
MAPLETON HILL HOSPITAL REDEVELOPMENT

Please take a moment to help us. We would like your feedback on the Mapleton Hill Hospital redevelopment. When you're finished, please drop the questionnaire in the blue box at the front of the room.

Please list your comments on the presentation:

Thank you for your openness to listening to the neighborhood concerns.

Personally, I think you should keep the smokestack. It is unusual, and adds interest to an otherwise uniform 'slick' look. It is also iconic and quirky, which reflects the best of Boulder.

Also, it is a gift to the pigeons who roost in it! Don't forget about the wildlife in the area.

Also - water the remaining trees on the property so they ~~can~~ survive!

Optional Contact Information:

Name:

Email:

Thank you for your participation!

MAPLETON HILL HOSPITAL RENOVATION

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Questions:

- ① VISITOR PARKING LOCATION(S) & QUANTITY?
- ② ESTIMATED NUMBER OF AMBULANCES / 24 HRS?
- ③ CONTROL OF SUBCONTRACTORS, i.e., PARKING, RIGHT OF WAY ON SIDE STREETS (CURRENTLY DUMP TRUCKS & CEMENT MIXERS + CONTRACTOR VEHICLE DRIVE & PARK ON DEWEY AVE — STREET NOISE, NO PARKING, STREET IS BEING TORN UP).
DAVE H (CITY RIGHT OF WAY INSPECTOR) IS DOING A GREAT JOB BUT ~~IT'S~~ IT'S LIKE ~~HERDING~~ HERDING CATS.

Optional Contact Information:

Name: MICHAEL FISHEL 417 DEWEY AVE
Email: msfishel@gmail.com
404-754-7865

MAPLETON, AS
NORTHWEST FROM 4
& DEWEY

Thank you for your participation!

- ⑤ DOES THE CITY OF BOULDER HAVE TAX RESOURCES TO REPAIR/REBUILD DAMAGED STREETS?

- ⑥ WILL YOU BE PLANTING NEW STREET TREES AS HOMES ARE REQUIRED TO DO BY THE CITY ~~AND~~ LANDSCAPE ARCH. (ELIZABETH L.) (STREET TREES ARE 45' + TALL)?

Good Neighbor Meeting 03.09.2017

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Regarding potential home care for those, especially
with regard to the Mapleton Historic District -
Why not consider the Eastern Broadway
the Broadway instead of 9th

(Note - I did ask the question at the meeting
& would love an explanation of what the
Requirements would be -

Optional Contact Information:

Name: Jerry Campbell

Email: JCAMP1004@AOL.COM

Thank you for your participation!

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Did very well in anticipating concerns/objections and showing how your proposal has changed ^{to address prior comments.} I agree that the traffic/trips per day continues to be a sticking point (not for me personally) because it seems unrealistic (and you are comparing to a busier previous use, not the current dormant state of affairs). In answering the last question, you finally came clean about the high "before" numbers (which you could have more effectively defused earlier) and gave real, reasonable reasons to believe the low "after" numbers. Use this information/rationale to your advantage: seniors in a community are about the lowest-impact neighbors you could hope for! Health aides are much more likely than the general public to cycle or use public transit. When seniors do go out, they don't usually do so during peak rush hours. And so on...

I am genuinely excited about this project.

Optional Contact Information:

Name:

Email:

Thank you for your participation!

"Listen to understand, not to respond"

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I strongly disagree that the smokestack be retained; it has no redeemable historical or architectural value. (though I like the lights treatment you show on your rendering: Neighborhood access - great! Mutual benefit to immediate surrounding community and residents. But should extend to the natural boundary of Canyon (vs. Pearl); West Pearl distinct. ↳ only one block south of Pearl at the west end of town

I like the idea of having some of the affordable units on site.

Optional Contact Information:

Name: Liz Janson

Email: lizbjanson@gmail.com

Thank you for your participation!

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Hot Pool - I have a bad back & there is no other hot pool in this city that can accommodate so many people of all ages -- mostly seniors.

My life would be miserable if I did not have access to this large pool where I can dangle at the deep end, wearing a float wrap or noodle, to get traction. The heat relaxes my muscles & I can thankfully have a day with less pain -- it gives me my life back. IN this hot pool I am able to do aerobic exercise which will prolong & enrich my health, my life.

Optional Contact Information:

Name: Sandra L. Bierman

Email: sbierman4@gmail.com

(I live in N. Boulder)

Thank you for your participation!

Good Neighbor Meeting 03.09.2017

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I have met previously with your folks and am impressed with your plan. I am 61 & my mother is 85. my daughter lives on 4th just south of mapleton. I have been here since 1968 off & on. I am a disabled-retired coast chief fire fighter/EMT & now is good on several scores. I had back surgery in 2016. Use of the rehab facility & warm water pool saved me & helped me walk much faster time-wise & hrs use-merged! I hope you include the pool in your plans. This is a great plan & I hope you get this done for our community. Boulder needs this! my mother is in MaySandra House & it was all we could find - we need more for our aging population like me. ;)

Optional Contact Information:

Name: Sharon Simmons

Email: ssimmons@bpcolorado.org

Thank you for your participation!

Thank you!

MAPLETON HILL HOSPITAL RENOVATION

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Please list your comments on the presentation:

How does ownership transfer after someone dies.

Do you buy your unit outright and what does that entail.

What extra monies will be involved

Optional Contact Information:

Name: *FRADA KODECK*

Email: *FNKODECK@comcast.net*

Thank you for your participation!

Good Neighbor Meeting 03.09.2017

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No offense intended - but starting out w/ a story that most of us have heard 5-6 times @ earlier events is not a good use of people's time.

I think the bigger issue related to the site is how does the Boulder community want to define "community/public" benefit? My perspective is that housing for the very wealthiest of our community does not rise to the level of clear "community-wide" benefit.

I'm not opposed to development - I've run hundreds of community engagement meetings/events/design/planning exercises over a 25 yr. career. My bigger concern is that our current definition of public community benefit is far too vague and in effect makes it workable to leave out the less economically advantaged member of the Boulder community. Building 132 affordable units elsewhere is ~~also~~ segregating our community.

Optional Contact Information:

Name: Darrin Ayre

Email: daryre@ayregroup.com

Thank you for your participation!

p.s. I also believe there are other aspects to community benefit that senior housing only, essentially excludes. e.g. coffee shop, small groce etc

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This is "much-needed" and creative and valuable, but careful use of this property. Very impressive!

Given both the opportunity and the need, shouldn't the density be increased and more beds/housing be built and approved?

Smoke Stack: Why would the city of Boulder allow/desire a symbol of pollution, something that exceeds the height & obviously block the view? As it is not historical (due to it's history of being re-built) and it serves no purpose and is a reminder of an industrial, dirty representation that is not in keeping w/ either the history of Boulder nor its present.

Optional Contact Information:

Name: Susan L. Routt

Email: s.routt@comcast.net

Thank you for your participation!

Good Neighbor Meeting 03.09.2017



Jill Lester <jcwlester@gmail.com>

Fwd: Old Mapleton Pool

Marci <mkdecker99@gmail.com>
To: Jill personal <jcwlester@gmail.com>

Thu, Mar 9, 2017 at 8:57 AM

Here's a copy of Dr. Perkins' letter.

Sent from my iPad

Begin forwarded message:

From: marci decker <mkdecker99@gmail.com>
Date: January 14, 2017 at 12:40:26 PM MST
To: openforum@dailycamera.com
Subject: Old Mapleton Pool

In 1981 I moved to Boulder. I was physically active.

Years ago I was diagnosed with rheumatoid arthritis. The only activity that I can do now is in the local warm water pool, formerly known as Mapleton, now Sanitas Pool.

To quote my rheumatologist, Dr. Jeffrey Perkins, MD, PhD:

I am writing in support of the beneficial effects of warm water exercise for patients with arthritis. Warm water exercise is an ideal exercise for patients with arthritis. The warmth helps stiff, painful joints to move more freely. The water decreases the weight and stress on damaged joints, making exercise more tolerable. Warm water exercise therapy requires a pool maintained at 92 to 94 degrees. Such warm water pools are an invaluable community resource for many with arthritis or related conditions such as fibromyalgia. I strongly encourage communities to make this investment in support of the health of its residents.

Warm water pools so far, have been the province of hospitals. Now Boulder Community Hospital is out of the pool ownership business for good. So Boulder residents will no longer have this beautiful, unique pool as an option.

The land is owned by Developers, and is currently being managed by the YMCA. However, the hours have been cut to three mornings a week, limiting exercise possibilities, not only for myself, but many others whom have similar issues. Soon Old Mapleton Pool will be gone forever.

This letter is asking Boulder and Louisville Recreation Centers to step up and provide warm water pools for this important segment of our population. Louisville currently has funds available for their recreation center. One third of the funds are designated for an additional lap pool. **I urge the Louisville City Council and Mayor to substitute a warm water wellness (Serenity) pool.**

Narci Decker

1422 Wilson Place

Louisville, CO

Friends and Neighbors,

My name is Jill Lester. I have lived in Boulder for many years. So long that I remember the multiple incarnations and uses of this facility. It has been different hospitals, both my kids learned to swim in the Mapleton Pool with Linnie-I think that was through Janet McCabe. I was onsite for various reasons including the Sports Medicine Facility. It's a rambling building with poor ventilation, multiple additions, multiple HVAC systems-it was a nightmare for the hospital to fund and I am sure it is expensive for the developers, too. I have seen the plans develop for the site with feedback from its nearest neighbors. I was so pleased to see the new plans for the site. To me, they look aesthetically pleasing-a building I would be glad to age in.

My mother came to Boulder when the Carillon first opened. She was the second resident there. She was thrilled to be able to have her own beautiful apartment, near the university, with the services she required, and to be part of our community. My kids spent time with her in her last years and she was close by. I think of myself when I too face my aging years. I would love to live up here where I have hiked so many times near my beloved mountains. I am so glad that this group of developers has listened to the many voices and put together a plan that makes so much sense. I hope the city and the neighbors will see the value in what they are offering-we do not have enough senior living to meet the need.

I am also a pool user and feel blessed to have shared the generosity of the developers in keeping the pool open for us. The users and the Y have all contributed to keeping this great community asset open. In recent weeks more than 50 users per day have been using the pool. Amazing.

One of the things that I struggle with in Boulder is the idea that we cannot grow and welcome people into our community. We have created a beautiful place in Boulder and many people want to be here. Certainly, there are many who can afford to live here and will want to age out within the community. I think the developers have offered good answers to the neighborhood concerns and it is time to move forward.

I noticed that the city has done an analysis on the Alpine Balsam site that concluded:

Enough evidence suggests, without exhaustive and costly analysis, that the main hospital is not suitable for reuse. Instead, the recommendation is sustainable deconstruction of the hospital. This will involve selectively taking the hospital apart in such a way so as to reuse as much material as possible through partnerships with others followed by recycling what is left to make way for new development of the site that realizes the community's vision and goals.

I think it is only fair to recognize that this facility would meet the same criteria. Let's move forward with this project.

Thank you.

3-9-17

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This was a propaganda campaign for nothing less than a senior destination resort, not a "campus" ~~of~~ mansions - not "cottages". This uber high end town threatens middle class affordability in BO. *There is no senior center in the USA with this topography which threatens senior health & security. *Multigenerational life is internationally known to be kinder & better for quality of life for seniors. *Way too much growth in BO, CoB needs to purchase this for Parks & Rec for the huge pop. growth & multistoried resident increase in life in BO. Also need more local agriculture in parks to supply local food. *From the 16th neighborhood meeting I have asked for this and it feels like this was about 1 1/2 yrs. ago. *Problem - limited infrastructure for the magnitude of this development. *Parking - paid parking from Pearl is already highly impacting the whole neighborhood with recreationists.

Optional Contact Information:

Name:

Lynn Segal

Email:

lynnsegal7@hotmail.com

Thank you for your participation!

NON-PROFIT

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(Ken) You speak about how you want to be friendly with the neighborhood & I appreciate your intention. I am curious how you actually plan to do that? Will your liaison person actually tackle our concerns and come up with solutions? or just provide a comment box? How will you mitigate flood issues? fires? violent wind? How about local wildlife? I witnessed how City Council said it would listen to neighborhoods AND mostly it has not. Will you walk your talk? How about some low + mid income residences? Would you be willing to lower some of your profits to include less wealthy people? What about parking for trail users? Your 46^{FT} buildings will block views to the foothills. How about keeping them at the recommended height of 35^{FT}?

Optional Contact Information:

Name: Jacqueline Muller
Email: jamuch@aol.com

Thank you for your participation!

**Mapleton Hill Good Neighbor Meeting
Public Meeting – March 9, 2017
Boulder Seventh-day Adventist Church
345 Mapleton Ave, Boulder CO 80304
Summary – FINAL**

Introduction

This meeting is about the proposed senior living facility for the Academy on Mapleton Hill. The purpose of the meeting is to present the revised proposal that has incorporated public input and been amended to reflect City requests. The meeting will also provide an opportunity for the developers to receive community feedback regarding the revised proposal. There will be time for clarifying questions and public comment (three-minute limit). The developers, City staff, and representatives from Open Space Mountain Parks were present and available to answer questions about the proposed development. Jay Hebb, Roger Grow, Robert Haas, Don Altman, Mike Bosma, Gary Berg were present from the development and investment team.

Conversation Guidelines

- Listen to understand, not to respond.
- Do not assume the motives of other people.
- Talk about ideas, not about people. It is possible to disagree without being disagreeable.
- Respect each other's time.
- Remember that your input is just as important as everyone else's.

Staff Presentation

Ron Secrist presented the revised plan. He offered an overview of both current and proposed sites, clarified the primary differences between the original and revised plan, and expanded on the Good Neighbor Plan.

Mapleton Hill Values and Background

- Mapleton Hill, a proposed senior living community, has been deliberately designed to be an enriching, stimulating, and comfortable environment for the aging.
- The original site plan was submitted to the planning staff in September 2016. This revised proposal is intended to reflect the extensive public and City feedback gathered since the beginning of the public process.

Current and Proposed Sites

- The current building heights are 56 feet; the current site's open space is 299,805 square feet; there are currently 395 parking spaces; the traffic potential with a medical or dental office is estimated to be 5,858 trips total.

- The resubmitted site plan has a proposed building height of 47 feet maximum; the proposed open space is 383,765 square feet; there are 64 surface parking spaces proposed and 226 underground garage spaces; the proposed traffic potential is 554 trips.
- The buildings will be a combined 330,000 square feet with a variety of independent living and short-term rehab/memory care beds.

Differences between First and Second Submittal Site Plans

- The Seventh-day Adventist Church will have 90 dedicated parking spaces on the proposed site on Saturdays and Sundays.
- Based on public and City feedback about its proximity to the trailhead subdivision, the long-term memory care and wellness center on the Northwest portion of the property has been moved closer to Fourth Street. There are now seven cottage homes proposed for that land.
- There are two access trails that cross through the private property owned by Mapleton Hill. The developers have agreed to provide dedicated easements to those access points in perpetuity. The revised proposal also includes a restroom that will be owned and maintained by the Academy on the Northwest side of the access area as an additional community benefit. The City has indicated that there is not enough public interest to create an easement for the social trail on the Southwest corner of the site.
- There will be a dearth of Medicare-eligible beds available to the public in the proposed community center for long-term care or rehabilitation activity. There are 51 beds total (41 in nursing care, and 9 in memory care). Any beds not used by members of Mapleton Hill will be available on a first-come-first-served basis for Medicare patients.
- The proposed wellness center will include a warm therapy pool for rehabilitation purposes. The pool will be available for public use during the hours when it is not being used for resident classes or lessons.
- There are historic structures on the site that the city has requested be preserved or landmarked. The revised proposal has included plans to preserve, maintain, or repurpose the following structures: the wall along Mapleton Avenue; the stone cottage at the back of the property; the white cottages from the 1920's; the nurses' dormitory (Maxwell building) which will be landmarked and used for residential purposes; and the 120-foot smokestack. The City considers the smokestack as an iconic symbol so the developers have included it in site plans but do not see a way to make it economically beneficial and will make the case that it is not an appropriate structure to preserve.

Illustrations of Site Proposal Buildings and Landscape

- Building A is where the current hospital building is. This is the tallest building on the site.
- There are seven cottages along Fourth street. The inspiration for these cottages comes from existing homes in the Mapleton neighborhood. The intent of building

these cottages is to maintain the residential fabric along Fourth Street and create a graceful transition between the neighborhood and the campus.

- The largest building in the proposal is Building B, at 47 feet high. It will have residential apartments.
- Additional illustrations and viewpoints will be posted on the website.

Operating and Good Neighbor Plan

- The developers understand that the Boulder community is concerned about the construction phase. As a part of the developers' agreement with the City, the revised proposal includes the employment of a Construction Community Liaison who be available to the community in order to communicate issues of community concern to the developers throughout the construction process. The developers will also keep neighborhood groups updated on details such as when the most agreeable times to haul construction materials and when certain streets will be unavailable. The site is large enough to store dirt and accommodate the contractors' trucks.
- The campus will be available for public access from sunrise to sunset seven days a week. The rules of campus align with Open Space Mountain Parks' rules. Because of the vulnerability of the Mapleton residents, no visitors will be permitted on the site during the evening unless they are visiting a resident.
- There will be permanent public access to Mount Sanitas trails.
- Parking spaces will be an additional cost to the residents, partially to discourage them from bringing their cars. The revised proposal also includes the creation of a car-share program for which The Academy will purchase a fleet of vehicles for residents to use whenever they need. Residents will also have access to vans with drivers provided by the Academy.
- Employees will be provided with an EcoPass so that they can take public transportation. If employees do bring their cars, they will park on the campus and not on neighborhood streets.
- The new proposal includes charging stations for electric cars.
- All service vehicles will use the loading docks on the Southwest corner of the site. The revised plan includes space for community input on the best time for food/trash delivery and pick-up.
- The Academy will operate its own healthy food service and maintain an herb garden. The quality of food will incentivize residents to stay on site.
- When the Academy opens, a full-time neighborhood relations employee will be hired who is responsible for maintaining contact with the local community.
- The Academy will have a neighborhood access program that allows people who live within walking-distance from the campus to select from an a la carte menu and participate in dining facilities, recreational facilities, and other programs.
- The Academy will offer a home care program to the neighborhood within the proposed proximity (Dellwood Avenue, Knollwood subdivision, Ninth Street, and Pearl Street).

Next Steps

- The developers will submit the revised proposal to the City in late March or early April. The City will analyze the proposal and there will be another public review process to make further refinements.
- When the Planning staff is assured that the proposal meets all the conditions, it will be submitted to the planning board. There will be another public meeting which will contribute to the Board's ruling.
- After the Planning Board's ruling, the proposal will be presented to Boulder City Council. There will be an opportunity for public comment during the Council meeting then the Council will review it.
- The developers will then submit technical documents which the City will review in three-week cycles (there will be two or three review cycles).
- The developers will then apply for a building permit. This can take several months. The earliest estimate for project completion is 2020.

Clarifying Questions to Owners and Developers

Attendees were given the opportunity to ask clarifying questions about the presentation and. Questions are indicated in italics and followed by the development team's answer.

Are there covered walkways or American Disabilities Act (ADA)-compliant access points for people with limited mobility on the proposed site?

There are walkways between the two apartment buildings that connect people internally. The larger buildings are also all connected. The cottages will house able-bodied people. Those people will transition into the apartment buildings when they need to.

Will the Medicare-eligible beds be available only for people with a supplement or also for Medicare patients without a supplement? How would beds be prioritized?

Beds will be offered to patients with or without a supplement. Priority will be given on a first-come-first-served basis. It is estimated that approximately 60 percent of beds will be occupied by residents.

What size is the proposed therapy pool? When will it be available to the public and at what cost?

These details are not available yet. It will be in the wellness center and its primary purpose will be for rehabilitation. It will likely be open to the public by mid-afternoon on most days.

How did the developers determine which surrounding blocks would be offered the neighborhood access program?

The developers wanted to offer this program to people within walking distance from the campus. If further analysis shows that the boundaries can be extended without adding traffic issues, the planners would consider making such a change.

Which buildings are higher than 35 feet, and do the developers expect to receive a variance, given the recent moratorium?

The apartment building at the back end of the site is 41 feet. The developers do expect to receive a variance, based on the historic heights of the buildings and topographical challenges associated with the site.

How many residents are anticipated to live in this community?

The maximum number is 213 residents on the site. There will be 80 employees working 12-hour shifts. 70 percent of those employees work during the day and 30 percent work during night shift.

The presenter stated that there are close to 6,000 car trips for current use. What does this mean?

The property could be developed into a denser medical or dental campus, and 6,000 is the projected amount of car trips for these other uses.

What are the projected traffic numbers for the intersection of Fourth Street and Mapleton, and will there be stop lights at the two entrances to the site?

The projected number is 500 trips a day. The National Institute of Traffic Engineers provided the last traffic count for this site 18 months ago. Their projections reflect the fact that elderly people living in all-inclusive communities do not drive very often. Senior living is the least impactful use possible for this site. There will not be stop lights at the entrances to the facility, but the developers will provide whatever signage the City requests.

Are the new streets going to be public or private?

The new streets will be private.

What is the average square footage and height of the cottages?

The cottages on Fourth Street will be 2,200 square feet and two stories tall. They will be 29 feet high, measured from the ground.

The developers mentioned an inclusionary housing component. Does the revised proposal include subsidized housing on or off site?

The developers will be submitting an off-site proposal for up to 132 affordable units. The proposed site is 33rd and Arapahoe, where Frehauf's is currently located.

When will the developers be submitting their application for use review? Is there any plan to rezone the site to meet the profit objectives?

The developers will be resubmitting this with the site review. These are done concurrently. There is no plan to rezone. It will all be done using public zoning.

If the developers are not able to get the zoning permits required, will the developers vacate the project and sell the site?

The developers are focused on this project and believe this proposal will be successful. If not, the developers will consider viable options for different uses.

Will the Construction Community Liaison work through the City or with the neighbors directly?

The liaison will work with the neighbors directly.

Will there be any street improvements before the construction is completed?

The developers will follow the City's directions, but also strive to be the best possible neighbor.

Would the developers support adjacent neighborhoods applying for the same zoning changes proposed for the site?

There is a parcel of the property that is zoned residentially, and the developers are asking to have that parcel rezoned to the public (P) zone so that it is consistent with the overall land use. Landowners are welcome to apply for rezoning.

When did the developers apply for the use review?

The City has not reviewed a use review. There was a submittal and the City has requested that the developers provide a use review. The developers will offer a second resubmittal with the revised proposal.

The developers have previously mentioned that there will be 10,000 truckloads of soil taken off this site. Does that reference only the underground parking or does that include soil from the entire project?

That is a rough estimate for the entire project.

How do the developers propose to get approval for the buildings that are higher than 35 feet?

The tallest buildings are 41 feet and 46 feet high. The developers will request approval for the height bearings from City Council. All the dimensions will be on the website. The City will require measurements be taken 25 feet away from the lowest point.

Is there a plan for protecting residents from the people who have camped along the Sanitas trail?

The developers are aware of this issue and will continue to work with Open Space Mountain Parks officials.

How much will it cost to stay at the facility?

The estimated average cost for the independent living units is approximately 20 percent higher than Frasier Meadows. The 900-square-foot units will have an 85 percent refundable membership at \$700,000. There will also be 50 percent refundable options and zero percent refundable options. If people think that they will be staying long-term, they should opt for the zero percent refundable option. The fees run from \$5,000 to \$6,000 per month for the all-inclusive membership.

Who are the proposed builders?

The ownership group also owns a building company called AGR Building. When the time comes, the developers will conduct interviews and decide which company is the best fit.

How does the City plan to mitigate the traffic load in the neighborhood? Is there a budget for road repair? Is there enough tax revenue from the site to cover the cost of the repairs?

The City has noted this question and will ask a transportation engineer.

What are the drawbacks of this site proposal?

The biggest drawback will be the increased number of semi-trailers driving through the neighborhood. The loading dock is pushed back to the rear end of the site, and drivers are not allowed on campus until 9:00 AM and will be required to turn off their engines. The Community Liaison will be critical in helping to make sure the community can share their input throughout the process.

Clarifying Questions from Written Comment Cards:

Where will visitors park and how many spaces will be provided?

How many ambulances will be provided and will they be operating 24/7?

How do the developers plan to control the subcontractors regarding parking and right of way on side streets?

Will new trees be planted by the cottage homes?

How does ownership transfer after a resident passes away?

What is the current traffic volume up and down Mapleton Avenue and 4th Street?

What efforts will the developers undertake to enforce speed limits up and down Mapleton?

When and for how long will the public lose access to the pool during the construction phase?

Whose responsibility will it be to evacuate the residents during a fire or flood emergency and where will they go?

Public Comment

Members of the public were given the opportunity to speak for three minutes and encouraged to write their thoughts and ideas on a comment card. Below are the themes of these comments, both written and verbal.

Therapy Pool

- Individuals with chronic pain and illnesses have depended on the pool over the years and are grateful that the developers have provided public access to the therapy pool and integrated rehabilitation and wellness programs into the proposal.
- There is no other pool like the Mapleton warm water therapy pool. None of the other public or private club pools are warm enough. The community appreciates that the developers are keeping this resource accessible.
- Boulder has a reputation for fitness, wellness, and healthy living, and should be able to provide exercise facilities for all its citizens with their differing abilities as recommended by the 2008 Physical Activity Guidelines for Americans by the Federal government. This warm therapy pool meets the needs of a wide range of Boulder's population.

Neighborhood Access and Programs

- The Neighborhood Access Program should be extended to include Canyon Boulevard and Broadway to reflect the entirety of adjacent neighborhoods. The current boundaries exclude homes in those neighborhoods.
- The neighborhood access program is mutually beneficial to the immediate surrounding community and the residents.

Expanding the Demographics and Function of the Site

- More mixed income or affordable housing units should be added to the site.
- The developers have offered to build 132 units of affordable housing, which is far beyond the City mandate.
- Because of the proposed cost of living at this facility, the proposed plan does not offer a public or community benefit. Building the affordable units off-site further segregates the community.
- This campus should offer both multi-income and multi-generational housing.
- This site used to be home to a world-renowned headquarters for natural healing. Build a similar facility that aligns more with Boulder's character.

Construction Noise and Traffic

- Consider purchasing and using a white noise backup alarm for the construction and commercial vehicles. Brigade Electronics sells one that is approximately \$150 per vehicle. This would greatly improve neighbor relations.
- The developers might want to consider having the larger trucks load their deliveries into smaller trailers. The increased traffic and damage to the roads will be greater than anticipated.
- The developers should ensure that there is continued access to the trailhead throughout the construction phase.

Parking

- The proposed site should reduce the amount underground parking spots.
- The underground parking is a great way to lessen the burden on the surrounding community.
- There should be trailhead parking available in the revised plan.

Proposed Density of the Site and Size of Resident and Staff Population

- The proposed number of residents is too large. With 80 full-time employees and 200 or more residents, the number of outgoing and incoming people for the neighborhood has nearly doubled.
- The employees are most likely adding to the in-commute to Boulder. Consider providing onsite housing for nurses. This could be studio staff housing.
- The site design seems more like a resort, not a campus. There is limited infrastructure to support the magnitude of this development.
- Given the opportunity and need, the density should be increased to offer more beds and housing.
- Do not add any more building density to the site.

Building Height

- According to the code, the developers do not have the right to build above 35 feet.
- The cottages on the Northwest corner of the property are nearly 70 feet taller than Fourth Street which could create a fishbowl effect for the trailhead.
- Keep the height of the buildings on the Western end of the property low, as they are higher up on the hill.
- The proposed building that is 46 feet high will block views to the foothills. The building height should be limited to 35 feet.

Landscaping and Tree Removal

- In August, the developers promised that they would develop a graceful interface with the surrounding neighborhood. The cottages must be the same height, size, style, and building material as the surrounding homes, and must be equal distance from the street and each other.
- There should be a landscape buffer to soften the impact of new structures. The developers are planning on removing trees and planting new trees. There are 13 mature trees along Fourth Street, and all of those will be cut down. The developers should save those trees.
- If the developers choose to cut down the mature trees, consider planting more mature trees.

Suggested Shared Space or Café

- Repurpose the smokestack into a brewery or a café that is open to the community to come and interact with the residents.
- Having a café could facilitate intergenerational relationship-building.
- Provide opportunities for the younger generation to spend time with residents. There could be monthly cultural or history events.
- Please do not build a café or restaurant on the site.

Site and Resident Safety and Quality of Life

- The proposed sidewalks are not heated. Seniors could easily slip.
- The proposed site is very windy. There must be railings or some type of accommodation so that seniors (even those who live in the cottages) can walk between buildings.
- The developers should have a concrete flood and fire plan.
- The developers should consider local wildlife issues.
- This is the only senior center in the country on this type of topography and this creates many hazards to senior health.
- Residents will benefit from being close to hiking trails, rehabilitation center, yoga, and other opportunities for physical activity.
- The facility is in a prime location and seniors will be integrated into the fabric of an existing community. It is an asset to have this facility near the university.

The Smoke Stack

- The smoke stack is an eyesore and has no place on this site.
- The smoke stack has no redeemable historical or architectural value.
- There is magnificent artwork on the top of the smokestack. The smoke stack could be used as a transit telescope for high school students. The chimney could also be used as a sundial.
- The smoke stack is unusual but adds character to an otherwise uniform and slick aesthetic. This quirky look aligns with Boulder's personality.

Traffic:

- The traffic numbers seem unrealistic. Continue to use the rationale that seniors are the lowest-impact in terms of traffic in all projected traffic studies.
- More recent traffic numbers are needed to understand the site's impact.

Developer's Neighborhood Engagement

- These developers have a proven track record with the community. The developers have been responsive to their clients and the surrounding community in their past endeavors. Boulder would be lucky to have them over a corporation or out-of-state conglomerate. They are local owners.
- The suggestion has been raised since the beginning of the process to allow Parks and Recreation to purchase the property and provide more local food supply and agriculture. This suggestion has not been noted.
- It is impressive to see the tenacity of the developers in working with and accepting criticisms from the community.
- Feedback from previous meetings has been incorporated into the new revision well.
- The developers have mitigated previous concerns about the quality and character of the development through this revised plan.

Website: mapletonhillacademy.com

**Mapleton Hill Meeting
July 31, 2017
Boulder Seventh-day Adventist Church
345 Mapleton Ave, Boulder CO 80304
Summary**

Introduction

The objective of this community meeting was to provide an overview of the proposed operations management for Mapleton Hill Academy. The developers must obtain site review approval (real estate) and use review approval (operations) from the City of Boulder. As part of this process, the City requires the developers to hold a “good neighbor” meeting, which occurred in March, 2017. The City also requires the developers to hold a use review meeting to address the operations management that would occur if the project was approved, which is the function of this meeting. Gary Berg and Shirley Berg provided an informational presentation and answered participants’ questions regarding operations management. Participants then provided public comment.

Information regarding Mapleton Hill Academy is available at: www.mapletonhillacademy.com

Changes to the Site Plan

Gary Berg and Shirley Berg shared the changes that have occurred to the site plan since the previous good neighbor Mapleton Hill meeting in March. Since the meeting, the developers have worked with architects and engineers to redesign certain aspects of the site.

- In the previous site plan, the total square footage of the buildings was 426,000. It is 300,000 in the current site plan.
- The amount of open space has increased from the previous site plan. There are fewer projected units and long-term residents in the new plan.
- In terms of the site plan submittal, there were a lot of detached single family equivalents in the previous site plan. The current version has four duplexes instead of single-family homes. The current site plan has broken down building B into smaller buildings.
- Aerial imagery of the current site with the proposed site overlaid demonstrates that the proposed site plan utilizes existing buildings and parking lots as much as possible.

Operations Management

Gary Berg and Shirley Berg provided descriptions of the specific management plan elements provided by the City of Boulder.

Description of food service offered

- Meals would be served seven days a week, three times a day. Meals would be customized to different types of residents. For example, long-term memory care, therapeutic care, and independent residents would have different types of meals. While there would be three different types of food service operations, the main kitchen would be in the main building. The facility would likely have a formal liquor license.
- Many retirement communities contract their food to companies like Sodexo. Mapleton Hill Academy would have their own operation. That gives the facility greater control. All chefs and wait staff would be hired, trained, and supervised internally. It would not be outsourced. By offering such quality food, the hope is that the adult children and grandchildren would want to have dinner with their loved ones on site.

Hours of operation

- Mapleton Hill Academy would be a 24/7 operation.
- Activity would typically start to pick up around 7:00 AM and some employees would arrive. Most employees would not arrive until 9:00 AM. Starting at 5:00 PM, employees would begin to leave, and dinner would be served. From 7:00 PM to 8:00 PM activity would slow down. A security guard would keep watch overnight.

Resident and visitor arrival and departure times

- The arrival and departure times would depend on the clients.

Coordinated times for deliveries and trash collection

- This has been an issue of concern for many years at the Academy in Chautauqua. There have been many conversations with neighbors to assess the best times for deliveries. There will be similar information-gathering meetings for Mapleton Hill Academy.
- Employees would pick up individual residents' compost, recycling, and trash daily and take it to central locations. There would be a few truck pickup locations inside the campus. Mapleton Hill Academy would be committed to zero waste. All employees would be trained to separate trash, recycling, and compost.

Description of the type of entertainment provided

- The plan for Mapleton Hill Academy is to have musical programs, lecture series, exercise classes, swimming classes, etc. There would be a variety of opportunities that would expand to the participants of the neighborhood access program. Most of the events would be free. The event calendar would be dictated by the consumers and would evolve over time.
- At the Academy in Chautauqua, there are many small discussion groups that meet on a weekly or monthly basis. For example, there is a women's group, a current event group, and others. The Academy in Chautauqua provides these groups with space and breakfast.

Size, location, and number of electronic amplifiers

- There would be a sound system in the grand hall to accommodate special events.
- The developers do not anticipate having any permanent outdoor amplifiers. There may be an outdoor concert once a year.

Techniques and strategies to mitigate noise impacts

- Senior communities tend to be quiet. Amplified music is not an anticipated issue. There would be two main sources of noise that would be mitigated: the delivery/trash trucks (which would be required to turn off their engines), and ambulance sirens. At the Academy in Chautauqua, which has 60 to 70 residents, there are typically one to three ambulance arrivals a month. As soon as the ambulances get within the vicinity, they turn off the sirens.

Description of how the applicant will prevent littering and maintain an orderly appearance of the premises and any adjacent right of way

- The grounds and common areas would be kept looking beautiful. There would be two full-time gardeners.

Security plan describing security features, including, without limitation, personnel and equipment

- There would be a security guard at night. Every employee would be oriented toward security, and would provide protective oversight to the residents in a way that is not too imposing or visible.

- At the Academy in Chautauqua, there is door open from 7:00 AM to 9:00 PM. Whenever that door is open, there is someone sitting at the desk inside. It is impossible to get to the interior without being seen. All visitors are required to sign in. There are security cameras at all the doors. All staff are required to know the residents by sight and name. As a licensed facility, the Academy in Chautauqua must meet a lot of safety standards.
- It will be interesting to see how the planners of Mapleton Hill Academy find a balance between trying to keep the campus open to the neighborhood while dealing with security measures. That will be a learning process.

Drug and alcohol policy

- Mapleton Hill Academy would be a smoke-free campus. No resident or employee would be permitted to smoke on campus.
- The facility would have a liquor license. All staff would be tip trained. If a staff member is found drinking or using drugs on site, they would be terminated immediately.
- In terms of drug use, there would be medications administered according to the statutes. All staff would be required to go through a national background check.

Strategies to avoid loitering

- It will be a continuous challenge to promote intergenerational connection while protecting the vulnerable community.

Employee Education

- There will be monthly educational requirements for employees on a variety of topics such as disaster preparedness, residents' rights and safety, etc.

Applicants' responsibilities as good neighbors

- The Academy in Chautauqua has been a great learning opportunity. The campus is surrounded by neighbors on all four sides. Mapleton Hill Academy will only be surrounded by neighbors on two sides.
- The Academy in Chautauqua intentionally opted out of the special parking district and has allowed people to park on their side of the street by putting up signs that say: "as a courtesy to our neighbors, please park on this side of the street."

Neighborhood outreach and methods for future communication

- When the Academy in Chautauqua opened, the facility held monthly luncheons and invited neighbors to talk about what was working and not working. This provided people with a forum to voice their concerns. The same thing would be offered at Mapleton Hill Academy.
- Mapleton Hill Academy would hire a Community Relations Director to be the community liaison.

Dispute resolution strategies for any conflicts with surrounding neighborhood

- The community relations team would meet every two weeks. The Community Relations Director will advocate on behalf of the community during these meetings. If community members address their complaints with the Community Relations Director, the complaints will be raised during the bi-weekly meeting.

Construction phase plans

- There will be more community meetings to minimize the impact of construction on the neighbors.

Access to Sanitas trailhead

- There is currently no easement, but Mapleton Hill Academy will grant a permanent easement to the open space.

Plans for transportation

- Residents would be transported wherever they would like to go.

Neighborhood access program:

- The hope is to allow anyone within an agreed-upon vicinity pay a low membership fee so that they can enjoy the benefits of the campus.

Clarifying Questions

Participants wrote their clarifying comments regarding operations management on cards. Questions that related to management operations were answered by Gary Berg and Shirley Berg. Participants were assured that other questions would be answered in the meeting summary. Participants were also invited to pose questions on the website and communicate with the developers.

How will the elderly residents who use walkers get from building to building and around the outside area in bad weather, wind, and fire?

The people who choose to live in the independent living units are typically active. If, and when, their health starts to deteriorate, they would move to the “mothership” so that they can move around without going outside or up/down stairs. If it is snowy or icy, residents would be told not to go outside and staff would offer to bring them dinner. There would be many units that allow people to remain inside. Staff would shovel the sidewalks at 7:00 AM. In terms of fire mitigation, the system is state of the art. It is a shelter-in-place facility.

What specifically is the management plan for wildfire and smoke events in the Sanitas foothills?

The evacuation plan is integrated into the disaster emergency plan. If there is a fire in in the neighborhood, employees and residents would be trained to shelter in place. The safest place to stay would be in the apartments or the common area. In terms of the wildfire plan, the City or County would inform the facility if there was the potential for an evacuation. In the case of an evacuation, all the residents’ emergency contacts would be contacted. There would be a reciprocity agreement with the Academy in Chautauqua, so residents would either be evacuated to the Academy in Chautauqua or the Red Cross center. The developers have met with the Fire Marshal regarding the proximity of the site to the open space. The Fire Marshal was excited about the developers’ plan to install a separate fire system that creates a buffer by shooting water to the west of the property in a fire event.

Would the facility have the capacity to evacuate close to 200 people in a short period of time?

There would be vans available. The memory care patients could be evacuated to the Bella Vista memory care facility, which is a secure space. There may also be arrangements with local churches or schools. Local family members may come to pick up their relatives.

Will this be a gated community?

No. The goal is to have the campus be visually permeable and accessible to the neighborhood.

Will there be adequate parking for all staff, visitors, and residents?

There will be more than enough parking. All residents will have access to a car-sharing program.

What time do food service employees start their work?

At the Academy in Chautauqua, one employee arrives at 6:00 AM to prepare the continental breakfast, but the majority of food service employees arrive at 9:00 AM and leave at 5:00 PM. At Mapleton Hill Academy, there would likely be four or five employees who arrive early in the morning.

What issues were not discussed that neighbors might want to know about? (Please provide examples that might have negative impacts on the neighbors.)

Parking may be an issue that impacts neighbors. Neighbors might also be impacted by the noise, although the planners have taken every possible precaution to ensure that the neighbors would not hear the trucks. The planners do not currently have a plan for managing FedEx and mail trucks. The delivery person would likely enter through the front door and hand the mail/packages to the receptionist. They tend to only come once a day.

How many delivery trucks will come per day?

At the Academy in Chautauqua, Shamrock delivers three times a week at the main loading dock. Any food that needs to be sent to different areas of campus would be transported within the campus. A wine truck would make deliveries twice a month, maybe more or less depending on the events on campus. The FedEx and mail trucks come once a day. Oxygen and other medical supplies would also have to be delivered.

Where will the loading dock be, specifically? Will it be toward the interior of the property?

There will be one located off Mapleton, and one where the current loading dock is.

How will the developers address parking for the Sanitas trail? Can hikers pay to park in the garage?

That is a definite possibility. The main goal is to make sure that residents and visitors of Mapleton Hill Academy do not use street parking. If there is enough parking to lease out to others, that can be done. The parking plan includes an underground garage below the parking lot that is shared with the church. Some of those spaces could be leased.

Describe what systems will be in place to respond to neighbor complaints during construction and day-to-day operations?

There will be a point person charged with listening and responding to neighbors' concerns. If the developers are unable to accommodate the demands of the neighbors, they will always provide a reason. In terms of construction, if site approval is secured, there will be a series of meetings to figure out how to mitigate the adverse impacts on neighbors.

How many individuals would live at Mapleton Hill Academy?

The projected number of residents is 140 long-term residents and 53 residents in both healthcare/rehabilitation and memory care. There may be times when the census increases because of the number of couples.

How many employees will there be? Where will they live? Will they be commuters? Is there a local hiring policy?

Most employees will likely be commuters. There may be a few employee housing options on site. There are many people who work at the Academy in Chautauqua who commute together. There are people who bike and people who take the bus. Mapleton Hill Academy would hopefully have buses go out to pick up employees at the local regional transportation district (RTD) station.

Is RTD planning on having a route to Mapleton Hill Academy?

The developers have not talked to RTD. It may be difficult to bring a 4th Street route back, so there likely would not be a bus line near Mapleton Hill Academy.

Where is the management plan located and how can people find it?

It is on the website: www.mapletonhillacademy.com. The website has the draft of the management plan, the good neighbor policy, and the PowerPoint from this meeting. There will be an update to the website based on the comments that were received during the good neighbor meeting.

Are the developers willing to perform a construction-phase traffic study and come up with a traffic mitigation plan?

The developers will research all the possible ways to minimize the impact of construction.

Who would pay for resident evacuation?

Mapleton Hill Academy would pay for it.

What are the developers' plans to avoid more congestion on 9th Street during the construction and operations phases?

During construction, it is unclear. During operations, there would be a combination of factors that contribute to the mitigation of traffic on 9th Street. This includes incentives for employees to take the bus or bicycle, and quality meals on site that reduce the number of people going out to eat.

What traffic plans have the developers provided that would establish that proposed traffic additions are feasible with an acceptable published safety limitations?

The City monitors parking and use, not traffic. There are no published safety limitations for traffic. The developers are required to do a traffic study that would indicate the number of trips per day. This is a good question for a traffic engineer and will be noted.

What is the pet policy of Mapleton Hill Academy?

Residents would be allowed to have pets. However, Mapleton Hill would have the right to interview the pet to make sure they are compatible.

What are the proposed evening entertainment hours?

This is not yet decided. The Academy in Chautauqua hosts the College of Music's fundraising gala annually, and it starts at 5:00 PM and ends by 8:30 or 9:00 PM. The Academy in Chautauqua has also hosted charitable dinners and alumni homecoming dinners.

Will there be guest bedrooms for visiting family?

There would likely be two or three guest bedrooms.

Will there be a pool?

A pool is proposed in the healthcare center plan, and the developers are committed to having a warm water therapy pool. The developers are working closely with the City to ensure that it would be available to the public but not inconsistent with the zoning.

Any questions regarding the site plan review will be answered by the planners.

Public Comment

Participants were given three minutes to provide public comment. They could speak as many times as they would like.

Land ownership and use

- Open space occupies over 25% of the site. 47 years ago, almost 3,000 residents petitioned City Council to preserve the open space. These residents wanted to buy tracks of land from the hospital. The Open Space-Other (OS-O) designation was a negotiated agreement that specified there would be no changes to the property. While the developers have the right to develop, the code says that “no site review shall be approved unless the proposed site plan is consistent with the land-use map.” The land-use map specifies that the land on the proposed site should be used for open space purposes. The developer has been quoted as saying, “the underlying zoning dictates what can be zoned. Even if the City decides to keep the open space designation, the developers could still build on the property.” This development should not be built on the four acres of open space land. The plans show four or five large buildings going up on this side of the land. They do not have that right.
- There is a sign that says, “private access” on 3rd Street and Maxwell. However, the City has maintained the street throughout history. City maps show Maxwell across 4th Street. There is a break in the pavement where the maps show the end of Maxwell. If that is City property, it cannot be an enclosed community. There are fire hydrants past 4th Street that look like the City’s hydrants.

Parking

- Open space parking is the biggest problem. The site has been used by the public, and is a publicly-zoned site. The hospital provided free access and parking.
- The developers are not planning to provide parking for the Sanitas trails. Where will people park for the open space and entertainment events held by Mapleton Hill Academy? It is inaccurate to say that the developers are planning to provide excess parking.
- A usage report from sensors in Chautauqua and Sanitas from 2004-2005 indicated that over 28,000 passed through Sanitas and only 21,000 passed through Chautauqua. The parking will be a huge issue.

Emergency evacuation and resident safety

- If there will be 117 independent living units and 53 health and memory care rooms, how fast will the staff be required to get people out of the building in emergencies? What is the evacuation requirement to ensure the safety of residents from fire and smoke? There should be a metric to measure what will be done in the case of an evacuation. The community has a right to know how Mapleton Hill Academy specifically plans to evacuate the site if a wildfire comes through.
- The Academy in Chautauqua has been evacuated at least three times due to wildfire. Public resources cannot be used to relocate people from Mapleton Hill Academy. Developers need to work with a scale that fits with the neighborhood.
- It is the City’s responsibility to divulge the evacuation plan and fix it if it is not right.
- There are concerns about the spread-out nature of this campus for residents. Falling is the number one cause of death for seniors, and this campus is three times the size as the Academy in Chautauqua’s. Seniors will be walking great distances and there should be rails throughout.
- When there are ice storms, employees should not be asked to go outside to bring meals to residents. People have died walking to their car.

Evergreen trees on the site's perimeter

- The six evergreen trees sitting near the church should be protected. The site plan calls for their removal. The maintenance of the trees is terrible: the grass is brown and the trees have gone un-watered.
- The City's code 9215 related to the criteria for review states that projects cannot change the dominant character of the surrounding area. This site's surrounding area includes mature trees. Does the revised plan still plan to remove 100 trees?

Construction impacts

- Are the developers willing to pay for a construction traffic study? There must be a study that deals with all the hazards associated with traffic so that the public can understand the magnitude of the construction. The neighbors have suffered from trailhead traffic and have been tolerating noise from trucks. If there was a fire, there would be traffic from that.
- The City has an obligation to provide safety during the construction phase. Residents need a sidewalk so that they can walk around the construction. The sidewalk should be four- to five-feet wide and should go from Mapleton up to Alpine and down to 9th Street. The City has said they will not fix the sidewalks until the construction is over. Residents should not have to pay for the sidewalks. The City needs to pay for them now so that residents are safe.
- There would be wasted embodied energy from the construction of the underground parking lot. The developer admitted that the underground parking lot would be hard to repurpose. There is a forthcoming report that documents the full, long-term costs of development.

Other

- This presentation was a marketing talk for the boutique site in Chautauqua. However, this community came to discuss the institutional, larger version proposed for Mapleton. There is an issue of scale. Mapleton will be significantly larger in terms of tenants, food services, etc.
- This project is contributing to wealth inequality. Property taxes will increase. The headline of the newspaper yesterday was, "3.3 jobs to one housing unit in Boulder County." This project will create more jobs but not enough housing. One of the goals of the Boulder Valley Comprehensive Plan is to alleviate the jobs/housing imbalance. This project will contribute to that imbalance.
- The presentation did not include enough details about Mapleton Hill Academy. It was focused on the Academy in Chautauqua. Simple questions such as "how many people will live there" or "how many delivery trucks will be driving through a day?" did not receive a concise answer. The developers came across as though they had not thought it out.
- The average social security check is \$1,500 a month. How many units would rent for that amount in the proposed facility?