housing. This would free up a ton of housing in Boulder for residents. Further, limit CU growth, they are an ever bigger proportion of our community.
- Affordable housing won't happen all by itself. Developers will simply rush in to fill the void if limits are lifted. I would welcome affordable housing for families or young professionals, or CU staff, on the Hill, but not more apartments for party animals (the serious students by and large leave the Hill for North Boulder and other places). A lot of our traffic problems would be solved if students could have housing on campus built by CU. Strengthen our transportation, build protected bike lanes where you don't have to risk your life to cross an intersection.
- Ask more pointed questions so actual opinions on the issues can be easily expressed.
- We need to remove single family housing across the state, now. This is one of the fastest ways to stabilize rental costs and create additional housing. It does not require any person who wants their house to stay single family to change.
- Boulder voters expressed their opposition in the last election cycle. City council should absolutely not try an end run to the defeat of this issue.
- Did we not go through this in the last election when BAFP was voted down?

### WHY ARE YOU AGAIN TRYING TO PUSH THIS THROUGH IN SPITE OF THE WILL OF THE CITIZENS OF BOULDER?

- Boulder is at max capacity. Boulder has 4,000+ residents per square mile and that doesn't include the homeless encampments. Maybe your efforts would be better placed in making Boulder a safe place again for those of us that already live here.
- Do not build on open space. In the last few decades there have been waves of infilling houses. For instance Bluff street near Folsom does not look anything like it used to with houses built behind and between. Newcomers to Boulder do not appreciate how much infill has already happened, so please do not approve more infill. How are you going to enforce occupancy limits?? Of course there are already plenty of "illegal" 4-5 unrelated people houses here, so you don't need to raise limit it's already effectively here.
- What made Boulder special is its tight controls on growth to protect this beautiful natural environment. If Boulder is to remain special, it needs to stay that course.
- Increase unit count/ acre within 1/4 mile of major transit routes.
- Rent cap ?

- City Council- the people have voted on keeping zoning and occupancy the same. Why do you insist on trying to subvert the voting process? This is undemocratic and makes me think you are taking hand outs from developers. Stop trying to manipulate the voters of the city.
- Recognize that the neighborhood objections arising from higher occupancy in single family homes are (1) excessive noise and (2) street crowding due to excessive cars not excess people. Remedies: area permits for cars like downtown area and more vigorous noise response teams from the city.

Create a process that allows people who have excess parking permits to easily license them to those who need them/  
want them and allow the people who are transferring them to charge the people receiving them.

- Parking should be decoupled from housing so that people who live without cars are not subsidizing people who do not and to avoid over building parking infrastructure. It is better to have too little parking than too much parking to incentivize decreased car usage and storage.

The city needs to think creatively about how to manage parking as it allows denser configurations in single family zones. There are good reasons not to increase the number of cars parked in our neighborhoods.

- Housing affordability (or unaffordability) is a function of how popular an area is to live. Unfortunately everyone can live in one place. Adding more housing units will likely have a negligible impact on demand and prices may not fall - look at New York City. My feeling is that if people want to live somewhere with higher density they should consider living elsewhere. I love my quiet neighborhood. Making it busier won't make it less expensive, but it will make it busier.
- Boulder housing is seen as an investment for non-resident buyers and so many houses and apartments remain unoccupied while residents have a more difficult time finding affordable places to live. I suggest instituting a substantial vacancy tax to encourage the sale or renting of these unoccupied housing options.
- Keep "single family" areas off limits to rezoning. Create higher density areas on the outside perimeter of town.
- Loosening occupancy restrictions will have no impact on affordability. Particularly in areas adjacent to the University, where there is no question that rents are based on a per bedroom rate. Adding additional units in existing single-family areas is highly unlikely to increase affordability as well due to the fact that demand for housing in our community is essentially unlimited, it is insatiable. Allowing more dense residential units in existing commercial areas or neighborhood. Shopping centers would help densify at areas, supported with public transportation and would not have a negative impact on existing single-family communities for the most part however, affordability will only be solved by providing subsidized affordable units.
- Reducing parking areas to lower the prices of affordable housing should only ensue IF more and more variable types of public transportation are made available as part of the building agreement, and/or if the new development comes with a number of shared vehicles for residents. The transportation piece must be part and parcel with the land and building development piece and be put in a binding agreement before building. My family and I live in Keewaden Meadows, which is single family housing that abuts condos and rental buildings along Manhattan St. There are no issues with this intermingling of types and pricing of housing. We meet one another in the local parks, at the school and walking in the neighborhood
- Existing multi-unit houses on the Hill produce trash, noise, loose dogs, cars parked across sidewalks, ... A complete mess. No more, no more!
- Duplexes, probably ok, triplex too much in single family zoning. We have seen what happens to our neighborhoods when there is not enough open space on a lot. It's ridiculous how big some single family houses are. It's sad when a big house takes the entire lot - there goes our view of the sky. I'm very concerned new zoning won't apply to HOA's. Please don't let this happen.
- Increasing density by increasing occupancy will never lower the cost of housing or increase the availability of affordable housing. Increasing occupancy will only raise the price an investor is willing to pay for a property based since the gross income will increase proportionately and therefore price out families and permanent residents wanting to purchase a home for owner occupancy.

Only predominately owner occupancy will ensure the long term liveability of a neighborhood. These are givens.

- Start giving Meth addicts housing and you'll be remediating meth contamination forever!
- I fully support making ADUs easy in single family but density of multiplexes should be measured with volume of cars taken into account
- Opponents to these reforms need to answer to the pollution impacts when more and more Boulder workers are forced to commute by car because they cannot afford to live where they work. It is not a neutral decision to do nothing.
- Sadly, adding more housing is not going to make it more affordable. I think you would be better off controlling rent on properties that are owned by the city (and built by the city).
- Boulder has a TON of housing. However, it's in Boulder, which has been and always will be unaffordable for most people. There's no changing that, and the Bldr Chamber of Commerce is the entity to thank for it.
- Utilize unused office space by converting it to affordable apartments.
- Affordable housing is a laudable goal, however, adding density will have no impact on the cost per renter in Boulder. This is a case where increasing supply will have no impact on demand or rental costs!
- The neighborhoods boarding cu should be excerpt from the two measure. These changes would only allow landlords to take advantage of students and not really reach any more affordability goals
- Occupancy limits and affordable housing policies need to be tailored to specific circumstances in specific areas of Boulder. For example, in areas where new development could take place, density that would lead to lower housing costs makes sense. In other neighborhoods, such as University Hill, policies that increased occupancy limits would not necessarily lead to lower housing costs--rather, it would enable landlords to make more money without lowering the rental cost per student renter. In general, I think we need to proceed slowing and thoughtfully as we implement policies that aim to lower costs by increasing density--the policies we implement could have negative unintended consequences that do not, in fact, lead to more affordable housing.
- Instead of changing the zoning for entire neighborhoods, which is likely to get a lot of pushback, might want to consider allowing increased occupancy and/or duplexes/triplexes only along busier streets such as 9th, Baseline, Broadway, Arapahoe, and Canyon. The argument about more traffic and noise doesn't really apply to streets that already have a lot of traffic, so this would be a middle ground option that would allow some gradual infill. Also, there are already duplex/triplexes along most/all of those streets, so there's a precedence for it.
- Increased density in established neighborhoods changes character and livability for current residents. Increased number of people raises noise level and decreases comfort in hanging out in your yard. I'm a landlord AND a longtime resident in a neighborhood with student rentals. I know for a fact increasing units on a lot or increasing occupancy per unit will not lower rents per person. Four unrelated persons per unit in any part of town makes sense.
- Where would those people park their cars? Please leave all this ALONE. We voted on it and it was decided to leave everything the way it is.
- Leave the rules as they are. I can't afford to live in Aspen or Hawaiian beaches and I don't bitch about it and scream that I am entitled to live in those desirable places. If you start allowing triplexes or more on tiny single family lots in Newlands or Old North or SOBO, the price of what gets built on them is still going to be FAR beyond affordable limits. You all were nuts about the municipal power crap, and you all are completely nuts that cranking up occupancy limits will do anything but make developers and landlords a crap ton of money. And if you hadn't wasted 20 million+ on the municipal power crap and then reframed the outcome to "declare success" you would have had 20 million to spend on affordable housing. I do not trust city of Boulder and county of Boulder government at all. And you really need to explain to the uber-progressives on council and county commissioners that they are not helping. They are hurting Boulder. They have allowed the decline in living standard and the increase in drugs and crime. They have made it unsafe to walk and bike the bike path network. They have made Boulder public spaces crappy to hang out in for folks who are not criminals or druggies. They all need to be removed from office ASAP. There is going to be a wave that removes you all, get ready for it you incompetent cult members. You all are as bad as MAGA on the other end of the spectrum and you don't have any sense that you are just as cultish and bad actors. And reasonable normal people in the community see through all your crap.
- WE NEED AFFORDABLE HOUSING PERIOD. I shouldn't have to live with 6 people to have affordable rent! This place has already turned into a super upper class, white population and have driven out people that have lived here for way longer than we've been here. We need affordable housing so BIPOC and lower socioeconomic status people

can actually live here~~!!!! It's almost impossible to rent here as a student unless you have student loans or rich parents~!

- The current affordability crisis harms so many people. I want the city to change zoning laws to legalize denser housing projects, remove parking minimums, and make it easier to permit ADUs.
- 1. Increasing unrelated occupancy limits (especially in areas of heavy student housing, eg, the Hill, etc) will not result in lower cost to students. Landlords will simply crowd more students in a unit and continue to charge high rates for sub-par conditions.
- 2. Re-zone some commercial buildings near mass transit to allow affordable housing near resources or access to resources. This would help eliminate food deserts, and would increase access to health and recreation resources as well as provide an opportunity for resident's to decrease our carbon footprint through increased utilization of mass transit for work and recreation purposes.
- Please do not allow further densification of areas of the city where it is very difficult to park (e.g., downtown).
- Exempt properties in CU-adjacent neighborhoods from any discussion of increased density.
- Take some time to read about the unhoused community and people already in low income housing
- Keep current zoning!
- We should look to other cities that have had success with their College and implement some of their standards to have set up better situations with the school and city for student housing. This will create more situations for others to be housed.  
The city should work with CU to build more student housing on campus and require that more undergrad students live on campus. At least 2 years would be smart.  
Moving students to campus would free up lots of housing for other residents.  
Moving students to campus would also relieve pressure on Boulder police who are constantly responding to disturbances from students.
- I would like to see CU provide more housing for students which would free up existing housing
- I am also in favour of exploring options to change the height limit (perhaps especially in east Boulder) and am \*especially\* in favour of lots of public housing!
- We need to do everything we can to make it more affordable to live here
- Building has boomed over the years with this claim to reduce costs, has not worked. It has driven out so many people and now caters to those with money. It has not worked and it won't work. This boom has made developers and investors very happy and rich.
- Housing here will never be reasonable, but increasing density WITH increasing patrol and control might reduce homelessness for those who have been gentrified out of lower-cost housing. It seems especially desirable to help with stability and proximity for city and county employees.
- Stop putting up all the apartments. It's awful what has happened with the densification. Stop!!!
- I'm sorry but bottomline is we can't keep destroying our city to try to be all things to all people. There will never be enough housing/affordable housing to meet everyone's needs. Radical acceptance sometimes needed instead of grow baby grow, build baby build. I'm not going to move to CA bc I can't afford it and wouldn't expect a home to be built for me so I can live there. I live where I can afford and thankfully moved to Boulder decades ago. On a public educators salary. And I keep watching the sprawl and now density growth year after year. Yet when the building and growing is all over and done with (which is never) and no one no longer wants to live here because of it, we will still be left with the same problem, in the same place. We will never have enough housing to meet the desires/needs. But we keep doing it anyway. Other solutions please. Increased incomes so people can afford to live here? Let's use what we already have in place. And use it wisely.
- I strongly disagree with densification of Boulder. Use current housing and stop increasing size and density of new buildings. Especially west of Foothills. You are ruining Boulder. More isn't the same as more affordable. Look at NYC. People who call themselves "progressive" in Boulder are in bed with the developers. Keep investing in subsidized housing.
- Stupid zoning requirements got us a new 4400 sq ft house in Goss-Grove. It is completely out of place in Central Boulder. This should have been a 4 plex or 4 separate 1100 sq ft townhouses. Eliminate Single Family Zoning.



- Mixed housing builds a diverse, local community while encouraging the local economy. Most people will gladly walk to a local store versus drive out somewhere.
- I'm all for density, including modest sized dwellings to give people more options. In my opinion, the cars are more of a problem than people so don't require parking spaces. Owning a car in the city should be expensive. Plus, everyone needs access to green & quiet spaces nearby. Thankfully we have many wonderful bike paths & parks.
- Do not reduce parking- if anything, the people who need affordable housing, need their cars more specifically - for work which they actually go to, then do people like us who write or participate in these surveys. if anything you need to put more parking into new developments particularly if they include affordable housing
- I support adding a format and standard for including cooperative housing category in the inclusionary housing standards. (s.a. micro-units that have shared living, outdoor and cooking spaces in one building). This would pair well with allowing the increases in number of un-related people in a home.
- It is not a legitimate objective of government to make it affordable for a person who wants to live in an expensive place to live in that expensive place. I want to live in Aspen, but I accept the fact that I cannot afford to do so. Therefore, I must compromise and live elsewhere. This is a fact of life. Instead of destroying existing beautiful communities, the solution has always been to create new beautiful communities. A percentage of workers in Boulder commute into Boulder to work, due in part to incentives provided by the public sector to create jobs in Boulder. I suggest that Council consider these incentives. Also, look at the percentage of workers that commute into all cities in the Metro area, for perspective.
- zoning change to allow for 15 minute neighborhoods (eg small shops) so people dont need to own and pay for a car.
- Fees should be increased on construction of large inappropriate trophy homes.
- Not sure what you meant by “neighborhood center “. This question really should be separated into two.
- Please do not try to overturn matters already decided by elections.
- We need to reduce the single-family home zones in Boulder. I am a Boulder native and the home prices and restrictive and exclusive policies of the town right now are not the policies that I remember of the town I grew up in. We need to create a more affordable and dynamic place to live, stop prioritizing cars and single-family homes, and recognize that our current policies only benefit the uber-wealthy. Occupancy limits, parking requirements, and single-family zoning need to go.
- Obviously there is a lot of nuance to the “how” for changing zoning to allow duplexes, more adu’s etc. so my somewhat agree could become definitely agree if I saw the actual policy.
- Why bother with the survey when the BAFP council members are going to ignore it anyway since they're so sure they know better than everyone else?
- Every effort across all aspects of governance should be made to allow people to live in places they can largely operate their daily lives (live/work/play) without the need for a motor vehicle.

The built environment directly influences these choices people make, and as long as we prioritize cars (and single family zoning that forces people to live distances from work and play that require cars to get around), Boulder's traffic and the climate crisis will continue to get worse.

- The City should work towards encouraging a developer to annex land north of 28th Street (36) in the planning area. To solve the affordable housing and jobs to housing imbalance the City needs to approve hundreds of new lots in new subdivisions, not trying to change existing single-family zoning to allow duplexes and triplexes, which won't fit on single-family sized lots. The City can then approve larger lots for duplexes and triplexes in the Planning Area as the Boulder Valley Comprehensive Plan suggests annexation is appropriate. I don't want to see three-story tall triplexes next to my single-story single-family home. The City already doesn't enforce occupancy limits so that's a waste of time and won't help provide more affordable housing, it will just allow slum lords to pack in college students legally in houses that then don't have enough parking. In most cases, every college kid at CU has a vehicle, so you can't fit five kids and five cars in a single-family residence.
- Make more affordable to live in the city by all means

- Start representing the people. You are way too far left. People should live where they can afford to. Like we did 45 years ago.
- Owner occupied homes should have occupancy limits removed. Any and all developer owned residential homes should continue to have limits on occupancy. It has been shown that developers will continue to charge exorbitant rates per room regardless of how many rooms there are. Whereas if the owner lives in the home then they should be able to buy a 6 bedroom house and rent out 5 of the rooms while living in the 6th to keep costs down.
- The fact that Boulder is a university town complicates everything. We don't want the unintended consequence of changes to be greedy landlords taking advantage of students desperate for housing. We have rentals in our neighborhood that families just starting out can rent. If the occupancy laws were to change to allow a landlord to put even more people in such a house, they may turn their rental into a student rental just to capture all the extra income potential. This has already happened to a few of the rentals but could happen to more. I love the diversity these rentals bring to the neighborhood. This diversity would be lost as the students (even if diverse) stick to themselves more and don't interact with the neighborhood as much as families do. Also landlords already allow 4 unrelated people in one house, if this were to change, the landlords would then allow 5 or 6. Getting CU to invest in housing is probably the best thing you could do for this town. Also, one question you should ask in this survey is "are you or do you plan to become a landlord,"
- With all the huge apartment buildings being built, if the city is not meeting their affordability goals, they are being stupid. No more cash in exchange. Withhold certificate of occupancy if developers squelch on their commitments, mapleton academy, for example
- In addition to reducing parking requirements across the board to encourage lower housing costs, consider parking maximums or other reduced parking requirements, especially along corridors with frequent transit service and bicycle connectivity.
- High density housing at the junction and expanding east (like the proposed build at 28th/Iris) seem reasonable. Rezoning, or adding high density housing, west of 28th will likely cause more issues ecologically and between neighbors than we have now.
- You won't solve more affordable housing by increasing the occupancy based on the number of bedrooms in a residence. Especially on the Hill. Most rentals are owned by out of towners and they could care less about the added stress to the area; the noise, pollution, parking, parties etc... for them it is just another 1500\$ per month income stream. In the current model, there is almost no re-enforcement of breaking the occupancy requirements. We never hear about folks breaking the law and the repercussions. Taking away occupancy requirements will be the last resort where us, regular citizens feel we can still legally do something ( even though it is minimally enforced \_). From a creative point of view, there seems to be a growing number of empty office space and every 2nd floor on pearl street mall once was residential and now is either an office, empty office or storage... Make areas in Boulder more mixed use and allow for living and working in the same zone at more locations. This will increase safety ( no dead after hours office buildings ) and promotes multi use of parking ( spread out over 24 hours instead of 8 hours) lower commute traffic and increases the standard of living and community as a whole.
- I would love to see minimum lot sizes decreased or eliminated!
- The current zoning code is entirely too complicated. Because of the way requirements are written, the only thing that is easy to build in this city is single family housing for wealthy individuals. Zoning code needs to be revised so that more affordable housing options are easy to build, and single family mansions are hard to build. Currently the City excessively taxes affordable options and subsidizes wealthy options due to the difficulty of navigating the process of getting permits.
- Areas such as the west of 30th street are already providing lots of new apartments. If there are concentrated areas of apartments & new developments on land such as near the diagonal & CU South won't that suffice? I don't see the need to add density to single family home neighborhoods. We already see what it looks like when multiple people share a house in areas such as the Hill with student housing: difficulty parking, lots of trash, noisy parties & negligible attention paid to the outside of the houses & yards by landlords. People who care for their properties in other parts of town don't want that right next door. Who exactly are we trying to help with these initiatives? Young people with families don't want to live sharing houses. So, they go live in more affordable places in east county. If the idea behind these measures is that getting more people in existing houses will help the unhoused; I doubt that. They need more addiction rehab centers & counseling.

- As it is, occupancy rules are not followed in so many cases. There are certainly more than 3 or 4 unrelated persons in many residences, i.e., many more students in a rental. Many rentals are not maintained with trash, weeds, many vehicles, etc.
- Please take a drive on Eisenhower just south of Arapahoe to see the effect of already reduced parking requirements for residential projects. Instant congestion.
- First off, the Boulder City Council should stop trying to attract corporations from establishing major centers here without a plan in place to build more affordable housing. Second, when outside real estate interests and hedge funds want to buy up residential properties for multi-unit dwellings, they should be required to set aside a greater percentage than the current 25% for affordable housing. Finally, building more office space without a corresponding plan to build more affordable housing is a losing game. Why not try to build complexes that include office, retail, and housing co-located so at least some people can live within walking distance to their work?
- Boulder is way too expensive and something has to be done so people can afford to live here again.
- If the council pushes through plan to put duplex and triplex plus allows increased occupancy I will support removing current members from their positions !  
Also do not do not increase property taxes more than 5%!
- I support building more housing in urban corridors, Broadway, 28th, 30th with the existing height limit. I think extending density to single-family home neighborhoods will ruin Boulder's character. There's more we can do to have more people live in Boulder. For example, restrict AirB&Bs and turn them into ADUs with full-time residents. Require full-time residency as part of ownership, or charge an extra tax that would go toward an affordable housing fund if the owner does not live in the unit full time. I notice many new condos are only occupied as vacation homes for part of the year. Also, you can't throw a stick in our neighborhood without hitting an AirB&B. These units are taking away from the housing stock in Boulder.
- I have seen houses with 5-6 bedrooms being zoned for less people than there even are bedrooms and houses that have 3 bedrooms only being zoned for 3 unrelated people, etc. The list goes on. There are empty bedrooms where people legally aren't allowed to live or people breaking the rules and fearing eviction just so they can afford their rent... I went to college in Boulder and struggled to pay rent with these zoning restrictions. I feel like they push Boulder to become even more for only the super wealthy and strongly takes advantage of college students/young people especially. It seems like these rules expect student's families to front their rent for them, but there are many people like me who were forced to work practically full time while being a full time student just to keep up because of these ridiculous zoning laws and the ridiculous rent prices. I am especially strongly in favor of getting rid of occupancy in general because it isn't anyone's business how many people live with them. If that's what they need to do to afford the rent prices here, I feel like that is only fair and is inclusive to people's differing situations.
- The college housing is crazy and I am confused as to how the current laws even apply to people who rent to college kids. We are turning a blind eye to housing and CU just keeps admitting more students and there is a crisis. Additionally, the housing in this county is SO EXPENSIVE, young families can not afford to live here. This is shrinking the school age population which impacts school funding. Housing issues also create problems for lower wage workers living and working in our town - they leave. I envision managing housing as being a catalyst for improvement for many of Boulder's systems.
- I think we need to figure out housing options for individuals that have a hard time living in apartment situations... people with mental disorders that may disturb the neighbors. Please have some regulations around dogs (or just sounds in general) being loud in apartment buildings.
- Please tell us how many people should live in the city when built out! Have your teeth to drive around town recently?
- Please, do not over densify our neighborhoods! We implemented the 3 unrelated rule because neighborhoods couldn't handle both the density, but also all the parking. Our Colorado lifestyle IS CAR DEPENDENT. We love the mountains, and everyone needs a vehicle to get there. You're dreaming if you think mountain lovers are going to go carless. EVERYONE HAS AT LEAST 1 VEHICLE, if not more. AND, if you simply increase density without deed restrictions, you'll just get more market rate development.... and AirB&B's.... that'll never be affordable! Not Rocket Science... it's just good old capitalism at its best.
- Boulder should require a higher real estate tax rate for non primary residence dwellings, and provide tax reductions for these properties if they are rented out at reasonable prices. We've seen affluent people purchase houses and only come to Boulder occasionally, leaving their houses empty most of the time.

We've also seen apartments going up such as the one at the northwest corner of Broadway and Balsam, but the prices of each (of the 5) unit (~ \$3 million) does nothing to help alleviate the affordability issue. It is plainly a supply and demand imbalance that is at the root of the housing problem. Boulder needs to limit growth and put more thoughts and effort into moving toward an equilibrium state with what the society, economy, environment, and natural resources could support.

- We can't build ourselves out of this problem. We could build skyscrapers and increase density until we become New York City and guess what? NYC is unaffordable and so would Boulder be.

We CAN put more pressure on CU to stop expanding until they can house more of their students.

- The people voted on whether to increase occupancy in 2021 - nothing has changed. This is just an end run against the popular will and should not happen.
- Please take into consideration that more people means more congestion, more demands on water and infrastructure, more wear and tear on road, and in general puts more strain on Boulder County Resources. As a result, next thing we know you'll want to raise property taxes (again!) to support all these people's housing who can't afford to live here otherwise. Many of us have lived here for decades -- in my case, 50 years -- and have contributed to this County through hard work and effort. I do not see why you want to change our vibrant community into something different. People want to come here because of what it is but this plan will turn Boulder into something more like Denver, Lafayette, Louisville, Broomfield, Arvada. There are plenty of places for people to access "affordable" housing not too far from our area. Please reconsider making these suggested changes.
- Density needs to be considered in terms of water usage, trash generation, street congestion, noise, preservation of neighborhood character, and a host of like considerations. Don't just "change the rules" on those who paid \$\$\$\$ to buy into single-family neighborhoods.  
Here's an idea: sharply reduce VRBO-type types of licenses; communities like Telluride are already doing this. Many folks who have extra rooms (or in some cases who bought entire houses) are now "renting" those accommodations to tourists via VRBO or AirBnB or the like, whereas they used to take in full-time renters. Seems like zero consideration has been given to this phenomenon.
- Utopia is not possible...even in Boulder.
- Most up zoning would be fine with residents if it didn't cause parking problems. I would love to see something that didn't allow dense developments to offload their parking. With that in place I think we could add a lot of density without making residents angry.
- Instead of policing occupancy limits, increase enforcement of existing rules on noise and nuisance issues. The problem are not extra people, the problem is bad behavior that goes unpunished.
- Why doesn't the City force CU to start providing housing for more of their students instead of forcing the tax payers to build more affordable housing due to a housing shortage that's created by CU not providing enough housing for their students? My understanding is that CU only provides housing for a small portion of their student population, mostly just for Freshman. If CU just provided an additional 10,000 beds that would open up 10,000 beds in the City, which would ultimately lower the cost of rent due to the increase in supply.

Boulder is too dense with 4,000+ residents per sq mile. Not to mention the increase in crime. Does the City have a plan to create a safe living environment again? And does the City have a plan to ensure public safety with the increase in population with this additional development the City is proposing.

Perhaps the City's time and my tax dollars could be better utilized on taking better care of the residents that currently call Boulder home instead of fattening Developers' wallets w/ unnecessary builds.

- The email preamble to this survey to students and landlords was very biased, and full of misinformation. Students will not see a reduction in the cost of living by eliminating occupancy limits, landlords will simply increase number of persons in a house/apt and still charge the same or more per month for rent. Changing occupancy in a college town does not lead to affordability. This is a totally false assumption and has been proven in other college towns. It will only drive out more families from the neighborhoods surrounding the university, especially mid-income families in neighborhoods like Martin Acres. Requiring CU to add more housing would be better for students. The University Hill neighborhood already has a wide diversity of housing and this has not led to affordability! Other approaches have to be taken.

- Housing affordability is not something that can be achieved with market solutions in a place like Boulder where demand is insatiable. It seems Council wants its cake and eat it too; more housing and preserve investors'/property owners' ability to maximize returns. That is a formula that will never result in affordability. Why is that so hard for Council to absorb?

A landlord neighbor of mine enthusiastically supports occupancy limit increases and she declares she wants to see housing affordability. Even so, she admits she would not decrease the rent paid by current tenants if she could add a tenant. Instead she would pocket another \$1000. This is a common perspective of landlords I hear from friends with landlord friends.

If my neighbors and I wanted to live in higher density we would doing that already. There are many places in Boulder (without touching the Planning Reserves) that have not maximized density. There are many areas outside single family zones where increasing density is more appropriate, for example, along transit corridors. Why then is Council so eager to jump on single family zones?

Council needs to back up, put the horse back in front of the cart. Has Council answered the questions - Why accommodate people who aren't here yet at the cost of disrupting the lives of people who are already here? How large do voters want Boulder's population to be? How large can it be before resources, such as water, are stretched too thin?

There has been study after study showing, given a choice people prefer to live with a bit of space, a yard, between them and neighbors. Mental health is better when people are not crowded together. What happened in dense cities during Covid? People who could left cities for suburban and rural areas.

Is Council fearful of being called rude names because these days there is a popular fallacy that zoning is bad, single family zoning is racist? Yes, in some places zoning was used to control people considered undesirable. However, if you ask black families what kind of setting they would like to live in, the most common reply would likely be in a detached house with a yard, like everyone else. Most of the time in modern times zoning has been used for the greater good, to keep toxic industry away from housing, dangers away from children in schools, collect services and retail for convenience and economic vitality,... If Council members feel Boulder's zoning is so deficient why do they live in Boulder, why not move to Houston where there is no zoning, your single family house can be next to a high rise, and council members can save huge amounts of time not trying to change a place where most people like it the way it is?
- I don't have any problem with increasing occupancy limits, although I hesitate to support any blanket number, because it depends on so many factors, including the size of the house and the lot. (and the existing density of the neighborhood.). I do STRONGLY feel like any increase in occupancy limits MUST be accompanied by much stronger efforts to advocate for tenant rights, in order to avoid an increase in predatory landlord practices. Having lived in two other major "college towns" (Iowa City, IA, and Madison, WI), I am very concerned that unrestricted landlords will turn the neighborhoods closest to campus into "student slums" - where students have little choice but to pay too much to live in unpleasant and unsafe conditions.

Given the current fight, statewide, making it difficult to advocate for renters, I hope the city doesn't rush into only half of the solution, ignoring the important other half.
- Our condo area already tight on parking and the adjoining public street is very often full. People forced to park illegally on yellow curbs which reduces visibility and safety coming on to the street which also has a feeder path with no crosswalk! Crazy unsafe. See juniper avenue by willow springs. Imported progressive ideals have taken over Boulder. One mandated solution can destroy what is already a stressed community. Annex more land and build out. Why does everyone have to live near Pearl Street? Enforce parking laws. We almost never see police drive by to check out the situation!
- I don't think that any of housing developments in recent years have improved the housing options for lower and middle class folks, and I don't think that any of the above will either. Developers always find a way to build low-quality and high cost housing.
- I strongly support more affordable housing and believe that easier access to housing is one of the key ways we can bring in diversity to Boulder, support more demographics, and reduce homelessness. I am 30 years old and am very saddened by the attitudes of those who bought houses when they were more affordable and now want to restrict those opportunities for those around them now.
- I hope the legislature makes the occupancy element of this survey irrelevant.



- Boulder is outgrowing itself and is becoming way too crowded. The roads are not built to handle the massive developments that keep getting approved. And the condition of the roads is deplorable - potholes everywhere. Boulder is changing and NOT for the better. I do NOT support more massive, high density developments to pack in more people.
- Boulder cannot accommodate everyone but their efforts could be increased to help more folks. I've lived here since the 70's and it's always been expensive.
- Why is City Council discussing unilaterally changing occupancy standards? I'll be surprised if you guys aren't sued. Also the BAFP people are insufferable. Don't they all have jobs?
- Boulder city Council is trying to change something that the voters voted down. This is not good representation of citizens' votes. The City of Boulder is naive if it believes that adding numbers of or reducing zoning on "granny flats", duplexes/triplexes in single family neighborhoods is going to increase the availability of affordable housing. Has the City, City Council or Staff studied the density of short term rentals (not all legal) in the neighborhoods the City is trying so desperately to fill with "affordable" housing? If this had been studied, the City would see that in some areas, Whittier for example, some blocks are made up of up to 50% short term rentals. Putting granny flats in those areas is only going to increase the number of short term rentals. Same for adding duplexes and triplexes. They will be bought up by investors before the middle income, diverse citizens Boulder seeks. This reality is driven by an already extremely productive way to make money---more money than long term rental or even selling to a "family" could ever achieve. I don't understand how the City, City Council and Staff don't see this for the reality it is.
- I'd like to see more varied housing including smaller homes (1,200-1,800 sf) which is suited to 1st time home buyers, and empty nester/move down buyers
- Please do not change the character of existing neighborhoods. Despite best intentions, people do not ride bikes and houses are overcrowded in single family home neighborhoods
- There needs to be senior housing, so seniors can sell their homes!
- Density will not improve affordability. It will clog roads, even more so if there is limited parking where the housing is. Look at the whole picture!
- Part of what is making Boulder so expensive is the building code and requirements. Simplify and make them the bare minimum required for safety. It is also a travesty that the National Association of Realtors has become essentially a monopoly and our city is not exempt from it. Every house sold has to be %6 more to pay for realtors- think about that. I would like to see more cities fighting against NAR's monopoly on the real estate market- they are driving up prices for little value add.

Also- I think we need to expand more affordable housing to East Boulder and other parts of Boulder.

Lastly, while I hate the high costs of living here, I also don't think it is up to Boulder tax payers to solve this problem. Not every place can have a lot of affordable homes. Not everyone that wants to live here can afford it. There are more affordable options 20 minutes east of Boulder. I think what should happen is employers here should pay more for employees to commute in but stop trying to force affordable homes in a market that doesn't support it.

- Encourage ADU's by incentives in the code and permit process
- Why is this survey so biased? Really couldn't be more obvious.
- Require developers to build a higher percentage of affordable housing to be allowed to build at all.
- I believe the current regulations benefit landlords at the expense of the renters. Low income housing on bus routes is helpful but developers should be able to build affordable housing and increase traffic without providing needed parking.
- Something has to be done. More flexibility is needed for more housing for more people. The same people who don't want to expand the parameters of housing availability and location, occupancy, etc. They are the same people complaining about homeless individuals. Well you can't have it both ways.
- Why are neighborhoods, such as the Hill, asked to bear the brunt of the student housing problem? The University fails to build student housing and the City fails to protect us from this failure. For years I've watched the

neighborhood degrade and now these regulations would decimate what is left of the Hill. How can a city, in good conscience, do this?

- We already voted on this. No change to occupancy limits. Put limits on enrollment at CU instead.
- Explore the idea of requiring builders/developers to include affordable housing in their projects rather than “cash in leu”. Get the Mapleton developers to work on their promised affordable housing at the Fruehauf site.
- Boulder is so inhabitable by anyone other than people in upper middle class which is a significant detriment to the culture and community of Boulder. Not to mention the way it is impacting our public school system.
- Allow more ADUs than currently allowed, allow legal ADUs in zoning areas where they are not currently allowed.
- Utilize existing structures for housing. Boulder Community Hospital on Broadway and Balsam as well as The Millennium Harvest House would have been perfect solutions for housing hundreds of people. Instead both will be torn down so developers can spend millions to create either offices or housing that is WAY out of affordable range for 99% of hard working folks. Congratulations!!
- This survey is unnecessary. The voters already spoke on the issue of occupancy changes and voted it down. This City Coucil needs to listen to the public and stop waisting city resources to fulfill an agenda that is not the voters will.
- Yes thank you so so much! This all should have been done years ago! There is no reason boulder should be zoned in such an exclusionary manner. Why do people want to make the city a retirement home for wealthy white people rather than a thriving place with families and a diversity of ages, incomes, and backgrounds? We could be the Innsbruck of the US but instead we're a big low density retirement community that happens to be in a nice spot. We should eliminate parking requirements entirely and also allow small scale commercial use by right on any lot: coffee shops, small restaurants that close by 10pm or something, offices for less than three people etc. You know what I mean. Dense walkable mixed use neighborhoods are better for everyone.
- Stop trying to make Boulder into a mini LA. Jamming ADU's in neighborhoods that were meant for single family living will only help destroy the flavor that was Boulder. Developers will scarf up the available properties and build as many units as possible and then, charge premium prices to rent or purchase. This will not help the people working in Boulder to afford one of these units and thus live in Boulder, but only enrich the people that are already wealthy enough to own large chunks of Boulder and prevent any of their properties be zoned for ADU additions. It only helps the rich!  
Wish I had a better idea, perhaps stop building million \$\$ condos, but something more reasonably priced around the areas where construction of places like Pelaton (sp?) are being built. Stop the money grab in Boulder!
- The objective of the study is completely bogus, non scientific and worst of all it is against the will of voters. There was a referendum and it was voted down
- This survey is a joke because it can be taken an unlimited number of times.
- We specifically moved to Boulder to live in a single family house neighborhood. We will move out if the density of occupants increases.
- This is a huge proposed change and I don't agree with almost all aspects of it. The local government and people should decide what happens to their community.
- Removing parking requirements is way to optimistic about people using public transit; most people still have cars even if they don't use them daily
- More affordable housing and options for non traditional units is essential to maintain a vibrant community in Boulder.
- Be radical, think and act for long-term benefits, do not let NIMBYs dominate the public realm, get out there and educate the community on affordable housing, find a way to reach parents and young professionals who typically aren't involved in the conversation
- I don't think the answer is to change the character of existing neighborhoods.
- The biggest question about whether Boulder can or should accommodate more people is the water resource and the environmental impact.

Is there enough water resource? Can this environment take the hike in population? My personal opinion is NO.

- Add density in occupancy and multiple dwellings in areas zoned for density. Pro-actively acknowledge deed covenants.
- How is increasing the number of people allowed going to create affordable housing? No one is regulating what landlords can charge. My neighbor has illegally been renting rooms in her home for years, charging up to \$2,500 per room rental. The price of the housing should be legislated, otherwise, this is an exercise in futility and angering people who live in single-family neighborhoods.
- Parking is an issue in single family home neighborhoods that include a large percentage of student housing. 5 unrelated people sharing housing with 5 cars add up real quick.
- Quit building apartment buildings, condo units all over town. What's happened to Boulder is ridiculous and a shameful ruin to a beautiful place!
- I live in Aurora 7, a neighborhood surrounded on 3 sides by CU. While I actually do support ADUs and even duplexes, I do not support the blanket ideas in this survey because we already have parking issues with zoning as it stands now, as well as frequent noise issues from loud parties. Houses in our neighborhood currently rent at ~\$1200 per bedroom, which is fine for students/childless folks who are subsidized by their parents or who each have jobs, but it's driving families with kids out of Boulder because who can pay 3600/month or more on rent, not even an investment, on just one or two incomes?. I would hope that council could consider the concerns of each neighborhood separately, and come up with not a blanket solution, but one that addresses the unique issues each neighborhood faces. We often hear that the Hill and Martin Acres will suffer from these proposals - so will Aurora 7. I would personally support more ADUs and duplexes with designated parking on owner-occupied properties and also a return of the neighborhood parking passes. I do not support turning our neighborhoods to investor paradises, which is what increased occupancy and duplexes/triplexes does without additional boundaries. Our schools are losing students because the single family housing is being snapped up by investors and turned to expensive rentals! I would like to see solutions that prioritize affordability for all, but these proposals seem like a handout to investors and CU housing.
- Despicable that the city council seeks to change what the voters made clear as it relates to occupancy levels.
- Changing occupancy limits does not help teachers, firefighters, police, early-in-career professionals, or young families. It serves, almost exclusively, landlords. Please focus on the population that you're aiming to enfranchise.
- Single-family-home ONLY zoning is discriminatory and should be eliminated throughout the entire city.
- Reduce parking; encourage biking on Boulder's best-in-class bike paths.
- Consider allowing backyard homes.
- Allow increased occupancy based upon a sensible metric like house square footage and number of bathrooms. Increasing occupancy regardless of square footage leads to tenement housing.
- Don't make it look like the recent ballot issue results concerning this topic are being ignored by the current City Council
- Make the tough decisions needed for current property owners/residents. Do not crowd our homes nor exacerbate the significant parking problems which currently exists. Stop building expensive housing!!!! If land exists, insist on affordable housing, not enrich developers' pockets.
- Put a restriction on the number of homes an individual or corporation own in Boulder. If you are a Boulder resident, meaning you actually live in your home 7 months out of the year, you can own two additional rental homes. Corporations can own only two single family homes and unlimited apartment buildings. This would put more single family homes on the market to house Boulder's workforce.
- There are difficult tradeoffs to consider no matter the option.
- The voters already made our voice clear. Why does the City keep pushing a non-issue? Take changes to the ballot, not the sanctimonious lying City Council.
- It is discriminatory to tie any occupancy to family status. Not every adult wants or is able to get married. I plan to live as a senior citizen in a Boulder home with 4 or more other senior citizens when I retire. Family status is irrelevant
- The requirements surrounding affordable housing are difficult to understand. There are also certain seasonal positions that make more than the qualifications for affordable housing but have difficulty through the rest of the year. I don't know if increasing the number of occupants in a household will help with affordable opportunities

fully. With the increased cost of living and demand in the area it might help to look into other options for finding housing for seasonal employees or shortening lease requirements. There could also be a waiver for breaking a lease for term employment specifically.

- The only proposal with some potential for reducing living cost might be allowing duplexes and triplexes
- Without a mandated affordability requirement, most of these efforts will it reduce the cost of housing. In fact, they most will only increase the cost of housing.
- Dear Comrade - We voted on this during previous election cycle, and the increased occupancy constraints were "defeated"! For the city council and staff thinking they can consider that vote as non binding guidance, or whatever justification language being used, is Wholly Non-Democratic. I'm thinking the council should be renamed Politburo. At some point, if these manipulative techniques persist, there will be natural political impacts (and constraints) formalized against the city bureaucracy and the council (aka referendums) as the only civil response left. Please stop, let the citizens lead peaceful lives!
- There are two really significant issues that impact affordable housing that aren't being addressed.

CUBoulder has to build student housing. The wealthy parents that will always pay whatever they need to so their kids can go to CU have been a major factor for decades in Boulder having unaffordable rents and purchase prices. Then, as airbnb became popular in Boulder that eliminated a ton of housing stock from landlords who previously wouldn't have rented to students because they wanted tenants that would take better care of their property. When a landlord can get \$12,000 a month from airbnb or \$6500 a month from students or rent long term to a family or young professionals for \$3500 the financial incentives are just too strong for them to rent reasonably. There are no limits on airbnb permits, and CU has been allowed by the city for decades to not offer enough housing to their own students. Until these issues are fixed we will continue to have unaffordable housing.

If you are seeking solutions to affordability and increasing housing stock, please do so in a multi layered approach, not only increasing occupancy. Downtown commercial real estate (that is massively empty) would be amazing as residential especially since being downtown eliminates some car usage and won't negatively impact traffic as much. There are so many extra large homes in west and north Boulder that could be turned into duplexes with a minimum size (like 600 sq ft as an example) to increase 1 to 2 bedroom properties in Boulder for young professionals, small families, couples (who often can't find great housing in town), and please let people build ADUs and enforce long term rental permits for them. Increasing density in neighborhoods strategically would be awesome. As an example, cars pack the streets of the Hill, Goss Grove, downtown, around north Boulder park, and west and east Pearl, but other neighborhoods - east, north, west of 9th, and south boulder have loads of parking space. Point being is that those neighborhoods could be better areas to specifically increase density and leave some of the other neighborhoods out because they're already maxed out (often because students are already living over occupancy in the former neighborhoods I mentioned). With how business dense Boulder is already, any commercial space could be transitioned to residential and Boulder businesses would still easily thrive.

Sorry for the lengthy message! I just want to illustrate that housing could be hugely improved by making changes in multiple areas, whereas only increasing occupancy won't really solve the problem long term. Thank you!

- Please embrace democracy; represent the constituents that elected you: 52% do NOT want you to destroy family neighborhoods.
- If any zoning changes were to occur, I ask that special consideration (overlay) be given to neighborhoods surrounding CU as they already carry a heavy burden of unaffordable housing. In these areas, CU Students fall victim to low living standards, safety concerns, and more times that not, outrageous rent.

Investors around CU have figured out Students are willing to pay \$1500-2000 per bedroom in a shared housing setup. When multiplied out across a 4 bedroom home the total rent is staggering \$6000-8000. There is no way a long term resident would consider these rates for themselves nor for a family.

Here are several examples on Uni Hill where the property is rented at exclusionary cost levels. Increasing the allowable occupancy will only make this disparity worse. Visit Zillow to see the Rental history.

889 14th Street

4 bd / 3 ba  
Listed for rent \$7,500

944 13th street  
5bd / 3.5 ba  
Listed for rent \$6000

877 13th Street  
4bd/ 2 ba  
Listed for rent \$5,200

927 12th street  
6bd / 2 ba  
Listed for rent \$7400

1040 10th Street  
6bd/4ba  
Listed for rent \$11,600

- Boulder is a demand driven, supply inelastic housing market. It will always be a relatively expensive place to live. Basic economics 101.
- DIDN'T we already VOTE for the housing occupancy levels? Why is the City pushing for us to agree to increase the levels? AND it should NOT be done without the City resident's approval (not just the City Council voting on it).

The call to make housing affordable isn't by way of increasing the occupancy levels.

Residential areas and the increase of commercial and condo/apartment projects around the ENTIRE city will put a strain on the quality of life due to more traffic, and more cars wanting to park (there is limited parking as it is). There is a SHORTAGE of parking for residents and people coming into the City. The increase of Williams Village complex that increased students, thus increased cars coming in and out of this area is too much! The students either don't want to pay for parking or if there isn't enough parking available park in the adjoining neighborhood Aurora 7 and take parking spots for the residents that actually live on these blocks. CU needs to step up and take responsibility for their students and provide adequate parking for them, not have the long-time residents feel the strain of all the students. So, the increase in the number of people living in one place will ONLY enhance the shortage of parking!!! As a person living in a single-family home, I don't want to have an apartment building adding density, people, cars, and noise disturbing my quality of life! Right now, if I have guests come to my home, there is limited parking for them. What do I pay taxes for anyway? I have worked, shopped, and lived in this community for over 14 years and all I see is growth and not more services! CU needs to pay its share of the added. Adding more occupants in a dwelling will just give more students a place to live and NOT necessarily single people or families. We have a shortage of workers and businesses suffer. I believe that most high school and college students aren't looking to work and don't NEED to, the families pay their way. I think increasing the limits will only generate MORE headaches for the people already living here and provide CU to grow, grow, grow AND not have affordable housing for NON-students.

We have bigger fish to fry than increasing occupancy levels - substance abuse, mental illness, and non-working homeless people that couldn't afford ANY type of housing in Boulder, nor do they want to be confined in an apartment. How about putting money toward mental health and substance abuse facilities NOT creating more space for CU to increase their enrollment?

I am opposed to City Council passing any kind of ordinance without a VOTE from the residents! STOP letting CU do whatever they want AND STOP the developments. SLOWER growth, not this madness of build, build, build.



- The market will not create affordable housing. All new housing should be 50% affordable or cash in lieu at a high level.
- Make affordable housing a higher priority! Sick of luxury developers paying their way out of providing affordable units.
- Allow way less commercial building to happen in Boulder and convert some of it to housing.
- I haven't seen any of the current initiatives substantially reduce costs for new Boulderites, only the development of a lot of very expensive housing. Is it even possible?
- Have city require that developers build low-rent apartments with parking garages
- Incentivize home-owners, not developers or investment funds, to convert their very large single family residence into a conforming duplex. We have lots of large homes w/ 2-3 folks living in them. Subsidize the cost of the process & remain flex on codes in order for large houses to be divided into duplexes.
- Open space defines boundaries of boulder city.  
Current rate of rampant growth needs to take into consideration infrastructural and resource needs commensurate with that growth.  
I live in the Holiday neighborhood in N. Boulder where housing density and affordable/moderate priced housing was played with when built. The noise, light at night, congestion, disruption, traffic makes for frustration, anger, defensive behavior and acting out (always escalating in subtle and not so subtle ways), divisiveness and reduction of safety. You can only smash so many people into a neighborhood area because beyond the tipping point is a misery for everyone. Lots of police activity here.
- Some neighborhoods can take some gentle infill and some can't. Some will see nothing but negative impacts from more density. Yet people keep proposing extreme occupancy/density changes as if one-size-fits-all neighborhoods. No. No. No. Density will not bring housing and rent prices down.
- The city's stated goals of inclusivity, vision zero, and environmental friendliness are starkly at odds with the city's actions -- bending over backwards to protect antiquated, exclusionary, and environmentally disastrous zoning, particularly single family housing. The affordability crisis in Boulder right now is just the beginning of the chickens coming home to roost. You need to allow for more housing. I always vote and this is the most important issue to me.
- I greatly encourage this Council to eliminate occupancy limits based on family status as they are fundamentally discriminatory. I strongly support elimination of parking minimums - our priority should be housing people not cars. ADUs and 2-4 unit buildings should be allowed in all zones currently restricted to single-family detached housing. Having grown up here I despair of my children being able to live here and we must create substantially more housing to avoid being a town for the rich and students.
- Boulder needs to institute rent controls and enforce habitability standards for rentals. Boulder should also limit the number of rental units a single owner or corporation can control with the city providing a public housing option.
- ADU regulation should be more flexible
- I'm in favor of adding more housing, as long as the current rural areas are kept in Boulder.
- Areas near campus should be zoned for Student housing with lighter restrictions on unrelated people and parking requirements.
- Boulder should set up an expedited approval process for standard designs in ADU's, duplexes and triplexes seeking city permits.
- It's so sad that City of Boulder lacks the transparency to make surveys like this widely available and visible to the people that live here. Lack of transparency gives the impression that major decisions around planning and zoning will not take public opinion into account at all.
- Please save Martin Acres.
- People don't always want little tiny apartments. We need more duplexes, townhomes and single family space with some yard.
- It's all bs I live in a trailer park in north Boulder and the Hispanic community there has up to 10 people living in a Mobil home

- How about stop allow permits for building more affordable housing for the rich. Stop taking money in Lou of actually incorporating affordable housing.  
The proper infrastructure (water supply, roads & maintenance, safe public transportation, electrical grid updates, sewer, pedestrian friendly parking lots, neighborhood sidewalks, etc.) needs to be in place BEFORE allowing even more citizens to live in the city of Boulder.  
Also, stop building where the view of the mountains are being blocked. What kept Boulder sane for so long (before 2000) was the ability to have a clear view of the mountains by anyone almost anywhere around Boulder from the ground level. Now we are just being forced to look at roof tops and not mountain tops. The collective psyche is becoming damaged and going down a dark path deprived of the healing view of nature.
- Longmont has just changed to eliminate all parking minimums. Other cities have eliminated single-family zoning altogether.
- Impose sanctions and growth caps on the university.
- It is very urgent that we make it easier to build affordable housing in Boulder. In my neighborhood, old (small) houses get demolished and replaced by multi-million dollar single-family, large buildings. There are also new building lots that were created when our neighborhood got annexed several years ago. Those are being bought by spec builders, who construct large single-family structures that sell for between \$2.5 and \$3.2 Million. Not only low-income, but also middle-income families get totally priced out of the market.  
I am concerned that Boulder is rapidly losing its character as a fun, diverse, and semi-affordable community, and instead becoming a collection of investment properties for the ultra-rich. The pressure to achieve maximum profit is permanently changing our neighborhood.  
If we don't take every opportunity to preserve and create more affordable housing, we will get buried under an avalanche of unattractive mansions.
- I have heard that there are discussion about redeveloping the airport for affordable housing units. I think this is a terrific idea and should be pursued immediately.
- Something needs to be done about the real estate costs skyrocketing making it hard for middle-class families and young people to afford to live in Boulder. I guess this goes back to the economics of supply and demand in our capitalist market. A more comprehensive well thought long-term plan needs to be created. We all need to just take not too much but not too little. It's impacting our schools and community. This idea of affordability in Boulder needs to be addressed on a spectrum of needs within the community. Teachers, firefighters, the police, employees of the city, etc. all need to be able to afford to live here. People need to be able to afford to buy here and not just rent from the landlords. Having housing for 4-5 unrelated people isn't going to solve the cost of living issues for people with families and then what about the quality of life for these 4-5 people that aren't related all having to live together? What if they meet someone and want to start a family and then are forced out of Boulder due to its costs? How is cramming more people into a home or apartment considered affordable? This just seems like a band-aid on a much bigger issue that is happening all over the US. I come to you more with concern than a share on how to solve this issue. I just don't see this as the way to solve the affordability in Boulder.
- This poll seems very biased for the build, build, build crowd. How about another poll that is biased toward long-term residents, retirees, non-students?
- Yes. Single-family and larger residences are preferred by almost everyone for many reasons, but a few of them are (1) space & privacy, (2) security, and (3) affordability. If we can preserve those elements in making allowances for new high-density housing options, I think you'll have a happier community and people that actually want to live in them, rather than seeing them as a last-resort potentially run by a slum-lord.

(1) Space and privacy: Housing allowances should go by square footage per person, or by number of bedrooms. There's a balance between available space in a home and how many people live in those spaces. We don't want to enable predatory landlords who have two leases per room, trying to fill each bedroom with multiple people, which might occur in a 2 bedroom house with the 4 or 5 unrelated persons rule. If duplexes/triplexes are allowed, then building codes should stipulate sound/privacy levels between units. Older single family homes tend to have hollow/thin walls/floors that let sound transmit pretty easily. This is usually not an issue with a single family unit or people who have all signed a lease together. But when a single family house is modified into a du-/triplex, those issues aren't fixed and tenants in each unit have less privacy. Each bedroom should have its own lease if it's a house/room rental to ensure multiple leases aren't levied upon vulnerable populations. It also acknowledges that families require (rightly so) reasonable space for all family members. It's been shown several times over that

crowded living spaces are a detriment to a child's ability to learn, study, and succeed in school. Space and privacy allowances must be considered in high-density housing options.

(2) Security: people have cars, bikes, and/or other modes of transportation. Boulder also has a massive bike theft problem. Boulder is also trying to reduce dependence on cars. If higher density housing is allowed, which it absolutely should, tenants deserve some amount of safe storage space for their non-car transportation. This can either be locked/enclosed storage spaces with enough room for each tenant to have a bike(s) and others, or enough space inside the residence for bikes(s) etc. But, this means that the minimum square footage required per tenant needs to be higher to reasonably accommodate them.

(3) affordability and cost. Housing is not a luxury one can choose to purchase to enhance their life, it's an absolute necessity and human right. Rents in Boulder sky-rocketed, but most mortgages don't go up at those rates and the rent increases are higher than what's necessary for maintenance, even with inflation. Landlords who are renting out second, third, or more homes as an additional source of income need to have the amount of rent they charge capped to some % of the mortgage plus reasonable deposits for wear and tear. With housing becoming so sparse and in such high demand, it cannot be a source of profit anymore. Homeowners with multiple homes are already way ahead of the game and are building equity just by the fact that they own multiple homes. Rental increases must also be capped. There has to be a greater level of control over the housing market because safe and affordable housing is a \*right\* and \*necessity\*.

In short, I don't think it's enough just to increase the number of units. Renter protections have to be put in place to prevent poor, crowded, unsafe living conditions, and to prevent landlords from profiteering.

- I am filling this out again because I think you need more/different questions in your demographics section. They do not provide enough nuance to this issue.

(1) You ask if I rent/own my home. I rent a room in a home. Many people rent single bedrooms from homeowners and I think that's an important distinction to be made about the true diversity of housing in Boulder.

(2) You ask what the combined household income is. My landlords make a combined \$500k or more per year. I make \$40k/year. Their mortgage is \$1700/month and I pay \$850/month in rent. I pay half of their mortgage while making less than 10% of what they do. While that rent is below market rate in Boulder, isn't it crazy that these very wealthy (well, middle-class for Boulder) people are able to pay half their mortgage just from a renter? Anyway, my larger point is that combined household income is not a good marker of affordability in the context of rent vs own.

- As a wheelchair user, and non-car owner, zoning negatively impacts my ability to live close to areas I need to get to easily. I would like to see more housing options closer to stores and businesses. I strongly support reducing parking requirements for residential projects. I believe this aligns with the overall transit centered focus of our city.
- Some of the things you think will make housing affordable don't work out as intended. When my daughter went to college here, there were 10 unrelated people living in a small house on the hill. The landlord made a boatload of money, but it did not reduce the cost to the renters. Her room appeared to be a converted mud room. There was barely room for the twin mattress, there was no room for a dresser or desk. Based on what we paid for that room, the landlord was getting about \$10K/month back in 2001. Increased density does not equal affordability.

The fact is that more people want to live in Boulder than can ever live in Boulder. Do not undo zoning standards; they are in place for good reason. Please do not ruin neighborhoods in Boulder by making changes to increase density. Do not allow housing without parking. Please do not destroy what makes Boulder a place that everyone wants to live. Most of my life I could not afford to live in the towns I'd like to live in. That is life. There are nearby towns that make very nice homes.

Housing affordability is complex with many unintended consequences. Where we lived in the past, the city increased building heights to allow greater density and it was a disaster. The apartments and condos were still unaffordable and blocked out the sun to the streets below. Builders who promised to include affordable units in exchange for all the things developers love, included a few units that made no difference on the issue of affordability but made our town a worse place for all, including increases in traffic.

- About 60,000 persons commute to Boulder and most of those live with other persons. That's far more than the number of existing housing units in Boulder. So even if we doubled the number of housing units in Boulder, destroying Boulder as we know it, there would still be unsatisfied demand and upward price pressure. The one single measure that would make the most difference is to demand that CU limit the student census to 60% of the number of students can live in CU housing.  
If these densification measures are passed, there will be a conservation revolution against the current Boulder government.
- Please, please allow us as tax paying members of Boulder to VOTE on this matter again. Please do not take away our democratic rights in Boulder.
- Every neighborhood in Boulder should feature some affordable housing, and there should be more opportunities for middle-class families to own homes in Boulder, especially if the head of household has lived and worked and raised his or her children in Boulder for at least five years.
- occupancy limits are bad bc they prevent roommates from sharing rent costs, but good because landlords could bump rent higher since theoretically 10 people could cram and share rent costs. i think we need some form of rent control or bedroom-number-based occupancy rules to prevent the latter case.
- Parking requirements and single-family zoning are significant barriers to Boulder's climate goals and reduce the quality of life in our city. I feel very strongly that Boulder needs to make these changes to achieve a sustainable future.
- I work at CU Boulder and housing affordability is a real barrier for us to become a more inclusive University. ANY help with moderately priced housing will be better for the community and the University.
- It's appalling that Boulder's leaders fought to have Boulder carved out from SB 213's occupancy limit reform. I'm beyond disappointed, and that move signals to me that the city cares more about the small, wealthy, vocal minority in Boulder rather than what is best for all in Boulder and along the Front Range.
- Please increase the occupancy limit. 3 unrelated people is very limiting to those of us who need to live with roommates to be able to afford Boulder at this point. For the vast majority of us young professionals, we are not going to throw loud parties. We are just trying to live our lives in an affordable manner.
- Make tiny houses on wheels legal as accessory dwelling units and full-time residences!
- Duplexes - Not triplexes - let's start out slowly with Duplexes only to avoid citizen anger or abrupt change. Definitely try to change the Unrelated adults from Family (2 adults with or without 1 - 5+ kids) who can legally have 2 more roommates.  
Makes no common sense.  
Taking out parking requirements will just increase the price of the land to build whatever anyway. Whoever doesn't see this has no common sense.
- Boulder should improve bike and walk infrastructure, and deprecate car infrastructure, in conjunction with increased density, to reduce in-commuting and city traffic.
- Plenty of underdeveloped commercial/industrial areas that could accommodate more residential. Would be especially interested in focusing on centers/corridors where we could eliminate parking requirements and focus on transit/walking/biking mobility.
- I live in Martin Acres, and this plan will negatively impact me and all other homeowners. Currently most student rental houses already are illegally over-occupied and nothing gets done when reports are made. Why should we expect city council to act when 7,8,9 students cram into a house? They park on the yards since there is not enough parking, making our neighborhood looks like the slums when houses are close to a million dollars. What about the fact that landlords will just raise rent, so it's not actually affordable? I realize you feel the need to make good on some campaign promises, but this is not really taking action. It's reducing quality of life for people who have spent years and their savings in this town. What about the environmental impact? Sewer lines that haven't been updated, original energy-sucking fixtures, and now you want to add more people to a 5 gallon flush toilet? Will you do anything at all to make improvements to the neighborhood, such as filling potholes? Speed enforcement? People drive 40-50 miles an hour down Moorhead Ave, including non-emergent police cars. A photo radar car once a month during 8-5 is not going to stop the evening racers. When will you show you value us as citizens and neighbors? Will you let 5 or more students live next to you on both sides, across the street, and the house behind? Would that affect your quality of life if they started parking on the yards by you, leaving garbage cans out to

become ground missiles on windy days? Think of us as people, too. You delegate some of us as less worthy of what we have worked for just to make it look like you are working on your campaign promises. Do something real.

- Why is the city totaling disregarding the votes against the bedrooms for people initiative?
- I'm strongly opposed to treating higher density in single family neighborhoods and increasing the number of people occupying a single family house. One of the proposed is just making us re-vote on Bedrooms Are for People, which feels illegal. Seriously, I have too many college students in my single family neighborhood and am not interested in more density in south Boulder. As a homeowner and a Boulder voter, stop wasting your time with trying to make Boulder bigger. No Boulder homeowner I know want more people here. Keep the slow growth strategy and stop trying to defy the laws of economics.
- I grew up in Boulder. So I have lived here on and off for 40 years. The building and development I have seen in the last ten years is high density, uncreative and frankly short sighted. If I had confidence that changing these zoning rules the character and integrity of Boulder's nature and family friendly neighborhoods would be maintained I might be open to zoning changes. However all the development and cement jungles I've seen built in the last 5-10 years do not provide me with that confidence. So I remain against lifting zoning laws and restrictions. Boulder is special because of the green belt and height limits. If you disregard what makes Boulder special in favor of increasing city occupancy you run the risk of losing what is special and unique about Boulder. At some point the reality of a smaller town/city like Boulder does reach capacity. The population has grown so much in the last decade. If you don't continue with thoughtful city planning, I fear that what has made Boulder special for decades will disappear. Boulder is not a big city. It can't be unless you infeasible on nature, height limits, and population density. If you change those foundational characteristics of Boulder you will have marred what has always been integral to the character of the landscape and people who want to live here; forward thinking, environmentally conscious, local community minded residents and developers.
- Many people who comment about this issue on the internet seem to be concerned that landlords will somehow add 10 bedrooms to existing houses, rent them out to unsuspecting students, and thus fill neighborhoods with cars and trash. I really don't think this argument holds any water. The number of people that would actually want to live in such conditions is not some unbounded value, it's finite, and I would guess it's much smaller than these people think. Even if landlords went ham and somehow were able to add tons of bedrooms to existing houses, despite the natural restrictions imposed by their property size and the price of building materials right now, they would only be filled by people willing to live with a huge number of people, which as I postulate, isn't large. This is one instance in which I do think the "market" will be somewhat self-correcting.

Furthermore, Boulder homeowners seem to imagine that upping the occupancy limit to 4-5 from 3 will be the end of days. All they have to do is simply look at any other college town in the country to see what the result is. I come from the Pacific Northwest where a lot of occupancy limits are around 5. Several points about this: 1) I lived in Eugene, OR for 11 years, as a college student, worker, and then student again from 2006-2017, and never, not once, did I hear anyone complain about occupancy limits, so it seems that 4-5 is a good value that will meet the needs of the vast majority of people. For those it doesn't, co-op living exists in Eugene as it does in Boulder. 2) Is Eugene a trash-ridden hellhole, a wasteland of cars cluttering streets and raging parties? No. It is a normal college town (in fact, homeowners complain about the homeless population less than those in Boulder, despite the problem being arguably worse in the Eugene/Portland area). The amount of college-student-driven-mayhem is a direct function of the character of the students, not their density. Shitheads gonna be shitheads whether they live 3 or 5 or 10 to a house.

Look, y'all on city council and whoever else reads this know: We have a problem with building space in Boulder. You know we can't build north/south/east because of open space, can't build west because of lack of utility access, can't build up because of views. What remains? HIGHER DENSITY. Should we try to enable Boulder to support a population of 1 million without growing the bounds of the town? No, that's insane. Should we try to do everything we can to increase housing availability at multiple price points to support the existing students and low-wage workers? Yes!

P.S. Everyone who lives in a college town and complains about college students would do well to remember that 1) You chose to live here, or choose to remain, and 2) it's not just college students trying to live here on low incomes. It's your hair dresser, your waiter at brunch, your car mechanic, not to mention grad students and other academics who literally carry half the Boulder economy on their backs and have very little choice about living here or not



(their grad school choice is largely determined by where they get in). So, if you want to have a vibrant, diverse town, we need to reform occupancy limits to at least be on par with other similarly-sized college towns that are not having this conversation constantly. If you want a retirement community where the people serving you are constantly stressed because they can't afford to live here (encouraging workers to come in sick to work to not miss out on money, or to quit and drive constant staff turnover), then by all means, keep the limits where they are.

P.P.S. Enough with the giant luxury high-rises to support Google workers. Do homeowners and city council people even know how much e.g. students are making? I just got my PhD in the best-paid department at CU (Astrophysical & Planetary Sciences). By the end of the degree I made gross \$45k a year, which is about HALF the MEDIAN income. Other grads and undergrads (that aren't on their parent's dime, anyway) are suffering far worse, not to mention untipped service workers. We need more affordable housing!!

- Relax ADU easement requirements and provide tax incentives to existing homeowners to encourage them to contribute more affordable housing inventory. ADUs can ensure Boulder character of neighborhoods while alleviating some of the housing pressure, and reduce drastic measures like rezoning.
- My partner and I make a solid 6 figure salary combined. We both have jobs in Boulder. We have no children. We can't even consider living in Boulder because of the insane costs.
- Allowing duplexes and triplexes and ADU's in areas that currently only allow single-family homes is really important to built up medium density housing. Living with 4 roommates because that's all you can afford should not be illegal.
- While I could afford housing a few years ago I am close to being priced out of boulder entirely and having to move even though my job and friends are here. It has gotten so difficult and something needs to change. In addition I think you should consider changing the retirements for affordable housing since most people I know who are struggling actually don't make enough to qualify for affordable housing, even though they always pay rent on time and have good credit.
- Start taking action. We need more housing options for people who can't buy a \$1M+ home!!!
- The City continues to redevelop and rezone areas resulting in rents increasing and industries that pay lower wages to leave town, think steel yards. Google and Microsoft move in and Ball expands after threatening the city to leave if their expansion wasn't approved. High paying jobs especially bringing in employees from real estate rich area like the Silicon Valley drives housing threw the roof. This current approach of rezone and develop out of high housing costs hasn't worked and will never work to bring housing prices down. Instead long-time residents are getting run out of town by increasing property values and their associated taxes. I suggest the City start thinking about the people who live here now and not providing opportunities for more people to live here at the cost to the existing residents.
- High density/affordable/low income housing is clearly the agenda here. While perhaps appropriate in certain areas of the city, the continuing crusade to make residing in Boulder a "right" should not dominate the discussion.
- My main concern with changing occupancy limits is how the city wil address the additional demand for infrastructure (water demand, power, etc).
- Increased occupancy mostly benefits students and will just push renting families out of Boulder. Landlords will just charge more rent in a "per room" system that will favor students and hurt families. Students would also be more likely to rent a 4-5 bedroom house with one in each room if occupancy is increased which will again make it harder for families who truly need the 4-5 bedrooms. Please don't change the occupancy, it will really hurt the community of our neighborhoods.
- I am definitely in favor of increasing affordable housing in Boulder for all. It would be great to support the expansion of the Boulder permanent affordable housing program. It is non sense to make housing a profit activity. Everyone should have access to a home/intimacy/comfortable space on their own that is affordable. We are talking about human need and right, not about privilege.  
Thank you.
- I bought single family housing in what I thought was a democratic not socialist community.

Please protect the hard earned single family home property values and financial foundations of families, maintain single family zoning.

If you wonder why Boulder population versus other towns and cities is not growing you need only look at your socialism based housing agendas. It is about democratic choice, not unfavorable zoning decisions forced upon others after they have bought into the city and their neighborhoods of choice.

City Council and the Planning and Development agendas are quite simply driving property owners out of Boulder at the expense of those who do not live here and think they are Entitled to live here at others' expense without earning their way in like those who saved for 10-20 years to do so and have.

Wake up and be responsive to the people who actually live here and pay the majority of the taxes!

The massive state wide opposition to bill 23-213 should be evidence enough. This is NOT what voters want here or anywhere in the state.

- It's discriminatory. Don't be an outlier in the state. Remove occupancy limits. If a house has 6 bedrooms, 6-7 people should be able to live there.
- Stop the Robin Hood housing policy economics of stealing property value at the literal life financial expense of those who have worked hard, sacrificed, and saved to have a home of their own to create housing for others who have not earned their way into already established single family neighborhoods and communities.

Boulder is and has been building 25% of all new large scale housing developments for 20 years now with low income housing? What percentage is low and moderate income housing NOW on a unit percentage basis of total cumulative housing?

Forcing neighborhood disruptive short term rental ADU's with no parking and low income duplexes/townhouses into existing moderate and higher value single family neighborhoods destroying single family property values does make a dent in addressing low income housing scale issues, IF we even need a higher percentage.

Has anyone calculated the total cumulative current percentage of low and moderate income total housing community wide. Let's determine and assess this question first!

Thought I lived in a city of democratic choice not imposed socialism. No wonder lots of people are leaving Boulder.

- Increased occupancy for existing dwellings or via ADUs for existing lots encourages absentee investors to pump up housing costs and decrease owner oversight of property/tenants, degrading quality of life for Boulder renters and homeowners alike.
- Exempt CU-adjacent neighborhoods from any increase in occupancy.
- Care should be made to not make traffic worse - e.g., clogging up Arapahoe eastbound, which is already a nightmare at certain hours.
- Make the permitting process smoother and faster for those that want to build new housing or renovate existing housing. "Time to approval" should be a metric that is published daily so we (the citizens) can see how quickly people are getting their permits to build.
- I am a single family homeowner and change is scary. But we are experiencing a housing crisis that cannot continue to be ignored.
- Housing regulations are already not enforced. The rental next door is to allow only 3 unrelated people in front house and 3 unrelated in small ADU that was grandfathered in as a separate address. The front house always has 5 to 10 unrelated people in it (4 bedrooms & a basement that has been used as an apartment). If the city is able to inspect it, with the 3 to 5 day notice given, the renters pull out all extra mattresses & lie to the city regarding occupancy because the property management (four star) threatens to hold their deposit if they make them look bad to the city. This was told to me by the renters who felt bad about lying to the city. If changes were made to occupancy, how many renters would get crammed in to support the high rent for the property?
- "Last one in shut the door" policy in Boulder. What's with you people? So entitled.
- Thank you for considering these steps to create more housing and help make Boulder more affordable to live in.

- Wake up, smell the coffee city council and land use planning department your voters who actually live here and own property here do NOT support your aggressive goals to create neighborhood disharmony, add more crime, and lower single family home owners property values in neighborhoods they have invested in and built financial equity in.
- Housing units in Boulder vary widely in capacity. Number of occupants in a home should \*only\* be related to home size, expressed either as number of bedrooms or as square footage of the unit. Using a single number regardless of size has always been nonsensical.

As for parking requirements, I'd suggest offering transit passes in lieu of parking spaces. There's an innovative new neighborhood in Phoenix that has no on-site parking but provides walk/bike/transit options. This is the sort of thing that Boulder should be doing!

- Too much density impacts quality of life and finite natural resources. All systems have carrying capacity. Overcrowding in Boulder just because people want to live here affects the entire state and beyond - air, diminishing water, traffic and ridiculous crowding and irresponsible use of backcountry and trails. Please address job/housing imbalance - no more incentives for companies to move here. Developers and wealthy must pay their fair share.
- Real Estate Taxes on residences are already too high, as well as other taxes in Boulder. Therefore, I am outraged at the Boulder City Council members who expect responsible persons like me, on relatively lower incomes, to subsidize those whose income is much higher. I MADE NUMEROUS SACRIFICES TO PURCHASE MY MODEST CONDO IN SOUTH BOULDER. LIKEWISE, THOSE DEMANDING SUBSIDIZED HOUSING CAN DO THE SAME. FORGET ANNUAL VACATIONS, MULTIPLE VEHICLE OWNERSHIP, IMBIBING ALCOHOL & USING MARIJUANA PRODUCTS, ETC. MOST OF THE PERSONS DEMANDING SUBSIDIZED HOUSING ARE IRRESPONSIBLE. AND THE BOULDER CITY COUNCIL IS ALWAYS ENCOURAGING THAT IRRESPONSIBLE CONDUCT!!!!!!
- I believe the move to mass transit and more sustainable transportation is the future. Increasing density either people or cars in established communities removes, temporarily, a pressing transportation need housing is plentiful in surrounding areas at value prices for home ownership. This should be our goal as a community access through affordable sustainable transportation to affordable housing options. This is Colorado not a sardine can like NYC or SF.
- I understand the development called Mapleton Academy recently declared they could not meet their affordable housing OBLIGATION and was ALLOWED to take a buy out. That kind of allowance by the City is EXACTLY why we don't have enough affordable housing. STOP THE BUY OUT and force these deep pocket developers to honor their obligation.
- Should allow adu's
- Remove requirement that owner must live in house with ADU
- Why are there only options to build, build, build????
- Seems like you already know the answers you want to see. Bias much?
- If people can't afford to live in Boulder, they can't afford it.
- Eliminate the building height restriction east of Foothills Parkway. Three over One framed buildings (three floors above a single concrete podium for ground-level commercial and vehicular parking; and which fit within the City's 55ft height limit) are difficult to make financially feasible due to high construction costs. If a developer chooses this construction method then the outcome must be rental housing. This is because the developer will be more willing to hold the project to just beyond the 8-year Colorado construction defects statute to avoid a class-action lawsuit. In order to build more for-sale residential condominiums (smaller and less expensive) a developer must use light-steel framing (Infinity System, etc.) which is a superior and more robust framing method than light-wood framing. The steel framing reduces the chances of a construction defects lawsuit. Stop requiring new residential developments from having to pay inclusionary housing fees. This only makes housing more expensive as the costs are simply passed on to buyers. Affordable housing is a necessity for everyone living in the City of Boulder and thus inclusionary housing fees (actually an affordable housing tax) should be paid from property taxes of all property types in the city. Allow much greater housing density along Walnut, Pearl, and Spruce Streets (the City's core) to allow more residents to choose between walking and/or bicycles for ease of mobility. These housing units should be kept small (not greater than 800 SF) and have no parking requirement in order to serve the employees who

work in downtown Boulder. Given the high cost of housing in Boulder, there should not be any single-story structures in the city except those existing in single-family residential zoning and structures that have regulated hazardous materials (gas stations, automotive-related businesses, chemical-related businesses, hospitals, etc.). For-profit developers can not build affordable housing at current HUD-determined sales prices without being given subsidies. Affordable housing can be built by non-profit developers. There are some fantastic groups in the City with excellent abilities to add affordable housing units. They have a lower cost of capital than for-profit developers. They should be given reduced building permit fees and expedited permit reviews. The time to get building plans reviewed and approved in the City is far too long. Time equals money spent (carrying costs in a project) and reducing the time for building permit approvals will reduce housing costs. Build housing above grocery stores and stop requiring residents to drive automobiles to grocery stores. Significantly reduce student rentals on The Hill. Additional owner-occupied housing units can be reclaimed by forcing CU to manage its own housing needs on its own property. The city is effectively giving CU free land to house students. Eliminate any future historic preservation designations. The City has several excellent historic districts. These should be preserved and respected. However, the age of a building does not justify a historic review. The City does not need a historic "Martin Acres" in order to preserve the single-level ranch archetype. Instead, this neighborhood is an example of promoting more duplexes and triplexes. How many more free ideas do you need?

- Parking requirements in public transit corridors should be reduced. In car-dependent areas the amount of available street parking should be taken into consideration.
- Boulder should adopt occupancy as in 213--so-called unrelated people or definition of family should be eliminated (it is from gender discrimination "blue laws" of the last century, ethnically, racially and FULLY intended for discrimination) and if there is an occupancy limit, it is applied to all individuals. Family of 5, 3 children 2 adults be treated the same as other individuals. Current restriction is preposterous in a University town where single-family dwellers are trying to make money off of their properties with the college, and not let the students have affordable housing to live there.
- The number of unrelated people in a house should be at minimum the number of bedrooms in the house.
- Affordability is a function of supply and demand. The cost of real estate in Boulder is a clear reflection of supply and demand. Only when the amount developable land exceeds the demand for same will we see land prices reflect this in balance.
- Please re-offer the questionnaire with separation of un-like proposals so people can actually respond meaningfully. Many people here support changes in commercial areas (as long as neighborhood commerce is preserved for walkable neighborhoods!) and transportation corridors. I do not like seeing these ideas lumped with changes in single-family neighborhoods. The concerns in these zones differ radically and this feels like a useless poll if our goals are actually as stated -- to increase affordable housing and not just enrich real estate developers, landlords, banks. The latter undesirable results are all that I've seen studies show. Along with other results that conflict with our community's shared values. Let's follow the data.  
This is a plea to improve your community input / engagement methods so that all can Be Heard and Council's actions can actually help us move toward solutions. We will all benefit from that.
- I guess you know the answers you want.
- Some duplexes in R-1 SF zone districts are OK. ADUs should be allowed on all SF lots if the lot coverage does not exceed what is permitted now.
- This is a battle I am not sure we can win and in the end some people won't be able to live here. We have limited space, zoning height rules, open space, etc. There isn't enough room for everyone. Forcing changes on to current residents which will make their homes now in the middle of over-built, over-developed neighborhoods doesn't seem like a fair answer either.
- OCCUPANCY: Boulder's current rules are stupid: four unrelated can legally share an apartment but if they want to move that same household to a detached house (that's probably at least twice the size), that is illegal in most of Boulder; current rules also discriminate against single resident owners with respect to total occupancy allowed. Adams County rejected occupancy rules because they determined that they were racially discriminatory (different cultural standards). ZONING: I've spent over two decades trying to get my neighborhood directly between and virtually adjacent to both Main and East CU Boulder campuses rezoned for higher density but have been unsuccessful at City Council level; former CC member Lisa Morzel who used to live here says it's the one neighborhood in Boulder that should probably be upzoned given its proximity to both CU Boulder academic

campuses (it's mostly student residents). PARKING: Current rules don't count parking spaces within front yard setbacks toward required parking places even though in practice they are used by residents; changing rules to count these toward required parking spaces would increase reported parking spaces more than any other single change to the rules (we have NPP Neighborhood Parking Permit Program in my neighborhood adjacent to both CU Boulder academic campuses).

- destroying single family neighborhoods by allowing high density building will not make Boulder more affordable unless you increase the density to the point that the quality of life declines and no one wants to live here. I saw how well high density affordable housing apartment complexes worked in Detroit, MI when they became slums that no-one wanted to live in and eventually were torn down.
- Changes increasing density should not be applied city wide. Only do it in areas that truly can support it. Leave single family zoning alone. Repeal the recent loosening of ADU rules in single family neighborhoods.
- We do not need to make it more affordable.
- Just wanted to make sure that any changes can impact the house next-door to anybody that sits on city council
- Increasing occupancy allowances will not lead to greater affordability in Boulder, a city in which demand for housing is inelastic. It will only crowd out families and encourage real estate investors to maximize rents.
- I think the mandate of a fixed percentage of new construction be designated into the affordable program (homes selling for less than market rate) has a short term gain, longer term pain affect and should be eliminated. My opinion is these programs do not afford lower income people to gain wealth and keeps them poor.
- I'm not sure I've understood the first part of question 2 correctly. By answering "definitely do not agree," I mean to indicate that: 1) historic neighborhoods should remain intact and not be subject to redevelopment, and 2) zoning restrictions such as the height limit on buildings in the downtown area should remain in place.
- Reduce environmental requirements for new builds to encourage lower housing costs. Rework flood zone maps and flood insurance requirements to reduce costs.
- Developments without parking should be prioritized along major bus routes (such as the SKIP and 205). Road and parking congestion problems are also public transportation availability problems, not simply housing. It makes no sense to change zoning requirements without taking into account the size of the dwelling and the septic system allowances. 5 people in a 2 bedroom apartment is very different than 5 people in a 5 bedroom house and occupancy limits should reflect that.
- In general I strongly support exploring creating more affordable housing in Boulder to reduce the amount of driving done into Boulder every day. Parking policies should discourage single person car use and encourage use of mass transit and alternative modes. I would make sure the "non-affordable" projects pay for some of the affordable. Discourage more new employee generating businesses until this is under control.
- Boulder desperately needs a rent stabilization board. Especially after the Marshall fire, rent gouging has been rampant. I myself experienced a 25% rent hike at 2 week's notice, something that would be illegal in many parts of the country. At rates like this I will be priced out within the next few years.
- Create affordable housing specifically for graduate students! We are not normal students and should qualify for affordable housing options! Build a tiny home community! Allow backyard tiny homes! Anything and everything to reduce housing costs for people in need that can't live too far from the city (ie. necessary workers, graduate students, etc.).
- This issue has already been voted on by the citizens of boulder.
- I think maintaining standards that include open space requirements is important to the character of our town, but I don't think that should stop us from updating our existing zoning standards to allow for more affordable housing options.

Likewise, I worry about what reducing parking requirements will do - our public transport is still not good enough that people simply won't have cars - so, if you're going to reduce parking, you need to increase/improve options for public transport.

- If Boulder wants to be an inclusive and welcoming community, there simply has to be more housing!
- Fully support the idea to make occupancy equal to number of bedrooms, plus 1!!
- Don't SF or PDX Boulder, please!!!



- Affordable rentals should be built and owned by the City of Boulder.
- The citizens of Boulder already voted against the Bedrooms Are for People Referendum and City Council should honor the wishes of its constituents rather than find work-arounds.
- We are in a housing crisis. We should be doing as much as possible as quickly as possible
- Rent control, and affordable housing in different city areas to avoid "red line" systems. Livable communities. Community education.
- Change zoning regulation and occupancy levels making sure that big real state companies and corporations don't start buying single family homes to rent out. Allow zoning changes, and allow new builds only if developers are willing to add affordable, and I mean really affordable housing for rent and for sale at below market rate. Developers should include affordable housing for sale on their development, housing that is allowed to grow resale value at regular market rates.
- While some people like to pretend that a "close" majority of roughly 52% in the BAFP vote is a "weak" majority, the legality of it is clear. The voters spoke and the Council and city staffers are obliged to honor the people's choice. This is not even a thinly veiled attempt to circumvent the vote results and may result in legal action. The Council and city staff need to quit spending time, which is tax money, on trying to defeat the will of the people. There is a large and vocal part of Boulder that does not want density. The "want to be" vocal element is that those folks don't seem to be the demographic elements that the city surveys. For example, if I read it right, the majority if not the totality of households surveyed for the ADU proposal were in fact only homeowners with ADUs already in place. In another example, the survey group for the working group on the airport, which is charged with finding a way to get housing on the airport property, included homeowners in the two mobile home parks and Gunbarrel - completely and deliberately ignoring the 200 - 300+ single family and townhome/condo owners between Airport Road and 47th Street. The Council wanted "lower income" input, but equity works both ways. Single family and multi-unit housing owners should have been included.
- Please do the will of the voters
- This issue has been voted upon by the citizens of Boulder previously. This is a gross misuse of City Council authority to circumvent the democratic process for deciding change.
- Rent in the area is extortionate. We're in Boulder, not New York or London, so why is rent so high? We need restrictions placed on property management companies regarding how often they can raise the cost of rent, how much of the rental market any one company or landlord can control, and on how soon before a tenant's lease expires a unit can be listed for "pre-leasing". The "pre-leasing" practices here, especially near the university, are ridiculous and pressure tenants to renew a lease 8-10 months before their current lease expires.
- Will any potential changes be put in front of the voters of Boulder? It seems an over reach to potentially implement changes that impact tax paying citizens and not give them an opportunity to vote on the changes. The type of changes surveyed on this form were just unanimously pushed down/blocked by the state legislature. The voting citizens of Boulder need to have a voice and not just on an obscure survey.
- Whew! Bias much?
- Let's call the planning and development low income and multi-unit housing agenda infill agenda for what it is:

1) Questionable on all levels as the planning commission and city council continue to claim we have a "housing crisis" while recent Boulder high density developments remain not fully rented or occupied and yet demand we allow developers to profit by building more high density housing all while these developers do not pay their way in terms of service and city infrastructure needed expansion/city impact based on a developments' per person contribution to the population (which transfers most of this tax burden to single family and larger land tract owners).

2) Since when do we as a city need to aggressively need to compromise the property value of planned family middle income communities with low income multi-unit infill housing? How do we justify this as a housing solution when it compromises the net worth of so many families and neighborhoods for the benefit of few, which also has almost no net impact on the solution or goal.

Lets call these low income infill measures what they are an aggressive agenda for commercial real estate developers to make money at every single family home owners expense cloaked in the fraudulent claim of

improving the community. What a load of bull.

Maybe we should develop a city oversight committee for the planning and development department of single family home owners and voters since the department and city council continue to push agendas unwanted in the community.

- Reducing or eliminating parking requirements for ADU's reduces/obstructs emergency vehicle access, eliminates driving sight lines for playing children, adults and pets and creates neighborhood parking disputes and disharmony, all for what---one more person to live in an ADU?  
Where is the community benefit here?  
Why can't increased housing types remain as the ongoing goal that it already is in new development with 25% of all new development planned, as designed and being built, to accommodate a variety of housing types.  
Stop forcing low income multi-housing into already existing planned single family zones.  
Also don't think the public is unaware or approving of the Boulder Valley Comprehensive's plan progressive zoning creep and neighborhood "areas" re-definitions the city uses to advance a housing agenda that works to entitle commercial developers and those who do not live here versus those who do and pay the bulk of city taxes.
- Boulder's stringent and time consuming approach to planning review makes everything HARDER and that is a real drag on being able to make progress on building a better community
- Build more affordable housing that can be owner occupied
- Reduce job growth to match housing growth.
- We already had a ballot measure in the last election that was not approved to expand more residents. Listen to your voters.
- Boulder is famous for its downtown near Pearl Street which has an amazing mix of both commercial and residential buildings allowing for a vibrant community. We should expand these mixed use areas and increase density to improve supply of housing in our city. There's a reason some of the most expensive housing is in walkable dense areas like Pearl. We need more of it
- The overarching goal should be to address the issue of affordability when it comes to affordable housing in Boulder. I support doing almost whatever it takes to accomplish this goal. I am in complete agreement with the proposed change of increasing the total number of unrelated people living in a living space.
- Rental caps, occupancy floors on residences
- Remember 15 years ago when everything had to be low density and green? These proposals are no where near a "middle ground"! It's disingenuous to frame it that way.
- I think helping the unhoused, along with climate mitigation, are the most important things for the city to address.
- Stop scrap-offs or remodeling of affordable homes that change them into homes that are no longer affordable.
- We need to focus on wealth disparity. People with greater wealth should be paying much higher taxes. People should be paying additional taxes on luxury goods and services.
- Boulder does not need to grow any larger. There are many bedroom communities close to Boulder to absorb people who wish to be close to Boulder.
- Commercial development needs to be restricted in order to reduce the demand for housing.
- In favor of Bedrooms are for People revision.
- The giant parking lots (along 28th especially) are SUCH a waste.
- Please take action on occupancy reform. You rejected BAFP because you said you want to handle it legislatively, so handle it, please.
- There should be lower or no minimum lot size. Lot-size minimums effectively just exclude people who aren't rich from owning a detached house.
- Do more to support co-ops, remove requirement that co-ops cannot be closer than 500 feet apart, reduce fees for co-op application, reduce length of application.  
Implement more programs that support the missing middle.  
Create additional incentives for homes to enter the permanently affordable program.  
Tax unoccupied or low-occupancy living space higher (i.e. two people inhabiting a 7000 sq foot home)

- une ville plus dense, avec de meilleurs transports publics et des modes de transport souples (marche, vélo, scooter) et moins de voitures, permettrait une meilleure cohésion du territoire et de ses habitants, mais aussi une meilleure utilisation de la voiture, ce qui empêche aujourd'hui les liens sociaux, l'entraide, la consommation locale et augmente le bruit, la pollution visuelle et chimique. This change also involves the affordability of housing in Boulder, which today is too individual and too expensive, with too much land use for individual and not shared happiness
- I believe that the simplest solution is to limit people by the number of bedrooms.  
As more people age-in-place, there will be a greater need for using large houses more effectively to provide housing for caregivers, I believe...like, for example, two elderly couples and a live-in caregiver or two sharing care. Most big houses that now have families that will in time house two people, and still have 4-5 bedrooms that could be used. I now have a 7 bedroom house that can only house 3 unrelated adults!
- There are many benefits to people of all socio-economic levels living near each other. City planning and policy (and developers seeking permits) should embrace more affordable housing options throughout the city.
- You can not put 10 pounds of mud into a 2-pound bag. Boulder is a 2-pound bag. We need to FIRST define☆ a desirable community, then write our laws to support that.
  - ☆Clean air
  - ☆Clean water
  - ☆Freedom from too long waiting lines
  - ☆Freedom from too much ambient noise (cars, planes, people too close together, ...)
  - ☆Freedom from too much population pressure on clean water supplies
  - ☆Freedom from too many pets
  - ☆Freedom fewer places to walk
  - ☆Freedom from having to haul trash further (& pay more) because close landfills are full
  - ☆Not everybody has to live on top of my head.
  - ☆Boulder is desirable, but not the whole world has a right to live here. We do't want to Californicate the place.
  - ☆To hell with the Real Estate and Business Growth-Mongers. This is my home!
  - ☆If you love NYC so much, move back there and build skyscrapers to the moon; don't come here and try to make Boulder into NYC.
- Housing supply is too low. It's absurd to expect people to fill all the jobs in Boulder from their apartments in Dacono while also expecting them to walk and bike to work. Please please please start aligning the zoning and housing rules and the lofty carbon and sustainability goals with at least a little bit of reality.
- As a property manager I reserve the right to impose my own occupancy limits in order to maintain quiet enjoyment, reduce wear and tear, and keep utility bills such as water usage under control.
- A consideration that I don't see being addressed is that large, old trees are being destroyed by all the ADU's that are added in these old neighborhood yards. The trees stay alive for about 5 years and then die because their roots get so severely damaged and then the trees end up smothered by landscaping fabric being wrapped around the base of them, covered with several inches of gravel or stone and the tree suffocates and dry up. It is horrible!! I have lived here for more nearly 50 years and just yesterday I noted how many trees, young and old, are suffering in our neighborhood due to dwellings stuffed in next to them. Maybe the council needs to look at high density living in other neighborhoods where there is not what is basically urban old growth forest. And this is all at a time when our wonderful Climate Initiatives Programs are trying to increase tree canopy that helps with the Heat Island effect. I think our short-sighted view is going to really harm the climate and these old neighborhoods!  
From the 'outside' it appears that the only changes that the Council is looking at are in the neighborhoods that already carry the burden of student housing. And it is a HUGE burden. We can only rarely park in front of our home, old sewer systems back up because multi-dwelling units were built where there were once single family homes-- and sewer systems were not updated. TRASH!!!! Some of the blocks downtown do not have alleys and so there are ALWAYS overflowing trash cans in the street. Code Enforcement tries but they are severely understaffed. Money talks!! The wealthier nearby neighborhoods have dedicated parking places in front of their homes, trash is always in its place. Such inequity in priorities is unfair. Spread the pressure out and include these neighborhoods so that so much of the pressure doesn't fall on the same neighborhoods over and again.  
Lastly, is anyone in the City government aware of the fact that people who need this housing are not actually living

in these ADU's that are built? They are all rented out as VRBO's!! Are there not enough hotels in town? Something feels very amiss about how all this is being handled. Thank you for listening to my point of view.

- This needs to be a priority. Most people with influence in this area are being sheltered from the reality of poverty and are hence unable to make conscientious decisions. We need to stop raising the ceiling the start raising the floor.
- Boulder should make public transportation cheap/free, and parking EXTREMELY EXPENSIVE. Like it should cost \$30 an hour any time of day to park within 2 miles of pearl Street, but boulder should ALSO provide frequent free shuttles from the park and rides, free ebikes, and something akin to Uber but only in city limits and super low cost. In my residential neighborhood, people drive in from out of town to park here for free and walk to the university. The extra cars aren't because of the people who live here, it's because of the people who can't afford to live here because of our discriminatory occupancy zoning.
- provide more affordable housing. rent control/cap should be introduced (too many wealthy investors speculating on Boulder renters). require homes to be permanently occupied (someone living at the address, with proof of utility bills etc.) rather than being used as second homes and left vacant. discourage/prohibit building of single family mansions (a minimum occupancy rate by square footage would be as beneficial as the maximum occupancy rate - too many 6000 sq ft homes occupied by 1 or 2 people while there is not enough housing for lower and medium income families)
- I think building affordable housing in commercial areas and industrial areas is a good idea; and, might need to also increase the number of grocery stores, hardware stores and gas stations. There was an affordable project slated for the industrial area of NE Boulder. It was shot down due to zoning for industrial use only. Building affordable units in neighborhood centers is problematic because these are already congested.
- We should abolish single-family zoning entirely and focus on building social housing for low income folks and more middle class homes to reduce house prices for middle class people, as well as implementing a Land Value Tax.
- A study of low and middle income housing development on City-owned property (e.g., Boulder airport or the Planning Reserve) could be explored. A public/private partnership would be one approach on achieving a fiscally responsible development to achieve an increase in this segment of of housing.
- Please do the right thing and eliminate Boulder's exclusionary zoning policies.
- How about anti-hoarding rules and penalties for leaving homes and land vacant? How about encouraging individuals and not corporations to own housing in Boulder?
- duplexes and triplexes should be allowed in single family zoning, but all new buildings should have to meet rigorous environmental standards
- As a student, it is very hard to see a future here. I would love to stay in Boulder after college but with the exclusion for lower income housing, I would have to find a high paid job that is not offered much around Boulder.
- BAIT AND SWITCH: I HATE the bait and switch of changing zoning in SF residential neighborhoods. I invested in a single family home home after renting in Boulder and saving for 15 years. I liked the Danish Plan with low growth, the building height limits, and the open space. I decided to invest and live in a Boulder home and decided to buy in North Boulder after checking the North Boulder Comprehensive Plan. How do you expect people to make decisions about where they live iif Council can just ignore the city's Comprehensive Plans, on which people rely to make major life decisions?

PARKING: If you add people without requiring more off-street parking spaces you make parking in neighborhoods a nightmare. The vehicles of more occupants, plus the vehicles of their visiting friends and family, sows discord between neighbors. Despite decades of encouraging people to use alternate modes of transportation, people want the convenience (and for many, the necessity) of cars.

NOT WHAT PEOPLE LIVING HERE WANT: The people voted NOT to increase occupancy levels in the Bedrooms are for People Initiative. You should not be able to ignore this.

IDEAS FOR MORE AFFORDABLE HOUSING:

How about partnering with employers to help subsidize workforce housing?

How about the City and County subsidizing their employees' housing? Let's give our police, firefighters, teachers,

and others a better opportunity to live here. I would be happy if real estate taxes went to this purpose. Or perhaps there are bonds, grants, other things we can do to. Focus on increasing affordability in the areas that are not yet developed so that parking, solar access and other needs can be accommodated.

Also, folks, please remember that growth cannot be infinite. If they haven't already, have planners and Council members listen to Al Barlett's oft-repeated lectures on growth.

- Please consider pilots and also housing that specifically caters to people with children. I would also support zoning changes for affordability and ownership for lower income people.
- Rezone SFH areas along 36 and other high traffic roads to allow row house development
- PROVIDE MORE AFFORDABLE HOUSING IN BOULDER
- Tip from an AICP-certified planner and Boulder renter currently working in affordable housing development: do not publish any visual communication/presentation to residents, council, etc. around missing middle housing that does not include pictures! It is so important to demystify "density" and show people real buildings, especially examples of duplexes, triplexes, etc. already within Boulder. If people see an example from a neighborhood they recognize, they will be more open to discussion. Here are a couple relevant articles with missing middle messaging tips from the PNW: <https://www.sightline.org/2019/02/01/talking-triplexes-missing-middle-messaging-tips/> and <https://www.sightline.org/2019/11/04/lessons-from-oregons-missing-middle-success/>
- The people voted DOWN bedrooms are for people!
- Close the airport!  
Change zoning to allow for small shops to neighborhood allow for 15 min neighborhoods.
- Increasing density has been proved "not" to reduce affordability. Only trashes up neighborhoods. We already voted this down so go away.
- Basically the voters said to keep the current occupancy level guidelines in place (although the city council did not agree with the results) in the last election. This is a work around of those results by certain council members who control the majority of the vote. This should not be allowed to proceed.
- Changes should also allow neighborhood coffee shops, restaurants, and groceries but area parking should be by permit. Saturation limits should restrict the number of such shops. Co-housing should also be allowed.
- I think the only way to make housing more affordable is to build more housing (either in the city or surrounding areas). Housing in other areas would reduce demand here. Occupancy law changes do not build housing.
- Any new ADU regulations need clear and strict requirements to ensure affordability and not just produce speculative high-end developments.
- Above all else, no greater density of any kind--whether of habitation or construction--should be allowed in the residential / rental sections of University Hill, which is already overflowing. Packing any more people or units into the University Hill area will just increase the already extant problems of noise, trash, parking, crime, vandalism, and periodic rioting.
- Give up some open space for housing
- You should be focused on green transportation options instead increasing density. Boulder has terrible air quality and a looming water crisis which increasing density would only exacerbate these issues. And clearly you're naive about landlords not increasing rents when more people are living under the same roof.
- We've reaped what we sowed when we passed the Danish Plan, and (although I was in favor of it) now it is imperative that we fess up and move to remedy its unintended consequences.
- How can our City Council ignore the voice of the people when we voted No to Bedrooms for People!!!!  
Irresponsible!!
- I realize that you are trying to go with 4 or 5 unrelated individuals regardless of current zoning. I suggest that you move current 3 unrelated area to 4 and current 4 unrelated areas to 5. You will gain more density overall but mitigate the risk that the 5 unrelated option brings to a current 3 unrelated individual neighborhood. I am thinking Martin Acres. And I am thinking parking, noise, traffic, neighborhood character.



- Changing occupancy for apartments with no qualifiers as to size of the apartments is a terrible idea. Raising the occupancy has to have some relevance for size of house or apartment. Also, some neighborhoods. ( eg University Hill area and Martin Acres) are already full or too full of housing with lots of extra people. They should be able to vote to be excluded from the changes. My neighborhood with its huge 4,000 - 10,000 sq ft houses could easily handle more people per house as well as duplexes and triplexes.
- Landlords who own homes and rent to students will not lower their rent, they would love to have more renters per home so that they can charge each occupant \$1000 per bedroom.  
Curtail sales to investors who are buying homes to rent to students and who do not even live here.

Allow neighborhoods to make decisions about how to increase density. Do not make this city wide!

- in unison with these changes- we need more oversight of rentals-- simply increasing occupancy without increasing care of properties could be bad... thinking of landscaping, basic maintenance etc...
- In the last election a majority of Boulder voters voted to NOT increase occupancy limits. The city council should respect this vote and not increase occupancy limits
- The only way to actually increase affordability is to dramatically increase construction and population density to provide a larger supply of housing to meet the demand. Almost everything in the Land Use Code, from single-family zoning to occupancy requirements to parking minimums to the height restriction works contrary to this goal.
- Even though the ballot issue was Bedrooms are for People, in truth it was a vote to increase the occupancy limits. The Boulder voters rejected the ballot issue, so why is the increase in occupancy limits being discussed again? We have lived on the Hill in a single family home with multiple rental homes behind us on 9th St. I am not sure if they were identified as SFH or other for 4 unrelated, they were invariably rented to students who probably signed their lease as 3 unrelated but then others moved in as well. Four Star Reality was especially bad about this outcome. The over occupied homes resulted in 4 or 5 cars parked where two were probably the limit, their trash containers overflowed and were never properly shut, the weekend noise was intolerable. Other the Grant Place went from a desirable street for families to one with owners dealing with uncaring renters. We even went through a court required restorative justice exercise with the renters, with Four Start sitting in on the process, and with no meaningful results or satisfaction. We advise other families to not bother with Boulder's restorative justice option when it involves over occupancy and renters.
- Reducing occupancy limits means landlords and corporations will be empowered to buy up homes that would formerly have been unsuitable for roommates and then rent them at an unreasonably high rate. That takes homes off the market for individual (not corporate) buyers and makes rentals even more expensive than they already are. Cities without occupancy limits are also struggling with housing shortages because landlords and corporations then become the largest group of homeowners in town.
- We already voted on this issue and determined no increase to occupancy. Please stop playing this game.
- Additional housing ignores the glut of cars that accompanies multi family and increased occupancy. People who work downtown Boulder often already fill neighborhood streets during the day to the extent that you cannot see around corners. And you want to add more cars and exhaust? Biking is not an option because unless you can bring a bike inside, it will be stolen either at home or work. Use some open space for housing and parking and stop denigrating what was once a peaceful, clean city.
- Having lived in Boulder since 1982 and having a significant other who lived (and now is deceased and I live) near the Academy, I have great concerns about the condition of housing that students live in in the hill area. I am a retired CU administrative staff and have walked to work and walked leisurely in that area since 1998. Definitely restricting rental housing in that area is a must. The rental agencies/families who use this for making alot of money, deprive those people with families who could live there (e.g. CU faculty, staff). That area is become debased, filthy and unbecoming for our community. that includes some, mostly, fraternity housing. THE CITY NEEDS TO TAKE A HARD STAND TO KEEP THIS AREA DECENT, CLEAN, ETC. I was an undergraduate at Ohio State University from 1967-71. I lived in a sorority house that was quiet, clean and neat. Of course, some fraternities were terrible. Having been there and lived (done) in off-campus housing, I have the experience and view that what is happening in Boulder is appalling. I am also appalled at all the vehicles that students bring to campus is ridiculous. In my 4 years a OSU, I was fine without a car and when one was needed a local Columbus student/sorority sister could use her car. Talk about parking problems, driving, environmental impact on the

many, many gas guzzling vehicles who need to drive short distances....it's insane. I don't expect anything can be done but it is contributing to global warm, quality of life for anyone. I would suggest that all rentals be required to make a certain significant percentage of their units as affordable housing, first and foremost, for people who work in Boulder. I can't believe the amount of greed, etc. I would also , begin restricting the size of high end residences with the goal of living simply, so others can simply live. The privilege and greediness of Boulder, is awful. Allow only 1 car per household, and exceptions must apply and fill out a yearly form in order for them to have a second car. Wow! People would have think they are being crucified.

- Single-family homes can be a good fit for certain neighborhoods but they are an extremely inefficient use of space.
- Allow tiny homes in backyards
- Boulder needs to increase housing access and affordability. Occupancy limits are absurd. While I recognize there's a large percentage of students, there's also a large percentage of non-student renters who should be allowed to live in 4,5,6,7+ bedroom homes (of which there are many in Boulder) without consideration of their familial relationships to limit occupancy.
- Increase density in single family districts near transit corridors.
- More housing along frequent transit corridors! And raise the height limit to 5-6 stories everywhere — it will still keep the building heights manageable but significantly drive down costs per unit (above this level per unit costs go up again anyway because you can't use wood framing)
- Underground parking
- Expand ADUs even more than the recent changes, expedite planning applications & building permits for affordable housing
- Duplex's seem like they'd be ok, but triplex's seem like they'd really disrupt the feel of our neighborhoods. Duplex's seem like they might be owner occupied, triplex's seem like they'd most likely be investor owned and rented out. Owners usually care more about the neighborhood. Issues with trash, yards, noise, neighbor conflicts are more likely to come with renters than owners. I worry investors/ landlords/ developers will be the ones who benefit from new codes- and leave existing owners (and the city) with hard to solve problems of renters who don't really care. Another concern is about HOAs. We must include them in new codes and regulations.
- Boulder likes to sell itself as an eco-friendly town that cares about the environment, but the environmentally friendly facade Boulder likes to put up is completely destroyed by the amount of air pollution created by the tens of thousands of people who have to commute into town for work every single day, we need more affordable housing because the number of people who commute into town is a travesty.
- You are never going to make Boulder affordable for everyone. You should protect our neighborhoods instead of destroying them. If you want affordability you need build up multiple floor complexes with services and transportation availability. I would look at Hong Kong model of subsidized housing as a start.
- I live in multi unit housing, that has no where near enough parking for the cars, creating conflict. I have called the police and not received support for noise concerns/partying issues (non-emergency) and do not find it remotely comparable to single-family living. I am a professional who works hard but doesn't make six figures, and renting here is brutal. Building more luxury units and low-income housing is not making this community more livable for me. I do think we need to explore solutions, but I think they should be much more tailored so neighborhoods like mine don't continue to get people crammed in with no parking or support. Maybe controlling % owner-occupied homes might help. I would love to own a home but will never compete with landlords here.
- We need more mixed commercial and residential areas, especially more residential units in current commercial zones — to create more walkable neighborhoods. This is critical to meet climate goals and reduce energy consumption.
- The question about reducing parking requirements to encourage lower housing costs doesn't seem like that simple of an option. We also need to look at what is available near those potential sites for transit, bike/walking, or if they are in areas where it is difficult to not have a car.
- I did not like question 1. I do think we need occupancy limits, but based on the size of the unit (the original BAFP proposal), not the location. It is absurd that due only to location, a Table Mesa house with 5 bedrooms is limited to 3 unrelated people and a studio apartment in a dense zone could house 4! I also think that no developer should be allowed to buy out of affordable housing--all developments should include affordable housing not money to build them elsewhere (which is where?)

- Please keep in mind affordability, accessibility and inclusion for people with IDD (Intellectual Developmental Disability).
  - \*DITTO(USA,007,WVMHS-1970,Etc.Etc.):”OK,DONE,Etc.Etc....THANKS/NO-THANKS,AMEN...!?!?  
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USCAILJPGBAU 🙏🙏❤️🙏🙏🙏🙏🙏🙏🙏🙏🙏
  - Businesses and residences have different needs (parking, security, etc.) and mixed-use projects should be carefully planned to consider these differences (speaking as one who lives in a mixed use community and finds it an ongoing hassle). Also, significantly increasing occupancy numbers changes the nature of a community (negatively, I would argue). More density, more noise, more crime, more traffic congestion--I have already seen these unpleasant changes to Boulder. **I support affordable housing; but it should be done thoughtfully and without completely sacrificing the integrity of existing communities.**
  - Leave it alone.
  - Increased occupancy and increased housing density do not result in lower rents or lower housing prices. The opposite has been well-documented in other US cities.
  - It does seem logical, both not to demand more space for cars per unit, and to reduce the numbers of cars in town. This only works if public transportation is made comprehensive enough, and is seen as safe, and "nice", i.e. not just for poor people and the homeless. Personally, I really don't care who the other passengers are, but I am finding through reading NextDoor that folks are wildly judgmental here, far more than they were pre-gentrification. I prefer not to drive; it terrifies me.
  - Permitting gentle mixed use development, ie coffee shop or mini-grocery, within residential neighborhoods can be extremely beneficial towards reducing VMTs and revitalizing active and engaged communities.
  - Stop with this affordability topic and bringing more residents to this overloaded city.  
I would love to have a house in Malibu, CA but I cannot afford to buy there... then I will choose somewhere else, where I can afford, and provide the best quality of life to my family.  
Why Boulder makes exceptions causing more traffic, places full of people plus making us live on a crowded town?!?  
All for showing that Boulder is an inclusive place!!!! 🙏  
Please....!! LOL
  - Boulder needs to fix their permitting and inspection process. This leads to big delays on projects. We want safety but expediency.
  - We've already voted on this. Leave it alone, please.
  - After living here for 40 years and seeing that the tens of thousands of commuters has remained the same, the affordable housing crisis still remains, the un-housed have increased and the 'boxes' of unaffordable and ugly apartments lining our roads, I don't believe we can build or density our way out of this.
- Take the corner of iris and 28th and use it for affordable housing with access to groceries, laundry and transportation. Do it with the old community hospital. Do it at the boulder airport. Be bold and get some amazing neighborhoods built. Stop trying to change neighborhoods —you're not going to get the buy in, but act now to fix the four decade backlog.
- We want to use our parks. We want safe walks and rides to schools. We love our community. Build the mental health facility, the rehab facility, the day center. Please act without sacrificing those of us who have paid property taxes, given lives of public service, worked our way into homes, lived here since 1983 and want to see others helped.
- Allow one occupant per existing bedrooms in all residential dwellings.
  - Do not push out "affordable" commercial by making commercial areas more desirable for developers to develop as housing and apartments. If parking requirements are reduced and housing occupancy is increased, charge/regulate number of cars per dwelling so that traffic and congestion is not worse. Please please take in consideration the amount of water available now and in the future before over densifying Boulder. Not everyone

can live here even if all of us want to. Not everywhere needs to be a gross dense city like Denver. Take into account character and carrying capacity.

- 1) Increased number of ADUs are disproportionately unfair to the lower cost neighborhoods (Martin Acres, Park East). The affluent Boulderites that live in nicer neighborhoods will never be impacted by 1000 sq foot two story ADUs in the backyards of their neighbors - which completely destroy the privacy of the 3-5 adjoining neighbors. Therefore, it is way too easy for the City Council to vote for ADUs (or far worse duplexes, triplexes replacing houses). What long term homeowner would want to live next to a corner house that has been scraped and replaced with a duplex, triplex or COOP with 6-12 renters? Not one person on the City Council I bet.
  
- 2) The homeowners who have lived in these starter home neighborhoods would like to continue to enjoy some semblance of privacy in their backyards. Also, the increase of ADUs will transform the neighborhood further from starter home single families to more renter class lower income people that have zero long term invested interest in maintaining the quality of the houses and landscapes. If you have any doubts, visit the Martin Park and Park East neighborhoods with the highest concentration of rental houses and ADUs on that street, and see if you would ever buy a starter home there. The starter home families are being further excluded from Boulder, and the current homeowners are losing the long term community of their neighborhoods.
  
- 3) However, I do think 4 unrelated persons per house is fair.
  
- Parking is a major issue. Houses which have no off-street parking and have older and aging residents like ourselves find it a challenge to park a block away from our house b/c parking is so limited. Loosen up the code which requires new off-street parking to be no less than 25' within front property line setback. This way, more houses can have parking in "front" yard area
- The voters made it clear in voting down bedrooms. It is WRONG to try and go around us.
- On Sumac Ave in north Boulder between Broadway and 19th I don't understand how two very large new homes are being built (8,000 sq feet?). the original owner died and 3 acres were sold and on a street with much smaller houses the city allows a builder to use these 3 acres for 2 huge houses to be built - isn't that exactly going backwards. How is that possible in 2023 in Boulder? Maybe this is a good visual example of using up resources in an unsustainable manner, how many people will live on this 3 acres in the city, two families. I cry inside just looking at them being built. I hope you can get by and take some pix and use them in your education of the residence the negative impact of this on so many levels! thank you for all your hard work.
- sb23-213 would destroy Boulder as we know it. it is impossible to build enough housing for everyone (60000) who might want to live here. everyone does need to live in Boulder; there is affordable housing elsewhere. We don't want to become Houston!  
Stop gifting/grifting real estate speculators. Limit CU census to number housed by CU.
- I bought my home in 2016. Taxes were 4400. 2022, taxes were 7800. Insurance costs have risen. Why can't I have more than 2 roommates in my 5 bedroom house to help me cover the rising costs of being alive?
- I think there's a strong but unvoiced desire for housing such as the "Housing Hill" pattern (pp. 209-214 in "A Pattern Language" by Christopher Alexander, et. al.) and the "Row Houses" pattern (pp. 204-208 in same). Both patterns create high-density, pedestrian-oriented housing in which each unit has its own outdoor green space and the possibility of having rooms with windows on more than one side. The Housing Hill pattern creates the possibility of having parking for non-polluting electric vehicles at the ground floor center of the "hill," or underground. Row Houses creates the possibility 30 homes/acre with 1200 sq. ft., two-story homes on 1300 sq. ft. of land, with each home having its own ground-level garden measuring 15x30 feet but no driveway, parking, or garage. The city of Boulder has used a number of patterns from "A Pattern Language" in past urban planning; these two patterns fit well in today's context because they offer individual green space that apartments and condos don't, and they create higher density than having individual homes surrounded by yard on all four sides.
- Well, I took the survey but I don't feel it will have much impact on the outcome. It sure didn't when it came to the day shelter! I initially opposed the day shelter then realized it might be OK if placed in the right location and with strict rules because the City seemed to support it. Apparently, you are now placing it directly near residential and commercial properties which pretty much everyone opposed.
- I support aggressive and innovative change to the zoning code. We have a housing crisis and an opportunity to make a more sustainable and equitable city. I would encourage the city to try a variety of measures

- We must not let statements about lack of potential parking determine building. See new book "Paved Paradise". People respond to constraints and some will choose not to have a car, some will take the bus and some will find that they don't need a car as much as they thought they did.
- Rather than pushing for higher size limits for ADUs, allow for smaller ADU option (i.e. efficiency style units) which are currently not possible.
- I do not believe you can build your way to affordability without seriously (negatively) impacting congestion, air pollution, quality of life, etc. I also do not believe that new housing units will be affordable, landlords and developers will rent/sell at market value.
- Thank you for reaching out like this. I really appreciate having my voice heard.
- Boulder has added an enormous number of apartments and condos in the past few years (on the 30th St. corridor area and on Folsom)--we are hitting maximum density for a town with the infrastructure we have and for remaining a pleasant community. Not everyone can live in Boulder just because they want to. If I lived in the L.A. area, I would not expect I could afford a house in Brentwood or Malibu. Boulder has lost a lot of its character since 1971 when I came here and we can't turn back time but we need to recognize that things are on the verge of becoming unlivable due to density, traffic, downtown tourism, crime, etc.
- Unless the city facilitates more rental, income qualifying rental property OR deed restricted income qualifying for sale property the city WILL NOT have more affordability because the investment community will drive rents based on the desirability of Boulder. US News and World Report last week listed Boulder as #4 nationally on Desirability as a place to live in the entire US. We need RESTRICTIONS on new housing in order to serve the population the city is trying to serve.
- The occupancy limits should be 1 person per bedroom plus 1. A landlord should be allowed to rent a legal bedroom with closet and window to one person. If the home has 5 such bedrooms, 5 people should be permitted plus 1. The current standard of 3 unrelated people in certain areas of the city is causing a very restricted rental market for students and individuals in their early twenties. It also makes it more expensive for individuals as sharing is not allowed by law.
- One person per bedroom plus one should be allowed. Restricting occupancy is making rents more expensive for everyone and creating a tighter rental market.
- Bedrooms are for people plus one would make rents more affordable for everyone.
- As a resident and parent in the area of a CU student it's incredibly difficult to find housing and expensive due to the occupancy restrictions.
- Boulder is already too dense in population. Don't add to it. Build more affordable housing.
- Allow 55+ people to live together as we age. I have many friends (all old time Boulder natives) that are reaching retirement and we all want to get out of our large single family homes and live in a co-housing situation. Shared housing for the aging community. I understand not allowing college age kids to pack a house but I never hear about options for the aging community. I can be reached at 720-234-6390.
- Continued easing of ADU restrictions, consider lots of re-zoning to allow old commercial buildings to be turned into residential, or some unused retail spaces to allow for office or residential, and/or popping the top on single story strip malls to include affordable housing units
- Zoning restrictions, especially occupancy maximums and parking minimums, are one of the main reasons that Boulder's fastest growing age group is 80+. It's vital to the health and safe growth of the city to reduce restrictive zoning requirements as they are a key part of why the city is so white, so old, and so deeply small-city conservative. Not to mention that high density housing and zoning is far more beneficial to environment than either a) forcing people to leave the city or b) forcing people to live in single family homes. Be an example of how growth can be a positive, climate friendly, and multi-generation change and remove zoning restrictions  
- A Homeowner and Disappointed Life Long Boulder Resident
- Stop Growth. Save Nature.
- Having more than 3 unrelated people in a home is called a commune. They were popular with the hippies in the late 60's and 70's. They were generally unorganized, too crowded, not enough bathrooms, and basically they didn't work. Why should we go back to that mentality?



- I think if we want Boulder to be any kind of a place to live we have to make living here affordable. People who work here should be able to live here.
- I have heard about how to solve affordable housing in Boulder since the 80's. Forty years plus have past and the issue continues. I have lived in areas where specific communities were not affordable. That is capitalism. Capitalism is a free market economy or free enterprise economy.  
If the Boulder community has housing concerns for community workers then provide housing with the position or additional pay for workers/professionals to afford living in the community or in nearby communities that could be affordable.
- Ban airbnb/ short term rentals. Spend money earmarked for affordable housing for families; not drug addicts. Limit business/ commercial expansion in Boulder. Ban more high tech firms from moving here (thus their highly paid employees).
- Add ADU's to single family zoning area , but restrict to two unrelated people.  
remove owner occupancy requirements.

Add a lot coverage ratio.

- I do not own a home, but hear from the Nextdoor Social App that increased property values are at the base of increased rent (higher property value = higher property tax). The dramatic increase of rental unit costs over the past three years has got to stop! Is Boulder County going to do anything about this?
- The average new home built in Boulder could easily be a triplex based on its size. Its kind of crazy we make that kind of excess the only thing possible. Changes are long overdue!
- How about let the number of unrelated people equal the number of legal bedrooms in a house.
- Boulder needs more housing opportunities for all age groups, not just college students.
- Rent controlled apartments
- I feel we need to encourage density over sprawl and increased occupancy for those that decide to have more people in their home. Real action on housing in Boulder starts with removing archaic zoning barriers that are rooted in perpetuating inequality and racism. I'd much rather live in a dense, public transit oriented community that was readable access to greenspace than a sprawling area of low density and occupied single family homes. Boulder is closer to this vision than most American communities but still has a long way to go in being ideal. Please reconsider the barriers to affordable housing, as progress in this regard will also make climate and reduced commuter goals more achievable. Thanks.
- I've lived in Boulder for 35 years, and have seen our housing pricing escalate into a situation where it is completely impossible for middle-income residents to become established here.

Without addressing this issue, Boulder is not going to be able to maintain the culture that makes it so desirable to live to begin with. It'll become a calcified retreat for the wealthy (ala several of CO's mountain towns like Aspen where the billionaires have pushed out the millionaires), and will add an unacceptable environmental burden to the environment as it drives up regional commuting and car traffic in and out of town

- A 4 bedroom home should be allowed at least 4 unrelated people. The current restriction to 3 is bad policy. I would support number of bedrooms plus one for unrelated people.
- I'm all for duplexes & triplexes in appropriate locations, but definitely not in single-family home areas. Parking is already a nightmare on many residential streets in single-family areas, and the problems would only intensify with more density. With the limited available land in the city, there probably are very few 'appropriate locations' for this type of housing.
- I don't think you can solve the affordability issue by simply cramming more people into Boulder. I met a person that had never been to Boulder, and did not plan on working in Boulder, but he moved into an affordable unit near downtown because he heard the city was a cool place to live.

I would like to live on the beach in Hawaii also, but I don't expect the people of Hawaii to subsidize me doing that.

IF, and only IF, the person works in Boulder, and their income is below a certain level, (like nurse or fire fighter) am

I in favor of helping them with affordable housing. In that case, a need definitely exists. But just trying to say that anybody that wants to live in Boulder should be able to, is crazy. That appears to me to be what the city wants.

- Housing policy IS climate policy! R-1 Zoning must be repealed, period. It is responsible for the car culture and a terrible housing crisis. We don't need another tax or any new regulations - just the opposite - remove these regressive regulations and let the market work.
- I think adding occupancy to reduce housing costs is a great idea. I do worry about lack of parking but if we take away parking requirements in areas that have easy access to public transportation and bike trails that may help reduce the number of cars as well. I also think my biggest fear with adjusting zoning is that developers may come in to buy single family homes only to rip them down and create triplexes. I also worry about the loss of habitat if that were to happen but if provisions were put in place to prevent these things from happening I would be more likely to support adjusting the zoning.
- Boulder harms low income people
- The Boulder Airport land would be a good place for affordable housing along with a grocery store, gas station restaurants and a green park.
- Boulder should eliminate or change the height limits of buildings east of 28th Street. The emphasis should be on quality of design rather than simply how tall the building is.
- Because Boulder is SO expensive to live in, we need more affordable housing options. We also need more accessibility to alternative transportation and reduced cost for bus, trains, etc. If folks can't afford to live here how will they be able to work here, especially those in the service industry? Does Boulder want to turn into Vail, where the workers can't afford to live nearby?
- Let apartments go higher than 3stories and build atop non view blocking office buildings
- Occupancy limits for unrelated parties should be common sense. If the housing has 4 bedrooms, then 4 unrelated parties, 3 bedrooms-3parties. What doesn't make sense is a 2 bedroom that allows 4 parties and a 4 bedroom with a 2 party constraint. The city council should either allow 1, 1.5 or 2 parties per bedroom. I think 1 person per room is the most common sense.
- Our city needs to rebuild its missing middle! Adding density to developed regions will help preserve the open spaces we love
- The zoning requirements place unnecessary burdens on renters in boulder making housing unaffordable. At a minimum, if the zoning ordinance is maintained, it should reflect the number of available rooms in a house. Too often is a house zoned for 3 but has 5 bed rooms which unnecessarily inflates costs for renters in boulder.
- Transform the noisy Boulder Municipal Airport into housing, low income housing and build shopping centers parks and open space for residents. I would be kind to allow high density, affordable housing in areas zoned for industrial use.
- Stop the opt out (pay to avoid) option for builders on affordable units.
- Why is your only consideration how to pave over more of Boulder? Ridiculous survey!
- The big problem that few people in Boulder seem to understand (other than economists) is that we have an infinite demand, inelastic demand housing market. Because of that, the measures you propose will do nothing to increase affordability. Supply increases in inelastic markets do not lower prices. The city would study atypical inelastic markets much more thoroughly.

A house renting to 3 unrelated people for \$4500 will just rent to 4 unrelated people for \$6000, or 5 people for \$7500. No affordability gain at all. Meanwhile, you make that rental too expensive for a family to afford. We're already losing many families from Boulder, and you'll just accelerate our declining local school enrollment.

Also, if you upzone single family neighborhoods to allow duplexes or triplexes, you'll just get 2x or 3x the number of really expensive units per lot instead of one. You propose full-priced, market rate supply side solutions, which do not lower prices in inelastic markets.

If you really want to increase housing affordability in a runaway inelastic market, you should increase your already-existing programs, like commercial linkage fees and inclusionary housing requirement for new residential construction, both of which actually create deed-restricted permanently affordable housing. That's the only thing

that helps affordability in this market. What you're proposing will just increase the number of expensive rooms and/or dwelling units. You propose to torpedo single family neighborhoods, for nothing - an absolute fool's errand that will not increase affordability.

- It seems to me that the unrelated people issue could be handled by enforcing noise and nuisance Ordinances. If you have 5 folks in a home, and they are well behaved, more power to them. If they are messy, and loud, and drunk, they should be enforced accordingly.  
I think changing zoning densities in residential areas pulls the rug out from existing residences retroactively and is a bit unfair. the folks who lived there made a decision based on certain criteria, and that should be respected.
- Limit CU student enrollment increases until they build commensurate student housing. Increasing occupancy will not help low income households live in Boulder. It will increase rents and increase students living en masse in single family neighborhoods  
Build high density in city limits out East on appropriate land
- The City fails to understand that we have an infinite demand, inelastic demand housing market. As such, what you propose will do nothing to increase affordability. (Supply increases in inelastic markets do not lower prices.) Boulder houses renting to 3 unrelated people for \$4500 total rent will just rent to 4 unrelated for \$6000, or 5 unrelated for \$7500. No affordability gain at all. Meanwhile, you'll make that rental too expensive for a family. We're already losing many families from Boulder, and you will accelerate our declining local school enrollment. Also, heed your own City of Boulder survey of 60 peer college towns, which all have occupancy limits to prevent student party mayhem. 60% of them, like Boulder, limit it to 3 (or fewer) unrelated people per rental. And 38% (23 of the 60) limit it to 2 unrelated. Boulder is not an outlier, at 3 unrelated. Even that is challenging, when it's 3 nineteen year old sophomores partying every night next door. To your 2nd question: If you upzone single family neighborhoods to allow duplexes or triplexes, you'll just get 2x or 3x the number of really expensive units per lot. Boulder, astoundingly, is proposing Reaganomic, free-market, supply-side solutions to our inelastic housing market. Reaganomics failed. It merely made the rich, richer. Similarly, your proposals will just line the pockets of landlords, realtors, and builders. To increase housing affordability in our market, you should increase your already- existing programs of commercial linkage fees and inclusionary housing requirements for new residential construction. These government interventions create deed- restricted, permanently affordable housing, and are the only things that actually create affordability in Boulder. Whereas what you're proposing will just increase the number of expensive rooms and/or dwelling units. You'll torpedo single family neighborhoods for nothing - a fool's errand that will do nothing to increase affordability.
- I object to the wording of these questions. The answers are not black or white. Maybe in some areas duplexes would be appropriate. Maybe in certain situations increased occupancy would be ok (in exchange for affordability). Please reconsider how these questions are presented.
- (1) If you want more affordable housing, increase the stock of income capped affordable housing units. All other measures will only benefit landlords and negatively impact neighborhoods. (2) Not all neighborhoods in Boulder should be treated equally. Protect campus adjacent neighborhoods from the disproportionate impact that they will experience with increased occupancy limits. (3) Imagining that by reducing minimum parking zoning rules is wishful thinking. Such reductions will only create parking problems.
- Try see is no quarantine thst any of this housing will be affordable. Unless it is built with those affordable requirements people will rent for whatever they can get. Adding stress with parking traffic noise increased water needs isn't the answer for Boulder
- This survey is completely flawed. What parking requirements encourage lower housing costs? What zoning standards are barriers to building additional paklces to live? Without that information, the City cannot reasonably expect informed reliable responses. The only reliable measures to increase affordable housing are to work to eliminate the prohibition of rent control and for the City to own and administer affordable housing.
- We have an infinite, inelastic demand housing market. As such, what is proposed will not increase affordability. (Supply increases in inelastic markets do not lower prices.)

Boulder houses renting to 3 unrelated people for \$4500 total rent will just rent to 4 unrelated for \$6000, or 5 unrelated for \$7500. No affordability will be gained. Meanwhile, the rental will become too expensive for a family. We're already losing many families from Boulder. What is proposed will accelerate our

declining local school enrollment.

We should heed the City's survey of 60 peer college towns, which all have occupancy limits to prevent student party mayhem. (Austin, TX, is a particularly apt comparison.) 60% of them, like Boulder, limit it to 3 (or fewer) unrelated people per rental. And 38% (23 of the 60) limit it to 2 unrelated. Boulder is not an outlier, at 3 unrelated. Even that is challenging, when it's 3 19-year old sophomores partying every night next door.

If we up-zone single family neighborhoods to allow duplexes or triplexes, we'll get 2x or 3x the number of really expensive units per lot. Boulder is proposing Reaganomic, free-market, supply-side solutions to our inelastic housing market. Reaganomics failed. It merely made the rich, richer. Similarly, the current proposals will just line the pockets of landlords, realtors, and builders.

To increase housing affordability in our market, we should increase already existing programs of commercial linkage fees and inclusionary housing requirements for new residential construction. We should also eliminate cash-in-lieu; make developers actually build affordable housing as part of any development, residential or commercial. These government interventions create deed-restricted, permanently affordable housing, and are the only things that actually create affordability in Boulder. Whereas what is proposed will increase the number of expensive rooms and/or dwelling units. We'll torpedo single-family neighborhoods for nothing - a fool's errand that will do nothing to increase affordability.

- City Staff MUST provide evidence and be more specific when making claims about housing costs. For example: Boulder should reduce parking requirements for residential projects to encourage lower housing costs. needs to state for whom costs will be lower: developers/builders? home buyers? renters? AND provide data to back up such statements.

My perception is that decisions are being made to lower costs for builders. I think we need to be focused on affordable housing for renters and home buyers --- and collect data on how their costs are effected using various strategies from increasing impact fees to implementing rent control (with changes in state laws) to building more permanently affordable housing.

- You're barking up the wrong tree with these approaches, except perhaps for allowing some housing in existing shopping centers that are in some disuse, like the Diagonal. Boulder's housing demand is better met with a substantial increase in linkage fees which should also help offset infrastructure costs--water, wastewater, streets, police and fire, parks, etc.--how will these additional cost needs be met? Not by taxes collected on multiple dwelling units. Boulder's housing prices just keep rising, we cannot meet demand--much less affordable demand--with the measures proposed by the current council.
- The city has been increasing density now for a decade, building new apartment blocks and redeveloping old ones and every time the housing becomes less affordable.

And now the plan is to bring this same magic to single family neighborhoods. The results will be the same: landlords will set rent based upon the number of people in a house and rents will increase.

Increasing occupancy and changing zoning to allow multiplex developments in single family neighborhoods will not reduce prices. It will increase capacity to accommodate CU's lack of willingness to build student housing and/or moderate enrollment numbers.

If this passes Boulder will again have taken a suckers bet and D'oh, lose again.

- Increase the jobs-housing linkage fee, increase the inclusionary zoning requirement, don't allow significantly more job growth, and get the Legislature to stop CU's expansion in Boulder.
- I am middle income and rent. If you increase occupancy, the property manager will increase rents and the only people left will be student who are willing to cram into a small single family home like the one we are renting. Then where do we go??
- Build east with higher density, Stop infill and destruction of single family neighborhoods. If you do increase to 4 unrelated, put an age requirement (over 24) so that this does not become yet another situation where students just cram into small houses and drive out middle income families. Your "analysis" is so biased and changing zoning on 60 year old neighborhoods is unfair, impractical (we are on top of each other already)...and will DO

NOTHING to lower rent and create affordable housing. Those duplexes and triplexes in Denver's formerly small SFN, are selling for \$1.2M each or more. You have got to be kidding me? How many city staff live in Boulder? How many Council members live in a protected HOA?

- We need more AFFORDABLE housing. What you are permitting now does not help us reach our goals. Building ugly tall apartments does not meet the needs of families. WE NEED PARKS and natural places, tennis courts, pools, trees not more people. Sometime we are at buildout and will have to say "no" to more. We need to P:LAN for the future not just build
- You are going against the will of the people. We voted down Bedrooms already. You may think this is different but it is not. This should be put to a vote; City Council is already overreaching!!! I feel my voice is not heard. I pay taxes and I want my voice heard.
- This poll seems severely skewed to the answers you want to receive. Disgraceful!
- I guess you guys really need to establish that Boulderites want more density. Sadly for you, that's not true. Densification is AWFUL I hate the destruction you've already done to Boulder.
- Bogus poll
- How about questions like: Boulder should INCREASE parking requirements for residential projects? Why is this poll so skewed?
- The people of Boulder have already voted these ideas down. You should be listening to the people of Boulder that you are supposed to represent, instead of running ahead full speed into the destruction of what makes Boulder a great place to live. You act as if the only concern is more development. More money. More greed.
- The people of Boulder voted on all this and said NO! SO, please, leave it alone.
- Increasing occupancy will not guarantee affordability. In student neighborhoods, it will not increase affordability because landlords charge by the tenant. The rents went up in Goss Grove when the occupancy went up to four.
- Encourage shared bedrooms for college students
- Affordable housing is so important! Why are we wasting time with these proposals which don't do that? Boulder has infinite demand! This is an inelastic demand housing market. This proposal will do nothing to increase affordability. Boulder houses renting to 3 unrelated people for \$4500 (total) rent will just rent to 4 unrelated for \$6000, or 5 unrelated for \$7500. No affordability gain at all. Who have you helped? And now, that rental will be too expensive too expensive for a family. We're already losing many families from Boulder. This will accelerate our declining local school enrollment.  
A survey of 60 peer college towns, which all have occupancy limits to prevent student party mayhem. Most of them-- like 60% of them, like Boulder, have limits of to 3 (or fewer) unrelated people per rental. And 38% (23 of the 60) limit it to 2 unrelated. Boulder is not an outlier, at 3 unrelated. Even that is challenging, when it's 3 nineteen year old sophomores partying every night next door.  
If you up-zone single family neighborhoods to allow duplexes or triplexes, you'll just get 2x or 3x the number of really expensive units per lot. Boulder, astoundingly, is proposing a free-market, supply-side solutions to our inelastic housing market. Reaganomics failed. It made the rich, richer. Is that what we need or want? These proposals will just line the pockets of landlords, realtors, and builders.  
To increase housing affordability in our market, you should increase your existing programs of commercial linkage fees and inclusionary housing requirements for new residential construction. These government interventions create deed restricted, permanently affordable housing, and are the only things that actually create affordability in Boulder. You are proposing will just increase the number of expensive rooms and/or dwelling units. You'll obliterate single family neighborhoods for nothing. I really care about affordable housing and these ideas will not give us that. Tie some affordability standard to is and maybe...
- Many houses on the Hill don't currently provide parking, as far as I can tell. Are they violating code? Putting more housing on top of commercial buildings would be great, but is that what is being proposed? More detail in the questions would be appreciated.



Occupancy limits should be related to the capacity of the house and whether or not the residence is owner-occupied. If the residence is owner-occupied, then having 1 or 1.5 unrelated people per bedroom would be okay. Removing parking requirements makes more sense when the residence is located near public transit.

- Do not turn neighborhoods into dorms for CU Boulder. We need to reduce the number of non-related individuals in single family homes.
- Do not allow neighborhoods to become de facto dorms for CU.
- Do not encourage in-lieu agreements to affordable and attainable housing. Livable housing is available in Boulder County and City. Developers and investors have a long history of "specking" and turning around and selling perfectly livable homes into investment and building opportunities for making \$\$\$ and not for making home more livable and affordable. How do you control this? This continues to create this housing and economic gap and wedge to affordability and attainability. I don't know the answer to this...It's very complicated and this has become a mecca and for investors not really interested in the issue of affordability etc.
- Don't use your heart or personal financial agenda to write our zoning laws! Use research and evidence of what's working in cities globally. House all of our people! My young adult life I lived with up to 6 adults in small and large spaces in San Francisco and it's how I could afford rent.
- Zoning changes would only benefit investors and landlords. Please don't do this.
- You seem to know the answers you want. Badly biased poll.
- You are ruining Boulder with the densification-STOP!!! It's starting to feel like a crowded rat situation where soon the rats will start eating each other because of too many rats crammed in a tiny space.
- Yes, neighborhoods such as Goss-Grove, Uni-hill and Martin Acres should be exempt due to their current overcrowding and related demise of their quality of life due to student rentals which out-number owner occupied residences.
- Why do we have to keep repeating the same information. We do not want to change the current occupancy standards
- We need to recognize the historical infrastructure investments made in our existing housing stock and leverage them. For example, in places like the Hill, we have a housing infrastructure designed for families (e.g, Flatirons elementary, University Hill Elementary, New Vista/former baseline middleschool). These schools are seeing declining enrollment because so much housing is consumed by student rentals. We need to encourage family occupancy here so that we don't need to build new schools on the outskirts of town to accommodate all the new housing being built. We need balance and to use the resources we have. We need the university to build more on-campus housing for students otherwise all homes will be overrun by the demand for student rentals. I feel our housing development plans are so focused on attracting young professionals who may love to come to boulder for a while, but when it's time for them to settle down they are forced to move out of town to find affordable homes. We need more single family homes to build a long-term community, not more high density apartments to line the pockets of developers.
- We need to make it so people can actually AFFORD to live in this worndeful city! Whether that's rent control, tying rent directly to income or another method we have got to make it so living here is not restricted to the wealthy.
- We need to create policy to target the unsociable behaviour from students and spread this housing density across the city to encourage families to purchase the single family homes on the Hill and restore community and utilise the 2 schools in this area. The current behaviour is unacceptable and does not and should not represent Boulder.
- We need to balance incremental changes with stability. Please avoid any radical changes. There will be tons of unintended consequences from significant changes. Please do not destroy single family neighborhoods.
- We need an overlay zone for Uni Hill - our neighborhood is unique as we already have lots of duplex/ triplex and grandfathered "over" occupancy. Three unrelated is critical for Uni Hill.
- We need all of these changes. I am a 31 year old renter with limited housing options inside my budget. We really really need occupancy limit reform, more housing development, and parking reform to make Boulder a welcoming community. (Have you read the high cost of free parking by don shoup?)
- We must preserve the heritage of our unique neighborhoods in Boulder. Without them Boulder will not be Boulder.

- We must have zoning guidelines in neighborhoods near CU. If not investors will merely stuff more students in and there will be no positive impact for permanent residents looking for lower rental options. This would be an absolute disaster for Uni Hill and Martin Acres.
- We are building and building and building in Boulder, but I feel like this addresses the symptoms and not the problems. Many of these newer apartments sit empty because they are still too small and expensive. Families who want single family homes or larger apartments move out of Boulder. The amount of rent without option of owning apartments in Boulder doesn't equal what is needed. So these apartments draw short-term rental needs for adults without children and families move away. Mark Wallach said in a meeting that in the buildings on 30th, only 4-7 families moved in so while we build and build, we aren't meeting the needs, school populations are dropping and we approve anything, regardless of it meeting the actual affordable housing problem. Developers constantly stretch the truth (aka lie) about their plans, the proximity to amenities and how their high end rental apartments will build community, and we just let them lie because the prevalent idea appears to be that we can build ourselves into affordable housing. We cannot. The prices continue to climb so percentage does not meet need. Density in the urban center along 28th and 30th is great, but again, high priced rental housing is treating the symptom. What about forcing the developers to come through on affordable spaces like Freuhaufs? We are as empowered as we want to be as a city. We should hold them accountable to their word.
- Very tilted towards development. You really can't present an objective poll?
- until higher capacity transit is available parking must be planned for
- Unrelated-occupancy limits do not only impact affordability -- they also impact flexibility for people who want to live together co-operatively but are not legally related.
- This questionnaire uses a lot of leading (i.g., not neutral) questions that greatly reduces it's statistical validity. For example, it repeatedly frames relaxing occupancy requirements as a measure that would increase affordability, which is a dubious assumption at best. In Boulder relaxing occupancy limits likely does nothing to increase affordability and instead is likely just a windfall for landlords as they will likely keep the rent per person the same and increase the total rental income per property. This increases the value of properties and thus property taxes, ultimately putting pressure on low to middle income property owners. Net result: 1) Rental costs likely similar, 2) Taxes for owner-occupied properties increase, and 3) Absentee landlord income increases. So in the end one can't help but wonder if this is all being pushed by absentee landlords at the expense of owner occupied properties. For these reasons please do not increase occupancy.
- This has been done in a number of cities in our country and it has been unsuccessful and not supported by residents living in single family homes.
- This had been voted on and failed to pass.
- This campaign to over-rule the clear results of the community vote results is not honest or democratic.

The result of forcing through and justifying these illegal changes will cause more problems for all and greater profits for developers and non-local investors.

- These proposed options are all black and white.  
There are many other ways to help the community adapt to increased density
- There is no protection against predatory practices against renters. While living in the area for the past 10 years I've been scammed out of thousands of dollars on "application fees" & "processing fees" & the like while attempting to rent. Often times if you are not selected for the apartment they keep your \$500+ fee. I've also had landlords & apartment complexes request additional deposit money (saying it will be returned at move out) that they then claimed I never put down towards renting. This is without any damage to the property. I've also never lived in an apartment where the rent was not increased by \$100+ every year. This keeps renters on the move to be able to afford where they live. It's predatory & absolutely unregulated. Renters need laws & services to protect them from these practices.
- The use of the word barriers has a negative connotation & appears to lead one to answer in favor of eliminating zoning standards "Boulder should eliminate zoning standards that are barriers to building...". The question is misleading, in my opinion.  
In terms of increasing non-related occupants, duplexes & triplexes along with reducing parking requirements to produce more affordable housing is wholly fallacious. Boulder's inelastic real estate market, like many desirable cities, will not drive down prices. In fact, it will have the opposite effect of increasing the cost of land and

improvements, driving out families only to enrich landlords and developers. There are much more sound approaches in providing low and middle-income housing stock.

- The opposition concern about noise complaints has no validity in comparison to the racial & economic disparities that have historically and presently take place in Boulder
- The City cannot treat all neighborhoods the same. Increasing # of unrelated residents is not the same for professional and employed individuals as undergraduate students. Increased student housing cannot come at the expense of family housing. Find a way to distinguish between populations and encourage CU to help develop more student housing as they continue to have increased enrollment.
- The changes currently proposed by City Council will do more harm than good. Unintended consequences can be difficult to reverse.
- The areas adjacent to the CU campus should be treated differently than the rest of the city, since student housing does not serve the same purpose or goals as housing in the rest of the city. Housing costs to price-insensitive college students are unlikely to reduce as a result of increased occupancy limits.
- Thanks for looking into ways for building more housing and letting folks legally inhabit spaces (because it's happening whether it's legal or not)
- Thanks for all your outreach to students and trying to exclude neighbors! I am really angry. I want affordable housing, I don't want my neighborhood further devastated by student rentals, the process ignores residents' concerns altogether, what about excluding CU adjacent neighborhoods, but I guess that's not your plan! Sorry, but I am really mad!
- Take the smallest lot size of a current single family home and allow larger lots to be subdivided to that size. Families want single family homes.
- Studies show exclusionary zoning to be detrimental to the development of social capital for those who have less, making it harder for them to advance. Boulder should do all it can to end those practices that stand in the way of people's advancement.
- Stop with the pro-growth, density. We have established single family neighborhoods (SFN). This will destroy the quality of life without helping low income/middle income households stay. This will only help students and property owners who will charge more at the expense of SFN. Martin Acres is a small neighborhood with small homes and modest property. We already take the brunt of students impact (trash, unkempt yards, noise, parking, parties, over occupancy). This re-zoning is an attack on Martin Acres...where else are you thinking people will go...this was the last bastion of sanity for affordable housing and now folks are being pushed out of the rental market. Students will fill that gap. Many of Boulder's other neighborhoods will not be impacted due to HOA, restrictions, or exorbitant rental costs. No one will rent a home in NoBo that is \$5M. This is going to impact Martin Acres and the Hill disproportionately. Stop it!
- Stop ruining residential zoning. This survey is tricky. If it had said "In new building areas." I might have answered yes on some of the questions. But the problem with allowing more unrelated people to live in homes in established residential areas is that in reality each one of them has a honey and you end up with 8-10 vehicles zooming in and out from each house all day long which is not pleasant. Also, nothing will reduce housing costs in Boulder as long as the University adds more and more freshmen every year. Boulder has built extensive apartments recently and costs have gone up not stabilized.
- Simply putting more faces in each boulder single family home window WILL NOT MAKE HOUSING MORE AFFORDABLE. It only makes more housing at exactly the same price (or more) and will attract more investors to outbid single family buyers of single family houses even more than the OUTRAGEOUS 36% increase in valuations that we had this year!! How could a thinking person make that OUTRAGEOUSLY FALSE STATEMENT? Obviously, you are NOT thinking. Very obviously!
- Put a cap on rent that can be charged
- Preserve parking requirements in single family neighborhoods
- Please put any changes on to ballots for citizens to vote on these adjustments to zoning and occupancy. Because Boulder is a college town and tourist town (with almost no maximums of airbnbs) any changes have a massive impact on long-term residents, families, and non college students.

These surveys are very incomplete because they propose ideas that are not holistic enough to solve the issues.

Raising occupancy will not make housing more affordable.

Please consider overlay areas where an increase of occupancy won't occur, especially where there are many historic homes whose historic contribution to the character and enjoyment of the town are not allowed to be split up and have increased occupancy. Those most often become student housing and they aren't kept up and then we lose history along with housing for non students. And please please make CUBoulder provide more, much more, housing for it's students. If they provided an adequate amount of housing so many issues in the town would be solved.

- Please publish data in similar cities where increasing occupancy limits has led to lower rental rates. If Boulder is going to increase occupancy, it should be accompanied by an increased number of inspectors who can ensure compliance.
- Please have the political courage to move past the NIMBYs.
- Please allow for ADUs, especially in rural Boulder County where there is a high need for rentals.
- People love to live in walkable, quiet cities; it's why Pearl Street is loved so much. By increasing townhome construction, and decreasing parking lot requirements, Boulder can not only improve the quality of life for its citizens but make our town safer, nicer, and more affordable. Boulder should be a place where all people who work here can live here, and eliminating single family zoning and eliminating minimum parking requirements would be a step in that direction.
- Occupancy laws are not being enforced and my neighborhood is packed to the gills with student houses with 4-5 students, each with a car, so I can't park on my own street, noise from parties and late night shouting wakes me and my family up at night, and in the summer there is overturned garbage in the alley every night. The Hill was not build for college students. CU needs to house their sophomores.
- NOTHING mentioned in this questionnaire GUARANTEES affordability. It is all theoretical based on rudimentary economics (supply/demand). This view sadly ignores the outside influence of the City's appeal, which is being directly driven upwards by the Chamber of Commerce. There is a price to pay when the Chamber sets a goal of reaching the published Top 10 Places to Live each year, and that price is higher costs of living. Stop promoting and the demand will decrease. Increasing density does not create a solution by itself, but it does create a disruption to the community.

Regarding new multiplex projects, the City should take the following steps to GUARANTEE affordable housing is created.

- Increase the affordability percent required with each new project and/or

- Increase Cash in Lieu Of. Presently this is a dollar per dollar of build costs. The silly thing is the cash payout does not take into account the payout money starts deflating the moment the city receives it. If the City receives 1,000,000 today, it will be worth 900K when time actually comes to build an affordable unit 2-5 years down the road. As you can see, the Cash in Lieu Of option is short changing the affordable community.

- Not having adequate infrastructure, safety measures, resources, and police presence to address the impact of the additional cars, people, congestion, and noise is a significant problem.
- No increase to occupancy on the hill.
- Neighborhoods like Uni Hill and Martin Acres should be exempt from any occupancy rule changes. Those areas are already overcrowded and cannot possibly deal with more student rentals. Let's not kid ourselves and pretend that allowing landlords to pack in more students, into homes in those neighborhoods will lead to more affordable housing. Rents will not go down. Landlords will charge the same per person rate and just put more people into each house.
- Need to have carve out places that a plagued by high density housing such as Uni Hill neighborhood, Martian acres and similar places.
- My feeling is that if you increase occupancy, it will not result in affordability. Landlords will simply raise rents to a per-person charge and get what they can get in this market of constant demand. I expect it would maybe help CU house students (they don't provide ample housing for their ever-increasing enrollment), but for families with kids, let's say, it will push the rent out of even the realm of possibility further diluting the purpose. There should be more

emphasis on creating permanently affordable housing. The developer/linkage fees should be increase to support this directly, and should not to be diluted or negotiated away.

- My boyfriend and I work in Boulder and have rented here for a long time. When our current lease is up we are moving out of Boulder because it is too expensive to live here. Anything we could afford is too small or not in very good condition and is not a good value for the money. We don't want to live with roommates, definitely not 3 extra people. I'm not sure who would want to do that except for students. I'm not sure how having more people allowed will help anyone looking for more affordable housing, it doesn't seem like it will be less expensive that way, landlords will just charge more for extra people. It also seems like a bad idea in general - too crowded, too many cars in neighborhoods, etc. Maybe a better idea would be to get stricter with landlords who take advantage of people, don't maintain their properties, that kind of thing. It also seems like a terrible idea for areas with lots of students that already have tons of problems.
- Multi family outskirts where more land and cheaper
- Loosening requirements for ADUs and additional occupants doesn't just make housing more affordable but allows more middle class people to afford to live here in their own houses by renting out bedrooms or ADUs. As a 40-year renter and homeowner in Boulder, renting out a section of our family's house has always helped us financially and has helped I and my children to expand our community of friends.
- Loosening parking requirements is an absolute necessity for maximizing potential for lower cost housing. For example not allowing parking in front yard setbacks disqualifies many people in South Boulder from converting garages to living space. Just that one simple zoning change could do a lot. Even more preferable would be eliminating parking requirements in all residential areas as every driveway takes up two street parking spots. Comprehensive parking reform is necessary to affect zoning change as well as looking at unnecessary setbacks on building envelopes.
- limit HOA reach, they do a lot of harm to low income families and the climate(grass lawns and certain other requirements
- Less fascism, more housing for the 50-60% of us that can't afford to buy a single family home.
- It's too crowded now. Cramming more people into small spaces isn't a solution
- It's obscene what rent is here. NIMBY is everyone's anthem. I want to leave. But I know Boulder can be better. Now? It looks like a California Silicon Valley town. Enough ! Change is needed.
- It would be helpful to make it more affordable for people who actually work in Boulder to be able to live here. The cost of living i.e. rental prices as well as buying options are not friendly to those of us that actually work here.
- It all depends on WHERE the housing is located. I am very against what Boulder City & County tried to do in Gunbarrel, which was to change the zoning (and intention) of land in order to build a massive number of apartments in an area that couldn't support that kind of traffic and was far from transit and shopping. Meanwhile, there is available land across the street from both that is sitting vacant. There are single-family neighborhoods that should not be converted to more density, while there are more urban areas that would be fine for greater density. This survey doesn't focus enough on where. One rule doesn't fit all.

As well, stop having everything be built as 'luxury'. Nothing is just a regular dwelling any longer. So when the rent or sales price is set, it is already unaffordable. The biggest obstacle seems to be the developers who don't want to build if it isn't upscale, so they can make greater profits. And cash-in-lieu isn't working. Research shows that integrated-income apartment/condo neighborhoods are better for communities than segregated (like a ghetto). What happened with Diagonal Crossing was shameful.

- I'm for more affordable housing options but not at the expense of open space reduction or habitat destruction (ie stop wiping out our endangered species just to build housing).
- I'm being priced out of the city I love. I've been in my current home for 9 years but the landlord passed away and it feels like the world is ending because every other comparable place on the market is \$1500-2500 more per month than what we were paying. It's legitimately destroying my life, and our small handmade jewelry business is being forced out to move to some other city with more affordable rent. I keep getting denied on housing applications for having too many roommates even though we only have a married couple and 2 roommates (legal in Boulder). Something has to be done :(



- I think any changes you make are going to be met with as much support as you'll find detraction. The only real answer to the housing crisis is to build more inventory but there needs to be limitations or restrictions put on who can purchase and own. Many small resort towns have deed restrictions (which are a terrible idea if they only allow small increase in values per year) or they require people to work a minimum number of hours within the city or county limits. That's a much better idea. Building more inventory doesn't help in a super wealthy area where investors have the cash to outbid the working class and buy up the properties to turn around and rent out as an investment property. Also, don't allow this conversation to get derailed by people who want to focus on the homeless population. These proposed changes are not affecting whether there is a place for a crackhead to live in a house, this needs to remained focused on the working and aging populations of Boulder and to make things more sustainable for them.
- I think allowing duplexes and triplexes could be the most useful zoning change. Areas like Whittier are centrally located and well-served by public transit, but are currently forced to remain at suburban densities. Relaxing zoning to allow commercial establishments like corner stores could also greatly increase the appeal of these kinds of neighborhoods.
- I support changes that encourage homeowners to build ADUs on their property
- I strongly feel that lifting occupancy limits will not make rent more affordable, especially for CU students and workers. Rents will remain high and more occupants will be stuffed into an old home. We will have more congestion, especially around campus.
- I live on the Hill with my wife and three kids. All my non-student neighbors strongly oppose expanded occupancy. Student overcrowding in residential areas is a major issue on the Hill, and will drive families to move away from the area. If expanding occupancy is important for affordable housing projects in Boulder, please include an amendment to this change for the Hill and other neighborhoods adjacent to the university that would exempt them from occupancy increases. This is crucial to the health, safety, and affordability of these neighborhoods. Otherwise, this change will destroy multiple neighborhoods, cause families to move farther out into Boulder, and put more pressure on the housing market in Boulder. Ironically, this will increase Boulder housing projects before any positive impact may actually happen. In addition, a version of this change was voted down by Boulder voters in 2021. Please add this proposal to the November ballot. To enact this, after a negative vote, directly is not a democratic way to move this issue forward and will erode trust in the Boulder City Council.

Thank you

- I have lived on The Hill since 1998 and I really enjoy living among students in addition to families, young professionals, and retirees. While I am in favor of the loosening of rules to allow more ADUs in owner occupied homes, I think it would be a very big mistake to make blanket increases in occupancy requirements. As I'm sure you know, there are a lot of people who profit greatly from their investments in student housing near the university. Unfortunately, many of those investors make clear by their actions that maintaining the cleanliness and livability of our neighborhood for all of its diverse inhabitants is not a concern for them. There is no reason to think that they won't increase rents along with occupancy thus eliminating the intended benefit for students, let alone permanent residents (or those who would like to be). Perhaps I and others would reconsider my opinion on occupancy limits if they come with more guardrails and CU and the city hold students to a higher standard. While many students are wonderful members of our community, there is also a significant number who behave without regard for others and there doesn't seem to be a desire by either the city of CU to hold them accountable for being decent neighbors and community members. Please reconsider changing occupancy limits at this time and, if you decide it's appropriate to go forward, please exclude The Hill and other areas surrounding CU. Sincerely, Julia Hellerman
- I doubt that increasing occupancy limits will reduce the price per tenant cost in any case. I fear such an increase will simply benefit investors and increase the rental homes/owned homes ratio which is detrimental to neighborhoods.
- I don't believe raising occupancy limits will increase affordability at all. I think raising occupancy limits will only benefit landlords and have negative impacts for established single family neighborhoods. I would like to see more city/CU sponsored initiatives that make Boulder more affordable for families and CU employees. I think CU needs to commit to providing more affordable student housing rather than making affordable housing for students a city responsibility.

- I believe that an overlay zone for the Hill and other neighborhoods adjacent to the university that would exempt them from occupancy increases is crucial to the health, safety, and affordability of these neighborhoods. I also believe that the current city council should place on this November's ballot any increase in occupancy they propose.
- I am a resident of the Hill. I do not support increasing occupancy limits in residential homes because I have seen what overcrowded tenancy does. In too many cases, revolving door tenants do not take care of the building or the garden and they do not take care of their trash. In years past we had an over occupied house near us, with six students. They had six cars, three dogs, and because they did not all share the same friends, twice the parties. At move-out, the excess furniture was left in the alley. It is not a situation that encourages the families of teachers, police officers, health care workers and other infrastructure folks to want to live nearby.

Meanwhile, it is a false assumption to believe that more tenants means more affordability. In a tight, University-based housing market, landlords set rental rates per tenant, not by square footage. Thus, increasing residential occupancy simply enriches landlords by \$1200 per additional tenant per month.

Meanwhile, your questionnaire mis-states the reality of what is legal currently. Two families (or sets of unrelated people) can already live in our residential neighborhoods, in the case of an ADU. ADUs are much preferable to over-occupancy. An ADU must be permitted for construction. The ADU therefore is set out to appropriately address the space needs of somewhere near ten people. In our neighborhood, most ADUs are well maintained, affordable, and tend to draw longer term tenants. The original owners tend to stay, thus keeping a multigenerational community. Families are not dissuaded by the dilapidated appearance of a poorly managed rental next door. Thus the impact on the neighborhood from ADUs is entirely different from over-occupied rentals.

This is true also of duplexes and triplexes on lots of appropriate size. The repurposing of single family homes on 30th Street between Bixby and Colorado is a great example of this change. One could imagine similar changes along Moorhead. There is a triplex being retrofitted out of a single family home at 9th and Cascade, right across the street from a rental home plus ADU. These are both very appropriate housing options for those corners. Multi-family housing fashioned from older homes has also been successful along Baseline at Tenth Street for decades. These are the kind of occupancy infill projects that are sensitive to the neighborhood and do not drive families away.

There was an excellent article in the New York Times this week about affordable housing in Vienna. ("Vienna: Renters' Paradise") The article made a number of good points that smaller sized individual living spaces can be quite appealing when they are well located, are in multi-generational communities, and are well maintained. It talked about creating housing stock with limited equity options so that the market remains affordable, as is true with Boulder's affordable ownership housing developments. I can't figure out how to insert the link to the article but hope some of you may look at it.

On another topic: in 2019, the Boulder Housing Authority issued an excellent White Paper on solutions to the issues of unhoused individuals. They proposed secure parking lots for people who live in cars or campers, tiny house villages, and dispersed campsites for tents, with sanitation provided. What has happened to those good ideas? Right now our most marginally capable folks are living in our most prominent public spaces, and instead of helping them build supportive community, our enforcement activity disrupts what might be viewed as supportive relationships. I hope Council will revisit the White Paper solutions and begin to implement them. The day center being built on Folsom is a good start, while building stand-alone, unobserved bathrooms (as at 9th and Canyon) is just an invitation to vandalism.

I hope Council will take actions that will effectively address the City's affordable housing needs while supporting the desires of many families to live in well maintained walkable multigenerational neighborhoods. Repeating the mistakes of housing on The Hill is not a good strategy.

- Federally, the standard is no more than 2 people per bedroom - If it works, federally, I think it could work for Boulder. That said, no one is taking bathrooms per person into account - For my family (and most humans, I would think), bathroom access matters just as much if not more than bedroom space. Finally, I would also look into

square footage; I have read that ~170sq ft/person is the "happiness space" requirement; The Engineering Toolbox states that it is 100-400 sq ft/person.

- Exempt CU-adjacent neighborhoods from any change to occupancy or parking.
- Exclude CU-adjacent from any discussion of changes to occupancy or zoning. These areas are already overcrowded. Please don't make me carry bags of groceries 2 blocks due to lack of parking. It would be nice if the city would fund enforcement of the noise, trash and occupancy ordinances.
- Duplexes on SF lots only
- Do not increase occupancy on The Hill. Do not reduce parking requirements. Focus changes to occupancy and affordability in areas which are suitable. Be sensible and act responsibly.
- Clearly no one on the city council lives in a student area (e.g., the hill) like I do. If you did you would see what overcrowding has done to the neighborhood and would probably be concerned with what expanded occupancy would mean for the non-student residents of these area. The voters rejected increasing occupancy limits recently. THE BIGGER PROBLEM IS THE STUDENTS ARE ILLEGALLY SUBLEASING TO OTHER PEOPLE TO FILL THE HOUSE IN BLATANT DISREGARD TO THE OCCUPANCY LIMITS. IT SEEMS TO ME THAT THIS MEASURE IS ONLY GOING TO BENEFIT THE OPPORTUNISTIC LANDLORDS WHO DON'T LIVE IN THE HILL AND ARE "MISSING OUT" OF INCREASED RENTS NOT BEING PAID TO THEM!!! ☹️☹️☹️☹️☹️☹️
- Clearly no one on the city council lives in a student area (e.g., the hill) like I do. If you did you would see what overcrowding has done to the neighborhood and would probably be concerned with what expanded occupancy would mean for the non-student residents of these area.

Plus, didn't the voters reject this increase occupancy initiative in the past? Oh wait, how silly of me to think that you people care about the vote of the people you allegedly represent. Strange view of democracy if you ask me.

- Boulder is going to ruin the reason people want to live here by increasing occupancy limits. Forcing CU to house their students with actual CU owned building complexes would open up the market for homes that the city of Boulder could purchase and utilize for affordable housing.
- Boulder is DENSE enough... it cannot support CONTINUAL influx and increasing density at the expense of current and long time taxpayers - just because "we want to live in Boulder"
- Areas near there campus are already too dense with people who have no interests in being members of the community. A short stop on their life journey, already experimenting with breaking the limits of property and neighborhood respect.
- Any increase to occupancy will be exploited by landlords and rental companies on the hill and not result in lower cost of living but more bedrooms at the same price and a lower standard of living. Many renal agencies are neglectful at best and in many cases predatory. Broadly increasing occupancy is not in Boulder's best interest.
- Allow ADUs without restriction
- Affordability for housing is needed. However, not at the risk of compromising single family neighborhoods. This is a betrayal of the people who bought their homes with the assurance single-family zoning would persist.
- ADUs should be allowed in all residential zones if the primary residence is owner occupied and if there have been no complaints filed against the address in 5 years- they should be required to be licensed every 5 years or when property ownership changes.

It should be understood that while it will increase the number of rental units, the property with the ADU will become more valuable thus less affordable.

- Adding housing will not make Boulder more affordable unless there are explicit affordability provisions attached to that housing. See, e.g. New York City, San Francisco, any dense city.
- Add density ONLY if the changes can be concurrent with water, sewer and road/transportation needs. Eliminating parking requirements makes sense close to transit/bus lines. But adding more cars on the road with density requirements without increasing capacity on roadways will negatively impact quality of life for residents. - PS - I started studying infill housing and been a part of this discussion since 1999, beginning in Seattle. Please study and use west coast examples if affordable housing policy.

- 1. Who is it other than students that would want to live 4 or 5 to a house? Certainly not most couples or families. I was there, once. Now as a senior, I would like a smaller home, but not to share. None to be found in Boulder. 2. I've lived in a home on a corner on the Hill, in theory there were 8 parking spaces, my husband and I could rarely find one nearby. 3. Let's stop building McMansions, please. So wasteful in so many ways. Give incentives to sellers to encourage splitting lots. Putting 2 or 3 cottage homes on such lots would be my suggestion. 4. Have CU house all of their undergraduates in campus housing. How many homes would that free up for working folks? It also would abate the 'student-slums'. And get rid of out of state investor mania that has harmed many neighborhoods. 5. As we learned during COVID, cramming too many people in places is harmful to all. 6. Stop promoting the very poor public transportation. Buses in a small city are difficult to access for many. If you have kids, grandkids, pets, groceries, or home projects, impossible to use. Plus, too scary to ride now.

Ask the residents. A survey with proposals from city 'staff' is the worst way to engage in solutions, that are beneficial to those that live here.

- \*You have lumped together options that I feel differently about. So there is ambiguity in my answers (and everyone's) because of these constraints in your questionnaire. \*\*Where is the evidence that either of these issues (occupancy, parking, duplexes, triplexes, (which your survey should be asking about with separate questions) will make housing more affordable? People in my neighborhood are already occupying above the limit and that has had absolutely no visible effect on the affordability of their housing. If you add occupants, that seems to simply increase the amount the co-housed people will pay for the same space. \*\*\*The 'no zoning' approach bombed all over the state. I suspect it would bomb here, too, if you had objective ways of collecting people's opinions. Boulder's co-opted housing dreamers, heavily funded by real estate profiteers, were a lone voice in the state-wide discussion of these issues. But the need for real evidence that these proposed changes would provide the desired result is a first step. Before you start asking people for their input, you need to do your homework and get the data.

**From:** [M Woolley](#)  
**To:** [Guiler, Karl](#)  
**Subject:** ADUs and Occupancy Limits  
**Date:** Friday, March 31, 2023 12:48:38 PM

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### External Sender

Hi Karl,

I am a property owner on the Hill, and my house is currently used as a licensed rental. The address is 912 9th Street.

I am writing today to ask that my voice be heard in the deliberations concerning occupancy limits. Currently, my house's occupancy is limited to 3 unrelated persons, but I have 4 bedrooms, and enough space to accommodate a 4th person easily.

My concern is that the use of my property is being limited, while others are encouraged to build out or construct ADUs to add more living space. It doesn't seem fair to allow others to invite more people in, or ask others to spend money to make more space, while limiting the use of my space, which could easily accommodate another person. While the debate about ADUs and trying to increase housing options for those who need it swirls around, my 4th bedroom remains empty. It doesn't seem fair, nor logical.

Can the City relax the occupancy limit on the Hill to allow for 4 unrelated persons, instead of 3? This would allow me to make the empty living space I currently have (at no further expense to myself or the City) available for use for someone.

If a blanket change from 3 to 4 persons for the area is not possible, could the City at least address this issue on a case by case basis? I feel it is unfair to allow my neighbor to build an ADU to make more living space, while I have great space already available that cannot be used.

I hope this makes sense, and am hopeful that my voice will be heard in the ongoing deliberations regarding occupancy limits.

Thank you for your time and attention.

Best,

Margaret Woolley  
626-298-3001  
[Margiewoolley@yahoo.com](mailto:Margiewoolley@yahoo.com)

[Sent from Yahoo Mail for iPad](#)



**From:** [tony.smith](#)  
**To:** [Guiler, Karl](#)  
**Cc:** [Bob Yates](#); [Stanek, Cate](#)  
**Subject:** COMMUNES  
**Date:** Thursday, June 29, 2023 12:55:02 PM

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### External Sender

Hello Karl;

3 unrelated people in one house in residential neighborhoods is plenty

If this limit is increased it will mean up to 5 cars parked at one house,  
more noise, more drug use, more dogs etc

This increase should be allowed in the county but not the city

This should be called the commune amendment because that's what it is  
Just like the hippies had in the 60's

If this amendment is to be approved, be sure to have restrictions  
like only in neighborhoods with bigger lots, room for more dogs, room for more cars, no  
neighbors too close

Basically it will not work in central Boulder where the houses are close together.

Make sense?

Tony Smith  
In God We Trust



**From:** [R. Porath](#)  
**To:** [Guiler, Karl](#)  
**Subject:** Fw: Occupancy  
**Date:** Thursday, May 4, 2023 4:19:38 PM

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External Sender

-----Forwarded Message-----

From: R. Porath <porath005@earthlink.net>  
Sent: May 4, 2023 4:14 PM  
To: Brockett <brocketta@bouldercolorado.gov>  
Subject: Fw: Occupancy

I had planned to attend, sign up, and speak tonight, but your sign-up firewall has prevented that. This is my take on occupancy and ADUs.

I came to Boulder as a bright-eyed freshman in 1964. 59 years is a long time. Time does fly by. In those years Boulder and the University have changed exponentially. I recently had a small personal epiphany that CU and the Boulder of my memory and imagination no longer exist. Commerce completely rules the roost. As Kurt Vonnegut put it, "So it goes." Change is inevitable, but I believe we can influence what that change can be. Such is the essence of democracy. As I see it, the impetus of change here simply boils down to gentrification, the power of money to dominate property transactions. I live in Martin Acres and we, and other neighborhoods bordering the main campus, feel under siege from the University's constant expansion. Our current quality of life and community integrity are threatened by the influx of student rentals, "student-ification" if you will. The Council's proposed changes to occupancy and ADU regulations will only make this worse. We are also inundated by queries and offers to buy from "pop the top" speculators and LLC landlord companies hoping to expand their hold on the neighborhood. Bye,bye single-family homes, hello multi-occupancy "landlord-ification". This is what happens when money becomes a community's driving force. That this is a Democratic Party policy initiative fronted by Jared Polis is beyond saddening, the lack of imagination staggering. Believing "affordable housing" will result from a libertarian land grab is a Don Quixote quest for fool's gold. Rents will only come down when landlords reduce them, and that isn't going to happen. Profit is ever the motive, however community well-being should never be marginalized. Hard as it may seem these days, there are life considerations and concepts beyond the God almighty dollar. Robert Porath Boulder 303-499-9889

**From:** [Susan Jeter](#)  
**To:** [Guiler, Karl](#)  
**Subject:** Increased occupancy  
**Date:** Thursday, June 29, 2023 12:40:53 PM

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External Sender

N O!!!!!!!

Sent from my iPhone

**From:** [roland madden](#)  
**To:** [Guiler, Karl](#)  
**Subject:** more than three unrelated  
**Date:** Monday, May 22, 2023 9:02:25 PM

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**External Sender**

sorry i missed the deadline. just in case ears are still open, i would like to add my opinion. I live in martin acres where parking and noise can be a problem. things are fine on my street (s. 38th), but i fear if our 1050 sqft houses are allowed to have more than three unrelated persons my situation could worsen and the situation on streets where parking and noise are already problems will get more difficult.

further i think we need evidence that higher density in rental houses will make rent more affordable. i suspect the cost person will remain the same allowing investors to make more money with no improvement for renters. This more favorable money making opportunity can easily increase the rental/ownership ratio which is always at the detriment of a neighborhood.

thank you, roland madden

**From:** [Peter Barlerin](#)  
**To:** [Guiler, Karl](#)  
**Subject:** Occupancy Limits  
**Date:** Thursday, June 15, 2023 12:35:37 PM

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### External Sender

Karl:

Forwarding to you my draft comments to City Council this evening. The subject matter notwithstanding, I found the report you did to be quite informative.

Peter Barlerin (2400 665-2962

Good evening. Members of the council, city of Boulder staff: with respect, the renewed drive to relax occupancy limits is not your finest hour.

November 2021's Ballot Question 300, whose proponents labeled *Bedrooms are for People*, lost by 52 to 48.

If you want to re-open the question, the proper course of action would be a new ballot initiative, introduced in a subsequent election.

Some may have seen the recent New York Times piece about the favorable climate renters enjoy in Vienna, Austria. The article refers to upzoning in many countries, including the United States, saying – and I quote – “Often the benefits of allowing greater density are captured by developers, who price the new units far above cost. It doesn't offer renters security or directly create the type of housing most needed: affordable housing.” What is true for upzoning is also true for increasing occupancy limits.

The City could do more of what it's already doing, working through Boulder Housing Partners with not-for-profit organizations like Thistle and through the Emergency Family Assistance Association to renovate, build, and maintain more affordable housing.

The City could use some of the receipts from revised property tax assessments to buy more real estate. It could hold commercial real



estate developers to a higher standard: if they want to build, they should be required to contribute more to affordable housing.

And if the University wants to keep adding more students, let it use some of its choice land to build more on-campus housing.

Revisiting occupancy limits so soon after the voters have spoken is a bad idea.

Thank you.

**From:** [plarts80@comcast.net](mailto:plarts80@comcast.net)  
**To:** [Guiler, Karl](#)  
**Subject:** Occupancy limits  
**Date:** Monday, July 3, 2023 10:17:03 AM

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### External Sender

Karl,

My wife and I firmly believe that allowing the increased occupancy in low-density zoned housing is not going to solve anything. Without rent control or the elimination of cash-in-lieu and the requirement of affordable or low income units in developments, the prospect of affordable housing is all but lost. Market forces will always prevail, and as long as Boulder remains as popular as it is then prices will remain high.

Sometimes we feel that single family homeowners such as ourselves are being discriminated against. We chose to live in a low-density neighborhood and now if some people have their way, we will be forced into a higher density living situation. It took us 45 years of loan payments to achieve our goal of single-family ownership in a low-density area.

I like to use the example of Boulder being like a popular restaurant. If I go to the restaurant (Boulder) and want to eat there without a reservation (down payment) I will get told that the restaurant is full and to come back when I have a reservation. I am not allowed to demand that the restaurant force a couple that is using a table for four to allow me to use that table as well. This is what we feel is happening with the increased occupancy.

We feel that the continued build-out east of 30th street is a better way to increase the density of Boulder.

Thanks for your time,

Peter Arts  
1975 Glenwood Drive, Boulder

**From:** [tanya saarva](#)  
**To:** [Guiler, Karl](#)  
**Subject:** Occupancy Reform Review  
**Date:** Thursday, June 29, 2023 2:16:19 PM

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External Sender

Hi,  
Didn't the voters vote any increases in occupancy down?  
How is it that city council representing the voters by doing exactly what we voted down?  
I don't understand...  
If that's how things work, maybe you could cancel the CU South development plans.  
Thx,  
Tanya



# PLAN-Boulder County

planboulder.org

P.O. Box 4682 Boulder, CO 80306

**To: Boulder City Council**

**Date: June 12, 2023**

**Subject: Occupancy Reform and Zoning for Affordable Housing**

Increasing occupancy limits or changing zoning regulations will never result in affordable housing if decisions are left to the real estate, development, and rental investment markets without government oversight and intervention to ensure permanent affordability. Boulder's steep housing costs are the result of strong demand due to our high quality of life, as well as the imbalance between the ever-increasing number of jobs and students in Boulder and the limited availability of affordable workforce and student housing.

To increase affordable housing, we must understand how much of each housing type we need, that we can build, and that we can ensure is permanently affordable. However, there is nothing in the proposals the council is considering that will ensure increased housing at prices low-, medium- and middle-income people could pay without being cost- or seriously cost-burdened. What they do ensure is unnecessary impacts that will not be offset by any greater community benefit. This entire effort could potentially have beneficial results if undertaken with more careful consideration of what will be required to achieve the desired results. Boulder needs a housing study to understand what we have, what's on the way, and what we need.

PLAN-Boulder County recommends the following actions to limit the harm the proposals you are considering could do to our city prior to undertaking a more constructive approach:

### **Housing Study**

- Conduct a housing study that quantifies all housing that exists in Boulder, all housing that has received development approval, building permits or is under construction, and what housing gaps currently exist.

### **Occupancy Reform**

- Apply an overlay zone prohibiting occupancy increases in neighborhoods surrounding the university, where the student housing market threatens to squeeze out long-term renters and prospective homebuyers.
- Prohibit further occupancy increases for legal nonconforming properties that already allow increased occupancy.
- ***Place your preferred Occupancy Reform ordinance on this November's ballot so citizens can vote on it.*** Although the flaws in the 2021 Bedrooms Are for People ballot measure were apparent to everyone, voters also debated whether a one-size-fits-all approach to increasing occupancy limits across the entire city with no mechanism to ensure affordability was appropriate. This is the overly simplistic approach you are now considering. An opportunity to vote on the new ordinance would assure citizens that this council is not attempting to overturn the will of the voters.

### **Zoning for Affordable Housing**

- Do not support staff's suggestion that duplexes and triplexes be introduced into low density zones on lots that are large enough to subdivide, unless this entitlement is exchanged for a cap on the rent or purchase price that would make the units affordable for middle-income earners. This is supposed to be **zoning for affordable housing**, and without this stipulation, the result would be multimillion-dollar attached housing in exclusive low-density neighborhoods.
- Maintain the current Use Review for buildings with more than 40% Efficiency Living Units (studios <475 square feet) to ensure that new construction includes housing types suitable for families, not just single people or couples who can live in ELUs.
- Revise density calculations and introduce Floor Area Ratios for residential construction in Business zones only when compatible with existing structures.

- Revise density calculations and introduce Floor Area Ratios for residential construction in Industrial zones only when they do not present a threat to industrial businesses.
- Revise density calculations and introduce Floor Area Ratios for construction in High Density zones only when the infrastructure of the area can sustain increased density and population growth.

**Future Reforms to Ensure Affordable and Equitable Housing Options**

- Support permanently affordable and family friendly housing for the middle-income bracket.
- Support Boulder's down payment assistance program to encourage homeownership that will allow more people to build generational wealth.
- Maintain the current requirement that ADUs be owner occupied to ensure that ADU rental income helps make home ownership more affordable and does not increase speculation by investors, which would result in more unaffordable housing.
- Support the rezoning of currently underutilized business and commercial properties to encourage affordable mixed-use developments with housing and parks that would appeal to families. The commercial space should prioritize businesses that would also serve surrounding areas, enhancing walkability.
- Ensure that a mechanism to significantly increase affordability is tied to every land use change.
- Enter into negotiations with CU to limit the growth of the student population unless the university can provide adequate housing and parking. Consider mechanisms to limit student growth if negotiations with CU are not successful.

Respectfully,

Peter Mayer  
Allyn Feinberg

Co-Chairs, PLAN-Boulder County





June 13, 2023

Dear Mayor Brockett and City Councilmembers,

The University Hill Neighborhood Association is surprised and alarmed to see that you still favor one inflexible increase in occupancy limits citywide, completely dismissing the issues facing neighborhoods adjacent to the university. **We request: 1) you reconsider an overlay zone exempting our neighborhoods from an increase in occupancy limits and 2) you seriously consider including a citywide prohibition on occupancy increases for legal nonconforming (grandfathered) properties that already have much greater occupancy than the surrounding area.**

The Hill is the most densely populated neighborhood in the city of Boulder due to the large number of legal nonconforming properties that have been grandfathered in over the years. Single-family homes were subdivided and fraternity and sorority buildings were built before zoning was introduced in 1928. In the 1940's many University Hill families added a small apartment in the basement or attic of their home to accommodate World War II veterans studying on the GI Bill at CU. These homes were later sold to investors as multi-family dwellings. A home for a family plus one tenant became a house with six unrelated students. Raising occupancy limits to four or five people will result in eight or ten students in each house.

For a clear example of the effects of higher occupancy, compare the blocks north of College Ave. that were once lined with family homes to the area south of College Ave. where there is still a mix family homes and student rentals. The houses to the north, which have been subdivided into multiple units with a legal occupancy of four people per unit, are virtually all student rentals. Many homes to the south of College Ave., where the occupancy is only three people, have not been subdivided and are owner occupied. We encourage you to walk the neighborhood and imagine how closely the blocks north of College Ave. once resembled the ones south.

The lucrative student rental market has attracted national investors with no ties to the community, who pay cash for houses, outbidding prospective families and disrupting the tenuous balance between long-term residents and students. The bottom line is: student rental rates are per student and not per unit or home, with rates upwards of \$1,500/person, and raising occupancy limits will only drive rents up further. To assume investors are going to reduce what they charge is not realistic, and will merely make them richer and make houses on the Hill even more unaffordable to families. The city council had a chance to preserve the only affordable housing on the Hill at Marpa House, but chose to support the redevelopment to 16-3BR luxury student rental units at \$2,000/bedroom. **THIS IS NOT AFFORDABLE TO ANYONE.**

A few years ago, Austin Texas, home of the University of Texas, instituted higher occupancy limits across the board and it decimated the neighborhoods adjacent to the campus. Families moved out, only to be replaced by more lucrative student rentals. Planners in that city have admitted these neighborhoods will never recover. We face that same outcome if you do not take action to prevent it.

Over the years, the Hill has struggled with alcohol-fueled riots, out of control parties, deaths and serious injuries due to intoxication, shootings, and by far the highest number of police calls for service in Boulder. **Please revisit the HRWG presentation made to you 2 years ago documenting these**



**alarming statistics.** The city continues to allocate time and money into sponsoring the Hill Reinvestment Working Group, comprised of city staff, CU staff, the Boulder and CU police departments, neighbors, students, and landlords who have devoted countless hours to improving the physical and social environment on the Hill. The group has just introduced ordinances to mitigate some of the most widespread problems our neighborhood faces. These measures have taken years to craft, and are still too new to evaluate. Increasing the population density before we have seen how these ordinances will function makes no sense.

Again, we request you create an overlay zone that exempts the Hill and other university adjacent neighborhoods that are currently struggling to find and implement solutions to current overcrowding from even higher occupancy rates. If you really want to provide affordable housing for students, require the new student housing developments that are asking for exceptions to the land use code to provide affordability in exchange for special permitting. It will benefit the students and the greater community.

Thank you for your consideration.

Sincerely,

**The University Hill Neighborhood Association** Executive Committee

Nancy Blackwood  
Stephen Clark  
Mary Cooper Ellis  
Elise Longbottom  
Lisa Spalding  
Valerie Stoyva  
Evan Thomas