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Subject: Planning Board follow up: Alpine-Balsam outreach
Date: Thursday, August 26, 2021 4:11:48 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Planning Board members,

At our meeting last week, we heard concerns regarding public outreach for the form based code at the city-owned Alpine-Balsam site. After consulting with staff of Planning and Development Services and Housing and Human Services, I'd like to offer some additional information for your consideration.

In creating the form-based code for Alpine Balsam, the team conducted a series of outreach opportunities prior to the public hearings which will occur during the legislative adoption process. These were advertised in the Planning newsletter, Alpine-Balsam e-mail list serve, and direct invitations to neighborhood contacts. The feedback and engagement included:

- Community Briefing on May 24. The team provided an update on the project and overview of the draft FBC at a virtual community briefing on May 24. A recording of the meeting is available [here](#).
- Materials available on project website. A discussion draft of the code changes is available [here](#) , a summary of the code changes is available [here](#) , and a copy of the presentation is available [here](#).
- Office Hours. Staff and the project consultant hosted virtual drop-in office hours for community members who have questions or feedback about Alpine-Balsam redevelopment and the draft code Jun. 29, 9 - 10:30 a.m. and Jul. 1, 3 - 4:30 p.m.
- Questionnaire. Questions intended to gather feedback on the draft code was posted on [BeHeardBoulder.org](#) from mid-June to July 25. Over 190 community members provided feedback.

Regarding the information that was gathered, feedback was generally supportive when asked 'do you think the draft code reflects the land use and mobility direction in the adopted area plan?' Responses to 'what resonates for you in the approach?' yielded the following themes:

- Mix of uses but focused on new housing
- Limited new parking
- Pedestrian-centric / pedestrian connections
- Walkable, gathering spaces, seating and green space
- Connectivity – new pedestrian / bike connections
- Mixed price-points for housing / significant amount of affordable housing

Much of the feedback focused on concern about aspects of the adopted area plan that have already seen approval through previous processes, specifically building heights over three stories, new residential development, use of North Boulder Park, lack of new retail, and the parking strategy aimed at implementing an access and parking district primarily utilizing the existing parking structure. Respondents were generally supportive of key connections in the plan, specifically the east-west enhanced paseo through roughly the middle of the site and the alignment of the new 11th St. We also received general support of the proposed descriptions of building materials that would be allowed and prohibited.

If you'd like to review in more detail, the Summary Report including all open-ended responses is available [here](#).

As you've likely seen, more detail is provided in the memo for next week's meeting, and we will have all applicable staff available during our next meeting to fully address any questions you may have regarding public outreach and form based codes in Boulder.

Most sincerely,

Jacob

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