

Alpine-Balsam Implementation – Draft Form-Based Code (FBC)

Be Heard Boulder.org Feedback Summary Report – June-July 2021

Background Information

A key step to implement the Alpine-Balsam Area Plan is to develop and adopt new zoning for the city-owned site. Staff is recommending a new form-based code approach for the city-owned properties at Alpine-Balsam to implement the land use and urban design elements of the adopted area plan. The purpose of a form-based code is to establish building form and design requirements for development on City owned land at Alpine-Balsam.

The design requirements implement the desired development, including functional characteristics, form, design character and quality, as guided by the [Area Plan](#) and the Boulder Valley Comprehensive Plan. Staff and consultants provided an update on the project and overview of the draft zoning at a [virtual community briefing on May 24](#). An explanation of the form-based code starts at 19:54 in the video. You can view the presentation slides [here](#).

We welcome community review and feedback on the draft code and will be collecting feedback through mid-July in preparation of the Planning Board review and recommendations in August.

The staff and consultant team worked to create an initial draft of the Form Based Code (FBC) Overlay to best reflect the plan's goals, urban design strategies, and general design recommendations.

We recognize that the draft FBC is technical and most people, who are not architects or designers, may find this super complex. If you don't have the time or expertise to comment on the specific code language, that's perfectly okay. You can read a short overview and comment on what resonates with you and what concerns you. Or you can review and comment on the full draft code language.

The draft FBC is organized by:

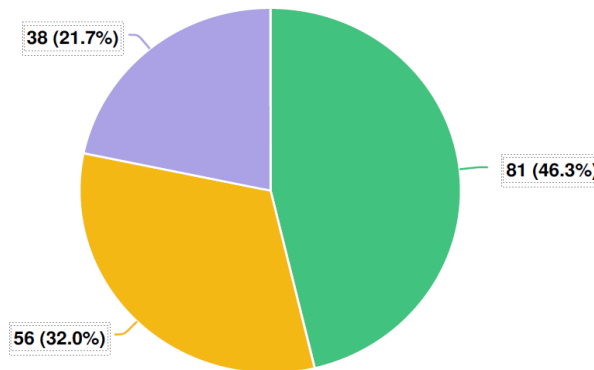
- **General Provisions** (purpose, design goals, regulating plans, view corridors, definitions)
- **Site Design** (rights-of-way, streetscape, outdoor space requirements)
- **Building Types**
- **Building Design**

If you have questions or need more explanation of what is in the draft code, please check the [project website](#) for open office hours or send questions directly to Jay Sugnet at sugnetj@bouldercolorado.gov

Form-Based Code Approach – Section 1

1. **Based on the short summary of the FBC approach, do you think the draft code reflects the land use and mobility direction in the adopted area plan?** [View Short Summary](#)

Q1 The three-page short summary describes the key features and intent of the FBC approach for Alpine-Balsam. Do you think the draft code reflects the land use and mobility direction in the adopted area plan?...



Question options

● Nope! ● Maybe / Kinda ● Yes!

Almost half of the respondents indicate that the key features and intent of the FBC approach for Alpine-Balsam do not reflect the land use and mobility direction in the Area Plan. However, looking at the comments, the concerns people express are opposition to key elements of the plan itself not the actual draft code. These concerns focus primarily on: the access and parking approach that limits new investment (land or funds) to create more parking; high-density housing; and building heights above 35 feet.

2. **What resonates with you? What concerns you?** *(All responses are listed below starting on pg. 5)*

Resonates - 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 ped/bike connections
- Mixed price-points for housing / significant amount of affordable housing

Concerns – Themes:

plan. Please review the questions below and let us know what you think.

4. **Paseo Locations** (*Paseos are pathways designed for pedestrians, not cars*)

An east-west paseo is proposed through roughly the middle of the site. We're proposing that this path would connect up to the northern paseo instead of continuing directly through to 9th Street. This would avoid conflicts with parking and vehicle access on the western parcel. This also creates an opportunity to provide a new outdoor space (O) that would be the developer's responsibility to build. **Do you have any concerns about this refinement?** (*open-ended responses below start on page 33*)

- People are generally supportive of the change to the east-west paseo connection to Balsam instead of 9th Street.
- Several pointed to this as a preferred way to focus ped/bike movement to cross 9th and connect to N Boulder Park at Balsam to reduce conflicts with vehicles.
- Some expressed preference for the paseo to continue through to 9th Street to preserve a sight line through the site.

5. **11th Street Location**

There will be a new 11th Street that aligns with the existing street to the north. We're proposing a slight shift in the alignment to the west to allow for the mobility hub location to be closer to the most active area of the site. Also, this would better align with a future ped/bike connection south of Alpine to 10th Street. **Do you have any concerns about this refinement to the original connections map?** (*open-ended responses below start on page 37*)

- People are generally supportive of a slight shift in the alignment, several indicating this to facilitate reduced speed or visual interest.
- Some expressed concerns about pick-up and drop-off areas around the mobility hub.
- Some expressed concerns about pedestrian safety at access points.

6. **Materials in Building Design**

A description of allowed and prohibited building materials (starts on pg. 56 in draft code) is intended to provide minimum materials standards to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, and preferably natural materials on most of the buildings.

Allowed major materials include: stone, brick, wood.

Prohibited major materials include: synthetic stucco, unfinished or untreated wood, glass block, vinyl siding, plastic, fiberglass and acrylic panels.

Do you have feedback or suggestions for the Façade Materials section? (*open-ended comments below start on page 41*)

- People are generally supportive of the list of allowed and prohibited materials, specifically mentioning support of allowed natural materials: stone, brick, wood, emphasizing durable and sustainable qualities.
- Some questioned prohibition of glass block and metal framing.

Open-Ended Responses

Q2: What resonates with you? What concerns you?

- Agree with dropping parking, but disagree w/ townhomes. All housing here should be stacked flats here in my opinion.
- "It seems consistent with the area plan as the building massing and types change from the row type at the West to the taller buildings and more mixed uses at the East. I am concerned for the future and wonder if there is enough housing and smaller unit sizes needed for the cities longer term needs based on the 2020 census data. The data shows that childless households outnumber households with children by a 3 to 1 ratio and that more people are living alone. And, also that by 2030 when all of the baby boomers will be over 65 it is reasonable to assume that most Americans will be looking for singles and smaller units sizes located within 15 minute neighborhoods where most needs can be met within a short walking distance to their residences.
- <https://usafacts.org/state-of-the-union/population/>"
- The addition of housing strongly resonates with me, only wish there was more of it
- "It's difficult to keep track of what is happening to building setbacks in the code, but please keep them minimal!"
- I like using half-stories and towers to increase usable building space."
- Lack of consideration for the neighborhood in terms of huge growth, lack of retail, blocked views, completely inadequate parking. These factors along with the deliberately obtuse language makes for uninformed growth. No one can figure out what you have in mind except for gross overdevelopment.
- The added density, traffic and lack of additional parking is frankly scary. I am a practicing psychologist on North Street and there is already a shortage of available parking for my clients and colleagues.
- Do NOT build
- POP density too high--adding 1000+ people to 3 block space. 5 story buildings are much higher than anything in the neighborhood, either to the N, S, or E. parking and traffic

concerns. Changes the character of N Boulder Park neighborhood. Change use of N Boulder Park.

- The objectives are great - but the plans are not - too much density, buildings too high and not nearly enough parking.
- Parking is a HUGE concern for me. It is naive to think that people will solely use buses etc. people will have their own vehicles and the density is too large for the assigned parking. The density also concerns me. It is a neighborhood of mostly SFH. Putting this many people on an already busy corner is asking for traffic nightmares and accidents.
- The high density choice that was opposed by the huge majority of area citizens was ignored. This area's character will be ruined by high density of residents and workers without enough parking nor infrastructure. We approved the low density plan but those in charge and those who will make a fortune off this development are the only people who matter. I think the handling of this is irresponsible and will ruin the charming nature of this area. But who cares about those of us who live here everyday?
- Why more development and congestion, pollution, and utility strain?
- High density development is generally a good thing. The plan seem well thought out.
- Walkable, gathering, seating green space in center resonates. Towering buildings on Broadway concerns me. Residents and visitors parking throughout the neighborhood concerns me. Congestion on our otherwise quiet, cherished west side of town concerns me.
- I'm very excited about a pedestrian-centric design approach, as well as adding more residential space (this city is severely lacking on that front). Moderately worried about building height blocking views of the mountains for existing residents
- Big buildings, no parking, sounds like a disaster
- Medium density zoning. 55 feet height limit. Permanently affordable housing. One parking space per unit. Mixed housing sizes. Setbacks along Balsam. Open space for the community.
- Connectivity is great!
- "Bike/multiuse path is insufficient. It doesn't connect with the surrounding connections in any safe or productive way. Enhance safe and protected bike and pedestrian access in this heavy-use corridor.
- Proposed parking in southeast corner should be eliminated and replaced with housing. Complete waste of space for car storage instead of needed housing supply.
- Density of the western housing units could easily be increased with easing of height restrictions. "
- I think you are on the right track. Personally, I'd like to see more housing, particularly focused on low and middle income, in the space. But I understand the balance you are shooting for.
- way too dense, not near enough parking, overall bad idea

- The plan does not enhance and preserve the character of the neighborhood. It is not to human scale. Buildings of this height and units of this density are unprecedented in this neighborhood and west of Broadway and will overpopulate it and permanently end view corridors. It will also set a precedent for overdevelopment of other areas of the city. Residents have made their lack of support for this project clear in survey after survey and yet the city proceeds with the plan exactly as predetermined.
- "Concerns:
 - Influx of many new residents to park, which already has issues maintaining order
 - Multi use path along balsam, where I regularly bike commute"
 - Hate the density, hate the lack of parking, hate the height of the buildings... in general I hate the plan, think it ruins the neighborhood and hurts the people that have invested in their properties in that neighborhood, which generated tax dollars for Boulder
 - "STOP, STOP, STOP!!!!"
 - Get the City out of the project--Let private enterprise buy, build and take the risks and reap any rewards.
 - This plan should not foster a mega government development with influx of 450 bureaucrats, with grossly inadequate parking when plenty of space exists downtown or move City!County functions to the urban fringe.
 - This plan is a complete ""rape"" of north Boulder and must address parking regardless of who develops. Should be low density and low height!!
 - STOP, STOP, STOP!!!!!!"
 - Mid-income housing resonates - increased traffic and major mental health facility with social services bldg does not. Parks and greenways/flood conveyance resonates. More housing, less service and retail spaces.
 - The firm itself is a nice idea. The content needs revision. Proposed buildings makes this block far too crowded for the small area of the hill. Take each building height down one floor. 5 stories to 4, 4 to 3, 3 to 2, leave the 2 story. This is more consistent with look and ambience of the area while also helping to address parking chaos you create with new multistory buildings.
 - "Resonates: mixture of price points for housing, creation of public exterior spaces, ground level retail
 - Concerns: I support taller buildings along Broadway, but would rather these taper down to the west. How much higher than 35' would these be along Balsam, for example?"
 - Concerned about the 4- and 5-story buildings changing the look and feel of Boulder as a mountain town. Also concerned about the added density and parking shortages. I like the use of outdoor spaces integrated into the plan.
 - Not enough parking!
 - 5 stories is too high! Underground parking absolutely needed. Mixed use a great idea with those in mind.
 - Trafficthose intersections are already compact and busy.

- "Love the pedestrian connections, the opportunities for folks to live closer to North Boulder Park, and the addition of some more mixed-use space to help augment the little cluster of businesses (Toad, Santo, Beleza, etc.) in the area. Would love to see some more spaces for casual or multipurpose settings, similar to Rayback Collective, or like Food Truck areas.
- Parking requirements seem excessive to me — it would be way more beneficial to more of the neighborhood if we, for example, ran a bus line up & down 9th."
- Would like all market rate housing and no city offices.
- What resonates: the additional housing, the greens space, the connection with transportation. What concerns me, i think with the re-visioning of work, and more work from home policies, the city can reduce its office foot print and replace it with additional housing and amenities.
- "1. Parking is a huge concern. In our south boulder neighborhood we experienced the parking impacts from high-density housing being added with inadequate parking. It made our home incredibly hard to use. We largely commuted by bike and bus but anytime we needed to take the car somewhere we had to plan ahead to prevent having to park many blocks from our home. I feel for the adjacent residents of this development.
- 2. My other primary concern is affordability. This plan comes as a pretty harsh indication of the future of housing in boulder but if this isn't 100% affordable housing then it is not meeting the needs of the community but rather padding the pockets of the wealthy. "
- "I'm pleased generally with the FBC. I hope that it is a little more flexible regarding aesthetics than the Boulder Junction FBC, which I know is very prescriptive.
- I'm surprised that the alley between Alpine and Balsam isn't shown to continue all the way to 9th, but terminates at 10th.
- I'm also concerned by the reference to on-site parking for the townhouse units. I had been under the impression that there would be essentially no additional parking besides what's in the garage. I'd like to at least see incentives to encourage not providing on-site parking."
- I'm glad there is movement towards FBC, but am concerned that it'll be overly dependent on a dated / forced definition of "character" / "context"
- I like the mix of uses. What I don't like is the high density development of 5-story buildings along the east end of Broadway. Boulder has long used the sunshine as an asset (not to mention snow remover!) and currently, there are more and more tall buildings on main thoroughfares. It doesn't work and it totally changes the character of the city. Especially on north Broadway. I support adding affordable housing and the density of housing is a great concern as well. Will the housing here balance the crazy expensive development on the NW corner of Broadway? If it will, that's good. BUT -

adding 1000 new residents with inadequate parking? Really? Will the city increase budget for snow removal? Pothole repairs? Does the whole project tie together with other plans to make sense?

- As a long-term resident of the area I feel that the density and height is significantly more than it needs to be and my biggest concern is lack of realistic parking.
- "The building height is a genuine concern. We don't need a five-story building confining the space on Broadway. The rampant development in Boulder is ruining the neighborly feel of the city. The tasteless, boxy development of building along 30th Street is a perfect example of what is ruining Boulder. This plan seems to be following the same path; build up and build densely.
- Density is also an issue. The plan for about one thousand residents and workers in this area is too much. It seems doubtful that there were one thousand workers in this space when it was the hospital and medical offices, and if there were as many as one thousand people, most were only present during 9-5 working hours on week days. This plan invites more density, more congestion, and more traffic. Seems like we've got plenty of that already."
- I am concerned about building height and lack of parking for the future residents
- DENSITY!!!! The land use regulations are old and UNSUSTAINABLE to the needs of humans in 2021- 2080??. We use more resources, private transportation and have more impact on the environment (Sewage, roads, parks, etc). Your utopian plan for limited car use is not based on the developing trends and personal preference for private vehicles. This will push overflow into my street not to mention TRAFFIC!!!
- "I like the mixed use space.
- I am VERY concerned with the height of buildings , DENSITY, parking and traffic this site will generate. Also the greenway flood mitigation can work as long as it is implemented in ALL of the Alpine Ave."
- Scrap the whole project and replace it with a Casa Bonita megaplex!
- My biggest concern is that we are not sacrificing height restrictions (e.g., 5 stories rather than 3) just to provide more high-priced housing in Boulder. There are plenty of private developers willing to do that. If we are going to have dense development, then let's use that to fulfill all the talk and pontificating about affordable housing. I understand that some of the units are to be designated low- and moderate-income. I hope those percentages are high and that our wealthy City will absorb the costs of that development out of our righteous concern for affordable housing.
- Lots of housing and not much parking. Medical Pavilion parking was never enough even with the regular lot by the hospital.
- Too many people in too small an area. Destroys the current 'neighborhood' flavor.
- I am worried about the number of housing units that are being allowed in this development. This is an area that is surrounded by residential housing. I am particularly concerned about the parking that is allocated to each residential unit. I am wondering

how much of the surrounding area will be filled with overflow parking. I do not live next to this area, but it is concerning. I do believe in increasing low to middle housing in Boulder. I do not think that this should impact the surrounding area negatively, however.

- It needs more parking—I understand the idea is to limit or lessen the need for single-car driving but people aren't there yet. Also are there plans to help with the extra traffic associated with the extra people? It's already impossible to get around quickly and people are crazed and drive like scary idiots because of it. And plus all our trails and parks and community centers and events are too crowded to enjoy. We need less development!
- Not enough parking, buildings too tall on Broadway blocking views from Ideal, no guarantee that there will be a specific number of affordable units.
- This is upsetting. This area CANNOT support this many new residents especially because of the other new development north at Broadway and Lee Hill. This will ruin north Boulder. 5 stories?! Insanity. Build a beautiful park or community space. We do not need more housing and residents
- Multi-purpose building. No parking information provided
- The proposed density, building heights, and limited parking are out of line with the character of the neighborhood.
- WAY TOO MANY HOUSING UNITS!! WAY TOO TALL! You're trying to cram in way too many people. There's nothing wrong with low density new home construction with a single family occupying a moderate sized hike with a large backyard where the inhabitants can lounge outside. Way too little parking.
- Does not meet the objectives of code by adding density in an already community area overloaded with cars (rare to see any bicycle riders in 9th so narrow and plagued by no available parking
- "Height of buildings. DO NOT allow 5 stories.
- Boulder is unique with low buildings, not sure how university got tall buildings. DO NOT let money ruin the community. "
- Very concerned about Boulder continually driving density and growth at all cost while further restricting roadways (ie. going from 2 lanes to 1 lane under the guise of rightsizing). Clearly someone on a bike doesn't want ANYONE driving a car. I lived at Alpine/9th for years and it would be an absolute blight to have a building on the 9th street side which would without a doubt block the mountain views for the properties on the south side of Alpine. This will turn 9th street into a super highway and a total pain.
- High density in an already established neighborhood. Straining resources even more than they are- first responders/water/parking. STOP THE HIGH DENSITY!
- I like that they are using the space and making it more ped/biker friendly. I'm concerned that I will have to start paying for parking everywhere I go which isn't feasible for me. I have also had my car hit several times and now park it on the street in front of my

apartment so I can literally watch it and if I have to start paying to park there, it will really impact my ability to live here. There needs to be a better plan for parking- perhaps remove a few of the condos and add another parking structure.

- "Parking and traffic
- Too many residents "
- too many people and cars
- The City should stick to its current maximum height code; allowing 4 and 5 story buildings is a huge mistake and will forever change the character of the neighborhood for the worse.
- Traffic management and parking management on surrounding streets is not included in the plan. For example, Edgewood/Balsam is not designed for high traffic flow yet it will become a high traffic flow area. To avoid that and direct traffic to higher flow areas such as Iris, speed mitigation needs to be added all along edgewood / balsam. Stop signs, roundabouts, etc. This is going to become a dangerous residential corridor if plans are not made to reduce traffic. There is not sufficient parking for the increased offices and residences. Parking additions must be a part of the final plan as well. Protected bike paths into the area from all directions is also needed to avoid bike/car collisions due to increased traffic. I also suggest high parking prices and free bus passes to all residents and employees to reduce car use into the area.
- The buildings are too high. Tall buildings will destroy the neighborhood character. Limit to 3 stories and 35'
- I see the effort, but it's still too difficult to grasp. For someone who really wants to be part of/contribute to the process (me ... and I'm educated!), it's just not quite there.
- Traffic on Broadway. It's crowded and uncontrolled already. There must be speeding cameras installed immediately. I am also concerned that there is not a designated bike lane, biking should be encouraged, especially if there is not going to be enough parking spaces. The streets are already full of parked cars from the homeowners in the neighborhood, this is unsafe for Pedestrians. Consider making the Alpine-Broadway and Balsam-Broadway - all red lights for all pedestrians to cross at once. Multiuse is good!
- I love it as a young working class person, a permanent life in Boulder is inaccessible to me. Having mixed use areas like this will help me afford to be here and prevent Boulder from becoming Malibu.
- Concerns are excessive building height and density, including inadequate provision for parking for the numbers anticipated to use the area. The city has a growing problem with density and parking that this project in its current formulation will worsen.
- mixed use and public access spaces.
- Over building- destroying Boulder- traffic, no parking - no purpose/ no need- just money as usual for gluttonized City/ disgusting!!!!
- five story building concerns me and no landscaping along Broadway
- Density, developer selection, traffic.

- I like the addition of the outdoor space along Balsam. It would be nice to have additional outdoor space throughout the area (like Holiday area). The height limits do not match the neighborhood. There are no 5 story buildings that close to the mountains except for the current hospital, which has a far set back off of the street. The neighborhood has a cozy, quaint feel that will not continue with large, oversized 4 and 5 story buildings. The mobility hub is a nice addition but additional parking is necessary. Parking along the streets of North Boulder Park and the surrounding roads will cause more issues with children, bikers, parking, cars...it would be nice to continue the open safe feeling of North Boulder Park.
- "Amount of parking available on site and number of new residents and city employee. Current residents in the neighborhood should not have to pay for parking permits. The City should absorb all cost for current residents for parking. The proposed new parking permit rates should not apply for current neighborhood residents.
- The proposed service hub will only add to the parking problems the site and surroundings will have based on the new people. "
- Nothing about this plan is good or appropriate for the area. Traffic will be problematic and parking is not sufficient.
- "A large building to house city employees should be located on the east side of the city so commuting persons don;t have to drive through our city daily to reach this building.
- And now that a lot work remote is all of this space needed/ This area would have been better used as low income housing, as well located, for this particularly seniors.
- Madelyn Wynne - 50 yr resident of Boulder"
- The five foot height for city/ center building, plus the four foot height for another set of buildings. The three foot height is fine.
- I like mixed use, but can't believe there is no new parking? Broadway is already bad...this seems like a nightmare scenario. Any thought given to staggering the start times of employees? Incentives not to drive?
- The lack of parking for city employees and new residents is very concerning. The garage should be expanded. Thinking everyone is going to bike/bus to work, and that the new residents will have less than 1 car on average (most families probably average 2 in reality) is not realistic. There needs to be adequate parking to accommodate. Perhaps expand the current garage, or build parking under the entire property with key card access like the St Julien has.
- "The height limit should be kept at 35'. There is not enough parking. I'm sure not all of the 450 employees live in the city are not going to want to use busses to commute. Probably some of the apartments will have 2 cars. If you force people to park in the neighborhood, you're going to have a situation like the Mosaic across from BALL where I have counted as many as 50 cars parked on the street because the city didn't force them to incorporate more parking spaces. That wasn't the situation when the former medium income apartments were there.

- The form based code addresses overall appearance, yet allows flexibility in how proposals meet community goals.
- 55' height of the buildings on the east side is too high. Maximum height for all buildings should be 35' to minimize the blocking of views of our foothills. 2. The neighborhood will be burdened by increased parking, bringing the likelihood of permit parking in the area surrounding the development. Therefore, the city must allow for greater parking areas within the complex. This may mean fewer space for apartments, so the plan to pack the complex with people with no adequate parking, causing the surrounding neighborhood to bear the burden of parking, must be changed. 3. Increased traffic will bring greater congestion, slower flow. Too much congestion is avoidable. It is in our city's overall best interest not to overdevelop this property.
- Lack of parking for residences and business offices, lack of onsite parking puts unfair parking burden on surrounding neighborhoods. Increased traffic and speeding on Broadway.
- "Right ideas, just too dense. Nothing more than 3 stories should be permitted ANYWHERE. Parking is inadequate. Nice hopes for carless residents but it won't happen. Not to mention visitors. The result will be unacceptable parking overflows unleashed on neighborhood streets not to mention the shopping centers across the street. Look what happened to Walnut, Spruce and Pine and beyond as the Pearl Street mall expanded.
- Please no flat roofs...they certainly do not fit with the character of the neighborhood; the houses with flat roofs that have eeked through look out of place and often ridiculously out of place."
- "The plan for parking spaces is absurd! No additional parking spaces are in the plan. The existing parking structure has only 400 spaces. There will be that many employees working in the offices. With an additional 800 to 1000 residents in the development, where are they expected to park? This issue has been presented to the planners from the very beginning and this final proposal has made no accommodation for this need. And making the neighborhood a permit parking area dies not solve the problem, it nearly compounds it.
- I have always felt that the Boulder City government listened to citizen issues and addressed them. But nothing - absolutely NOTHING - has been done to acknowledge and solve this potentially disastrous problem. And yes, there will be that many vehicles. Even if people walk, bike and take the bus, they will still have a car. So please do not create a nightmare when the problem can be solved by modifying the design."
- Housing density too high. 4 and 5-storey buildings are too high for the area.
- "Height - out of scale for the neighborhood - NO MORE THAN 3 FLOORS - 35' MAX
- Density - incompatable with this family neighborhood - TOO MANY UNITS

- Traffic - no real survey or solution - SURVEY AN EXISTING BASELINE BEFORE MORE
- Parking - no consideration of existing neighborhood - ALREADY CRUSHED BY CO-OPS"
- Likes: Variety of building types; inclusion of open space and paths. Dislikes: 5 story height (this will block views of the Flatirons!); unrealistic need for parking (more is required).
- The project is too high density for the surrounding residential area. It is woefully under parked which is not surprising for a car hating biased Planning staff. Two hundred renters are NOT going to ride their bikes in the snow down to Google or Facebook a fact that seems to be lost on the Planning climate warriors. Given the City owns this site this survey like all other public input will have no impact on the final plan. Broadway and Balsam will look like 30th street by the end of this decade and the median house price in Boulder will still be north of a million dollars. Welcome to Flatirons Palo Alto.
- Too many people. Buildings too high. Too much density. Parking numbers are a joke.
- Too much high density, 5 story buildings! Not enough parking. Too many people!!
- "The 3,4 and 5 story buildings are too close to the foothills on the west side of town, ruining the view shed of the neighborhood. Also, you have not addressed the 1000 plus people who will need parking their vehicles.
- You will have effectively flooded the newlands and mapleton hill neighborhoods with cars.
- Thanks for not caring about the extra traffic, noise, and pollution this will create."
- "Overall - not happy with yet another high-density development in Boulder. This will further degrade the very qualities of Boulder that make it an attractive place to so many people. Killing the golden goose.
- Concerns:
 - High density development of 4-5-story buildings, violating current height limitations
 - 1,000 new residents and city employees using the site.
 - No new parking for the estimated 1,000 plus new residents and employees other than the existing 400 vehicle garage. HUGE MISTAKE. It is completely irresponsible to provide less than 1 spot for each new unit.
- What would actually serve the community:
 - Low-medium density zoning
 - Maximum 3-story and 35 foot height limit. This is one of the most important ""preserve Boulder"" codes we have, and it works.
- More is not better. The current plan is short-sighted and and irresponsible. "
- I like the no underground parking. However, there should be no underground structures of any sort because they will restrict the ground water flow. Remember N Boulder Park was a swamp before the park was created. The natural ground water flow goes directly under the site and continues under Community Plaza. Has the City done a ground water study of the site?

- It concerns me greatly that there are not enough parking spaces available for all residents who will reside at this location. It also gravely concerns me that this Project is just way too big. It should be cut in half. That should be half the amount of units. Boulder is experiencing an overgrowth with all of this building it's great for the builder is but it's not great for the people who live here I'm totally against this proposal
 - "Why in the world do you need to build a 5-story building with an estimated 912 to 1022 new residents and city employees? Seems like over the years the City Council has decided it's fine to destroy the views of our beautiful open space and mountains with higher buildings.
 - Only 400 parking spots is totally ridiculous. For some odd reason you keep thinking people will use public transportation but that has been proven over the years that's not the case. Time to wake up and accept the reality of the situation.
 - The logical solution is a 3-story building with more available parking spaces.
 - "Addition of more people to the area means more cars and pollution. More people is ok but more cars....NO!
 - Where is a public transport plan to enhance the area. It looks to me like one car one person on the road is your plan
 - This is short term thinking and planning. Take the risk and be forward thinking...
 - The lack of parking could cause overflow cars to park in the nearby neighborhoods.
 - Fewer stories. Let us see the mountains! Stop building so tall!!!!!!!
-
- I am glad to see housing mixed with office space.
 - Everything concerns me. This plan is such an over the top violation of every value that Boulder once represented that it's almost impossible to reasonably discuss any objections. Perhaps that's the point of your plan - overwhelm the public with a plan so radical in its scope and dimension we - the citizens - will not know where or how to begin the process of ending this attack on the heart of Boulder.
 - Concerns: Traffic, change in scale and density with a disproportionate impact on the local neighborhood and inability for local services to possibly increase to accommodate the new demand, overflow parking (and other impacts) to nearby family residences like mine, noise
 - Really high buildings blocking Mountain View and lack of parking.
 - There is way more density than proposed and not nearly enough parking.
 - Mix of uses is good but there is nothing to meet permanently affordable home ownership - which gives stability to residents- such a lack of trees and gathering g spaced
 - Too high a building too dense population no parking
 - Traffic, views, authenticity are what concern me. Not much resonates!

- I am concerned with the high density aspect of this development. I would prefer less housing units, more parking, and no buildings over three stories tall.
- It does not reflect the impact of the quality of life in this area
- Mix of housing and pedestrian friendly with shared outdoor spaces
- Three stories is plenty high and you must have parking for all adults 16 and older who might live there.
- I am very concerned about the density and height of the proposed development. I support a maximum of 3 stories and a 35 foot height limit for all structures. I support a large percentage of permanently affordable housing for low and moderate income residents. I support a minimum of 0.95 parking spaces per unit. I am very concerned about accommodating high density housing in this particular location. I am particularly concerned about impacts to North Boulder Park and surrounding areas. Also, preserving vistas is important to me. The newly proposed redevelopment of the Diagonal Plaza is a much more appropriate location for higher density housing than Alpine-Balsam.
- Increased traffic , safety fir children walking and riding bikes . Parking and density increases in our neighborhood.
- 4- 5 story buildings are completely out of line with the feel of our Boulder neighborhoods. This is the wrong direction to go. What does work is 3 story and 35 foot height limits. It used to be that from most anywhere in our lovely city you could see the mountains. Not so anymore. Please stop this growth of 4-5 story buildings in our lovely city.
- There is no benefit to current residents of Newlands in this plan.Only longer lines at the grocery store, more car traffic on Alpine, Balsam and 9th Street, and more people at the park. I did not hear any thought in the presentation to balance the needs of the new residents with the needs of the current residents. Jane Jacobs knew what made great neighborhoods. And retail shops are a big part of a dynamic sidewalk life. Without additional retail services (restaurants, coffee shops, grocery, etc.), the outdoor spaces in your plan are not attractive to current residents. And the shops across Broadway (Ideal Market, etc) are going to be overrun with 1000 new residents. Please reconsider adding retail services in order to provide some benefit to current residents. As it stands now there is only a downside to this plan.
- "The 5 story high building
- The limited parking
- The 4 and 5 story buildings concern me. They create a huge edifice and on the west side of Broadway, they block afternoon sun and create a dark looming wall.
- 4 stories in these housing units is too high. 2. This creates awfully dense housing for 1,000 people with no added parking. 3. With high traffic streets bordering the project, including 9th, B'way, Alpine and Balsam, the neighboring areas cannot effectively absorb and disperse the extra population without affecting quality of life.
- Will be a great addition to the city.

- I don't think any of the residential buildings should be more than three stories--this fits with the neighborhood.
- Too many floors, too many people, too many vehicles. Population and traffic density are already too high. This will make it much worse and make the area much less user-friendly. This type of development is exactly why we decided to move to a smaller town after being in Boulder for 16 years.
- I love the idea of a "vibrant multigenerational hub." I worry that it will be impossible to create an "inclusive new model for equitable, affordable, and sustainable living" if housing options for the middle income bracket population is left out. There are already very few options for families in this category in Boulder. Including rental or ownership opportunities for middle income families is ESSENTIAL to keep diversity in the area.
- I love the idea of a walking friendly neighborhood. I like the idea of encouraging biking and public transportation. I like the idea of income protected housing but currently only millionaires and families that make under 150000 or lower are able to live in Boulder. What about families that make 175,000 or 200000. Currently this group is being pushed to the surrounding communities. We are losing an very active population that would benefit our community. We cannot afford a million+ dollar home in Boulder or a 750000 townhome/condo. Please consider this group as you move forward. Would like to see a focus on families in this area.
- Too big. Unnecessary due to so many government workers working out of their homes.
- The area there adjoining the North Boulder Park with the Sanitas ridge in the background is not only a precious area in the lap of nature but golden opportunity to develop a more public civil interactive space! Why cram it with so many apartments? How many people living there get to take advantage vs the vast public. Simple numbers there. Can a portion of Open Space be carved out on the fringe to accommodate perceived need for more lower income residents in order for the unique nature interactive opportunity to be utilized by more of our residents and visitors? (Not to mention what high density in this area does to the contained infrastructure i.e. parking, traffic.) What would really be the lesser of the evils? Again why this area for high density considering the beautiful location. Sometimes less is better.
- "Parking allotment is not defined within the new form-based zoning. Parking needs to be higher than the 0.75 spaces/unit in this new form-based zoning or we will continue to perpetuate parking disasters like Holiday and the Hawthorn affordable housing. People move to Boulder to use the city as an easy access point to the mountains: to camp, hike, bike, ski, climb, etc. These activities require a car, and people will find a way to park. They will park illegally, flood nearby neighborhoods that don't require permits, or create a huge market for exorbitantly priced rented parking spaces.
- Parking should be AT LEAST 1 space/unit. More realistically, it should be 1 space/1 bedroom unit and 2 spaces/>1 bedroom unit. The majority of this housing will appeal to

single people willing to live with roommates. With BAFP on the ballot this year, a four bedroom unit could have 4 unrelated people living there, each with their own car.

- Boulder needs to be more realistic and directly address parking in all new code definitions. "
- High density living and very limited parking.
- I am concerned about the height of the buildings and how much traffic will be impacted by the number of additional residential units and offices.
- Overcrowding, too much street parking, height Not suitable for neighborhoods
- Too much density, not enough resources/infrastructure to support it
- ew residents without off street parking provided.
- The building heights are too high. Please don't obstruct the beautiful mountains for the sake of density. Our neighborhood can't handle this many people either.
- Building height for anything that close to the foothills ruins Boulder's aesthetics.
- Should be maximum of 3 stories
- As a Newlands resident who was born at the hospital on this site, I'm glad no new parking will be developed, and happy to see the emphasis on alternative transportation (transit, biking, walking) and denser building (up to 5 stories). We can't solve climate change without reducing our driving and densifying urban areas (allowing taller infill development) while building homes near transit with no parking.
- Too much density - why does Boulder need to keep adding population? Our infrastructure is strained already and with growing concerns about climate change, we should consider slow or no growth to make sure that our resources (water specifically) are sufficient to meet the needs of the existing population.
- mixed use space, on Broadway which is a main N and S route.
- Overcrowding on that site.
- "The traffic and the tearing up of land.
- "Parking—not enough, overflow could swamp Ideal and Breadworks shopping center lots and neighborhoods.
- Density—5 story building on Broadway in particular."
- "Very concerned the plan is way too high density, too tall and .8 parking space per unit is not enough. Will ruin the feel of a beautiful neighborhood that makes people want to live there in the first place.
- Support 3 stories, medium to low density and .9 parking space per unit. Interested in affordable housing that enhances the neighborhood, not a plan like this that creates congestion and animosity."
- Boulder has recently been totally over-developed. It used to be a charming place. Now it is well on it's way downhill. Go ahead - I know you are just going to ruin the rest of it. That's what we humans are best at .. no? There is not sufficient parking for that number of residences ... North Boulder Park will become an encampment just like Boulder Creek.

- let's not lose the density gained by building heights.
 - "With the traffic increasing in Boulder and the line up of cars turning from 9th onto Balsam to turn North on Broadway, don't you think the cars will also use the new proposed street as a thoroughfare? Also, use the new street to cut ahead?"
 - How come there are so many proposed residences? Is there any concern with how many more cars can physically be on the road and concern for the residents in the neighborhood? The proposal also mentioned only half parking spots for the amount of residents? Where do you expect everyone to park?
 - I'm concerned about increased traffic, congestion, accidents and a lack of parking in an area already experiencing a wild increase of recreational usage and an increase of traffic that does not observe speed limits.
 - All new developments should be required to have a strip of land between the sidewalk and the street for trees and xeriscaping just like all of the old neighborhoods. Lots of trees cool our neighborhoods and help muffle sound.
 - Traffic, traffic, parking. Most of our neighborhoods can't handle the parking or traffic. Roads are not wide enough for two way traffic. Just drive them and see
 - "These are all concerns:
 - There should not be any buildings over 3 stories in this area regardless of what it is zoned for. There is NOTHING worth blocking the views that make Boulder beautiful.
-
- The planned density is too high and will just add to congestion.
 - There is not enough car parking available for the planned usage. You have to face the reality that most adults in Boulder own cars and use them. Spillover parking into the residential community is unfair to the residents. Having too few parking spots does not encourage people to use bicycles instead. Most people commute to work in a car for good reason. I can tell you that I have tried bicycling to work but it is not practical for most people. Consider the weather alone (too hot, too cold, rain, snow). Consider the necessary fitness for distance and hills. Consider safety issues of being hit by a car. And even if you are determined, there must be the time and facilities to shower. Buses do not work for most people.
 - Affordable housing is meaningless unless it is permanently affordable. Forever. I do not believe in having additional stories (4th and 5th stories) as a tradeoff for affordable housing.
 - I am concerned that it is still hard to visualize and understand fully what you plan to build. I am concerned that you are going to tear down the shopping centers. We shop at both of them and think they add character. Leave them be."
 - The number of buildings and traffic is very concerning. I am a native of Boulder and the amount of construction and density is shocking. There are many empty (vacant) buildings and condos- why add to it? The traffic at 9th and Balsam is already bad- and it

will only get worse. You are not allowing enough parking for projected residents- and north Boulder park will be so congested families won't even want to come there any more. Why don't you build a combination youth/senior center? Kids can go there after school and seniors could help with homework and not be alone. There are many schools nearby- let's do something to help the community instead of detracting from it. Beautiful Boulder is getting less and less beautiful- and this would very negatively impact the residents of Newlands. Let's put residents first instead of dollars.

- NIMBYs from Newlands who will find reasons to object to this are what concern me most. It's a good use of a vacant site in an area that already is a hub for food, shopping in mid boulder
 - Over crowding Boulder, no parking, traffic density
 - "What resonates with me is the height impeachments and high density developments in Boulder are changing the overall beauty and attraction of Boulder.
 - I am concerned with each development that Boulder's unique beauty is disappearing and being replaced with high rise and high density development throughout the community.
 - I am concerned that as a citizen these surveys are presented in a way that support the ongoing developments by taking citizen input, making teaks and then presenting as if we are working in collaboration.
-
- What concerns me is that a citizen that wishes to provide input requires hours of reading, reviewing and engaging in the development plans to even try to provide input.
 - What concerns me is that a simple community questionnaire is not provided allowing residents to participate and city planners respond in a true collaboration —instead of the exhausting process (I assume on both sides) that continues with each development.
 - It concerns me that general questions are not presented to the community regarding concerns and negative impacts of past development projects.
 - Over many years I have attempted to participate in community opportunities to gain insight and provide input on development planning throughout Boulder including the north Boulder high density plan, the Wonderland Lake plan, the 30th St/East Pearl St Plan, the west of Broadway Plan (across from CU) and the Balsam/Broadway Plan.
 - the estimates for parking demands and parking available show that neighborhood streets will be used for parking, possibly for several hundred places. this is a marked change from the character of this residential neighborhood.
 - I live on North Street and am concerned about street parking in an already very crowded area. Nowhere in your presentation does it include information about parking other than to indicated a general parking garage. Please indicate which buildings will have underground parking. And please make transparent the number of HDR units and corresponding parking spaces they will be provided with. If you have still not yet

narrowed down your estimated number of housing units, will you instead please publish the algorithm you will be using to determine parking needs? I hope the algorithm is realistic (as in, not just 1.5 parking spots for a three bedroom unit). Being transparent about the parking needs of thousands of new residents will go a long way to easing tensions with the surrounding neighborhoods that are set to absorb the vast increase in population. Also, please include the city's plans to mitigate congestion on Broadway and 9th Street. Will traffic signals be altered to handle the increase in car traffic, etc?

- 5 story buildings will change the character of Boulder. I like when we limited structures to 2 stories, but at most we should be limiting structures to 3 stories (i.e. low to medium density.) It's also concerning to me that there isn't any set commitment on affordable housing. We should have a solid commitment, and a large percentage, of affordable housing. Finally, we should look into providing a minimum of .95 parking spaces per unit, as per <http://censusreporter.org/profiles/16000US0807850-boulder-co/> Thank you.
- "I don't think we should ever feel obligated to accommodate more people in this already overpopulated town.
- I think it was poor judgement to not keep an emergency room in that location. It already takes far too long to get from NW Boulder to Foothills/Arapahoe and we will certainly have much more traffic congestion if we build all these housing units, whether parking is allocated or not.
- I don't support the misnomer, ""affordable housing"". If you want to temper the rise housing prices, you can't earmark inventory for people who wouldn't otherwise be buying. That only causes scarcity for those who would otherwise be buying (the former middle class). If you honestly want housing to be affordable again, you have to push for federal policies that enforce immigration laws and discourage real estate speculation.
- It's absurd that companies like BlackRock can buy up whole neighborhoods in a time like this, to turn around and make them all into rentals. It's also absurd that we provide ""sanctuary"" for unscrupulous companies that choose to ignore our immigration and labor laws."
- Parking is a problem
- Too many people. Buildings too high. Not enough parking. Degradation of neighborhood.
- In past I have tried to have the former BCH site transformed into a city/state nursing home (not senior housing). The facility was all ready with rooms, kitchen, medical office and required needs. There will be a big demand for this and would create more jobs and give the city a needed senior facility. However, my concerns were greatly ignored and the site is now unavailable. High density housing as been shown to have a increase in crime, traffic problems, and overall mental stress in the community. Parking by permit

in surrounding neighborhoods will only add to the strife and discontent. Possible solution will be to have workers have schedules that are one hour apart starting at 6:00am, 7:00am, 8:00am, 9:00am and shifts ending at 3:00pm, 4:00pm, 5:00pm, 6:00pm. In addition, property values will decrease possibly affecting property taxes. (Though raising the mil will negate this) An increase in policing will be needed as well. Final solution is to go east Boulder and not west Boulder thereby roads and systems requirements can be met.

- There is an idealistic aspect to this project that I admire but what concerns me is what it will be like in reality--the mixed use and open pathways and 11th St. road may create a less than ideal place to live for the residential portion. I know we're beyond the point where this could happen but I believe this should have been all residential except for the frontage on Broadway. City offices + residential does not seem like a good combo to me.
- Buildings are too tall for west Boulder and will negatively affect views for many east of the site. Lack of sufficient parking is a huge negative. I believe the denser and taller housing should be kept on the east side of town not in the middle of North Boulder.
- Parking concerns me.
- I really appreciate the multi-use approach to this project. Is there dedicated senior housing? I think the scope is too large for this area however. The negative impact on the neighborhood, the park, and Mt Sanitas is huge. This project needs to be scaled down.
- High density will lead to congestion, height of buildings especially 4 and 5 stories will block views, quality of life will be reduced for not only immediately local residents, but for anyone using Broadway to travel through Boulder. This is a terrible plan. Not buying the attempt to cover the actuality of the proposal
- way too many people would be added to the neighborhood, traffic congestion, people congestion, N B Park cannot accommodate another 500-600 people routinely
- These items concern me: Too high density of buildings, too many new residents, no new parking for the new residents and employees, new on-street parking permits
- There is not adequate parking provided. This means that workers/visitors will be spilling over into the neighborhoods. I don't live near there, but I think this kind of impact on those who do is unacceptable. If you are going to bring that many people into an area, you must provide protect the City from the impact. Not being able to find parking is a huge quality of life issue - I know from living in areas where parking was a problem.
- Too many people densely packed in that are with little parking and no larger streets and so much residential nearby.
- Way too high density in an area already prone to high traffic, large amounts of student and pedestrian traffic with insufficient parking supplied for the new build. Way too tall a building which does not seem to reflect the values of Boulder but more the desires of the developer.

- "I am concerned that the project is too high and too dense for the adjacent neighborhood. It will be way taller than the old multi unit and single family buildings to the north, west and south of the project. There is not enough parking and overflow will crowd the surrounding residential areas. I purposely left living on the Hill and have never moved back for that very reason. Who wants to look out the front door of the old home they worked years to buy and see a parking lot and have to jockey to find a space (as most old homes don't have garages)?
- Not one thing. Boulder has a height limit. Stop breaking your own rules and making us pay big taxes here for the last 40+ years. I moved here because of the height limits. Stop making millions at our expense. It isn't hidable. Stop it!
- Absolutely nothing is shown/discussed regarding traffic increases or flow on Alpine, Balsam or Broadway. Again, there is no information presented regarding parking for approximately 500+ vehicles as if they won't exist. If the intent is to assume individuals will park on 9th, Alpine, Balsam, or the surrounding neighborhood streets then the City of Boulder does not have my vote to proceed at this time. Building as shown will destroy the utility of the North Boulder Park due to excessive traffic with increased risk to park users, especially children.
- Don't need 4 and 5 story buildings here . Why can't you stay within the 35 foot height limit?
- "I do not support cramming 5 stories into the height restriction in any way. The maximum number of stories should be 4 thus allowing for a lower height building.
- The belief that you can add over 1000 people to the complex and think that you are not adding 1000 cars is not only a fools dream, but I guarantee it will not bear out. There is not enough parking for the anticipated use and it will spill over into the adjacent neighborhoods and commercial spaces.
- While the concept of encouraging walking and the use of public transportation is progressive and aspirational you only have to look at the current traffic EXPLOSION in Boulder to know that people still have more cars than Boulder infrastructure can handle."
- 5 floors sounds like a lot. Please reduce all buildings by one floor so that this area does not loom over Broadway and other homes nearby
- "Parking - altho we say people can share cars and use bus, they are likely still to have their own vehicle for trips to the mountains or to Costco where they get lots of groceries. Need to be better prepared for more vehicles
- ""affordable housing within economic constraints of project"" ... So which is more important, a gloriously modern beautiful area or affordable housing. We always say we need affordable housing but this is less important than a fancy area so it will not happen. Choose priorities."

- I'm glad you're putting housing there. It should all be 'affordable', rather than market rate. This is a much better place than, say, the Spine Road location, as it's close to transportation!
- Boulder has been given a rare opportunity of 8+ acres in the center of Our Town to as a blank canvas for a Natural Landscape Painting . Instead you have chosen an offensive rendering of metal and concrete some five stories high! What are you thinking ? Who are you and where did you come from... certainly not from the heart and soul of Boulder.
- Like the open space, commitment to multigenerational housing and low income housing. Concerned about lack of parking, worsening traffic, and too many residents at the high end of the range.
- "It should be no surprise that building heights and parking concerns me. I do not see any parking except the garage, which in my mind means everybody living on the west side will park all through the neighborhood. Existing parking garage can't possibly accommodate the demand; assuming 4 or 5 hundred new residents will not bring their cars is fantasy, IMO.
- I listened to the recording of the briefing and was pleased about the proportion of permanently affordable units.
- The setback from Balsam is also a good thing."
- My concerns are that the FBC and Plan fail the major objectives of development in this area. Preserve the Character of Boulder (fail, too tall buildings and cram development); Preserve the Character of the Neighborhood (fail, inadequate parking, excessive traffic); Permanently Affordable Housing for Workforce(fail); Realistic Assumptions (fail, number of parking spaces needed is a fantasy--neighborhood now has ~1 car per adult). Plan uses fantasy transportation assumptions.
- My main concern is that the proposed high-density development with 5-floor buildings is not compatible with the current character or the future vision of the area. I understand that high-density developments can be a way to increase Boulder's economic and even racial diversity, and I fully support those goals, but I don't think you can realistically insert a high-density development in a traditionally single-family community and not expect significant cultural shifts to follow. Instead, I support medium-density zoning with maximum 3-story buildings with a focus on providing permanently affordable housing for low and moderate income residents. That seems the best path forward for our future.
- "FIRST, Based on my experience living on The Hill and the Co-Op house across the alley from my current house, I believe you are way too optimistic about that allocated parking for this Block.
- First, making the assumption that tenants will move out of the parking structure each morning to enable City employees to park there is a fallacy, especially because you make the assumption the tenants will use the bus services; IF they do take the bus they

will leave their car in the parking structure. So City employees will then need to park in the neighborhood.

- SECOND, with a potential of some 1000 tenants, the 400 parking spots mean some 600 potential cars will then flood the surrounding neighborhood. Surveying the surrounding blocks you will find many apartment and condo units have already filled most of the streets to the south and west of the Block. That means the residential neighborhood to the north will be used for those potential extra 600 vehicles. THERE IS SIMPLY NOT THAT MUCH PARKING AVAILABLY IN THE BLOCKS TO THE NORTH.
- THIRD, the Co-Op across the alley from me already needs to used the street parking along North Boulder Park. If one 12-resident Co-Op produces that many cars, where are 600 more going to go?
- FORTH, it is pretentious of the City to ruin the Newlands neighborhood with over parking in what has been a long time residential area to justify poor planning."
- Yet another high density area being developed in town without enough parking for the occupants, which translates into increased parking demand in the immediate neighborhood.

Q3 - **Suggestions or concerns about the draft code**

- "Moderate development rather than gross overdevelopment:
- Medium density zoning with maximum 3 story buildings rather than mostly 4- and 5-story buildings.
- Including a large percentage of permanently affordable housing for low and moderate income residents. I see no reference to this.
- Providing a minimum of .95 parking spaces per unit rather than 400 spaces for 450 employees and 1000+ new residents.
- Inducements for residents and employees to reduce car use such as free Eco Passes, car share program and improved bike lanes"
- Add parking if you really are adding housing for 1000 people in addition to all the functioning offices. It will utterly devastate a once peaceful calm area with congestion.
- Do NOT build
- Seems like public opinion, especially people who live in surrounding neighborhoods are generally ignored unless they are in lockstep with the views of the planning board majority.
- Lower the heights. Lower the density. Increase the parking. Do not ruin North Boulder Park. Do not allow an increase in the water drainage onto the parkland. Do not allow all the traffic to go on 9th street. Direct them to Broadway. (and Im certain my thoughts and feelings do not matter to those in charge at all. you will do whatever makes you the most money with no concern for those impacted daily.)
- No concerns.

- I bank at the Premier branch located in the parking structure. Too often I've watched as someone parked in the bank reserved spots then went on into the medical pavilion. How will you prevent this from happening going forward? Parking permits? 2) For YEARS I've tried to have someone restructure the walkout from the parking lot as doing so forces me into exiting traffic. I've made suggestions (knock out the wall at "motorcycle parking.") Knowing the complex was being sold to the city the can was kicked down the road. I ask you now, what is the plan for creating a safe walkable exit?
- Big buildings, no parking, sounds like a disaster
- Parking
- way too dense, city is absolutely ruining the city
- Scrap the plan, develop a neighborhood of single family homes, as is the case with everything North of the site.
- The major out-patient mental health facilities nearby needs to be relocated.
- The firm itself is a nice idea. The content needs revision. Proposed buildings makes this block far too crowded for the small area of the hill. Take each building height down one floor. 5 stories to 4, 4 to 3, 3 to 2, leave the 2 story. This is more consistent with look and ambience of the area while also helping to address parking chaos you create with new multistory buildings.
- "a) Though it is important for this to be a technical document, it may be TMI for a lot of people. Perhaps an executive summary in plain English could be included at the beginning, as a link, or as an appendix.
- b) Pg. 57: Text indicates that some materials are permitted as limited use, but the photos are deceptive and contradictory in that they indicate in huge type that these are not permitted.
- c) Pg. 56: ""Honest"" feels like an overused, self important term used by architects (I am one. ""Honesty"" could be called ""Clarity.""
- d) Golden Ratio: [eye roll]"
- Concerned about the 4- and 5-story buildings changing the look and feel of Boulder as a mountain town. Also concerned about the added density and parking shortages.
- At least include enough parking for proposed number of residents in the form of underground parking and resident parking lot.
- It is very technical and challenging to understand how it will look from the ground.
- At one point I saw as part of the proposal that you might be making a retention pond at the south end of North Boulder Park. I feel this is not a good thing at all to take away ground level park space.
- Review with an eye for MODERATE growth. I am not against growth BUT I am AGAINST this maximization and sub-estimation of capacity and impact. Boulder has a problem with limited growth space and it seems like you want this site to be THE great solution. Honestly, have the city not learned anything about the rapid growth of Boulder or of the State and our changing human demands?

- A review should have a focus on less density and ALL the implications of such.
- **Scrap the whole project and replace it with a Casa Bonita megaplex!**
- Do we want Boulder to feel like a city?
- Please cancel this project, or at least reduce the number of new people coming to live there.
- Please see the above comments.
- No more development!! It's too crushed in Boulder already!
- This is a horrible idea. The traffic. The increased population. Awful. Between this and the development at Broadway and Lee hill north Boulder will be destroyed. We have to save the integrity of Boulder while we still can
- As currently scoped, this project will be ruinous to that part of town. Everyone who is backing/supporting this project should be forced to live there and suffer the miserable quality of life that they will be inflicting on that neighborhood.
- Way too many new housing units that are way too tall with way too little parking. I for one am not able to walk where I need to go and am also unable to ride a bike.
- The Code looks great on paper but in reality the area built up as it is now cannot support the influx of traffic human and autos proposed by this plan.
- NO BUILDING higher than 4 stories as per Boulders codes
- Please reduce the building impacts and add more green space. This would be a blight for this neighborhood.
- The over building of Boulder is really disheartening. At what point do we say "enough already". This is not NYC. Please preserve our small town. The atrocity of 30/Pearl corridor is horrible please don't do that to Alpine/Balsam. So sad.
- make it into a park
- Traffic management and parking management on surrounding streets is not included in the plan. For example, Edgewood/Balsam is not designed for high traffic flow yet it will become a high traffic flow area. To avoid that and direct traffic to higher flow areas such as Iris, speed mitigation needs to be added all along edgewood / balsam. Stop signs, roundabouts, etc. This is going to become a dangerous residential corridor if plans are not made to reduce traffic. There is not sufficient parking for the increased offices and residences. Parking additions must be a part of the final plan as well. Protected bike paths into the area from all directions is also needed to avoid bike/car collisions due to increased traffic. I also suggest high parking prices and free bus passes to all residents and employees to reduce car use into the area.
- The buildings are too high. Tall buildings will destroy the neighborhood character. Limit to 3 stories and 35'
- Is it too late to continue compromising? I think there are a few things that could/should still be done to make this development more appealing for everyone. Personally, the density over the past 2 years has exploded and I continue to wonder, where are these people

supposed to go when they start having families. There are no middle ground single-family homes that are affordable. Instead of density and more density, PLEASE give consideration to something like Iris Hollow or the Holiday neighborhood. PLEASE! A shift in the project to something like that would improve the parking concerns the current neighbors have, it would give young families a chance to have some place to live here in town that's affordable, and a shift like that would fall in line with what the larger community of north boulder has been asking for since the beginning vs. a dense pocket within a lovely part of our city. PLEASE PLEASE PLEASE!

- See above.
- The density is too high, especially give the single family house profile of the area of North Boulder Park. Maximum height should be only three stories NOT FIVE. The plan blocks the foothills views which is unacceptable to all of us in the immediate neighborhood and the architecture should be less austere and given more texture or natural. All plantings should be mature and provide multiple shaded areas.
- Alpine Balsam should not be that similar to Boulder Junction....completely different in proximity to the mountains and the current surrounding neighborhood. Keep the low income housing, reduce to medium density and reduce the height of all the buildings to avoid permanently marring the beauty of this neighborhood.
- "Five story building on Broadway and high density housing as you know does not fit in with the current scale of the neighborhood.
- Height and housing density are a concern. I realize if the height is decreased, so is the density. With the opening discussions for the old Sports Authority area on 28th and Diagonal, this seems a better location for 4 foot height and even some of the city and county offices. The parking will be easier and access to this location is far less congested than the Alpine/Balsam location
- Please limit the building height and the density to below code requirements in keeping with the neighborhood.
- A picture is worth a thousand words.
- Lack of parking for residences and business offices, lack of onsite parking puts unfair burden on surrounding neighborhoods. Increased traffic and speeding on Broadway.
- "Height - out of scale for the neighborhood - NO MORE THAN 3 FLOORS - 35' MAX
- Density - incompatible with this family neighborhood - TOO MANY UNITS
- Traffic - no real survey or solution - SURVEY AN EXISTING BASELINE BEFORE MORE
- Parking - no consideration of existing neighborhood - ALREADY CRUSHED BY CO-OPS"
- I would need a long rainy day in order to review the proposed codes
- See comments in question 2. The Public Hearing Process in Boulder is a joke. Boulder is long past the tipping point to save it's quality of life and residential character. Having managed the Community Development Department in Mountain View California for 25 years, I can honestly say Boulder is no better then the Bay Area and like Palo Alto or Menlo Park will continue to be the home of the rich elites moving here from California, Texas, and

the East Coast. When they get fed up with the congestion and diminished quality of life here they'll head to Boise to ruin that town.

- You overpaid for the location. We don't need more growth in Boulder.
- Seems to me that a lot of the decisions are made behind closed doors. Feedback is so hard to find avenues that get to the decision makers.
- This project needs to be cut in half it is way too big it's gonna ruin quality of life for people around this project is going to bring too many freaking people in the area with no parking. It's ridiculous
- This development is way too dense. (1) Please stop building canyons in Boulder; keep height limits to 3 stories. Walking, bicycling and driving around Boulder used to afford such great views of the foothills, but more and more views are blocked by growth. (2) Next, ensure that the majority of the units will be available and affordable for moderate-income residents, for as long as they actually live there. In other words, don't allow them to purchase and then promptly rent them out. (3) And finally, there's not enough parking. People who live in this project are going to want to drive, since Boulder does not provide efficient, cheap mass transit. Your current plans will turn the surrounding neighborhoods into a parking lot.
- The City keeps building and building but doesn't do anything to improve the roads. There's so much traffic in North Boulder on certain times of the day it's almost impossible to get on Broadway from the surrounding neighborhoods. No thought was put into improving the infrastructure just building more and more high density housing in North Boulder. Time to STOP building more housing projects and focus on infrastructure.
- Are you kidding me? See my previous response. I don't even know where to begin, but you could start with 5 story buildings in the heart of Boulder.
- Please plan for parking and honor height restrictions.
- Maxing out the height on all the building to jam density into a corner of the park is not ideal. I like the outdoor spaces and connectivity to the paths and sidewalks for mixed use space.
- Form based codes are only as good as the limit on exemptions- most people want village designs but get 'Building forward' designs with buildings pushed to the streets. There should be an opportunity for housing providers such as EFA, Habitat (,with home ownership) and Bridge House to participate. Have you asked them what criteria and conditions they would need to be a participate the? You should
- Too much to read
- Again my biggest concern is how this area will support 1000 new occupants and their vehicles. I think this whole project should be scaled back. Less housing units, more parks/green space, limits on vehicles (or more parking).
- I am very concerned about the density and height of the proposed development. I support a maximum of 3 stories and a 35 foot height limit for all structures. I support a large percentage of permanently affordable housing for low and moderate income residents. I

support a minimum of 0.95 parking spaces per unit. I am very concerned about accommodating high density housing in this particular location. I am particularly concerned about impacts to North Boulder Park and surrounding areas. Also, preserving vistas is important to me. The newly proposed redevelopment of the Diagonal Plaza is a much more appropriate location for higher density housing than Alpine-Balsam.

- Lower density and increase parking .
- There should be a large percentage of permanently affordable housing for low and moderate income residents. Providing a minimum of .95 parking spaces per unit would be wiser.
- see above
- "Please limit the height and size of the buildings
- Keep some green space as it fits with the park area"
- 3 stories maximum, please. Make sure you're calculating parking better. Better safeguards for greenways/parks and neighboring streets, including traffic.
- Stop increasing population and vehicle density. More and bigger doesn't equal better, it's usually the other way around. This "progress" is slowly but surely turning Boulder into anywhere USA and destroying what makes it unique. This is why we decided to move away.
- "Granted a revamping of the whole project now probably isn't a possibility but I would like to see less density so keep the high restrictions at 35'.
- Why not make the west side of project integrate more into NBP more? It's an Olmsted designed Park! Why the town house wall?"
- As a design document, sure it's nice. However, the form-based code neglects to define the major issues that are important to Boulder residents within the form-based codes: height limits, parking, and traffic evaluations.
- Make it smaller foot print. Everywhere I look another tall building is going up in this town does everyone want to live in a condo. A mini NY
- No plans for parking, use of street permits instead!!!
- Much of the recent development has removed Boulder's charm -- cold, modern building designs. It's ugly. Large developments should be done farther East.
- "Should be maximum of 3 stories
- Mobility is ill defined."
- I support the proposed code, especially when it comes to multi-modal mobility and green space. I would urge the city to be more bold when it comes to climate action and our built environment.
- "Too many people in what is a neighborhood dominated by single-family homes. Densification is not the only answer to affordability. Can the City consider different ways to increase affordability without increasing density?"
- The Alpine neighborhood has a small amount of stores/grocery, mostly aimed at the higher income population of North Boulder. Services for middle income and lower require a car to get to the North Boulder Safeway or King Soopers on 30th, etc."

- no 5 story buildings, that's too high and does not fit in with neighborhood
- A stop needs to be put to this type of action.
- "Suggestions are the same as concerns listed above. Plan is way too high density, too tall and .8 parking space per unit is not enough. Will ruin the feel of a beautiful neighborhood that makes people want to live there in the first place.
- Support 3 stories, medium to low density and .9 parking space per unit. Interested in affordable housing that enhances the neighborhood, not a plan like this that creates congestion and animosity."
- See above
- Every residence must get at least one parking space. .8 per unit is much too low and unrealistic.
- Rethink this development
- "Outdoor lighting should not add to light pollution. Catenary lights often direct light upwards. All outdoor lighting should have covers directing the light downward.
- It sounds like the minimum for sidewalks is 6 feet wide but unclear what you are planning. 6 feet between Broadway (where drivers are driving 30 miles/hour) and a building is too narrow.
- There is way too much to read and it is unclear where to place comments (in #2 vs #3) so please also read all of my comments listed in #2."
- "Buildings are too tall- blocking view of mountains.
- Not enough parking for proposed number of residents.
- Too many buildings in the one block.
- Boulder doesn't need more shops- leave the Ideal Market center as it is and don't create competition for it.
- Let old Boulder (Newlands) stay the same- and unique.
- More is not better.
- Don't let profit be the bottom line."
- Less is best and use building already there for employees
- "This plan is very similar to the one I reviewed years ago. There have been tweaks to collaborate with the revised plan. My concerns remain:
 - Height
 - Density
- My response to updates is that as I read the content I found myself more drawn to the wording selection of the content and the marketing effort of the content.
- Also suggest the east Broadway Plan keep the beautiful existing layout heights and keep it as much as is for the community to enjoy."
- There are no details about parking in the Public Review Draft other than to indicate certain buildings can have underground lots and some can't. The PRD goes into great detail about balconies and awnings, but says nothing about parking spaces. How many parking spots must be made available for each residential unit/bedroom? What are the mandates that

insure a realistic number of parking spaces will be provided for the thousands of new residents that will be moving into this already high density area?

- 5 story buildings will change the character of Boulder. I like when we limited structures to 2 stories, but at most we should be limiting structures to 3 stories (i.e. low to medium density.) It's also concerning to me that there isn't any set commitment on affordable housing. We should have a solid commitment, and a large percentage, of affordable housing. Finally, we should look into providing a minimum of .95 parking spaces per unit, as per <http://censusreporter.org/profiles/16000US0807850-boulder-co/> Thank you.
- Yes I have a problem with the parking.
- The proposal will cause a traffic nightmare. The road system is ill equipped to handle the vast increase of cars and vehicles required by the proposal.
- I am also concerned about the pricing that will be required for the residences. Based on the recent construction and sale of units at Balsam & Broadway (NW corner), these new units will likely be prohibitively expensive with some "affordable" units, leaving the middle class once again in the donut hole.
- The building heights should not exceed 4 stories on any structure. The parking is not adequate. The contiguous neighborhoods will bear the brunt of lack of parking. That is not appropriate. The scale of residential should be reduced so that parking ratios are maintained.
- I don't see any mention of parking in the "Short Summary." There are a lot of nice things proposed and details attended to, but it seemed to me the overview was trying to distract the reader from the underlying impact this project will have. This is a massive development project right in the heart of Boulder.
- Too many people densely packed in that are with little parking and no larger streets and so much residential nearby.
- I'd like to see the building to be no more than 3 stories. 3 stories to today's standards is much taller than the old multi unit buildings in the area and dwarfs the duplexes and single family homes. I've lived in 2 different duplexes in this area for 7+ years and now live in an old 2 story home west of the project so I'm very familiar with the neighborhood.
- NONONONONONONONONONONONONONO! Stop ruining Boulder neighborhoods. You don't care about humans. Get a grip.
- See Item 2. above.
- I do not like the plan as is. You have not addressed the parking issue.
- There should be underground parking under all new buildings
- be sure to have pullouts for bus stops so traffic is not stuck behind a bus picking up passengers.
- Your plans are so ugly that my wife and I are seriously considering leaving Boulder after 50 years!
- Must preserve the character of neighborhood with 35' total height limit. Must not burden the neighborhood with increased traffic or use of parking spaces outside of the

development; should assume 1 car per adult resident + 1 guest; 1 car per employee; 1 car per customer, plus visitors. Should assume that most residents will drive a car off-site at least 1 trip per day, as is probably the case in the surrounding neighborhood. Should have >25% permanently (forever) affordable workforce housing. Must have adequate onsite green space (matching surrounding neighborhood) and storm water storage onsite. Reduce scale. Reduce trips per day (all transportation modes) generated by site by reducing residents/employees.

- "There is no information regarding the financial plans of the developers: the City owns the land, how does the developer(s) reimburse the City for the land use?"
- If the streambed plan is properly engineered along the north street, why can't there be more underground parking used along the southern side of the Block?"

Q4 Paseo Location

Paseos are pathways designed for pedestrians, not cars). An east-west paseo is proposed through roughly the middle of the site. We're proposing that this path would connect up to the northern paseo instead of continuing directly through to 9th Street. This would avoid conflicts with parking and vehicle access on the western parcel. This also creates an opportunity to provide a new outdoor space (O) that would be the developer's responsibility to build. Do you have any concerns about this refinement?

- no it's fine because the crosswalk to the park is at 9th and balsam
- North Boulder Park is right there. I would propose the west parcel be only flats.
- Not at this time
- Internal connections for pedestrians should be prioritized over parking/vehicle access. Limiting vehicles on the site (keeping them in the shared ramp) is an important part of the area plan.
- I guess it's ok. Why do you accommodate cars over people but provide no parking? Leaving outdoor space design to the developer sounds EXTREMELY risky. How about guaranteeing it is tasteful/useful by requiring developer to create beauty & functionality?
- DO NOT BUILD
- No comment
- no
- Would like to see the Paseo continue through to 9th. Feels too cut off, cloistered, exclusive. Cut through to 9th creates flow from the park greenspace.
- No concerns. Seems like a good idea.
- No
- Seems reasonable.
- building outdoor space is a sham

- Doesn't this create even less parking for residents of the new buildings as the original discussion was to extend the streets One Way? And isn't parking already grossly underplanned for?
- no
- Remove most all the civic services from this area. If you do not, the paseos which are a good idea and otherwise appealing, will become filled with homeless encampments and consequent crime and risk to the community.
- I love the use of a Paseo. I'm not as wild about it being completely straight. It could be a bent line.
- Homeless loitering.
- Good idea
- Traffic and congestion leading to unsafe conditions.
- LOVE IT
- That sounds like it may help with the density issues but I don't think it will actually make a significant difference considering the increase in users of this site.
- I referred to this earlier. I would much prefer that it extend to 9th St, in order to maximize walkable permeability.
- It looks like it already connects to the MUP along 10th, so a nice outdoor space would be fine instead of connecting to 9th
- The paseo should be from East to West for easy access to residents on the West side.
- The more pathways the better. They are not redundant.
- I think the development plan looks nice. My only big concern is about the affordable housing as mentioned above. If we can spend all sorts of money on pretty developments, it should be shared with everyone who needs housing.
- Good idea
- No, but please see my comment on scaling back the project.
- Does the developer have any plans already?
- You're proposing to construct "a new outdoor space" that's situation right across the street from a major park, the North Boulder Park, instead of using that space to build a parking structure to house the 1,000-1,500 people who live and work there?!!!
- Horrible idea. We DO NOT NEED THIS
- No
- No
- Yes when have developers ever thought about anything except profit we do not manage the resources we have why would we believe the developer has any stake other than his own benefit to design/build an area worthy of community life
- Great idea, but where are all these folks going to park. Not thought through. Is the builder responsible for ensuing there are enough spaces in the schools, added roads, costs overall to the community? Can the community cope with the extra influx,

- Sure that's fine. Please do not add any more damn crosswalks across the streets - people are not that lazy and they are a pain for drivers.
- If no parking can be done there, we need to assist the nearby neighborhoods with more parking areas so they don't overcrowd the streets. It will become a mad dash for parking while people try to use this new space I think
- Yes. The pathway should connect to the west as well and traffic needs to be reduced and managed with high parking prices and free bus access to all residents and employees. Substantial bike parking and alternate transportation incentives of all kinds
- no, this is good
- No
- agree
- Doesn't matter, putting lipstick on shitpile
- No
- Please use the wider Paseos.
- Concerned about increase car traffic on 9th street
- This looks well thought out.
- I prefer the paseo going all the way through to 9th Street. It would be a nicer site line to see all the way through to the park and also would reduce the footprint of the building on the western side of the property (but not if it creates more height).
- Good idea!
- No
- No
- I would prefer that the paseo connect to 9th Street if it is possible to do so without having conflicts with parking and vehicles.
- Is the developer going to meet that commentment like the Art Theatre that was going in the Camera building to allow that developer more density and height?
- This is too big a development.
- No comment on that. Why can't you build enough underground parking to accommodate the whole site, both residents and city workers?
- no
- What would the outdoor space be, exactly?
- none
- It seems small thinking to be parking up our streets. Cars belong in garages not ruining the beauty of our neighborhoods.
- The outdoor spaces seem small for so many people.
- I think the more green space and bike/pedestrian pathways the better.
- Refinement? Paseo? Developer responsibility? The scariest part of your ridiculous use of euphemisms to cover-up your BS is that you probably believe in what you are saying.
- I suppose avoiding connecting to 9th is preferable.

- No
- Like the Paseo idea.
- Paseo sounds like a great concept but look at the horrible, lifeless Paseo to the east of the Hilton in Junction Olace and learn from that .
- That area floods
- no! If it were to happen for real, I think this would be necessary.
- No
- Too few details on the relationship and plans of the developer. Also Boulder has a bad record of forcing these commitments
- Connecting to the northern paseo is a good tradeoff to provide the outdoor space and avoid conflicts.
- Good idea.
- Good. Can you ride a bike on it?
- No
- The impact of the paseo locations are insignificant compared to the overall impact of this development as a whole. No matter where the paseos are located the parking and traffic in the area will be a disaster.
- no, this seems like a good change
- looks good to me
- Good idea!
- No
- 1000 cars on 9th, balsam, alpine is crazy. There are very few ways to get out turning left on to Broadway
- No
- No
- Paseos at all right angles are not very creative or charming.
- No, I support this.
- nice idea
- I really like the idea of walking pathways and outdoor space
- no, that make sense
- This all wrong and needs to be stopped
- Sounds good
- Buil an Arts Center!
- no - but why are you using the name Paseo when there is no history of spanish influence in this area of town? it seems flip, trendy, and just not right.
- Won't work
- I do not really understand the issues.
- No other than it being a true outdoor space not just a road
- Needs to be less structures more parking

- Concerned that this connector for bike /ped might be exposed to cars without appropriate changes on balsam
- The curve/jog in the 11th street alignment is also great for visual interest and traffic calming - love it!
- Do you seriously need a new street? I worry that your idea of "better align" is sufficiently vague that virtually anything could occur there.
- DO NOT BUILD
- no comment
- no
- Don't like the idea of allowing traffic on the "new 11th St." Takes away from the sanctity of the Paseo.
- No concerns
- No
- there is already waaaaay too much reaffic. Use N Broadway as an example. Too dense
- Is the plan to still keep 11th street one way? That is what we were originally told.
- no
- By mobility hub do you mean a bus transfer station? This will have to be heavily controlled and patrolled to prevent transient and vagrant congregations.
- Love it
- Unknown.
- Sounds good but I don't fully understand all effects.
- Traffic and congestion leading to unsafe conditions.
- Seems fine.
- Again, that sounds like a drop in the bucket considering the impact on transportation demand.
- I think the prime consideration should be ensuring that it can connect to the south. My preference would be that it connect in the future with the alley between 10th and Bdwy. Barring that, I support this.
- No
- Street parking will be more dangerous with adding entrances to the streets.
- I like this
- No sure I understand this. A visual Would help.
- Good idea
- Please leave the current pharmacy and Ideal Market in place.
- Make it stop.
- No
- I'm sure it will contribute to traffic woes in that area, of which there will be plenty.

- Additional bike traffic is not necessarily a good thing. Some of us can't ride bikes and are dependent on cars to get around. More bikes on the roads mixing with cars are not a good thing. Some bikers are so aggressive as to make dangerous conditions for.
- The area is commercially intended not designed as a haven for bicycle riders
- no
- Seems unnecessary, pretty sure no one uses 11th street haha. The dummies just bike on Broadway or smartly use 9th street. This is coming from a fellow cyclist fed up with the idiots.
- no
- 11th street should be biking/ped/public transportation only. NO cars
- No
- agree
- Useless garbage
- Balsam is already heavily trafficked. More outlets should occur from alpine.
- Will this new 11th St. Be one way?
- Great idea!
- Again, good move.
- Will 11th street continue to be a one way street north of Balsam?
- No
- No
- THIS WILL FLUSH NEW TRAFFIC INTO A QUIET FAMILY NEIGHBORHOOD
- The proposal sounds reasonable
- Anything that makes it easier for the little Googlers to bike to work is a good thing.
- Turn this whole area into a park.
- Why was this not shown on a map? Leave it the way it is. Why waste the taxpayers money.
- no
- the City keeps building and building but doesn't do anything to improve the roads.
- Whatever gets people out of their cars and walking or biking gets my vote
- I believe the mobility hub should be as close as possible to Broadway.
- In the scheme of things, do you really think this "refinement" merits comment?
- I should have mentioned on last page: concern with building height
- No
- No.
- No problem with this
- Yes
- No

- Only that this neighborhood has very very poor speed regulation on the streets (lack of stop signs and speedbump) so this is likely just another danger zone. Futhermore, the streets in this area are a mess and have not been paved for 25 years.
- I like the wiggle, it will look better because the landscaping can soften the pavement since there isn't a long stretch of pavement
- no concerns.
- cool
- No
- No
- no
- no, makes sense.
- Thumbs up
- The mobility hub needs to be restricted to 11th St access, how will you do this to avoid impeding traffic on Alpine? Ride shares stopping and waiting on Alpine could cause unsafe conditions for peds and bikers due to traffic congestion.
- No
- No
- No
- Sounds good.
- No.
- no
- no
- no
- Buil an Arts Center!
- not really - 11th does not continue beyond the property so .. why not make it respond to what it can.
- A new car street is not necessary if you are trying to encourage alternative modes of transportation
- Have a patrolled well lit area where it's safe to lock a bike up
- Won't work
- I do not really understand the issues.
- Don't connect to 11th Street- leave Newlands alone and keep this monstrosity separate
- Speeding and shortcutting Broadway
- Needs to be less structures more parking
- No comment!
- No concerns. Am glad 11th St will be continuous to help keep excess traffic off of Broadway.
- No
- Will cause additional traffic and the problems there associated.

- I was surprised to see the addition of a north-south street (which I assume will open to vehicles) in the middle of the development, but I figured it may be necessary for various reasons. If it's purely a design element, I would have reservations.
- no
- Slow down the growth period. See my concerns above.
- No comment.
- Prefer that 11th St NOT align to the north.
- NONONONONONONONONONONONONO
- No
- I do not
- please ensure adequate bike and UNDERGROUND car parking for the 1000+ people who will live and work here.
- We were promised by your planners that the "One Way Segments " of street that we fought so hard to put in place to keep traffic from turning North into our Neighborhoods on 10th and 11th streets off of Balsam . Are you now reversing your promise ?
- Agree with changes. Hope 11th will be one/direction.
- no; this is a positive change imo
- Bike/ped connection must open concurrently with development.
- No
- Because of the steep hill to the south of the 9th-Alpine intersection this is a poor entry/exit location for a lot of traffic.
- No

Q5 Materials in Building Design

A description of allowed and prohibited building materials (starts on pg. 56 in draft code) is intended to provide minimum materials standards to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, and preferably natural materials on most of the buildings.

Allowed major materials include: stone, brick, wood.

Prohibited major materials include: synthetic stucco, unfinished or untreated wood, glass block, vinyl siding, plastic, fiberglass and acrylic panels.

Do you have feedback or suggestions for the Façade Materials section?

- no
- I also think metals were in the allowed materials section and should be. Sometimes celebrated architecture comes from the imaginative use of ordinary materials in an innovative way so I would caution against to many exclusions or restrictions.

- Let them build with whatever siding material, it's not a big deal
- Sounds reasonable. This is important--just look at the ugliness at 30th & Google.
- DO NOT BUILD
- High quality materials are good - but the design is equally important. Please don't make the design too trendy - make it something timeless.
- I agree with this.
- no
- Earthy materials, colors so as to blend with mountain background.
- No objections.
- No
- Please, just avoid the overused mid-century modern look we're seeing in a lot of recent buildings.
- Playing the "green game" is a joke
- This could be fine but the design of the buildings will likely what makes the real difference in whether this is an aesthetically acceptable and even pleasing development. Will there be a unified design by a capable architect?
- no
- Stone sculptures, murals.
- Metal framing?
- Wood (finished and treated) provides warmth and texture. It is also much higher maintenance than stone or brick. Would there be requirements regarding its maintenance?
- None.
- No
- I disagree with the prohibition on glass block. Glass block has been used extensively in great, long-lasting buildings, especially in Art Deco style. I'd also like to see less restriction on fiber cement, which is durable and has historic precedent.
- Please don't force the form to have these dumb aesthetics where there's 3-5 different materials necessary. They're buildings, and if you want them to look like they're separate / distinct buildings, change the zoning & FBC to allow it instead of shoehorn.
- Add some character to exterior building materials. The upscale "Balsam" building on the NW corner of Broadway & Balsam has no character and is ugly. The nearby buildings on the Washington School site have a far more appealing residential feel.
- again, sustainability is my concern.
- I'd like to see PLANTS added to allowed materials.
- Scrap the whole project and replace it with a Casa Bonita megaplex! More faux rock, swinging vines and high-dive pools, please!
- Please, no more rectangles like North Boulder and the ugly, ugly buildings in the triangle where Foothills meets the Diagonal.
- Facades on building on 30th are so ugly, please don't mimic.

- Please don't do this. We don't need this it will ruin our beautiful city
- No
- Whatever you design will look outdated by the time it is implemented.
- No
- No at the point 4 stories no matter how it looks is OVERBUILT
- Recycled materials would be great where possible
- Sure, no one cares about materials - only about how many hundreds of people are going to be flooding into this neighborhood. Boulder being ripped apart slowly...so sad (coming from someone that grew up here). The hospital was great bc it was quiet at nite
- no- i love keeping with the stone, brick and wood of the area!
- My thoughts are this ... what's going up at Pearl Junction looks horrendous and an opportunity was missed. These structures should blend in with the charm of North Boulder. So keep it classic and keep it charming. You have that responsibility!
- no
- No
- this description does work for me.
- Doesn't matter how you build a trash heap
- no brick please
- Agree. Don't let the project look like the Balsam Townhomes.
- Keeping natural materials is important, but the facades should also blend well with the neighborhood, not like the new buildings on West Pearl that stand out like a sore thumb.
- Not sure if it will blend in with the existing houses/buildings.
- I hope you adhere to this. The Google building at 30th and Pearl has been the best looking construction in that area. The Canyon and 28th buildings are a disappointment
- Please keep the aesthetic in line with the nice new construction in Boulder. Nicer materials and lots of glass are great.
- Let's have the materials like the older areas of Boulder. The new apartment building around the City are some of the most ugly i have ever seen.
- Durable high quality materials should be encouraged.
- Please don't create buildings that resemble the horrors on 28th and 30th Streets.
- Natural material allowed as listed above.
- Brick, wood and stone seem like right choices. Definitely avoid stucco etc.
- No
- I am very much in favor of requiring use of high quality building materials
- Try to match the office building style you allowed up and down 30th street or the wonderful checked board hotel on 28th st. with the 2x4 window shading treatment. Remember good architectural design cuts into the developers profits and we can have that.
- No issues other than with the proposed building size.
- No comment.

- please use green building materials throughout.
- The new condos north of the site are disappointingly ugly when compared with the new buildings on the other side of Broadway.
- Are the materials fire proof?
- Good to see elimination of plastics, acrylic other synthetics
- I like the use of natural materials.
- I don't have a comment regarding this, as I believe the design and the materials should be developed in tandem.
- That sounds good.
- No
- Like the allowed materials
- Materials that are repeated in a predictable pattern seem phony and not authentic. Please pay attention to the spaces for landscaping because it softens bad architecture!
- No problem
- No
- I like the architectural metal panels, but I see that they are limited to the alleys
- Please do not use a mix of materials that make it look like you ran out of the material and you had to substitute anything you could find----like the hotel at 28th and Canyon!
- No
- Design matters as much as materials. For example, brick is fine but in modern architecture. Buildings shouldn't look like Chicago or the Midwest.
- No
- I like setbacks on the third floor so that the building doesn't loom large.
- No
- this sounds like a good idea
- NO BRICK! Good lord there's enough of that outdated material around. Go with CLT! Natural, long lasting, stronger than steel, more green, Europe is light years ahead in this field time to catch up! Steel patina accent is an awesome combo. See OZ's 55th St
- No
- Use the most expensive material possible
- Just to keep in character with the current styles of the neighborhood
- No
- Great idea for materials.
- Wood is questionable.
- No, I support use of natural materials.
- no
- I like glass block
- Quality exterior materials will go a long way in making this project more palatable to the public and neighbors. Needs to have a quality appearance

- Stone, brick and wood sound great. As long as they are on a 3 story medium to low density building.
- Buil an Arts Center!
- well - some of the best thermally broken glazing (windows) are fiberglass type.. seems short sighted to eliminate this.
- None
- Stone, brick, and wood sound nice. I do not really understand the issues.
- Is that allowed list adequate? Are there sustainable and still aesthetic alternatives that should be included or clarified?
- Needs to be less structures more parking
- I do not live in this area but presume neighbors and building residents would want natural appearances and safe, environment friendly products. Is this really a neighborhood question?
- Great!
- No
- Limit height to three stories.
- Only comment...BUILDING IN A FLOOD PLAIN.
- Stone, brick, wood sounds good.
- no
- what's wrong with glass block?
- Slow down the growth period. See my concerns above.
- No.
- What about recycled materials? Glass? More modern use of concrete? Some resin materials are really hitech and modern.
- I hope that the City of Boulder actually requires some sort of inventive use of these "Allowed Materials" and that the building doesn't just look like every other boring building that has been approved in Boulder in the past 10 years.
- NONONONONONONONONONONONONONO
- No
- Not as explained. What I will say is the the new condo complex on the corner of Balsam and Broadway is hideous. It is a concrete monolith and does not fit into any of the architecture of the surrounding community. Make the new building fit in!
- Please do not use manufactured stone. Stone should be sourced locally.
- the prohibited materials are less expensive. If we build with expensive materials, how can it be affordable?
- Sounds good.
- By "well-tested, high quality, durable, weather-resistant, exterior grade" you mean the ugly urban cheap crap you have built around 30th and Pearl ! This is a eyesore! What makes you think this represents Boulder?

- Support the commitment to high quality materials.
- No unfinished concrete walls or walls without windows/doors at pedestrian/street level.
- No
- do not allow rusted tin; describe allowed/prohibited roofing materials