

Attachment J - Public Comments Received

From: Tina Patterson <tina@authenticasia.net>
Sent: Friday, May 18, 2018 12:52 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Project

To whom it may concern,

I am writing in support of the proposed senior living community at [311 Mapleton](#) Avenue.

I've met with the owners of the property, and as a long time Boulder resident, I feel that senior housing is a good use for this property. The Academy that exists on the Hill is an encouraging example of how this development will behave as a respectful neighbor, blend well with the neighborhood and, from the studies I've seen, have low traffic impacts.

I am pleased to see that the new development will provide permanent trail access to Mt. Sanitas, one of my most beloved hiking places in Boulder.

I am encouraged and delighted by the proposal that the developers have set forth and hope that it is passed through our city processes so that it can begin to benefit the community.

Sincerely,
Tina Patterson

Tina Patterson Owner , Authentic Asia, 1035 Pearl St., Suite 403, Boulder, CO 80302 Tel. [888-586-9958](tel:888-586-9958)
Residence: 1047 Pine Street, Boulder, CO 80302

From: Dietz, Robert (RBC Wealth Mgmt) <robert.dietz@rbc.com>
Sent: Friday, May 18, 2018 8:29 AM
To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Hill Project

Dear Boulder City Council and Planning Board Members:

We have become very familiar with the proposals to create new senior housing communities at 311 Mapleton and the former Fruehauf property on 33rd Street in Boulder. Both projects have quality design and amenities that will serve our elders well. Caring for our community's senior population, in safe and secure environments is of utmost importance and a critical responsibility.

As the family of the late Dr. Joe Maurer, we know firsthand the challenges our seniors face. As one of the founders of the Boulder Medical Center, "Dr. Joe" cared for many who were both born and treated at the former Memorial Hospital on Mapleton Hill and we think he'd be proud to learn that the site will continue to serve as a "healing and caring place". While Dr. Maurer lived to be 103 before leaving us earlier this year, he maintained a positive outlook on life and was a strong advocate of active lifestyles, nutrition and the benefits of socialization, all key components to The Academy senior living community's mission.

Please support the Boulder-based Academy owner's proposals for these two senior living communities. We're very fortunate to have people in Boulder who have operated a great retirement residential community on University Hill for the past 20 years and are willing to step up and serve our growing elderly population with additional residences.

Thank You,
Robert W. Dietz
Ann M. Dietz (Maurer)

Robert W. Dietz, AWM
Financial Advisor - Senior Vice President
Senior Portfolio Manager – Portfolio Focus
1801 13th St., Ste. 310 | Boulder, CO 80302

☎: 800-444-5055/303-443-5384 | 📠: 303-443-4483 | ✉: robert.dietz@rbc.com

Scatena Dietz Investment Group



**Wealth
Management**

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From: Alan Delamere <wadelamere@comcast.net>

Sent: Friday, May 18, 2018 8:55 AM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; commissioners@bouldercounty.org; OSBT-Web <OSBT-Web@bouldercolorado.gov>; TAB <TAB@bouldercolorado.gov>; Yates, Melissa <YatesM@bouldercolorado.gov>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>

Subject: Open Space parking at Sanitas

Elaine,

Severe parking problems at Chautauqua, projected to get even worse in decades to come, necessitated a very costly and time-consuming process of developing a plan for parking at Chautauqua, "CAMP."

Projected development at the base of Mt Sanitas now threatens to create even more serious problems.

The 311 Mapleton developers current proposal has added 20 parking spaces that are totally inadequate considering that the 311 Mapleton site currently hosts over 100 OS users on a fine Saturday or Sunday morning.

We request that our City and County address this pending problem immediately, to save time and money and avoid a costly process such as CAMP.

We believe this is time critical. A Sanitas Tailored Access Management Plan (STAMP) could be considered for study prior to making a final decision on the 311 Mapleton Development.

The attached document summarizes the issues.

The three appendices are:

1. STAMP justification and issues suggestion
2. Verification/Measurement suggestion of closing 311 Mapleton site for a weekend
3. Contact with the investors about public parking on the site in the spirit of the PPWG report.

We recognize that the Open Space Master Plan is supposed to address parking issues but it will not be complete before 2019 and implemented in 2020. By then the option to use 311 Mapleton will be gone.

Boulder County very wisely closed off the lower portion of Sunshine Canyon to roadside parking in 2016 for safety reasons. Currently people are parking half a mile up Sunshine Canyon and walking back to the trail heads. Not a safe practice because of high traffic speeds.

Sincerely

Sheila and Alan Delamere

525 Mapleton Ave

303-447-2780

Sanitas Open Space Parking

Memorandum

To: Elaine McLaughlin, Senior Planner

cc: City Council, Planning Board, Open Space Board of Trustees, Transportation Advisory Board, Mellissa Yate, Access and parking Manager.

From: Sheila and Alan Delamere, 525 Mapleton Ave

Date: 15 May 2018

Subject: Serious potential OS parking problem and its resolution

We have an inter-department issue that needs attention.

On April 25th we attended an NPP Open House and sat down with Melissa Yates, the Access & Parking Manager, and she outlined two projects that are currently under way – NPP updates and CAMP. The NPP update program in which Phase 1 is underway with Phase 2 planned to be completed in the fall of this year. It is the phase 2 work that got our attention as it includes addressing trail head access. This is particularly significant as the 311 Mapleton development is impacted by the results of this work.

We have been expressing concern about the impact on Open Space Parking for a few years now.

For example from the May 5th 2017 Planning Staff report

REVIEW NUMBER: LUR2016-00065, LUR2017-00027 and LUR2017-00028 p14

“The site has long provided informal parking for people seeking to access the adjacent city-owned open space. With the development of the site in accordance with the site plan, these informal public parking opportunities on the site will be lost. In a situation where levels of use of open space are more likely to increase than decrease, a net loss in parking availability for the community on the site will likely result in increasing parking and associated traffic in nearby neighborhoods. The city continues to receive comments from community members expressing concern over this potential future.”

From 9th March 2018 Planning Staff report

REVIEW NUMBER: LUR2016-00065, LUR2017-00027 and LUR2017-00028 p2

“2. Parking and Access: The site has historically been used informally for parking for visitors wanting access to the adjacent city-owned open space. The City continues to receive comments from community members expressing concern over the loss of parking on the site and City staff intend to keep the conversation going as planning efforts assessing public use and parking and transportation issues in this area continue. “

As decisions on the 311 Mapleton development are likely to be made during the next two months, the results of the Phase 2 study are important evaluation criteria for the Planning Board

and Council to consider. The phase 2 study requires input from many departments to come up with satisfactory solutions.

It would seem appropriate to delay the decision on 311 Mapleton until the Phase 2 study of the Mapleton area is complete.

In the long run we need a Sanitas Trail Access Management Plan. The need for it is illustrated in the appendix A which is based on elements of the Chautauqua Access Management Plan.

Are our concerns valid? In appendix B we suggest closing off 311 Mapleton for a weekend and measure the loss of parking impacts.

We have addressed this parking problem with the investors and some of the discussions are shown in appendix C. We believe that these discussion have been made in the spirit of the PPWG report recommendation to address problems before they become unsolvable.

Sincerely,

Alan and Sheila Delamere

Appendix A - Sanitas Tailored Access Management Plan - STAMP

Introduction

The Chautauqua Access Management plan has solved parking problems at Chautauqua.

Can the same type of program be implemented to solve similar problems at Sanitas?

Community Vitality (from CAMP website)

"As a national, regional and local landmark and attraction, Sanitas needs a tailored access management strategy to balance the access of the variety of users and modes while also maintaining the natural, built, and historic environments ... "

Background

1. Chautauqua Access Management Plan (CAMP) is a strong reference program as it has all the key components for a STAMP – NPP, Paid parking, Bus shuttle service, eco pass for employees.
2. Sanitas has at least the same number of users as Chautauqua. However the Sanitas numbers do not include trails south of Sunshine Canyon.
3. Special events at Sanitas are much less than at Chautauqua limited to a few concerts a year at the Church.
4. The 311 Mapleton currently has over 395 parking spaces to share with church attendees, employees, residents and OS users.
5. Church attendance is on Saturday's for the Adventists and Sundays for All Saints.
6. CAMP was able to dramatically improve parking on Baseline. Similar, but limited, improvements in Sunshine Canyon may be possible if safety problems can be addressed.
7. Three trails leave Chautauqua are while six leave the Sanitas area.
8. Both sites have historical significance. The 311 Mapleton is a legacy site for the Adventists

Justification for STAMP

1. City Public Works have the Sanitas area as a planned trail head parking study area. This is included in the NPP update phase 2 study that will be completed next fall. OSMP intend to address OS parking during the generation of the OS Master Plan.
2. The current two parking spaces for OS users are Centennial Parking lot and the 10 diagonal street parking spaces on the north side of Mapleton Ave. They are both fully utilized 7 days a week.
3. Open Space parking currently has serious safety concerns as people are parking up to ½ mile up Sunshine Canyon and are parking on both side of Mapleton west of 4th. There is only one cross walk at the entrance to Sunshine Canyon. People are randomly crossing Mapleton from south to north to access the Sanitas Valley.
4. The impact of the development of 311 Mapleton will increase the public parking concerns. Specifically the 311 Mapleton site is heavily used for public parking by OS users and neighbors who cannot park near their homes.
5. Vehicles are continuously circulating looking for parking spaces in Centennial Parking lot and neighboring streets.
6. Without a STAMP, similar to the Chautauqua Access Management Plan, the Planning Board and City Council cannot make an informed, responsible decision on approving the 311 Mapleton development.

STAMP issues to be addressed

STAMP can be based on the Chautauqua Access Management Plan – CAMP.

While it took 5 years to implement the CAMP pilot program, experience from CAMP can be directly applied to STAMP and STAMP could be implemented in a much shorter time span.

Data collection and analysis is the major time scale driver as current data taken by OSMP only covers a portion of the area and there is no street parking data.

The STAMP is intended to be a tailored access management strategy to balance the access of the variety of users and modes while also maintaining the natural, built, and historic environments. Some of the issues that confront Sanitas Open Space users, neighbors and Church attendees currently are:

- Inadequate parking supply for peak parking times during the year resulting in the 311 Mapleton site being used as the Overflow parking site as well as neighborhood streets.
- People are parking up Sunshine Canyon with safety issues
- Sanitas trails parking is a full week problem with peak times being Saturday and Sunday morning
- Cars illegally blocking driveways
- Vehicle circulation
- Safety

Pedestrian Access issues on Mapleton and Sunshine Canyon:

1. Pedestrians have to walk in the street when parking on the north side of Sunshine Canyon, due to the lack of a sidewalk on either side.

2. Pedestrians are randomly crossing from the south side of Mapleton to the north side as there are not cross-walks
3. While the posted speed limit is 35mph much higher speeds are observed in cars and bikes coming down the Canyon.
4. Potential noise and fume issues in neighborhood.

[STAMP Working Group \(similar to CAMP\)](#)

A working group is needed and could consist of :

- **OS users**
- **Adventist Church**
- **311 Mapleton owners**
- **Neighbors**
- **City staff – OSMP, Transportation, Planning**
- **County staff – Transportation**

Objective to define the necessary studies, review the results and to recommend plan strategies

[Access and Parking](#)

In 2018 the City needs to evaluate parking and access issues in the Sanitas area.

The key findings of this study should include:

- Parking utilization
- Improved roadside parking on Sunshine Canyon and the entry to Knollwood
- Crosswalks from the Upper parking area in Sunshine Canyon to OS access steps to the Sunshine Canyon trail.
- Sidewalks down Sunshine Canyon to Centennial Parking lot
- Expansion of the NPP program and the addition of paid parking in neighborhood streets
- Public use of the street parking on the 311 Mapleton site
- Public use of the underground parking at the 311 Mapleton site
- Shuttle bus service
 - Safe drop off locations such as the OS-O upper parking lot at 311 Mapleton
 - Pick up location and available parking (at Balsam & Broadway?)
- Cost to the City to implement









[Data Collection](#)

The OSMP data collection taken in 2016-2017 is inadequate because it did not include the trails south of Sunshine Canyon. The new Lion's Lair trail, opened in 2017, has provided a new very popular route to the top of Sanitas from the west via the Sunshine Canyon trail.

Observations of the 311 Mapleton site show the major parking lot being 80% full on Saturday and Sunday morning. More professional observations are required.

[Reports](#)

The following reports were generated for the CAMP studies

- [2010 Chautauqua parking study report](#) 
- [2012 Chautauqua parking study report](#) 
- [Summary of Chautauqua Area visitor survey - Summer 2016 \(RRC Intercept Survey\)](#) 
- [Parking Capacity by Block Face \(2016\)](#) 
- [Parking Capacity by Block \(2016\)](#) 
- [Summary of crash data in the Chautauqua area](#) 
- [Issues & Key Findings](#) 
- [Community Workshop #2](#) 

Can the STAMP be implemented with less studies?

Appendix B - Verification/Measurement of the Sanitas OS parking problem

Will there really be a serious OS parking problem if the developer's plans for a virtually -gated community are implemented?

The best way to verify this is to close off 311 Mapleton at 4th and Mapleton to all vehicular traffic except Church attendees and employees for one weekend. We have suggested this to the developers and they have only closed off the OS-O upper parking lot.

To measure the impact of such a closing the city staff could directly measure the impacts by:

1. Placing OS rangers at the four primary entry points and asking users where they parked from 7am to 7pm Saturday and Sunday
2. Placing guards at 4th and Mapleton and directing OS users to alternative parking places
3. Placing a parking official with a "Centennial Lot full sign" at 4th and Mapleton and directing to alternative parking locations
4. Having parking enforcement official patrolling streets to identify potential parking spaces

Appendix C Discussions with 311 Investors about public parking

At the first public meeting held by the developers at the Academy the potential problem of OS parking was expressed as a concern. At the second meeting the developers showed plans including a small ~32 car public parking lot south of the existing hospital building. This public parking lot was included in the concept plans submitted to Planning Board.

On a site tour Gary Berg one of the investors was asked why the public parking was deleted in the site plans submitted to the city. His answer was "that city staff told them it was not necessary to include a public parking".

In a conversation with another of the investors , Don Altman, when asked about public parking he responded "that if the city wanted them to include public parking they would". In the same conversation we suggested closing the site for a weekend to measure the effects on Open Space parking. He agreed it would be a useful exercise.

NOTE: Since City Council agreed that OS-Other portion of the #11 Mapleton site was not a mapping error the developers have now included 20 parking space near the medical building on 4th Street. Are 20 spaces sufficient?

To: City of Boulder, Planning and Development Services
Attention: Ms. Elaine McLaughlin, Senior Planner
Cc: Planning Board Members, City Council Members

Re: Building Height and Code Violations for proposed development-The Academy at Mapleton Hill, 311 Mapleton.

Executive Summary

This document deals with height. Building height analysis is covered by Site Review, Zoning, Solar Access, and Use Review. Factors other than height are inherent in those processes and may be referred to here but non-height issues are covered by others in more detail in other submissions. With respect to height:

- The current application has major flaws in both procedure and substance. It should be rejected without prejudice and a new, code-conforming application be resubmitted.
- Four separate code requirements control height: Zoning, Use Review, Site Review, and Solar Access. An application must meet each review; failure in any of one of the 4, means the building must be rejected or excepted.
- It is incumbent on Planning and Council to follow citizen direction. We citizens have consistently called for height limits with very limited exceptions in limited areas.
- The distinctive characteristics of the property – the buffer between low-density residential and open space and its iconic view shed, preclude height exceptions to the code on this property.
- Conclusion
 - 9 of the 31 buildings fail Site Review on height.
 - As many as 11 structures fail Solar Access. With respect to Solar Access, the exact number of failures cannot be determined as the application was procedurally flawed.
 - The proposed Zoning change is improper¹; it contemplates a use not authorized for the proposed zoning classification and runs contrary to the 2 most relevant examples of similarly situated properties.² Under the correct zoning classification, the scope and scale of the project is too large. Once reduced to fit within the correct zoning, the height issues could go away.
 - The proposal fails height related issues under 2 separate sections of Use Review, 9-2-15(e), and 9-2-15(f).

The proposed development for 311 Mapleton calls for the construction of approximately 28 new buildings³ and the repurpose 3 others. These structures are sandwiched between the

¹ Zoning details are covered in another submission to Planning.

² Trailhead, immediately to the north of the Applicant's property, and the Academy on the Hill, the same proposed use as this application were each consolidated in RL-1 zones.

³ 31 is the number as the applicant has labeled their buildings. The Applicant often describes one building as 2 separate structures and calculates different heights for each half of the building where they are in fact one

historic low-density neighborhood of Mapleton Hill and the Mount Sanitas Open Space, one of Boulder's two iconic view corridors. In fact, around 3.7 of the of the 15+ acres are designated as OSO (Open Space Other). Per the way the applicants have defined their buildings, 9 of the 31 proposed (or existing) buildings, including 6 of the largest structures, violate height limits under Site Review. Others violate height restrictions (including solar fence and use review requirements) as well.

The unique character of the property as part of the view shed of the Boulder foothills at the base of Mt. Sanitas, should require, as part of use review, severe height limits on the properties on these parcels, especially those that border 4th street or would be prominent when viewed from 4th St. or Mapleton), as part of Boulder's commitment to protect its public investment in its mountain backdrop.⁴

Four independent tests on height

Independent tests: For example, a particular building (e.g. building R7) may pass Site Review height (represented to be 34.9 feet high) but fails use review because it (and the other proposed structures fronting 4th street) are not compatible height-wise with the existing neighborhood, i.e. the houses across 4th street or may fail the Solar Access because its 12 foot shadow blocks the properties across the street on 4th.

Test 1, Zoning: The applicant is proposing an unauthored use for the zoning it is requesting. The use contemplated mandates an RL-1 zoning with the appropriate height and density rules applied to RL-1. This application spans two zones, "P" and "RL-1". Additionally, some 3.7 acres of the property has been designated for Open Space. The applicant has asked that the RL-1 zoned areas be changed to a P zoning and that the P zoning be interpreted to allow for a use, not authorized for P zoning, i.e. "for profit⁵ congregate care." This proposed rezoning does not serve the public and goes against at least two other relevant instances where the City did the opposite. Recently, the Trailhead development had been zoned both P and RL-1 and was combined as all RL-1. RL-1 matches the adjoining neighborhoods (Trailhead and Mapleton Hill) and more appropriately fits its status as the neighborhood-to-open space transition along Boulder's foothills. Of even greater relevance, when the Academy on the Hill was created, that

structure. It would be a breach of Planning Staff's duty if it does not require the Applicant to calculate building heights as required by code (Section 9-7-1, 9-7-3, 9-7-4). For example, buildings H2 and H1 are clearly one structure, as is B1 and B2, as are J1 and J2, J3 and J4, and J5 and J6 and resubmit them for review. BRC 9-7-5(d) says to be separate buildings, the connecting structure must not be higher than 15' or wider than 12". The Application is procedurally flawed here and must be resubmitted as this separation leads to height miscalculations.

⁴ Boulder Charter, Section 84.

⁵ Chapter IV of the BVCP states that the PUB zoning (being proposed here) allows for "...*nonprofit facilities (e.g. ...hospitals, retirement complexes) ...*". As the proposal here is for a **for-profit** use, the PUB designation is not an allowable zoning designation; the appropriate designation for this proposed facility is RL1, just like its sister operation, the Academy on the Hill. The for-profit / non-profit distinction is more than academic; City Council has frequently expressed "that that the public interest be favored over any private interest." (see e.g., City Council Mandate BRC 1.1.14 (e)).

land too was a mix of P and RL-1 and was rezoned to all RL-1, as RL-1 is an appropriate Zone for for-profit congregate care and P zoning is not. If these parcels are combined into a single zone, they should be combined as RL-1, not P. Both RL-1 and P support a maximum height of 35 feet here unless lowered to comply with use review (see *infra*). RL-1 does require smaller scale and mass and is consistent with the (height-related) 12-foot solar fence that protects the neighbors along 4th street (who are all beneficiaries of a 12-foot solar fence irrespective of the applicant's zoning).

Test 2, Site Review: The applicant fails the height restrictions inherent in Site Review and their attempts to apply exceptions to the rule do not apply and are overstated where they do apply. Section 9-2-14 sets out the criteria for Site Review. The proscribed mode for measuring height goes as follows:

1. For both P and RL-1 zoning, for any given structure the highest point of the building must be 35 feet or less than the lowest point measured 25 feet away from the structure. Section 9-7-5. As stated, compliance with this section does not guarantee the right to build a 35-foot structure, but to pass Site Review all buildings in this proposal must meet this measurement unless Staff, Planning Board, and Council choose to allow some of the buildings to be higher than 35 feet from the lowest point 25 feet out under Subsection (c)(2). This subsection lays out 5 instances where the height may be greater than 35 feet measured at the lowest point 25 feet away. Under any circumstance, no building may be more than 35 feet high unless it fits within the (c)(2) (A), (B), (C), (D) or (E) exception. This proposal does not fit within any of these exceptions, except for possibly (C)(2).
2. 9-2-14(c)(2)(C) is the only possibly applicable exception applicable to height issues here. That section reads: "The maximum or conditional height for principle buildings ...**may** be modified ...if the height modification is to allow the greater of two stories or the maximum number of stories permitted in [Section 9-7-1](#) in a building [here 3 stories] and the height modification is **necessary because of the topography of the site.**" This is a discretionary ability by Planning Board and is only applicable if the "topography of the site" necessitates a height modification.
 - a. **First, the proposed height modifications are not "necessary" as defined by the code:** The site encompasses approximately 15 acres. The applicant has failed to demonstrate it's "**necessary**" to build any structures on this site over 35 feet, much less 9 of them. Buildings can be lowered and or moved; height exceptions are thus not "necessary" on this site. For example, Buildings B1, B2, and B3 all 3 story buildings and all are less than 35 feet, even with them facing "topographical challenges" greater than for example Building A Main.
 - b. **Second, the applicant has failed to demonstrate a "topographical challenge"** with respect to some of their buildings that violate the height limits. For example:

- i. **Building A Main:** has a hypothetical “topographical challenge” of 2.4 inches (0.20 feet)⁶.
- ii. **Building A West:** has a hypothetical “topographical challenge” of 15 inches⁷.

Boulder cannot not recognize such shallow inclines as “topographical challenges;” general applicability of such a definition would destroy the underlying rule; if Boulder’s height limits are to be emasculated, the voters should decide, not Staff, Planning Board, or Council.

- c. **Third**, the applicant has exceeded height limits irrespective of any “topographical challenge.” The **discretionary** exception offered by 9-2-14(c)(2)(C) does not allow staff, the Planning Board, nor Council to give a developer “carte blanche” with respect to building heights. Any exception **discretionarily** granted to a developer **must be the minimum necessarily** to enable the developer to build a structure with the number of stories permitted (here 3). For example, if Building A North were the only building on the parcel and because of the size and slope of the parcel, the low point (within 25 feet of the perimeter of the building) was 6 feet lower than the high point (as it is with Building A North as currently proposed) the maximum Planning could allow this building to be would be 41 feet, or using proposed Buildings B1, B2, and B3 as examples, 38 feet per code. In contrast, Applicants are proposing a 52.5 a foot height, or roughly **14.5 feet higher than is legally allowed to meet any “topographical challenge”** here.

From a policy perspective, the City can’t “play favorites;” the exceptions granted here must have a legal basis and they must be granted to everyone who shares that basis. The only factor at play under Site Review here is “topographic challenge.” This summer, I’m going to file plans to build a garage with an apartment on top. My terrain is as “topographically challenged” as is Building A North (6 feet). I may or may not expect the Planning department to allow me **up to** a 31’ tall building as measured from the lowest point within 25 feet of the structure⁸. I should not be allowed to build a 42.5-foot-tall garage-apartment but such a grant would be comparable to applicant’s Building A North’s height violation of a 52.5-foot structure in where the height limit is 35 feet. Again, as the only applicable exception here is topographical challenge and my topographical challenge is the same as proposed for Building A North. Further, in contrast with the applicant, I don’t have 15 acres to work with.

- d. Finally, there is guidance on when and how topographical adjustments should apply. Section 9-7-5 gives the city discretion to approve under Site Review certain adjustments to the overall height where the building is on a slope greater

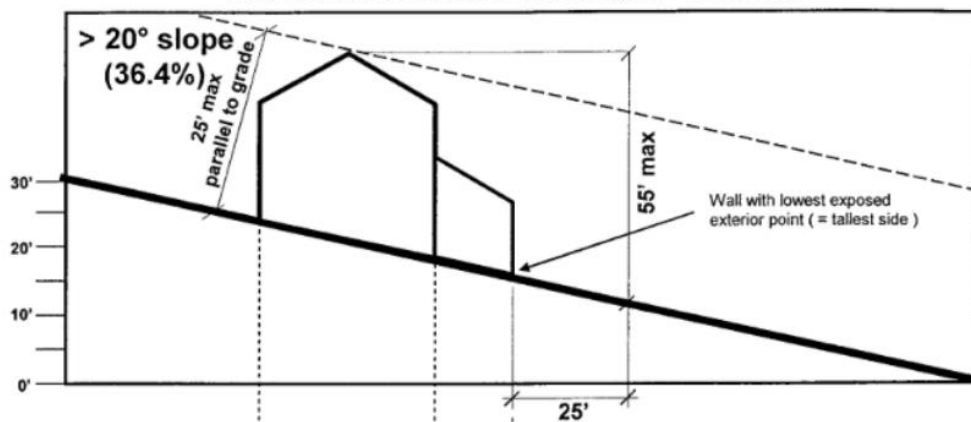
⁶ Applicant Submission, table on A-3.04

⁷ *id.*

⁸ Which would be the 25-foot allowed height (assuming an 8/12 pitch) plus the 6-foot “topographic challenge”.

than 20 degrees (a 36.4% grade or greater⁹). Again, like the story exception, this grant is limited and applies only to passing site review, not to passing any limitation imposed by Zoning or Use Review. **This discretionary ability is further limited in two key respects.**

- i. As stated above, for the city to be able to grant an exception to the height rule, the structure must be situated on a slope of 36.4% or greater. If not, or if the land has been altered from its natural grade, then the 35-foot rule measured from the lowest point governs the calculation.
- ii. **The maximum height of the structure measured from a plane parallel to the grade, cannot exceed 25 feet, as Figure 7-4 describes.**



If these two criteria are not met, the City has no discretion here to grant a waiver here and the structure fails site review. This restriction, not the “story” restriction, may control buildings’ H1-2, J 1-2, J3-4 and J5-6¹⁰, depending on their actual slope when measured per the diagram above.

- e. It’s important to look at the floor exemption in combination with the slope exemption. Each is discretionary, and each is very limited in its scope and application. Clearly there is intent to limit, not expand, height waivers in this code. Applicant’s attempt to claim a “topographically required exemption” is greatly misplaced and then to try to leverage that to a building so tall that would not be permitted if it were on level ground must be rejected completely.

Site Review Summary:

⁹ A 20-degree slope is comparable to the Birds of Prey men’s downhill run at beaver Creek.

¹⁰ This represent 4 structures even though they are labeled as 8 buildings. As discussed earlier, the Applicant must recalculate and resubmit the heights of all the multi-building structures before Planning can judge their code compliance under these site review criteria.

When we apply these height criteria to the proposal for 311 Mapleton, we see that 9 of the structures (and 6 of the largest ones) fail site review height limits. The 15-acre terrain is too vast to support any argument that force building locations that would require a height variance based on “topographical necessity”. Therefore, **none** of these 9 buildings should be approved until their current heights are adjusted to be compliant with site review.

Even if there were a need for a topographical necessity-based variance and the Planning Board, in its discretion, chose to grant one, **the variance must by code be the minimum necessary to achieve the 3 allowed floors.** In no case, can a building be greater than 35 feet (when measured at the perimeter) and the maximum building height under this exception should be less, as other 3-story buildings are being proposed in this application have 31 and 32-foot heights (when measured at the perimeter).

With regard to the H and J structures, the applicant must resubmit those showing them as 4, not 8 structures and showing the overall slope on which they’re built to determine the applicability of 9-7-5.

Test 3, Solar Access: Buildings J1-2, J3-4, J5-6, and H1-2 each violate two separate Solar Access Rules and must not be allowed. With respect to buildings R1-7, they also appear to violate Solar Access rules, but the applicant has not provided planning with sufficient information to ascertain whether these structures, as proposed, violate Solar Access rules or not.

Solar access protects neighbors from shadows caused by buildings that might otherwise be conforming. 9-9-17 (b)(1): “All private property is subject to this section.” (b)(2) states: “No proposed development permit may be approved for any structure that would violate the basic solar access provided by this section unless the object or structure is exempt or an exception is granted by the city manager or the BOZA¹¹ for such purpose.”

Per the applicant’s submission, the following structures clearly violate the Solar Access rules: H1-2, J1-2, and J3-4. In addition to violating Solar Access, these structures also violate the height restrictions associated with the Solar Access rules. Specifically, 9-9-17(d)(2) states: **“...no such structure may exceed thirty-five feet in height if any such excess height would cause the structure to violate, or to increase the degree of violation of, the basic solar access protection provided for any lot in SA Area I¹² or SA Area II.”** H1-2, J1-2, J30-4, and J5-6 are each greater than 35 feet while also in violation of 9-9-17(b)(1) so they are not permissible under 9-9-17(d)(2) either.

With respect to the R1-R7 structures on 4th Street, the Solar Shadow drawings clearly show the 12-foot Solar Fence beyond the property line. The applicant does not indicate however

¹¹ Planning Board can act in place of BOZA.

¹² The area being protected here under 9-9-17.

whether that 12-foot solar shadow extends only onto 4th Street (which is permissible) or extends unto the neighbor's properties (which is not permissible).

The applicant has failed to follow required procedure regarding any exceptions to the Solar Access restrictions: 9-9-17(f) sets the rules for exceptions to these solar shadow restrictions. Applicant has failed procedurally and substantively to meet the requirements for obtaining an exemption. Procedurally, the application appears deficient with respect to 9-9-17(f)(2)(B), (C), and (D). With respect to (B), the Applicant has provided solar shadow maps, but they do not show the "...reduction of basic solar access protection expected on each lot that would be affected by the exception". With respect to (C), they have not provided Planning a list of the affected property owners. With respect to (D), the Applicant has provided no substantive analysis of less intrusive alternatives. Given they have 15 acres to work with, I do not believe they can make a substantive argument that there are no "less intrusive alternatives." Nevertheless, they haven't, so absent further submissions, Planning must deny the applications to build the 11 structures (15 buildings) discussed here.

Further, before Planning can approve the construction of these 11 structures, pursuant 9-9-17(f)(3), the City Manager must put this exception on Public Notice. To my knowledge the City manager has not issued such a public notice.

Test 4, Use Review: The proposed development does not meet Use Review with respect to height issues.

We Boulder citizens cherishes our view corridors and open space. We have entrusted you as our staff, our Board members, and our representatives to safeguard our views and open space and we have been consistently very clear about height; nothing should exceed 35 feet except with some very limited exceptions. When applying these four distinct tests, it's crucial to apply them openly, consistently, and in a way to achieve the underlying objectives that led to their creation.

Specifically, this is not a "by right" development but one where the applicant is asking for a waivers, alterations, and relief from the City's rules. In order for these waivers, alterations and relief to be granted, Staff, Planning Board, and Council, in representing us, must conclude that the proposed development creates significant benefits to the city and its residents that surpass any downsides or undermining of the City's rules -- here with respect to height limits, from others with respect to density, traffic, fire mitigation, wildlife protection, etc.

9-2-15, Use Review states: (e) Criteria for Review: No Use Review application will be approved unless the approving agency finds all the following:

(3) Compatibility: "The location, size, design and operating characteristics of the proposed development or change to an existing development are such that the use will be reasonably compatible with and **have minimal negative impact on the use of nearby properties...**"

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

In discussing the proposed development compatibility with the surrounding area and with the character of the surrounding areas, it’s important to understand that the land is located on the edge of the city, separated from the central business district and corridors by significant expanses of low-density residential properties. On the other side of the proposed development is one of Boulders 2 signature Open Space parks, Mt. Sanitas.

Height comes into play here in Use Review in two important contexts,

A), 7 of the buildings on 4th Street are extensions of Mapleton Hill Historic Area and these 7 buildings should follow Mapleton Hill guidelines concerning new construction. To their credit, the applicant has taken some appropriate design cues from the neighborhood and its guidelines. Where they fall short here relates to the close spacing of these 7 buildings, especially as they relate to scale, mass, and height¹³. It’s important to note here that Trailhead to the north of this development, does not face Mapleton Hill as the historic district ends on the South side of Concord, where all of Trailhead faces 4th St. north of Concord.

The picture on the next page shows the houses in Mapleton Hill directly opposite the proposed R1-7 development. The drawing below that shows the proposed 7 buildings being discussed in this section. Compared with the Applicant’s proposal for these 7 buildings, the existing structures have more variety, are generally spaced farther apart greater and are much less tall.



¹³ See the Mapleton Hill Historic District guidelines.



Of note, where the houses in Mapleton Hill on 4th are situated proud of 4th street, (see left) they are 1 story or 1 1/2 stories tall, not 2 story structures as are proposed. So as not to change the “character of the area”, these 7

buildings should be more varied and overall less tall. Complying with this character adjustment would also “fix” the solar shadow issues with these 7 buildings. Again, this is another instance where the developers greed and intent to build more than the zoning allows creates height, scale, and mass problems making the proposed development inappropriate for the location.

B) The overall height of the buildings in proposed development contradicts the Use Review requirements in 9-2-15(e)(3) and (5).

Currently the land on which the proposed development resides is used as the buffer between a low density historic neighborhood and the Mt Sanitas open space. The scale, mass and height of the proposed development would remove that buffer, destroying for example the natural fire break that keeps wildfires from engulfing Boulder’s oldest neighborhood. Regarding use, by placing a dense urban development on the edge of town, you would be placing a significant traffic load on an otherwise quiet neighborhood. Regarding height, this development as it is currently proposed, would destroy a significant part of the view shed that makes Boulder Boulder.

C) the applicant’s proposal violates Use Review, 9-2-15(f)(2) and must be rejected or significantly altered so it is no longer in violation of this subsection.

A further Use Review requirement related to height is expressed in (f)(2) “Reduction in Nonconformity/Improvement of Appearance: **The proposed change or expansion will either reduce the degree of nonconformity of the use or improve the physical appearance of the structure or the site without increasing the degree of nonconformity.**” The applicant must do 2 things here, reduce the non-conformity, or improve the physical appearance of the structure without increasing the non-conformity.

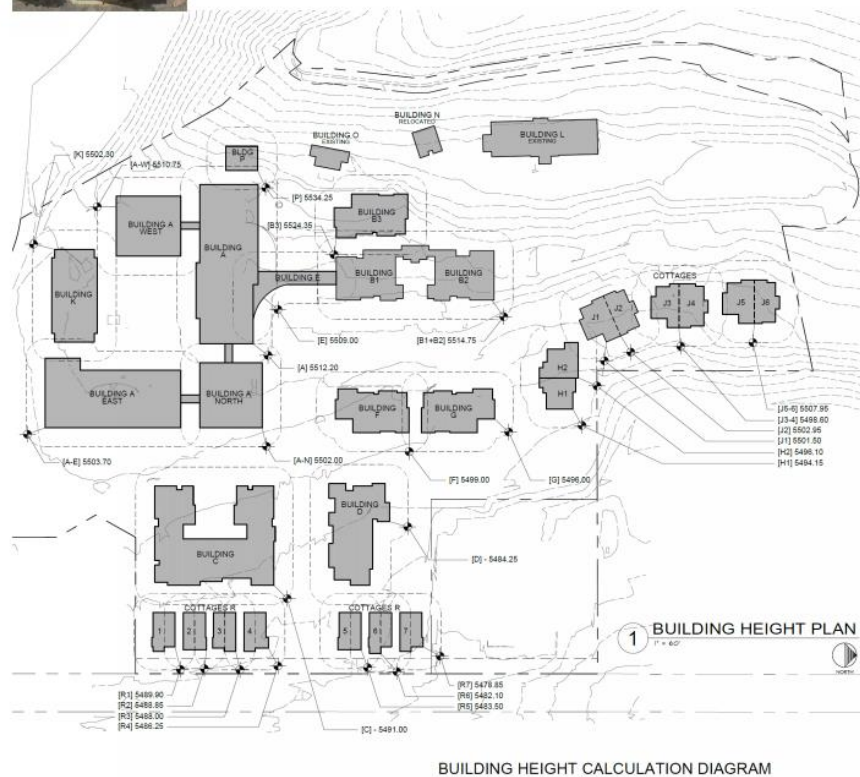
One of the current buildings on the property, the hospital, is non-conforming relative to height. 311 Mapleton proposes at least 9 buildings that are non-conforming in terms of height. **Going from 1 non-conforming structure to 9 non-conforming structures is a per-se violation of Use Review 9-2-15 (f)(2).** The project must be resubmitted to as not to increase an existing non-conformity.

Further, **the proposal harms, not improves, the physical appearance of the site.** Currently the site's one non-conforming building is partially obscured by the church when viewed from around 4th and Mapleton and when viewed from around 4th and Maxwell or 4th and Concord, the narrow face of the structure faces 4th street, minimizing its visual impact. In contrast, the 311 Mapleton proposal spreads out those 9 non-conforming structures and makes the height-caused eyesores visible from many more viewing angles.

Looking at the footprint of the buildings:



Pictured roughly to scale with the drawing below, the picture on the left comprises the total current height nonconformity. Under the current proposal. From a floor area perspective, this scale mirrors Building A Main, Building A West, and parts of Buildings A North and Building A East. Parts of Building A North and Building A East, all of Building G, all of H1-2, J1-2, J3-4, J5-6 would be adding to the height nonconformity in violation of Use Review requirements.



Conclusion

Ideally building code compliance should be algorithmically applied. Such an approach is fair to all and can be implemented to best protect the voter's will. Applications seeking to "break the algorithm" and get special treatment should be very rare and when sought, those "breaks" must be the minimum deviation necessary. Regarding height limits, this application flaunts our code, destroys our views, and casts a dark shadow of greed over all of Boulder.

Sincerely,

Ira Barron
2045 Mapleton Ave.¹⁴

Betsey Jay
429 Mapleton Ave.

Samantha Weston
2045 Mapleton Ave.

Alan Delamere
525 Mapleton Ave.

Russell Henriksen
645 Concord Ave.

Randi Stroh
821 Mapleton Ave.

Roger Koenig
909 Mapleton Ave.

Toni Stroh
821 Mapleton Ave.

Rebecca Trafton
2424 4th St.

Wendy Barring-Gould
536 Maxwell Ave.

Jan Liverance
296 Sandy Drive

Karen MacClune
4770 Lee Circle

Phil Delamere
2740 4th St.

¹⁴ In the interest of full disclosure, Barron and Weston own but do not currently reside at 2036 4th St. and 2526 4th.

From: Alan Delamere <wadelamere@comcast.net>
Sent: Friday, May 18, 2018 7:52 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; Kevin Lambert <kevin.lambert@gmail.com>; Norm Jacobs <norm@insure-aid.com>; Mike and Sharon Herdman <MSTHERDMAN@AOL.COM>; 'Roger Koenig' <rogerkoenig@yahoo.com>; 'Betsey Jay' <betseyjay1@gmail.com>; Jaqueline Muchi <jamuchi@aol.com>
Subject: 311 Mapleton Construction Traffic

City of Boulder
Planning and Development Services
P.O. Box 791

May 17, 2018

Boulder, Colorado 80306-0791

Attention: Ms Elaine McLaughlin, Case Manager

Regarding: Site and Use Review for 311 Mapleton LUR2016-00065, LUR2017-00028 and LUR2016-00027

Construction Development Phase Impacts

Dear Elaine,

The more that we study the developers plans, the worse the development phase construction traffic problem gets.

Current calculation show earth moving required 10,000 15 cu yd truck journeys and concrete 2000 10 cu yds truck journeys. These truck journeys are only the beginning of the problem. Additional truck traffic consists of moving demolition debris off-site and moving materials onto the site such as pipes, drywall, timber, construction equipment, etc. Site workers pick-up trucks were a big factor at the Trailhead site and the numbers for 311 Mapleton look 10X higher for 311.

Our city code is totally deficient in establishing rules for the construction development phase in residential neighborhoods. In the absence of definitive code, the City Council Mandate BRC 1.1.14 states that "In enacting an ordinance the city council intends:

- (e) that the public interest be favored over any private interest."

As the site address is 311 Mapleton the bulk of the traffic will come from Broadway up the Mapleton hill through the stop sign at 9th and through another stop sign at 4th. The historic Mapleton road surface cannot support such truck traffic and will need constant repair.

We urge you to scale back the size of this development.

Sincerely,

Alan Delamere 525 Mapleton Ave

Kevin Lambert 403 Mapleton Ave,
Jacqueline Muller 639 Mapleton Ave
Sharon & Mike Hardman 2409 5th St
Betsey Jay 429 Mapleton Ave
Norman Jacobs 515 Mapleton Ave
Roger Koenig 901 Mapleton Ave

From: Alan Delamere <wadelamere@comcast.net>
Sent: Thursday, May 17, 2018 9:59 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; Robertson, Jim <RobertsonJ@bouldercolorado.gov>
Subject: Scale of 311 Mapleton project - massive

Elaine,
The 311 Mapleton project is a **massive** development in a residential neighborhood.
To define **massive** the attached report details calculations of truck numbers based on the current site drawing submitted by the applicant.
The numbers presented are minimum because of the number of TBDs in the tables.
The top level numbers are 5,810 truck loads of dirt (15 cubic yards capacity) and 1275 truck loads of concrete (10 cubic yard capacity).
There 28 buildings on the site with 19 elevators.
As the numbers are very large it is important that we all understand the facts behind this proposal.
We would appreciate it if your engineers could cross check our numbers and possibly fill in a few of the TBDs.
Sincerely,
Alan Delamere
525 Mapleton Ave
303-447-2780

City of Boulder
Planning and Development Services
P.O. Box 791
Boulder, Colorado 80306-0791

17th May 2018

Attention: Ms. Elaine McLaughlin, City Planner

Subject: "Neighborhood street hazards from proposed 311 Mapleton hillside removal."

Below we have attempted to quantify the scale of the 311 Development in terms of neighborhood traffic during the construction phase.

With the proposed project public safety and road hazards becomes an issue putting the neighborhoods from 4th Street to Broadway at risk. The proposal shows the removal of a very large portion of the 311 Mapleton site - for deep underground parking and cut-and-fill retaining walls up to 38 feet.

Roughly 11,600 large earth moving (15 cubic yard) and 2550 concrete (10cubic yard) truck journeys are proposed on limited sight distance streets such as 9th Street, 4th Street and single vehicle turn-outs such as Broadway to 9th on Mapleton Avenue. Access via Maxwell is prohibited and other residential streets are not able to carry large, continuous truck traffic.

These numbers are shown in the attached calculations. It must be recognized that these are just the tip of the iceberg as there are a large number of "to be determined (TBDs)" in the tables. For every truck there will be many pickup trucks on site.

It would be irresponsible to approve such a long duration commercial construction project in an historic neighborhood without addressing the safety issues and reducing the cut and fill requirements of the current proposal. No plan has been proposed or reviewed by city traffic engineering or the public to accomplish such a massive project on our limited residential streets.

The applicant should propose a development that is suited to the contours of the existing site, rather than excavate and destroy the geology in a designated mass movement hazard in order to force high density commercial buildings and parking into a steep hillside. Removing such a large amount of the site is not sustainable or supportable by the limited residential street access.

In the event that staff should feel inclined to approve this development, it is essential that the attached report be completed and verified by staff and shared with the public and the Planning Board.

Sincerely,

Alan Delamere	Roger Koenig	Russell Henriksen
525 Mapleton Ave	909 Mapleton Ave	645 Concord Ave
Boulder, CO 80304	Boulder, CO 80304	Boulder, CO 80304

c.c Jim Robertson

The following pages have been formatted to keep tables on one page.

The Facts behind the Massive 311 Development

Summary

The scale of the 311 Mapleton is massive. This report is an attempt to define “massive” with factual data. While many people are appalled at the size of the development, quantifying scale needs significant analysis. The people of Mapleton hill have witnessed one massive development in the removal of the Boulder Junior Academy and the build of the Trailhead subdivision. The proposed 311 Mapleton development is very much bigger than Trailhead so the question is how much bigger? The following is an attempt to determine the scale of the development in terms of construction activity.

The real neighborhood impacts are the construction development phase of the project from traffic, noise and dust. This report is a preliminary attempt to quantify the traffic impacts. Cut and fill numbers were shown on a site plans drawing that addresses the reshaping of the site after building demolition. The net 9342 cubic yard number is included in our estimates. The truck loads estimate is summarized in Table 1. Notice the number of unknowns. The real traffic impact will be significantly higher. If smaller sized trucks are used the number of journeys will be higher. Contractor pickup truck journeys need to be estimated as they have proved to have very large impacts for the Trailhead development.

Table 1 Truck summary minimum

Activity	Volumes cu yds	Weight tons	truck size	Number truck loads
Deconstruction	TBD			
Surface re-shaping Net	9,342	9,996	15 cu yds	747
Hole digging	75,944	81,261	15 cu yds	5063
Trenching	TBD			
Concrete -garages/foundations	10,413	21,087	10cu yd	1041
Concrete - stairwells	63	128	10cu yd	6
Concrete -Elevators	389	788	10cu yd	39
Concrete - road, curbs, side walks	1,887	3821	10cu yd	189
Pipes - water	TBD			
pipes - sewer	TBD			
pipes - interior	TBD			
pipes -land drains	TBD			
Lumber- 2x4	TBD			
lumber- sheet	TBD			
Drywall	TBD			
Stone fill	TBD			
Road base	TBD			
Electric wiring	TBD			
Miscellaneous materials	TBD			
		Total truck loads		7,086
		Total truck		14,171

Deconstruction Phase

This phase includes tearing down existing structures, removing the existing roadways and parking lots, re-shaping the entire area as is shown in drawings C1.6-C1-10. No estimates for this phase are available except that shown for cut and fill for the re-shaping.

EARTHWORK CALCULATIONS:	
CUT	- 32,707 CUBIC YARDS
FILL	- 23,225 CUBIC YARDS
NET	- 9,342 CUBIC YARDS

Fig 1 From drawings C1-6-C1.10

It is not clear what the plans are for re-using or removing the existing two tunnels from the power building.

Hole Digging Phase

For every new building the foundation holes are estimated in table 2. The garage holes estimates are reasonably accurate but the foundation holes need more detailed design so are just rough estimates. Cottages J are complicated because they are built partially into the hillside. Drawings C1-6-C1-10 show hatched areas for the existing buildings and there may be some volume gain from existing holes after surface transformation.



Fig 2 15 cu yards dump truck

Table 2 Earth volume removal from site

Building	Foundation	Shape	Length feet	Width feet	Mean depth feet	Volume cuyds
A east	Garage	rectangular	80	80	14	3,319
Awest	Basic	rectangular	80	190	3	1,689
A main+A North	Garage	sloping	80	300	21	18,667
B1/2	Garage	rectangular	72	200	12.5	6,667
Garage Entry	ramp	complex	60	20	10	444
B3	Basic	rectangular	100	72	3	800
C	Garage	rectangular	120	180	15	12,000
D	Garage	rectangular	60	80	15	2,667
tunnel	Garage	rectangular	60	240	15	8,000
FIG	Garage	sloping	80	200	7	4,148
H	Basic	rectangular	56	50	5	519
j	Basic	Complex	50	168	5	1,556
K	Basic	Swimming pool	38	22	5	155
M	Basic	rectangular	30	100	3	155
R Cottages 1-4	Basic	rectangular	50	150	5	1,389
R Cottages 4-7	Basic	rectangular	50	120	5	1,111
P chapel	Basic	rectangular	35	40	3	156
					sub-total	63,287
					Fluff factor 20%	12,657
					total	75,944
					5cu yds trucks	15,189
					15 cu yds trucks	5,063
					Earth mass tons	81,261

Total volume of earth to be removed from site – 76,000 plus the 9,342*1.2 from the site cut/fill drawing = 87,000 cu yards or 5810 fifteen cubic yard truck loads or 11,600 truck journeys.

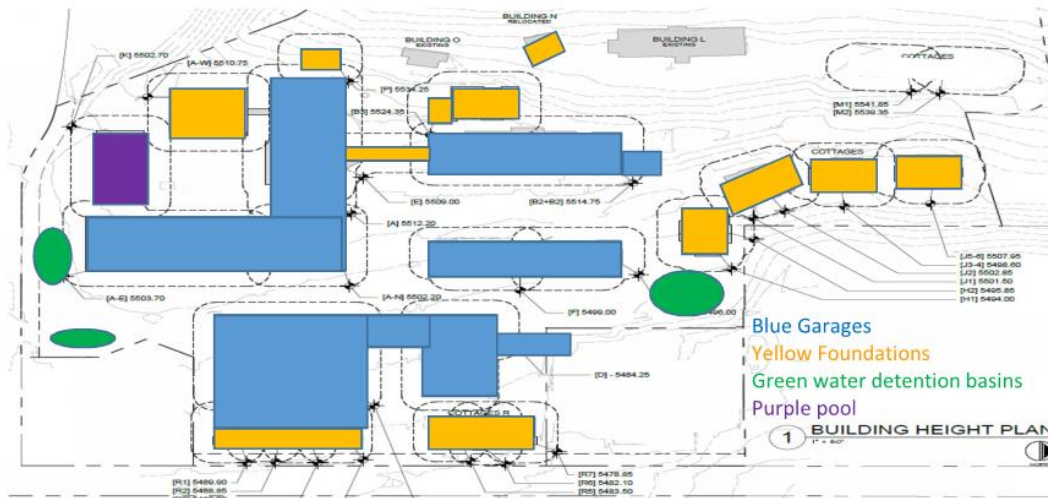


Figure 3 Site excavations range from deep for garages to shallow for basic foundations without basements. Building M1 & M2 are removed from the current set of sit plans

Concrete estimate

Table 3 Concrete estimate for garages and foundations

Building	Foundation	Shape	length feet	width feet	mean depth feet	roof area sqft	Floor area sqft	Area walls sqft	Volume concrete cu yds
A east	Garage	rectangular	80	80	14	6,400	6,400	4,480	521
A west	Basic	rectangular	80	190	3	15,200	15,200	1,620	904
A main+ A North	Garage	sloping	80	300	21	24,000	24,000	15,960	1,924
B1/2	Garage	rectangular	72	200	14	14,400	14,400	7,616	1,082
Garage Entry	ramp	complex	60	20	10	1,200	1,200	1,600	126
B3	Basic	rectangular	100	72	3	7,200	7,200	1,032	438
C	Garage	rectangular	120	180	15	21,600	21,600	9,000	1,533
D	Garage	rectangular	60	80	15	4,800	4,800	4,200	422
tunnel	Garage	rectangular	60	240	15	14,400	14,400	9,000	1,133
F/G	Garage	sloping	80	200	7	16,000	16,000	3,920	1,034
H	Basic	rectangular	56	50	5	-	2,800	1,060	143
J	Basic	Complex	50	168	5	-	8,400	2,180	392
K	Basic	Swimming pool	38	22	5	-	836	600	53
M	Basic	rectangular	30	100	3	-	-	-	-
R Cottages 1-4	Basic	rectangular	50	150	5	-	7,500	2,000	352
R Cottages 4-7	Basic	rectangular	50	120	5	-	6,000	1,700	285
P chapel	Basic	rectangular	35	40	3	-	1,400	450	69
total									10,413
10 cu yd trucks									1,041
Mass concrete tons									21,087



Figure 4 10 cu yard concrete truck

Table 4 Stairways and Elevators

Building	floors	Shaft height	passenger elevators	walls linear ft	Concrete volume cu yds	Freight elevators	walls linear ft	Concrete volume cu yds
A east	3	50	1	24	22			0
A west	3		0		0			0
A main	3	50	2	24	44	1	30	28
A north	3	50			0	1	30	28
B1/2	3	50	1	24	22			0
B3	2	40	1	24	18			0
C	3	50	3	24	67			0
D	3	50	1	24	22			0
F/G	3	50	2	24	44			0
H	3				0			0
L	3 existing		1					
j	2				0			0
K	1				0			0
M	1				0			0
R Cottages 1-4	2	30	4	24	53			0
R Cottages 4-7	2	30	3	24	40			0
				Sub-total	333		sub-total	56
						Total elevator shaft		389

The total concrete for stairways it could be as high as 63 cu yards depending on detailed shaft and stair designs

Table 5 Roads

Road	length ft	width ft	area sq ft
A	510	42	21,420
B	810	42	34,020
B+	465	20	9,300
B++	435	20	8,700
D	150	20	3,000
		area sq ft	76,440
		8 inch concrete cu ft	50,960
		concrete cu yds	1,887

Table 6 Total amount of concrete

Area	concrete cu yds
garages foundations	10,413
Elevator shafts	389
stair ways	62
roads	1,887
side walks	TBD
retaining walls	TBD
Manholes	TBD
drainage channels	TBD
misc	TBD
total cu yards	12,160
Concrete trucks 10 cu yd	1,216
Mass concrete tons	24,624.78
C02 content tons	3,903,484



Figure 5 A building underground parking requires a 38 foot retaining wall with revetments to restrain mass movement

Pipes

This utilities and storm water reports show vast amounts of sewer and water pipes being required. In the utility report a number of 800ft of 8inch PVC pipe is shown in two tables. It appears that one might be water and the second sewer for a total of 16,000 feet. 20 ft lengths gives 800 pipes or a stack of pipes 8ft wide by 67 ft high – maybe 12 truck loads. The amount of storm water, fire hydrant and building internal pipes needs to be determined.

Other materials

TDB

Contractor pickup trucks

For every truck load of material many contractors are required with their attendant pickup trucks. It will be a large number and an estimate is necessary to complete the traffic picture.

Conclusions

Staff and /or the developers should complete this preliminary report to show what the true impact of this development is on the residential neighborhood.



Figure 6 Concrete everywhere Hotels at 28th and Canyon show need for extra concrete support pillars



Figure 7 Use more axles to decrease load on delicate road surfaces, such as the historic Mapleton concrete Avenue.



Fig 8 Mapleton Ave is breaking up - 6th and Mapleton

From: greg beytien <gbeytien@gmail.com>

Sent: Thursday, May 17, 2018 9:02 AM

To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: 311 Mapleton Support Letter

To Whom it May Concern,

I would like to participate by providing input regarding the 311 Mapleton initiative for an Assisted Living facility. I am a person who has concerns for the aging population of Boulder, and the needs of this specific growing demographic.

Today there are limited choices for quality assisted living in Boulder, this is out of synch with the aging population, and community demand for these type services. In my opinion, this needs to become a recognized concern. Responsible planning and actionable development at the level of quality represented by The Academy and 311 Mapleton are instances that effectively meet the needs of this growing population in Boulder in an optimal way.

I spoke with a professional acquaintance at an Environmental Leader Energy Manager conference in Denver yesterday who is an environmental engineering consulting professional. She lived at 6th and Dewey for several years in the recent past, agreed that Boulder needs the 311 Mapleton development, and this site being an ideal location.

I have seen the same process of non-acceptance, and fear that a facility of this type would negatively impact the local residential area with The Academy. What has transpired is a true enhancement to the neighborhood, is aesthetically pleasing, and that meets the needs of a "responsible Boulder".

Mapleton Hill and immediate surroundings will be improved in a similar way and provide the appropriate use case for the immediate environmental area and the neighborhood.

I am confident the right decision will be made and appreciate the opportunity to voice my opinion .

Best regards,
Greg Beytien
303-530-3715

-----Original Message-----

From: Will Cooper <Will@bocodems.org>

Sent: Thursday, May 17, 2018 8:14 AM

To: Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Senior Community

Dear City Council & Staff,

As a young professional in the Boulder community, I am writing in support of senior housing efforts. Specifically, the 311 Mapleton project, which will create a much-needed development for the seniors in our community. Housing is an issue that affects all ages, income levels and demographics. It is my understanding that the owners of this site would like to create permanently affordable housing for

seniors at the Fruehauf's site, which would be tied to the creation of this project. I support all efforts to create affordable housing in Boulder, especially for a growing senior community.

Sincerely,

William Cooper,
Chair, Boulder County Young Democrats

Boulder City Council and Planning Board
City of Boulder
1777 Broadway
Boulder, CO. 80302

May 16, 2018
Via: Email

Re: 311 Mapleton Intensity Standards

Dear Members of the City Council and Planning Board:

The applicant's proposal for level of intensity on the 311 Mapleton site exceeds the limit of residential units allowed by the Boulder Revised Code (BRC).

Executive Summary

The applicant's proposed development exceeds the BRC limit of allowed residential intensity by 13 dwellings. They are requesting approval for a residential congregate care center along with a separate rehabilitation facility and memory care facility. They are including the land under the latter two non-residential facilities and a portion of the site under a long term ground lease, and not being developed, in computing the number of residential dwellings allowed per code. Including non-residential land in the calculation of the allowed number of residential dwellings resulted in 11 of the dwellings over the limit. They also excluded two existing residential cottages that are being retained on the property by stating they would not be used for residential dwellings. The code does not allow for residential dwellings to be excluded based on their proposed future use.

Earlier applications which were supported by staff included a substantially higher number of units through the use of the congregate care bonuses. The recent reductions in the number of dwellings was the result of memorandums dated April 27, 2017 and November 30, 2018 we sent to staff that showed these large luxury dwellings did not meet the criteria, established by a previous city council in 2013, to qualify for the congregate care bonus.

The applicant at 311 Mapleton is requesting the right to develop a congregate care center with 93 residential dwellings, 10 memory care units, and a separate 42 unit subacute rehabilitation facility that will operate as a hospital use and not a residential use. Additionally, the site includes an existing medical building on 1.2 acres (estimate) under a long term ground lease that is not being developed and therefore should be excluded from the applicant's development proposal. The land under ground lease has an existing non-residential medical building and should also be excluded for that reason.

In previous applications the applicant included the 52 subacute rehabilitation facility rooms and memory care building rooms as residential units in their intensity calculations. The small size of these units helped to bring down the average unit size in an attempt to qualify for the 3:1 congregate care bonus.

In the May 5, 2017 staff response to the applicant this approach of including both the subacute rehabilitation facility (42 units) and memory care facility (10 units) in the intensity calculation to obtain the 3:1 congregate care bonus was approved by staff. In allowing the congregate care bonuses staff reduced the 182 actual units to 77 equivalent units.

City council passed Ordinance 7832 in 2013 to prevent the congregate care bonus from being used to subsidize the development of luxury condominiums such as Howe Mortuary. The ordinance established additional standards to prevent this in the future.

On November 30, 2017 we sent a memorandum to staff (see attached) and I exchanged numerous emails with Elaine McLaughlin and Jim Robertson pointing out that the large luxury dwellings proposed by the applicant did not qualify for the congregate care bonus. After this action on our behalf, staff changed their position of **allowing the congregate care bonus**. In their December 5, 2017 response to the applicant, they reversed their previous position and **disallowed the congregate care bonus**. We previously sent a memorandum dated April 27, 2017 (see attached) to staff advising them that the intensity limits in the code were being violated. This notice was ignored and 8 days later, on May 5, 2017, staff issued their report supporting the applicant's calculation allowing the congregate care bonus. As noted above, staff finally changed this in their December 5, 2017 response to the applicant.

With the congregate care bonus no longer available, the applicant removed the 42 subacute rehab units and 10 memory care units that had previously been included in the intensity calculation of residential dwellings. **Staff agreed with applicant by including these 52 units as residential dwellings in the May 5, 2017 report; with the congregate care bonus lost, they now agree with the applicant that the 52 units are not residential dwellings.** However they continue to include the land under these "non-residential structures" in their calculation of the number of residential dwellings allowed by code (6.2 per acre for both Public and RL-1 zones). Under this logic they could build a hospital on 75% of the 15.77 acres and still be allowed all of the 97 residential dwellings

(15.77 acres x 6.2) on the remaining 25% of the land. This position by staff to allow land to be used for one purpose and the same land used to increase density for another use on a different portion of the site is not supported by either the code or common sense.

The intensity standards listed on Table 8-1 (BRC 9-8-1) restrict the level of intensity allowed for various types of development. There is no provision in the code that allows two different intensity standards to be used on the same space. Such an interpretation would allow substantially higher levels of intensity than the limit of 6.2 residential dwellings per acre provided in the code.

In addition to the above, the applicant has excluded cottages N and O from their residential dwelling calculation. These are existing residences on the property that are being retained. The reason given by staff for excluding these residences is that the applicant intends to use them for non-residential purposes. However, Boulder Revised Code (9-16-1.-General Definitions) defines a residential structure as any structure that is used for, or designed as and capable of being used for, the temporary or permanent domicile of persons for periods of six months or more. These cottages clearly meet this definition, have historically been used as residences, and therefore must be included in the number of residential dwellings being proposed at 311 Mapleton.

The number of residential dwellings allowed should be computed as follows:

311 Mapleton site	15.77 acres
Less existing medical building not included in development application	(1.2) acres*
	— — —
Proposed development site	14.57 acre
	— — —
Less non-residential:	
Subacute rehabilitation facility	(0.8) acres*
Memory Care	(0.5) acres*
	— — —
Proposed residential development	13.27 acres
	— — —
Residential units per acre	x 6.2
	— — —
Total residential units allowed	82**
	=====

* Estimate was used as survey did not indicate size.

** Rounded down per BRC 1-1-22.

The applicant's proposal exceeds the number of residential dwellings allowed by code. This is summarized below:

Residential dwellings per applicant	93
Add cottages N and O excluded by applicant	2

Residential dwellings proposed	95

Less: Total residential units allowed by code (see above)	(82)

Number of residential dwellings exceeding code	13
	=====

This application exceeds the intensity standards established by the BRC and therefore must be denied.

As a final note, the applicant asserts that the size 15.77 acre size allows 98 residential dwellings. In fact the math of 15.77×6.2 equals 97.77, and BRC 1-1-22. Rounding Rule requires this be reduced to the lowest whole number which is 97.

Sincerely,

Russell Henriksen
645 Concord Ave.
Boulder, Co.

Cell: 720-938-9643

C.C. Elaine McLaughlin, Jim Robertson, Tom Carr, Jane Brautigam

From: Debbie Beytien <debbeytien@gmail.com>

Sent: Wednesday, May 16, 2018 5:04 PM

To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: 311 Support Letter

Dear Boulder Planning Board,

We are writing to voice our support of the planned Academy retirement community at 311 Mapleton. We are the exact demographic that the senior living project will cater to.

We have lived in Boulder for thirty-one years. We are 67 and 71 years old. We are pleased that this development will meet all phases of our needs as we age. The project will allow us to continue to live in Boulder the remainder of our lives.

We have hiked the Mt. Sanitas trail for years. We would be elated to out our lives near that gorgeous, scenic trail!

We have found that as we are aging, we drive less already. As we advance in the aging process, we are sure that we will drive even less.

Debra took prenatal swimming classes at 311 Mapleton in 1989 and 1991. When our two daughters from those pregnancies were in elementary school, they took swimming lessons at 311 Mapleton. A warm water therapy pool at the Academy will bring back fond memories.

We are so happy that this senior retirement community will allow us to remain in the Boulder we have loved for 31 years.

Gratefully,

Debra and Greg Beytien

From: Bryan Smith <smith.bryan81@gmail.com>

Sent: Wednesday, May 16, 2018 4:59 PM

To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Support Senior Housing in Boulder!

To City Council, Planning Board, and Staff:

According to the Boulder Valley Comprehensive Plan, the City urgently needs to “encourage the development of housing for populations with special needs, including residences for people with disabilities, **populations requiring group homes or other specialized facilities and other vulnerable populations**, to be dispersed throughout the community.”

The proposed senior housing community at 311 Mapleton is the best possible use for this site. It will bring nearly 100 units of urgently needed senior housing to an area that is basically an unused, underutilized asphalt parking lot. And because the local owners have also proposed to build 100 units of permanently affordable senior housing at 33rd and Arapahoe, your approval of this project could go a long way toward addressing the issues of senior housing availability and affordability.

It's great that City Council has supported symbolic measures against gun control and sanctuary cities. My hope is that you will take this same enthusiasm toward real issues that confront Boulder, such as the senior housing shortage, and do something about it. Please support this project.

Sincerely,
Bryan Smith

From: Steve <steve@sboas.com>

Date: May 16, 2018 at 4:06:39 PM MDT
To: COUNCIL@BOULDERCOLORADO.GOV
Subject: Academy on Mapleton Hill

Dear Boulder City and Planning Board,

I support the proposed Academy on Mapleton Hill. I have been a resident and business owner in Boulder since 1983. As part of an aging population in Boulder, I see the need for a top quality rehab facility and senior living housing. I respect and appreciate the high level of development and care that the Academy One represents. I believe in common sense development for our city, and certainly this project is well thought out and satisfies a real community need.

Stephen Boas
1550 High Street
Boulder, CO 80304

Sent from my iPad

-----Original Message-----

From: Laura R Zaragoza <lazaragoza@mac.com>
Sent: Wednesday, May 16, 2018 2:13 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Support of the The Academy on Mapleton Hill

Dear Planning Board,

I am writing in support of the The Academy on Mapleton Hill. I have lived near the site for a number of years and believe that housing for seniors is the best use of the property. I am familiar with the the Academy and know several residents there. From my experience, they blend in very nicely with the surrounding community and are quiet, respectful neighbors. I hope you will take this into consideration.

Sincerely,

Laura Zaragoza
285 Pearl St.
Boulder CO 80302

From: Regina RZ <regina.reyes.zaragoza@gmail.com>
Sent: Wednesday, May 16, 2018 1:40 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton

Dear Boulder Planning Board,

I am reaching out in support of the new senior housing project at 311 Mapleton. I have visited the existing Academy facilities near Chautauqua and have family friends who are current residents. I have been very impressed with the Academy's facilities, staff and involvement with the Boulder community. I have also heard that the Academy on Mapleton will be able to provide affordable housing to seniors through another site. I support these efforts, as Boulder desperately needs more housing.

Sincerely,

Regina Reyes-Zaragoza

From: Sheila Delamere <sdelamere@juno.com>
Sent: Wednesday, May 16, 2018 11:56 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>
Subject: For profit in a public zone?

Elaine McLaughlin
Planning Department
City of Boulder
1777
Broadway,

11th May 2018
email

Dear Ms McLaughlin,

Reference: LUR2017-00027 311 Mapleton

Subject: Use Review 311 Mapleton
Elaine,

BVCP 2015 Chapter IV Land use Descriptions p 113 states that:

“Public / Semi-Public (PUB)

Characteristics and Location: PUB land use designations encompass a wide range of public and private **non-profit uses** that provide a community service. They are dispersed throughout the city.

Uses: This category includes municipal and public utility services (e.g., the municipal airport, water reservoirs and water and wastewater treatment plants). It also includes: educational facilities (public and private schools and the university); government offices, such as city and county buildings, libraries and the jail; government laboratories; and nonprofit facilities (e.g., cemeteries, places of worship, hospitals, retirement complexes) and may include other uses as allowed by zoning. “

This 311 Mapleton parcel of land is designated public and can be used only for **non-profit private** use. Other uses by zoning are not defined in the Boulder Revised Code.

There is no benefit to our citizens by building such an over-sized facility. 311 is very much a money making proposition for contractors and owners. The planned Academy is in an inappropriate location because of the enormous size built into a steep hillside.

The excessive amount of heavy construction vehicles during the construction of the Trailhead sub-division created noise and vibrations. The size of 311 Mapleton as planned will make a much greater amount of traffic. The road surface of Mapleton Ave is breaking up and will require extensive repairs during and after the construction phase. Over the past few years there has been a big increase in the cars parking for Open Space outside our house between 5th and 6th streets. Also this is happening on weekdays with the available parking at the Centennial lot and on

Mapleton at the Sanitas trail head being full. The overflow parking is on the 311 site and our local streets. The loss of the parking on the 311 site will result in another "Chautauqua problem".

Please deny the USE for such a massive development.

Sincerely,

Sheila Delamere 525 Mapleton Ave
303-447-2780 Sdelamere@juno.com

-----Original Message-----

From: Jane Oniki <oniki@comcast.net>

Sent: Wednesday, May 16, 2018 11:11 AM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Proposed Academy Senior Living Project on Mapleton Hill

May 16, 2018

Dear Boulder City Council and Planning Board,

I am writing in support of the proposed Academy Senior Living Project on Mapleton Hill.

I have been a resident of Boulder since 1974. I took dance classes at the Academy when at the University of Colorado and watched that project closely (because of my fondness for that building and historic preservation) and see that it has had a wonderful addition to our community. Their commitment to quality architecture/development and respect for the neighborhood has been outstanding.

I hike several Sinitas several times a week and access the trail through the proposed property. Having lived in Mapleton Hill for years and now on High Street, I am very concerned that any project be thoughtful and forward thinking, considering the impact. I wholeheartedly trust this group to make the right decisions because of their track record with the Academy and because many of the decision makers are long-time neighbors who share a love of this community.

The proposed use is the right use of this land. Our population is getting older. Boulder needs more top quality rehab facilities and senior housing. I see myself using this valuable resource in the coming years.

Please support this project.

Sincerely,

Jane Oniki Boas
1550 High St
Boulder, CO 80304
3034786275

Boulder City Council, Planning Board,
and Open Space Board of Trustees
City of Boulder
1777 Broadway
Boulder, Co. 80302

May 15, 2018
Via: Email

Subject: Open Space-Other protections provided in the Boulder Revised Code

Dear Members of the Boulder City Council, Planning Board, and Open Space Board of Trustees:

Thank you for your thoughtful consideration of our concerns to protect the land at 311 Mapleton Avenue that has been designated as Open Space-Other (OS-O) in the Boulder Valley Comprehensive Plan (BVCP).

Executive Summary

The Boulder Revised Code (BRC) provides that a Site Review application will not be approved unless the site plan being proposed is consistent with the BVCP Land Use Map. Since the BVCP defines the long-term use of open space (including OS-O) as land to serve open space functions, building commercial buildings on OS-O land would not be consistent with the long-term use defined for this designation. Therefore, construction of commercial buildings would not be allowed by code.

Staff has answered the question of what protection is provided in the BRC for land designated as OS-O in an ambiguous manner. We find the code provisions to be clearly stated. Attached are the relevant provisions in the BRC and definitions in the BVCP that clearly answer this question.

BRC 9-2-14.(h)(1)(A) provides that no site review application shall be approved unless the approving agency finds that the applicant's proposed site plan is consistent with the BVCP land use map and, on balance, the policies of the BVCP. Since this provision is contained within the Site

Review section of the code, it is a true statement that the OS-O designation does not always provide protection from development as some properties may not require Site Review approval. However, because this property is larger than 5 acres and requests variances only available in Site Review, the application must comply with the provisions provided in the Site Review portion of the code including 9-2-14(h)(1)(A).

Staff has indicated that the owners could simply transfer the land into a separate entity that could avoid Site Review by being less than 5 acres. This is not allowed as BRC.9-2-14.(b)(1)(C) (see attached) provides that all contiguous lots or parcels under common ownership or control shall be considered as one property for the purposes of determining whether the maximum threshold applies. Since the the 3.7 acres of OS-O would be combined with the remaining acreage and therefore exceed the 5 acre threshold that requires Site Review, this option would not be available to the applicant for 311 Mapleton.

The BVCP defines all Open Space Categories (including OS-O) as follows: "Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions.". Permanently changing the use of the land by allowing the development of a commercial building or private residence would clearly be in conflict with BRC 9-2-14.(h)(1)(A). This provision of the code is clear. Staff's interpretation of compliance should not be allowed to change this provision.

The BVCP Open Space Categories (page 107) further states: "However, Open Space designations may not reflect the current use of the land while in private ownership.". This provision specifically addresses the "use" of the land. The key word is "long-term". Uses such as providing parking or growing agricultural crops would be allowed while in private ownership, however, permanently changing the land by, for example, developing commercial buildings or private residences would not be allowed.

The definition of OS-O in the BVCP includes the following sentence: "By itself, this designation does not ensure open space protection.". This sentence was added to the 2015 (revised in 2017) BVCP. It does not exist in the 2010 BVCP. The provision is prefaced with "By itself," and accordingly would be true if there were no provisions in the BRC preventing

commercial development on land designated as OS-O. For properties not requiring Site Review, the OS-O designation may not provide absolute protection. However, for those larger properties that require Site Review, it is Boulder Revised Code 9-2-14.(h)(1)(A) and not the BVCP that protects land designated as OS-O from development of commercial buildings and private residences.

The above provisions of the Boulder Revised Code are clearly stated. When combined with the definitions of Open Space in the BVCP and Open Space purposes in the BRC (see attached) provide a compelling case that the OS-O designation protects any property that meets the threshold or being significant enough to require Site Review.

The site currently holds several buildings along with parking areas that predate the OS-O designation. When owned by the hospital, the property included both private and public uses. Public use including access through the property, trail access, and parking were allowed by the cooperative arrangement that existed with Boulder Community Hospital. As contemplated in the BVCP, the OS-O designation has not entirely reflected the use of the land while in private ownership. However, that use has not in any way altered the intention of the OS-O designation to preserve this section of Dakota Ridge for long-term Open Space purposes.

The public use and Open Space protection provided by the code must be upheld. This is supported by the above referenced codes and BRC 1-1-14. (e) which provides "In enacting an ordinance the city council intends....(e) That the public interest be favored over any private interest."

Sincerely,

Russell Henriksen
645 Concord Ave.
Boulder, Co.

Wendy Baring-Gould
536 Maxwell Ave.
Boulder, Co.

Betsey Jay
429 Mapleton Ave.
Boulder, Co.

Rebecca Trafton
2424 4th St.
Boulder, Co.

Alan Delamere
525 Mapleton Ave.
Boulder, Co.

Roger Koenig
909 Mapleton Ave.
Boulder, Co.

Randi Stroh
821 Mapleton Ave.
Boulder, Co.

Phil Delamere
2740 4th Street
Boulder, Co.

Ira Barron
2045 Mapleton Ave.
Boulder, Co.

Jan Liverance
296 Sandy Drive
Boulder, Co.

Attachments:

- Criteria for Review BRC 9-2-14.(h)(1)(A) and BVCP definition of Open Space Categories and Open Space, Other.
- Common Ownership BRC 9-2-14.(b)(1)(C)
- Open Space Purposes BRC Article XII Section 176

C.C. Jane Brautigen, Tracy Winfree, Jim Robertson, Elaine McLaughlin,
Tom Carr

Boulder Revised Code 9-2-14.(h)(1)(A)

- (h) Criteria for Review: No site review application shall be approved unless the approving agency finds that:
- (1) Boulder Valley Comprehensive Plan:
- (A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.

Boulder Valley Comprehensive Plan 2015 adopted 2017 Page 107

Land Use Category	Characteristics, Uses & BVCP Density/Intensity
Open Space Categories Open Space designations include the following three categories: Acquired Open Space , Open Space with Development Restrictions and Other Open Space . Open Space designations are not intended to limit acquisition but to be indicative of the broad goals of the open space program. Other property that meets Open Space purposes and functions should be considered and may be acquired. Open Space designations indicate that the long-term use of the land is planned to serve one or more open space functions. However, Open Space designations may not reflect the current use of the land while in private ownership.	
Open Space, Acquired (OS-A)	This applies to land already acquired by the city or Boulder County for open space purposes.
Open Space, Development Rights (or Restrictions) (OS-DR)	This designation applies to privately owned land with existing conservation easements or other development restrictions.
Open Space, Other (OS-O)	This designation applies to other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods, including but not limited to intergovernmental agreements, dedications or acquisitions. By itself, this designation does not ensure open space protection. <i>When the mapping designation applies to some Area I linear features such as water features or ditches, the intent is to interpret the map in such a way that the designation follows the linear feature. OS-O may be applied to ditches; however, the category should not be used to interfere with the operation of private irrigation ditches without voluntary agreement by the ditch company.</i>

Open Space Purposes Boulder Revised Code Article XII.-Sec. 176

Sec. 176. - Open space purposes-open space land.

Open space land shall be acquired, maintained, preserved, retained, and used only for the following purposes:

- (a) Preservation or restoration of natural areas characterized by or including terrain, geologic formations, flora, or fauna that are unusual, spectacular, historically important, scientifically valuable, or unique, or that represent outstanding or rare examples of native species;
- (b) Preservation of water resources in their natural or traditional state, scenic areas or vistas, wildlife habitats, or fragile ecosystems;
- (c) Preservation of land for passive recreational use, such as hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing;
- (d) Preservation of agricultural uses and land suitable for agricultural production;
- (e) Utilization of land for shaping the development of the city, limiting urban sprawl, and disciplining growth;
- (f) Utilization of non-urban land for spatial definition of urban areas;
- (g) Utilization of land to prevent encroachment on floodplains; and
- (h) Preservation of land for its aesthetic or passive recreational value and its contribution to the quality of life of the community.

Open space land may not be improved after acquisition unless such improvements are necessary to protect or maintain the land or to provide for passive recreational, open agricultural, or wildlife habitat use of the land. (Added by Ord. No. 4996 (1986), [§ 1](#), adopted by electorate on November 4, 1986.)

From: Steve Hultgren <steve.hultgren68@gmail.com>
Sent: Monday, May 14, 2018 4:54 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Fwd: 311 Mapleton Avenue

Begin forwarded message:

From: Steve Hultgren <steve.hultgren68@gmail.com>
Subject: 311 Mapleton Avenue
Date: May 14, 2018 at 4:38:08 PM MDT
To: PLANNING@BOULDERCOLORADO.GOV, COUNCIL@BOULDERCOLORADO.GOV
Cc: MCLAUGHLIN@BOULDERCOLORADO.GOV

Dear Planning Board and City Council members,

As a 45 year resident of Central Boulder and a 31 year resident of 550 Mapleton Avenue, I am writing to you in support of the proposed retirement community at 4th and Mapleton. As a neighbor and an architect, I have followed the planning process carefully. The developer appears to me to have responded to neighborhood and City staff concerns such as reduced density, cottages along 4th Street that mirror the historic neighborhood, preservation of the street grid and historic structures, and community access to Sanitas. The following community benefits of the development seem particularly important to me:

- Senior Housing, particularly including Memory Care - Both my Mother and my Mother-in-law are in memory care in the area. I know from experience finding quality senior housing, and particularly memory care in Boulder, is a real challenge. As a baby boomer, I welcome the additional options this development provides for the community.
- Sanitas Trail and Open Space - As a long time user of the Sanitas Trail and Open Space, I appreciate the continued trail access as well as the use of the open, landscaped campus.

- Neighborhood Access to Facilities - I understand that residents of the neighborhood will be invited to the facilities for concerts, have use of the recreational facilities as well as the restaurant. Since development is restricted in the historic neighborhood these are welcome additions.
- Medicare-Certified Rehab Beds - Having recently undergone emergency open heart surgery, I was forced to leave Boulder to find a quality, qualified bed for cardiac rehab. This was an added stress for my wife during an already stressful time. In addition, my Mother-in-law recently used the rehab facility at Frasier Meadows. However, I understand that Frasier is actually reducing the number of such beds at its facilities. I can say with sincerity that I am especially grateful for the Academy plan to add these quality beds to our community.
- Affordable Housing - I was astonished to learn that the Academy developers were proposing to add 100 units of affordable senior housing, 5 times that required of their development. In addition, their proposal to partner with a community asset like Bridge House is another positive for Boulder. With the on-going community concern for affordable housing, this seems like an extraordinary opportunity for Boulder.

I ask for your support of the Academy on Mapleton Hill proposal at 311 Mapleton. I believe this senior residential development is compatible with the Historic Mapleton Neighborhood. In fact, I can't think of a more compatible use. In addition, the developer is proposing a number of significant benefits for the City of Boulder as noted above.

Sincerely,

Steve Hultgren

From: Henry Beer <henrygeorgebeer@gmail.com>

Sent: Sunday, May 13, 2018 5:39 PM

To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Please Support and Approve the 311 Mapleton Project

All:

I am writing in support of the plan to create the **311 Mapleton** project, known in the community as **The Academy on Mapleton Hill**.

I give the project my complete and unequivocal support for the following reasons:

The development team has been responsive in the extreme to all who will be impacted by the development. The City, the neighborhood and the community at large have been carefully listened to, and the developer has made material and significant changes to the plan, architecture, density and public access to adjacent open space to incorporate the comments and contributions offered by all these constituencies.

Particular attention has been given to the logistics of construction and the inevitable disruption and the unavoidable burden it places on the immediate neighborhood. Few developers have gone to the lengths to ensure minimum impact for the duration of the construction. *Sometimes we must walk through the rain to get to the rainbow.* Note that the Pearl Street Mall would not have happened if downtown's then-merchants hadn't recognized the eventual benefits that would accrue to the city following a challenging and disruptive construction period.

The project responds creatively and compassionately to Boulder's need to provide housing for that segment of the population that has helped make the City what it is today—vibrant, desirable and economically robust. Those in the 65+ age cohort have earned the right to *remain* here in the city they helped shape, and to do so in a setting that is quintessentially *Boulder*. Including affordable housing in the plan means that the place will have age diversity as well, a critical component in keeping the project vibrant and vital. Older people *need* younger people and vice versa.

The development team, top to bottom, has created many distinguished projects here in Boulder, all of which have made a material and positive impact on the city's quality of life. These projects are singular both their excellence from an urban design standpoint and by their success in deeply understanding the unmet needs in our community and responding to them brilliantly and beautifully.

There are a host of other compelling reasons this project should move forward and be welcomed. The very uses included in the plan will, once completed, have an exceptionally low *coefficient of friction*. It is in my opinion a near perfect use for this iconic and historic site.

Please give this project a speedy and enthusiastic approval.

Very Truly Yours,

Henry Beer
1460 Sierra Drive
Boulder CO 80302

From: James Murphy <jdmurphy303@gmail.com>
Sent: Sunday, May 13, 2018 1:13 PM
To: City of Boulder Planning <planning@bouldercolorado.gov>
Cc: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Fwd: 311 Mapleton Hill Academy

Members of the boulder Planning Board

I am writing to you to express my support for the current plan for the development of The Academy on Mapleton Hill as proposed by the developers.

As a former member of a local "action" group of folks from the neighborhood, I like the progress that has been achieved regarding:

- Reduction and downsizing of the overall project to current plan occupation levels
- Proposal to build +95 low income housing units at the former Fruehauf's Garden operation that was at 33rd and Arapahoe
- A respectful OSO response with removal of two planned units
- Improved access to the Dakota Ridge trail which I often use
- New warm water therapy pool facility (badly needed in Boulder)
- Overall Historic preservation plans
 - My one exception is the preservation of the former "burn tower" for medical waste, etc
- High Quality Post Re-hab beds planned for
- Architectural design of bungalows along 4th Avenue (a key point for all neighborhood residents especially given how the historically approved "bungalow " Trailhead facility design which was completely ignored by the ultimate builder and the city in general when building began)

I personally have been asking the developers for +2 Years to supply the neighborhood and the city for a construction Traffic Plan.

This has never been done and as late as last Friday I was told that it will be issued after approvals are issued.

This should be part of the approval process. As a resident of Mapleton Avenue, I want to know what is the 2 year traffic plan. The investors and developers do not see this as an issue, we as resident do.

I also seem to recall that this was to be part of the review process BEFORE NOT AFTER approval.

Just as a reminder this is one of the largest construction projects in Boulder and it will have a serious impact on local traffic including the school bus route that is used at least twice daily.

Finally, I trust the Academy organization will be a good neighbor at the end of the day, they have my support for the project.

The traffic plans need to be addressed.

James D. Murphy

642 Mapleton Avenue
Boulder

973 432 2246
jdmurphy303@gmail.com

James Murphy
973 432 2246

jdmurphy303@gmail.com

From: Grant Besser <grantbesser@gmail.com>

Sent: Friday, May 11, 2018 9:52 AM

To: City of Boulder Planning <planning@bouldercolorado.gov>; Council
<council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Cc: Alexandra Besser <bessers5@gmail.com>

Subject: 311 Mapleton

Dear Boulder City Council & Planning Board:

As residents of Mapleton Hill since 2009, we wanted to write in support of the proposed Academy Senior Living project on Mapleton Hill. We feel incredibly fortunate to live in the historic neighborhood and consider ourselves to be preservationists, which we pursue through the care and restoration of our historic home as well as through our past board participation. Alex was on the board of Historic Boulder and Grant was on the board of Boulder History Museum (Museum of Boulder). We understand that any development of the property will come with some level of debate, yet after seeing the site plan and learning more through a couple of neighborhood meetings we personally believe that the developers are committed to high quality design and the future maintenance to ensure they are a good neighbor. Our understanding is that The Academy at 10th & Aurora has successfully operated in the Chautauqua neighborhood for 20 years and has a solid track record with its neighbors. Based on our knowledge, senior living communities have many attributes: their impact on the surrounding neighborhood is low; they are well landscaped and designed in order to attract and retain long term residents; they are welcoming places with interesting, experienced and engaged people residing there. And, because the Academy is locally owned and managed, we can be assured ownership will be responsive to any concerns that might crop up.

We support the repurposing of this site to enhance senior living opportunities in our community, which, given the aging population in Boulder, will expand options for one of our most important populations.

Please approve the project before you.

Grant & Alex Besser
1109 Pine Street

From: dmw1255@aol.com <dmw1255@aol.com>

Sent: Wednesday, May 9, 2018 9:02 AM

To: City of Boulder Planning <planning@bouldercolorado.gov>; Council <council@bouldercolorado.gov>;
McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: MAPLETON HILL DEVELOPMENT

Ladies and Gentlemen,

After attending several of the public meetings over the past two years regarding the proposed redevelopment of the Mapleton Hospital property I would like to offer my opinion. As I live directly south of the project in the Knollwood Subdivision I have had a number of questions that might affect my

neighborhood and the affect that the proposed development would have on my lifestyle and that of my neighbors.

Although I am both a commercial general contractor and a developer in Boulder county, I want to inform you that neither I or my company have anything to do with this project and that my thoughts are based on both my experience and history within the City of Boulder since 1970 when I began to build single family homes, multi-family projects and commercial buildings.

The developers have taken suggestions from the staff, neighbors and their professional advisers and they have made numerous improvements as recommended. All of their team are local business people and have the community concerns as major priorities. It appears that the proposed use of the development will enhance the surrounding single family neighbors with an exceptional utilization of this site.

I urge you to approve this project.

Very truly yours,

David Wyatt

From: Marc Patterson <1mwpatt@gmail.com>
Sent: Wednesday, May 9, 2018 4:45 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Support of 311 Mapleton development

To Planning Board,

As a Boulder resident for and frequent user of the Mt. Sanitas hiking trails, I am a big supporter of the senior housing project at 311 Mapleton. I have attended several meetings, including those organized by the development team and public meetings, and am extremely familiar with the details of this project.

I am very disappointed at the length of time that this process is taking. I have watched the development group listen to and respond positively to the community feedback on this project. I have watched the development team incorporate the community feedback and wishes into the ultimate plans.

I'm quite simply amazed that there is any controversy around this project. Having been to the community meetings, quite honestly I believe that the community at large is being held hostage by the unreasonable wishes and expectations of an extremely small group of individuals. Ultimately, I believe that this small group of individuals want nothing to be developed on this property – which is not fair for the rest of the community. The community feedback to the project is overwhelmingly positive at these meetings. It is a very, very small group of individuals that are making uninformed negative comments.

I hope you will support the proposed senior housing project there, and I want you to know that you have broad public support for doing so. As this process gets drawn out longer and longer, I fear of the long-term affects of a vacant and rundown space at the base of that beautiful park. Please visit the site. We cannot have a run down vacant space there anymore.

We have seen so many projects within Boulder that somehow meet a standard of being the least offensive or being the lowest common denominator. This project helps our community flip that standard on its head. The senior housing community at 311 Mapleton is clearly committed to design excellence, and that is the standard we should strive for and base decisions on. Please approve this project so that this area can get back to the greatness and utility it once had.

Sincerely,

Marc Patterson

--

Marc Patterson

Email: 1mwpatt@gmail.com

Phone: 773-450-9794



From: terre rushton <terrerrushton@gmail.com>

Sent: Wednesday, May 9, 2018 4:18 PM

To: City of Boulder Planning <planning@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Proposed Academy development at Mapleton and Fruehauf sites

Council and Planning Board Members and Staff,

I grew up in Boulder, raised my children in Boulder County, and continue to live here as my husband and I contemplate retirement. I consider it my home. I am astonished at the protests over the establishment of senior housing on the former hospital site in the Mapleton neighborhood and on the former Fruehauf site at 33rd & Arapahoe. I do understand that the Mapleton neighbors desire to continue the access that they have enjoyed to Mt. Sanitas. However, it is very apparent that while it never was open space, the developers of this project are willing to continue to allow access to this wonderful resource. But the protests about economics appear disingenuous when coming from such a wealthy and privileged neighborhood.

The Academy proposal benefits all of our community, not just the seniors. We must first understand that those of us over 60 are the largest and fastest growing age group in our county. The 60+ age group is projected to grow from about 40,000 today to over 90,000 by 2040. A housing crisis for older adult is upon us, and has rightfully been termed "the silver tsunami". Boulder planners and government officials need to focus on where we, the aging "baby boomers", will live in the near future.

This project and others like it also work to revitalize our community. Many seniors want to live in smaller, more manageable homes with daily service needs met by on-site staff. When they leave their former homes, these houses become available on the market to younger people, many with families, reinvigorating our established neighborhoods, served by local schools, existing transportation and providing new opportunities for home ownership.

The Academy proposal is well-designed housing for seniors, at a variety of income levels. The Academy is locally owned and has a proven track record in Boulder for almost 20 years. Senior communities blend in well in neighborhoods, offer services to the greater community and have low impacts particularly with regard to traffic and noise. We only need to look at the existing Academy, Balfour, Frasier, Carillon, Sunrise and others already existing as great neighbors in Boulder County.

You have the opportunity to create almost 200 more senior units by supporting the Academy's plans to build new senior living communities. You cannot let this opportunity for the entire community be derailed by selfish interests.

Thank you,

Terre Rushton

303-953-8338 cell

303-665-6889

St. Aidan's Episcopal Church



The Rev. Mary Kate Réjouis, Rector
The Rev. Dr. Kay K. Cook, Priest Associate
The Rev. Steve A. Wengrovius, Priest Associate

May 9, 2018

To: The City of Boulder Planning Staff, Planning Board, and City Council

I'm writing in support of the 311 Mapleton Project for The Academy on Mapleton Hill. I have served as the Rector of St. Aidan's Episcopal Church since 2005, and as a clergy person I have worked with many families and residents of The Academy through the process of discerning where to move, to the end of life. My step-father is also a current resident at Bella Vista. Further, I am a native of Boulder and a runner—I grew up running up Mt. Sanitas and down Sanitas Valley for my regular runs, accessing it through every possible trail in the neighborhood around the 311 Mapleton complex. My personal residence is across the alley from Bella Vista, so I am aware of almost every possible angle for this project: client, neighbor, family, and community citizen.

The Academy at Mapleton Hill will provide so many benefits and preservation to the Boulder of today, and prepare for Boulder's demographics in the future. I have no doubt that this property will be developed in the future—working with this particular developer and this project is the best decision that can be made for the long-term sustainability of our community. Here's why I think so:

1. Senior housing is needed and the need is growing in Boulder. The 311 Mapleton project increases senior housing, and the added development of 100 affordable retirement community residences at the former Fruehauf's Garden site will help the city with its long-term goals for affordable housing.
2. The development of The Academy has demonstrated that historic preservation and development can work together well. With a track record of doing this beautifully, the Academy will be able to transform 311 Mapleton into something beautiful and useful.
3. The permanent pedestrian easement to the Open Space trails ensures that this essential part of Boulder's trail system will remain accessible for all people.
4. Between the affordable housing that the Fruehauf's site provides and the Medicare-certified post-acute rehab beds provided at 311 Mapleton, a wider range of elder-care possibilities will be available in Boulder. This will benefit caregiving families (especially the sandwich generation, caring for children and elders at the same time) and senior residents who want to retain their community connections.

As a priest, I offer care to families throughout the life-cycle. Every interaction I've had with The Academy, Bella Vista, my neighbors, employees and clients has been positive, even when we have had to negotiate through conflict. Please support this project for the good of our whole community.

Faithfully,

Worshipping Christ and Shining his Light to CU, Boulder, and the World.

2425 Colorado Avenue, Boulder, CO 80302 + 303-443-2503 + www.saintaidans.org

From: Michael Greene <greenemp@onebox.com>

Sent: Wednesday, May 9, 2018 11:16 AM

To: City of Boulder Planning <planning@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: 311 Mapleton

City Council and Planning Board:

I write in strong support for the proposed project located at 311 Mapleton, the old Memorial Hospital site.

I am one of those lucky few who was born and raised in Boulder, and unlike many of the opponents of this project, I've lived here my whole life. I suppose that I have a good sense of what fits within our community and what doesn't. And the 311 Mapleton project definitely fits. The renderings of the new buildings are tastefully designed, preserve sight lines & blend into the surrounding spaces, all the while maintaining and preserving access to Sanitas and Dakota Ridge.

I'm also amazed at the great lengths that this property is going to in terms of providing community benefits and reducing disruptions during construction. Maybe the reason this project is so thoughtful is because the owners live in Boulder, or maybe it's because they have been doing this for 20 years at the Academy on the Hill and know what it means to be a good neighbor, or maybe it's because Boulder has done such a great job of requiring that these projects bring benefits. In any event, it's rare, and I think we should recognize and support these approaches. We might not like the alternatives so much.

We know that Boulder is facing a massive shortage of senior housing over the coming decades. Let's remember the Community Foundation has said this number will expand by more than 50,000 seniors in the next 22 years. Where will they all go? And so I ask what better use could there be for 311 Mapleton (which itself has a long history of providing compassionate care over many, many decades) than a facility for the care and well being of our rapidly growing senior population?

I have seen Boulder change over the years and I have seen projects that Boulder can be proud of, and there is no doubt in mind that this will be one of them. Please support this project and let's make this part of the solution to Boulder's senior housing shortage.

Michael Greene

From: Mike Kabjian <mike@extraktdata.com>

Sent: Tuesday, May 8, 2018 3:46 PM

To: City of Boulder Planning <planning@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Support for the Academy on Mapleton Hill

To City of Boulder Council, Planning Board, and City Staff,

I am writing to voice my strong support for the proposed Academy on Mapleton Hill senior housing community at 311 Mapleton.

I am a long time Boulder resident, and have attended numerous public meetings where the ownership team explained how their designs were created in response to specific immediate and longer-term needs for senior housing, assisted living, and health care. At each of these meetings, the number of supporters greatly outweighed the opponents. However, the public comment and Q&A sessions were dominated by a very few opponents--many

of whom are neighbors and friends--and I did not feel comfortable rising to voice support for the project there. And so, I write to you directly.

In each of these meetings, it was clear to me and others that the local owners of this project have placed great value on first listening to, and then incorporating, community feedback in their designs. I especially love the emphasis on community access and benefits. This is a great project at a great location, and can meet a genuine need in Boulder. The design is beautiful, blends in with the surrounding area, is appropriate, well thought out, and provides another chapter for this site's history of providing health and healing. I urge you to please evaluate this project on its merits, and not the disingenuous concerns of a few.

Thanks,
Mike Kabjian
4852 6th Street
Boulder, CO 80304
720-272-4746

From: Jill Nagel <jill@campuspublishers.com>
Sent: Tuesday, May 8, 2018 1:17 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: The Academy project at 311 Mapleton

Hi Elaine,

I am reaching out to you to express my full support of The Academy's 311 Mapleton project. I have lived in Boulder for almost 19 1/2 years. I am an avid hiker and my go-to trail is Mt Sanitas. I have raised 3 children here and have had a business in Boulder for 18, 19 years. Recently, my elderly parents decided they needed assistance and wanted to move to Boulder to be near their daughters and families. I entered into the process of searching for a retirement home with them. First thing I came to learn was the shortage of retirement home space availability, and was very dismayed to learn that several of them had a 6 month to 3 year waiting list. Considering my parents are 92 and 93, we didn't have the luxury to wait that long. We were extremely fortunate to have an availability open at the Academy and they moved in in January.

My entire family have been so impressed with the Academy, and I feel that Boulder would be very very lucky to have The Academy develop the site on Mapleton! Their plans are spectacular, and not intrusive, and will enhance and improve the landscape and beauty of the area, which sits desolate and empty right now.

Boulder has an aging population and the need for more retirement homes is now, and increasing. The prospect of having The Academy right there on a beautiful campus will only improve the neighborhood and offer a solution to the high demand for more independent living, assisted living and memory care space in Boulder. I also think it would be such an honor to have the elderly living right there, integrating them into the community. Feel free to reply if you have any questions.

Best regards,

Jill

Jill Nagel-Brice
President
2465 Central Avenue | Suite 203
Boulder, CO | 80301
Phone: (800) 807-1013 | ext. 103



Scott Sarbaugh
737 8th Street
Boulder, CO 80302
303-443-3939 or 303-995-1618

May 2, 2018

Boulder Planning Board
City Council Members
1777 Broadway
City Council Chambers
Boulder, CO 80302

To Planning Board and City Council:

I recently had the opportunity to review in detail the 311 Mapleton Plan for a senior living complex. After review I was inspired to the point of writing this letter in support for approval of the project.

It is not often that I write a letter of support on development projects, as developers commenting usually have little credibility in this community. However, the attention to detail by the applicant, as well as my observation of the compatibility with the surrounding neighborhood and open space make me comment in the following way:

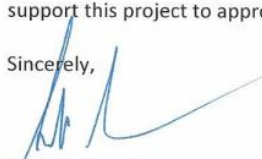
- 1) The site and landscape plan are far better for flood control than the existing non permeable asphalt parking lots, and should be considered a great benefit to the area. Look at an existing aerial view of the site. You will notice the new plan has far more permeable green areas.
- 2) I have heard such comments as the City of Boulder should buy the Mapleton property for open space which I wholeheartedly am against. We have beautiful open space in the Sanitas Trail area and have no reason to spend money to enlarge that recreation area into an existing developed property.
- 3) I have heard complaints about the impacts of traffic. I would compare this development to the Academy at 970 Aurora Street. I live at 737 8th Street and have the constant awareness of the impacts of the Academy on the traffic. Traffic impacts from parking at Chautauqua Park greatly exceed any impacts generated by the existing Academy at the old Mount Saint Gertrude's property. As a matter of fact, I would venture to say the traffic impacts generated by the existing Academy is less of an impact to the surrounding neighborhood than the neighborhoods themselves. If I translate this to the traffic impacts at the proposed 311 Mapleton site, I am greatly in support of this plan as I believe it will be the least impactful from a traffic standpoint for the existing neighborhood.
- 4) I have heard comments that the development is too dense. Hogwash. The density of this project is in total scale and harmony with the existing area. In my experience, as a developer, other communities grant a density increase of between a 3 to 1, up to a 6 to 1 increase for senior housing in zoning districts. I would have to say this density is totally appropriate for this site.

May 2, 2018
Boulder Planning Board
City Council Members
Page 2

Lastly, I would like the Council to consider the fact that the developers have experience and the resources necessary to bring this project to fruition. The Council needs to carefully consider the representations being made and whether those will be followed through, and in this case, I believe with the development and ownership team in place, this is one of the few opportunities the City of Boulder will actually see a completed project consistent with the representations being made today.

Please do not let this opportunity to approve the 311 Mapleton site for the senior housing as proposed get away by hindering, manipulating, changing, micromanaging or denying such a project. I full heartily support this project to approve it as is.

Sincerely,



Scott Sarbaugh
4th Generation Boulder Native
737 8th Street
Boulder, CO 80302

From: Jim Kennedy <[REDACTED]>
Sent: Wednesday, May 2, 2018 3:17 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Re: 311 Mapleton

Dear City Council,

As a Colorado native and long time Boulder resident, I am writing to formally share my support for the proposed senior housing community at 311 Mapleton. We desperately need quality senior housing in Boulder and I cannot think of a better use of this space, especially considering the site has a historical legacy of health and healing. The proposed site design pays great respect to the history of this location. Not just a beautiful campus and far from a run of the mill cookie cutter real estate project, the development team has put together a very thoughtful and sensitive design proposal to serve our seniors for years to come.

As a resident with local aging family members, I urge you to realize the growing need for respectable senior living and to approve this project. Your decisions today will materially impact our ability to keep my family close to their grandchildren and to ultimately age with dignity in a place they love.

Sincerely,

Jim Kennedy

Please do not publish my email address in the Public Record

-----Original Message-----

From: Donna Berg <donnaberg305@gmail.com>
Sent: Sunday, April 29, 2018 5:57 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: RE:311 Mapleton

I am in favor of this project for many reasons.

Boulder needs more high quality Medicare certified post acute rehab beds. This project will have 42 of them. It will have 93 independent senior residences plus 12 memory care residences.

They will build a new warm therapy pool. The public will be able to use this on hours and times listed.

For hikers the owners give a Permanent Pedestrian Easement for existing open space trail.

A need for affordable housing would be helped with 100 yes 100 affordable housing at the former Fruef's site.

The owners live here in Boulder and care about our homes. They own the Academy which has the best retirement community award year after year for good reason.

Sincerely,
Donna Berg
Sent from my iPad

From: Arlene Brown <Arlene.Brown@Colorado.EDU>
Sent: Saturday, April 28, 2018 1:31 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton & Fruehauf Senior Living Sites

Dear Ms. McLaughlin;

I am writing in support of the plan to build a senior residence at 311 Mapleton in Boulder. I have had years of experience with The Academy at 10th & Aurora, which gives me a unique perspective. A few decades ago, I was a dance student attending CU classes that were held in that building. A bit later on, I lived on Grant Place and became a member of the neighborhood. Then, in more recent times, I spent years visiting with my mother when she resided in the current incarnation of that grand building.

As an upcoming "senior", I anticipate living at either 311 Mapleton or the Fruehauf site when I choose to have more support to live independently. Because it will certainly take a few years to bring these projects to fruition, I may actually be old enough to be ready for the move when the sites are completed.

I understand that some homeowners near the 311 Mapleton site are against the development of this property. I vividly remember neighbors in the 10th and Aurora neighborhood being equally vocal, and negative, about their concerns. I think it's fair to say that those concerns were never actualized. Rather, The Academy at 10th & Aurora is seen as a welcomed neighbor, as well as a star in the community. I think it is fair to say that people "in these trying times" are, in general, more vocal, increasingly negative, self-centered, and overtly disgruntled by change. Please do not let these politically-charged and emotional voices influence your ruling. While some seem to dislike the development of the senior living space as designed, I suspect they do not want *any* development on that site. Just like the collapsed and abandoned St. Gertrude's building on Aurora, I wonder if folks in the 311 Mapleton area are being shortsighted. Would they prefer to have the existing unsightly buildings simply decay quietly for years to come?

The Academy owners are recommending a plan that will serve Boulder's aging community with respect. Between the two proposed properties, there will be options for people who have diverse incomes. My experiences at The Academy at 10th and Aurora give me confidence in the quality of living that will be offered to people like me, once we can no longer continue living in our single-family homes in the many neighborhoods of Boulder.

Arlene Stredler Brown, Ph.D., CCC-SLP

Co-Investigator; TACIT Study; University of Colorado
Clinical Faculty; Speech, Language Hearing Center; University of Colorado
Adjunct Faculty; University of British Columbia

Department of Speech, Language, and Hearing Sciences
University of Colorado - Campus Box 409
Boulder, CO 80309-0409
(w) 303-818-1258
(fax) 303-492-3274

e-mail: arlene.brown@colorado.edu

From: FRANK S BIGELOW <fsbigelow@comcast.net>
Sent: Saturday, April 28, 2018 11:15 AM
To: Council <council@bouldercolorado.gov>
Cc: City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: The Academy - Mapleton Project

Dear Council members,

My name is Frank Bigelow. My address is 2940 North Lakeridge Trail, Boulder, Colorado 80302.

I am 75 years old. My wife and I hope to be able to move into the Academy Mapleton project when it is completed. This is a good project that will be completed by good people with Boulder roots and a proven track record. It will provide diversity to Boulder's senior housing while providing services, such as a hot therapy pool, to other Boulder residents who are in need.

Boulder's aging population will not go away. This project is for your grandparents, your parents and eventually even you. Having sufficient senior housing will keep senior housing affordable for everyone. Your yes vote will make a positive contribution to the quality of life in Boulder. This 75 year old asks for your support in approving this project in a timely manor.

My wife and I thank you for reading this and hopefully you support.

Frank Bigelow

From: "Holly.Hultgren" <hollyhultgren@gmail.com>
Subject: The Academy on Mapleton
Date: April 27, 2018 at 3:38:48 PM MDT
To: planning@bouldercolorado.gov

Dear Planning Board Member:

I am a 30-year resident of Mapleton Hill where I have raised my family and been an active part of the Boulder community. I am writing today to urge you to approve the proposed retirement community at 311 Mapleton. Information about the proposed development has been shared several times with residents of Mapleton Hill and the developers have tried to respond to the many concerns and requests made by people living in our neighborhood. Now the project is being presented to the City Council and Planning Board for final approval. There are several reasons that I urge you to consider this request favorably:

- Boulder truly needs more housing for its aging seniors. The Academy has a proven record of fiscal responsibility, respectful management, and high quality service to the senior community. This project would add more than 90 independent senior residences as well as 40+ skilled rehab residences and much needed secure memory care residences. This development would be locally owned and operated – a value Boulder businesses and residents hold dear. There is probably not another type of development that might be a better fit for this location.
- In addition to a high-quality residence and medical care community for seniors, the Academy proposes construction of 100 permanently affordable retirement residences at the former Fruehauf's site. This will also include a much-needed collaboration with the Bridge House program in the form of a restaurant facility on site. This location at 33rd and Arapahoe is ideal for accessible transportation and utilization of local retail and commercial resources.
- Our family has frequently used the Sanitas Trailhead and explored the Dakota Ridge open space area. We are satisfied that the 311 Mapleton development as originally planned has addressed the need for

access to the public by providing a permanent pedestrian easement to these trails. We also do not believe that parking would be a large concern for those seeking access to Open Space areas.

- We have been told that residents of our neighborhood would be welcome at the 311 Mapleton facility for social, cultural and physical activities (check out the swimming pool). The residents living near the Academy on the Hill speak very favorably of such opportunities and are very positive about the impact this community has had on the entire University/Chautauqua neighborhood.
- As a longtime resident of this area I am mindful of the importance of historical preservation of the identified buildings on-site (though I do not support preservation of the unsightly smokestack!). After study of the plans submitted, I believe that this project has a high likelihood of being compatible in style with the existing historic architecture on Mapleton Hill. The Academy cottages proposed along 4th Street should be an appropriate compliment to the housing development on the Boulder Junior Academy site to the north.

In conclusion, I understand that there are many details to address, particularly related to the construction process including traffic, noise and parking access. It is my expectation that the developer would be willing to work out details with the City of Boulder and residents of Mapleton Hill to minimize impact during the construction phase. Therefore, I would like to register my favorable opinion and urge you to approve the Academy on Mapleton Hill at your upcoming meeting on May 31, 2018.

Sincerely,
Holly Hultgren
550 Mapleton Ave
Boulder CO 80304
hollyhultgren@gmail.com

From: NANCY MARTZ <nmartz@me.com>
Sent: Friday, April 27, 2018 2:30 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: Dear Boulder City Council and Planning Board.docx

Dear Boulder City Council and Planning Board:

I am writing this letter of support for the proposed senior living facility at 311 Mapleton. My parents Ann and Clyde Martz lived in the city of Boulder for more than 50 years. I was born at Memorial Hospital and have lived in Boulder for much of my life. I was first introduced to The Academy when my parents were at an age that they could no longer remain in the home they built on 6th and Baseline. My brother and I had relocated out of state and we were faced with a difficult decision of how to allow our parents to continue to live in the city they loved, and remain with their network of friends. It was not until The Academy was built that we had a viable solution. Prior to their passing they were allowed to live out their remaining days with dignity and enjoyment in the city they truly loved.

I cannot think of a better use of a deteriorating site, than to redevelop it for this amazing use. As a health care professional I realize the growing need for these types of facilities for all demographics of elderly. This use pays homage to a site that has historically been one of caring and wellness. Being familiar with The Academy ownership and management group, I ask what better operator could the City of Boulder ask for?

I strongly encourage you to approve this project as proposed. It will be one that both Planning Board and City Council will be able to look back on and take pride that they helped get approved for generations to come.

Sincerely,
Nancy Martz

April 27, 2018

Boulder City Council, Planning Board, and Elaine McLaughlin,

Dear City Council Members, Planning Board and Ms McLaughlin

Yesterday we had the privilege of having a presentation at The Academy on the proposed Mapleton Hill retirement community. Gary Berg and Ron Secrist gave us detailed information about the project including great graphics and mock-ups of the site plan. We were very impressed by what we saw and heard. Today I went to the project site to see for myself what it looks like.

As far as I can tell, the site is not serving any useful purpose for the community. There is only one functioning facility, a number of buildings needing to be removed, and some historic buildings that need renovation and rehabilitation.

This property is the perfect location for retirement community! The proposed plan allows easy access in perpetuity to the Sanitas trails by an easement, as well as permitting an open campus for the neighbors. This arrangement works wonderfully for the Academy neighbors, many of whom walk through the property or walk their pets in our green space. Parking on the city streets will not be affected as parking is provided within the 16 acres. Traffic should also be unaffected- most senior citizens do not drive far or frequently and many do not even have a car. The old warm water therapy pool was a great asset to the area. Unfortunately it is non-functional and impractical to repair. The developers of this project plan a therapy pool for residents with public access at select times. There will also be a 42-bed rehabilitation/skilled nursing unit open to non-residents. Currently there are approximately 515 available rehab beds in Boulder. Frasier Meadows has reduced their beds by almost half, and many of the remaining units have been rated sub standard. We desperately need these beds.

We are currently residents of The Academy and have been extremely pleased with the administration and management team in place here. They have been very attentive to our needs and serve their residents as well as the greater community with excellence. We feel sure that they will provide a top notch retirement experience. An added bonus to the community and citizens of Boulder is the proposal to build 100 affordable housing beds at the Fruehauf location. These two facilities add up to a project that is invaluable and feel a huge need in Boulder. There should really not be any reason to object to their ideas or reject their proposal.

Please accept this proposal and let the projects get underway.

Sincerely,

Peter and Sandra Maier

*I have since been over to the site &
realize there are tenants in the old
Hospital building. -Temporarily I assume*

From: William B. Bechhoefer <wbb@umd.edu>
Sent: Wednesday, April 25, 2018 8:50 AM
To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

To the City Council and Planning Board:

I am writing to strongly support the retirement community development at 311 Mapleton. It is a great use for the site, and the plans show sensitivity and appropriate scale for the neighborhood. The developers are very responsible, and Boulder is lucky to have this project — it is easy to imagine a far less attractive proposal from developers who don't care about Boulder the way Gary Berg and his partners do. That they will also build moderate income senior housing elsewhere in Boulder should make the deal even more attractive.

Sincerely,
William Bechhoefer
Boulder, CO 80302

William Bechhoefer, FAIA
Professor Emeritus of Architecture
University of Maryland, College Park

From: Danielle Renfrew Behrens <danielle@superlativefilms.com>
Sent: Monday, April 23, 2018 12:10 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

Dear Ms. McLaughlin,

I'm writing to express my support for the development at 311 Mapleton. Honestly, I was thrilled when I learned it was going to be developed into a senior living center. There's nothing I'd rather see there. Generally, I feel like senior housing is something that is severely lacking in our community. And personally, I was relieved that it might provide an inviting place for my mother-in-law to live as she ages and needs more support. She's currently in the neighborhood living independently and she might be able to benefit from the services because of her close proximity. Once she needs more support, this would be the perfect place for her - so she could stay close to family and friends.

Given how well the Academy by Chautauqua integrated into that neighborhood and after looking at the plans for 311, I am confident that this will be a positive addition to the neighborhood and community at large. I strongly urge the City Council and Planning Board to approve this project.

Sincerely,
Danielle Renfrew Behrens
704 Concord Ave.
Boulder, CO 80304

From: JODY NAGEL <jodynagel@comcast.net>
Sent: Saturday, April 21, 2018 12:33 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Project & The Academy

April 21, 2018
Jody Nagel
2873 6th Street
Boulder, CO 80304
303-589-0435
jodynagel@comcast.net

RE: 311 Mapleton Project & The Academy

Dear Ms. McLaughlin,

I am writing in support of The Academy 311 Mapleton project at the base of Mt. Sanitas in Boulder, CO. My name is Jody Nagel. I live at 2873 6th Street, a few blocks from the proposed 311 Mapleton development, and have lived in Boulder for 27 years. I raised three children here and am the founder of Boulder Granola. I hike Mt. Sanitas at least once a week and always find ample parking. I think that the current hospital, buildings and parking lots are not aesthetically beautiful. I have seen the proposed plans and know that they will be beautiful, expertly maintained and increase the value of the community.

I know this because my parents, Robert and Samantha Nagel currently reside at The Academy facility on The Hill in Boulder. We looked at all the wonderful retirement communities available in Boulder for the past 2 years. The Academy stands out as very special because of the owner's commitments and values, the staff, and the quality of the buildings, programs, and excellent care of the residents. The grounds and gardens are gorgeous. I also believe that with the amount of baby boomers aging there is a great need for more retirement communities in Boulder. With The Academy folks developing the proposed community, there will be more care for the land, less noise in the area, less cars, continued respect and enhancement of the access to Mt. Sanitas and the addition of the most beautiful retirement home in the country.

The 4- acre parking lot that is in question is always vacant when I hike by and is frankly an eyesore. The Academy's plans include, gardens, small cottages, lawns, trees, paths, quiet roads and the buildings will be much more beautiful than what is currently there as well as less high.

I truly believe that this would be an amazing addition to Boulder and that the proposed developers have the best plan and are the most qualified to do it right.

I request that you please support their project and ask the whole council to support the project.

I am available at my contact information listed at the top of this letter. Please do not hesitate to call if I can be of service.

Thank you,

Jody Nagel

From: STEPHEN DONNELLY <stevedonnellyemail@gmail.com>
Sent: Friday, April 20, 2018 4:06 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Stephen Donnelly <steve.donnelly@procraftmech.com>
Subject: The Academy Development - 311 Mapleton

Elaine McLaughlin,

I am writing to express my strong support of the 311 Academy development on the north/west corner of 4th Street and Mapleton, in Boulder and at the base of Mount Sanitas. And, to request that you also support this development as well.

I have lived n Boulder for over 20 years. I have lived on The Hill a few blocks from the existing Academy facility, and, for almost 20 years in Sunshine Canyon directly west of the proposed 311 Mapleton Academy development.

I raised by daughter in Boulder, she attended at Mapleton Elementary school.

I have driven past the proposed 311 Mapleton Academy development site over 11,000 times, and continue to do so daily.

I have no plans to leave Sunshine Canyon anytime soon, and, I am still regularly hiking up Mount Sanitas.

My mother and father in law currently reside in their Academy home at the Academy facility on The Hill.

And, I am a local business owner in Boulder.

So, with all due humility and respect, I feel I am uniquely qualified to weigh in on the pending vote on the 311 Mapleton Academy development.

Our Boulder community and neighborhood need and deserve the thoughtful and generous development that is currently proposed at the 311 Mapleton Academy site. Please support them and do what you can to encourage your peers to do the same.

If it would help in any way please do not hesitate to contact me.

Thanks,

Stephen Donnelly
stevedonnellyemail@gmail.com
303-817-0717

From: BENJAMIN TERRI <terriabenjamin@gmail.com>
Sent: Monday, April 16, 2018 11:32 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

Dear Ms. McLaughlin,

I have been following with great interest the proposed senior housing development at 311 Mapleton, the former site of the Mapleton hospital. I have lived in Boulder most of my adult life, and as a 60-year old

resident, I am incredibly concerned with the lack of available senior housing options available to us today, let alone ten or twenty years from now. This proposed senior living center would bring almost 100 units of senior housing, along with congregate care, memory care, and a lot of other amenities that will help people like me stay in Boulder for a true lifetime. Something I'd very much like to do.

The owners of this project are the same team behind The Academy by Chautauqua, and they have a great track record in our community. I don't believe for one second the spurious claims about building on Open Space or disrespecting community values some have alleged.

Here are just some of the good things that come with this proposal:

- * 100 permanently affordable housing units at 33rd & Arapahoe
- * A permanent perpetual easement to access Sanitas and Dakota Ridge trails through the property
- * A warm water therapy pool—open to the public
- * Landmarking and restoring of the historic buildings on site
- * An all-electric car sharing program
- * A Neighborhood Access Program that allows nearby residents to access facilities, programs and receive home care services
- * Guaranteed off-street parking for the Adventist Church parishioners
- * 42 Rehab/Nursing Care beds open to the public and Medicare certified, and
- * 12 Memory Care Beds

I strongly urge the Planning Board and City Council to approve this project. It's a compatible use for this special and historic site and addresses a need for more housing for seniors, Boulder's fastest growing age group. Please allow me, and others like me, the opportunity to grow old in this wonderful city that we share.

With kind regards,

Terri A. Benjamin
2834 Broadway Street
Boulder, CO 80304
303-589-4543

From: Jeannie Thompson <jeant@earthlink.net>
Sent: Monday, April 16, 2018 8:00 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; Council <council@bouldercolorado.gov>
Subject: LETTER IN SUPPORT. . . MAPLETON HILL AND FRUEHAUF

To the Staff Planner and Members of the Planning Board and the City Council of Boulder, CO:

We are writing in support of two proposed developments--The Academy on Mapleton Hill and The Academy at the former Fruehauf's site. Both will bring needed and beneficial housing opportunities to citizens who live in and around Boulder.

We have been, and remain, puzzled as to why there are objections by the immediate neighborhood to the Mapleton Hill concept. *Development will occur there*, and this concept has the least harmful impact on the community of any other imaginable project. The developers have put forward a handsome architectural proposal and have accommodated objections significantly by reducing the number of residences planned for the site. The buildings blend in well with their surroundings. And the proposed Fruehauf development, with its affordable housing, assists the City's desire to provide more for its residents with another architecturally appealing plan. It seems a win-win for Boulder.

There *will* be construction happening on that hill one way or another. The current owners are capable of completing their construction in the most efficient and effective manner possible—with economies of scale. There should be minimal traffic impact, as well, in that this is a proposed retirement community featuring shuttle transportation.

Like The Academy up on University Hill, the Mapleton development will set another positive example by imagining new uses for land and structures in our community.

Respectfully, Jack and Jeannie Thompson, Boulder residents

Jeannie Thompson
C: 303-249-8208
H: 303-444-5060
jeant@earthlink.net

From: Pamela Dennis <Pamela@DennisConsult.com>
Sent: Thursday, March 15, 2018 12:29 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Robertson, Jim <RobertsonJ@bouldercolorado.gov>
Subject: Letter to Council on 311 Project

I hope you will read and consider the attached letter regarding the 311 Mapleton project. I have lived in Boulder over 40 years, owned a successful Boulder business, and am a former President and Board Member of Historic Boulder, former Development Chair for the Boulder Phil, and a member of the Women's Council for CU Leeds School. I tend to get involved in things I care about. I have seen Boulder struggle with the demands of growth and neighborhood involvement. I am writing to express my confidence in your wise consideration of the 311 project. This letter, I hope, will help in that deliberation.

Respectfully, Pamela Dennis



DENNIS CONSULTING INCORPORATED
2195 KNOLLWOOD DR | BOULDER, CO 80302
pamela@dennisconsulting.com
mobile: 303.246.3876
fax: 303.444.3930

Author, [Exit Signs](#)

Web site, <http://www.pameladennisphd.com/>

To Members of City Council

March 15, 2018

As a Boulder resident for over 40 years (I moved here the year they were putting down the pavers on the Pearl Street Mall), as small business owner in downtown for 20 of those years, and as a former president and board member of Historic Boulder, I have watched Boulder struggle with its growth. I am writing today as an involved neighbor of the 311 Mapleton Project

I have been attending project neighborhood meetings since the builders' very first gathering to explore development options. I have attended Open Space Trustee and Planning Board meetings. I was even compelled to write a guest editorial in the Camera, a first for me.

So now I'm writing to Council to request that you consider the following two perspectives in debating the next steps in the 311 Mapleton project: first a view that's from the *head*, and second a view that comes from the *heart*.

THE HEAD PART:

The Need -- Boulder Too is Aging

Both *Modern Maturity* and *Money Magazine* have listed Boulder as a top place for retirement. We have won so many awards that the City's official website has an entire page devoted to them --focusing on a series of bests: "Bicycling", "Running", "Healthiest", "Happiest", and overall "Best Place to Live." But not if you are a senior looking to transition into active life-style retirement residences where you can age in place. If you do an internet search for senior independent living communities you get results like this "Boulder, CO, Senior Housing Options ~ 4 in city, 102 nearby."

As of the last census, 28% of Boulder County residents were 55 or older and another 19% were 45 to 55. Where will this aging population go when they want to move into a retirement community? Where will the parents of the next generation go when they want to move closer to their Boulder children?

In 2013, then executive director of Boulder Housing Partners, Betsey Marten said, "We understand that the demand for elderly housing is currently big and will only become much bigger...especially because of the baby boomers...." That was five years ago. The capacity has not improved.

Transitioning out of a private home is one of the most stressful changes the elderly face. Finding the right *fit* is difficult, especially if the availability of retirement housing is limited as in Boulder County. These senior residences range in size from 30 to over 240 apartment units. Whether the residence is Golden West, Brookdale-Atrium, the Meridian, Flatiron Terrace, Frasier Meadows, Balfour (Louisville) or the Academy, in any given month the availability can be 0 ("We can put you on our wait-list for \$1500 fee.") or at best 5-8% based on my calls to them.

The 311 Space -- how does 311 Mapleton compare -- three examples

Boulder's senior congregate care communities like Golden West and Frasier Meadows, both Non-profits, and Balfour's Residences and Lodge are great examples of the range of senior housing in Boulder County. They differ significantly in what they provide, the architectural style, their grounds and, of course, cost.

Golden West is a non-profit, city subsidized facility that is income restricted. The 14 story building has 250 independent apartments and 56 adjacent assisted living units. Rents range from just under \$800 to \$1100 a month for a 450 sf apartment and includes meals.



Frasier Meadows is a non-profit, *membership* residence i.e. there is an equity buy-in. There are approximately 240 apartments of up to 1200 to 1400 sf with an additional 98 units in construction at a So. Boulder campus. Membership is. \$429,200 to \$722,578 with monthly fees of \$4,218 \$4,622 to \$5,163 *excluding* meals.



The Lodge/Residences at-Balfour (Louisville) is a private, locally-owned continuous care senior community. The two residences total 163 apartments and 8 cottages. The monthly fees for a 2 bedroom apartment of 1200-1400 sf range from \$6200 to \$6900 including a \$350 use-or-lose meal plan. This is a month to month residence.



311 Mapleton -- Academy on Mapleton Hill is a private, locally owned development on 14 acres. It is planned as a continuous care senior residential community of 95 or so residences including apartments and cottages. It will also include, separately, assisted living, short term skilled nursing/rehab, and memory care facilities. While prices have not been set it is estimated they will be from \$6000-\$8000 a month including meals; higher due to fewer units and thus less economies of scale than other residential properties. A progressively refundable membership fee up to 85% will apply upon leaving. The membership portion of this development is comparable to other Metro area senior residential communities as well as to current Mapleton Hill real estate pricing.



Concerns and Remedies: Protesting neighbors have asked "Who could afford to live there?" The underlying bias appears to be one of "If I can't afford it, should others even have the choice?" By [Boulder's](#) count the largest single income group (24%) is over \$200,000 a year and the age group dominating this category is over 65. The median family net worth is over \$750,000. There are many who will be disposed to 311.

And, in keeping with Boulder's desire to build (or tax builders for) affordable housing, the 311 developer has already purchased property with the intent to build the off-setting affordable housing more central to Boulder shopping and transit.

Some neighbors have worried about losing the backdrop of the foothills, or whether there will be too much traffic and pavement (even worrying about what if there's a fire?).

Unlike most of Boulder's retirement residences, 311 Mapleton will be architecturally in keeping with a foothills context as suggested in neighborhood input; and it is compliant with height limits (all under 55') and in the few areas over 35' this is due to architectural enhancements and topography. The park-like grounds will have 60% in

usable space and permeable surfaces. Even with the planned building footprints, there will be less pavement and lower heights than much of the current hospital property. Ironically, even the 4 acres mislabeled *Open Space* *Other* has more impervious ground than does the proposed development. These elements all add to the architectural goals of achieving "Design Excellence" an objective within the city planning department.

Of course there are fires, and Colorado requires that all facilities with long term care residents develop and implement emergency preparedness policies and procedures, based on Statutory and regulatory citation and must be reviewed and updated at least annually.

311 will also preserve the historic Nurses' Dormitory (not landmarked) and the warm water therapy pool, have underground parking and a fleet of electric cars for residents. It will make many amenities available to those who live nearby.

If the sister Academy residence is an example of integrity, we can expect great support of civic, cultural and non-profit activities throughout town by this 311 owner. They have already demonstrated this with their responsiveness to community input, working with City staff, and their respect for this special parcel of land and its proximity to open space trails.

If a 150 unit low-income, not-for-profit, senior residential project were being proposed with few amenities, like a warm water pool and outdoor gathering points, but with more paved parking for the thousands of Sanitas hikers, and a necessary RTD bus running up and down 4th and Mapleton, would neighborhood protesters also complain? Probably, but likely for different NIMBY reasons.

This neighbor fully supports this new use of the 311 property.

THE HEART STUFF

The Need: What Would My Mother Want?

I spent several months researching a place for my mom to move when her husband died. She wanted to come to Boulder to be close to her 'eldest'. She loved visiting Boulder over the years going to the Farmers' Market, the Pearl St. Mall, Chautauqua. She had saved and invested wisely and could afford a nice new retirement environment. When she came to visit and tour what I had found, she was heart sick. Frasier was too big a complex, the Academy was full, Flatirons Terrace had no neighborhood appeal, and Balfour, her favorite for so many reasons, was just too far from me for an 82 year-old to drive in the winter. The elderly can be SO picky!

So she went to a tiny town of 8000 in upper Washington, where her active retirement residence of only 80 people had the mountain views out her windows, a small town to shop in, and a younger daughter five minutes away. Instead I flew a thousand miles every couple months to visit and enjoy the Lavender Festivals and lunch on Dungeness Bay, and watch her decline, unable to help but for writing checks and frequent phone calls.

She died there this last December. She was 91. In her last year she had to move twice because her lovely independent living facility didn't provide for continuing care -- she moved to assisted living then memory care. If 311 Mapleton had existed, I could tell a different story. She would have been a short walk away; she could have had her friends and familiar faces as she moved to Assisted Living and even to Memory Care -- all in the same place.

From: Rebecca Trafton [mailto:rebeccatrafton@gmail.com]

Sent: Friday, March 2, 2018 3:40 PM

Here's a similar story but from another angle. He was a successful [Colorado business man](#) looking for a place for his very fussy NY city mom. "I decided to look all over the state of Colorado. I lived in Boulder for a long time, but I went east toward Kansas and the plains, went west beyond the mountain communities near Aspen, (even went to Florida for a while and took the mother too.) I concluded that the most underserved area was right where I had started out—Boulder—which had a reputation for being anti-growth. The big companies stayed away and there was an opportunity to do something right where I lived."

So he built Balfour in Louisville-- a place his mother would want -- and now has 3 other beautiful locations in Colorado. But not in Boulder

Why do we need 311 Mapleton?

Because every socio-economic group lives in Boulder and most want to stay here. Because the builders live here and value the same things Boulderites do: beautiful surroundings, active and energizing lifestyles, collaboration, and making a contribution to Boulder. Let the private sector provide a needed Boulder resource and be rewarded for their investment and creative adaptive reuse of the land. Let the City support and guide vs. obstruct them in this effort.

Respectfully,



Pamela Dennis, PhD



DENNIS CONSULTING INCORPORATED
2195 KNOLLWOOD DR | BOULDER, CO 80302
pamela@dennisconsulting.com
mobile: 303.246.3976
fax: 303.444.3930

To: Robertson, Jim <RobertsonJ@bouldercolorado.gov>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; Tom Carr <CarrT@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Planning Staff <landdevelop@bouldercolorado.gov>
Cc: Rebecca Trafton <rebecca.trafton@gmail.com>
Subject: 311 Mapleton-- Zoning change application

March 2, 2018

We, the undersigned, are deeply concerned about a pending application for a zoning change proposed by the developers of 311 Mapleton. Their request is to rezone approximately 2 acres of RL-1 (low-density Residential) to P (Public), at the northeast corner of the 311 Mapleton property, fronting on 4th Street.

The rezoning allows buildings up to 3 stories tall, with only 10-foot setbacks from the curb.

- A building of that height could overwhelm 4th street and block views to Dakota Ridge and the surrounding mountain backdrop.
- A commercial building, for example a medical building of many doctors' offices, would bring clients/patients commuting into the neighborhood at least 40 hours a week.
- This traffic would present crowding on a street already taxed by hiker parking.
- Most cars traveling 4th Street exceed the posted 25 mph speed limit. Traffic from two or more office buildings would greatly exacerbate concerns of speed and parking both.

Developers could sell this land and new buyers could maximize potential of the new zoning designation to increase profit while having an irrevocable, negative impact on the character of the neighborhood, the quality of life, and the valuation of existing homes.

Currently all of the land on 4th Street from this parcel going north is zoned RL-1. We believe the city should maintain this consistency.

Planners must consider the long-term ramifications of important decisions such as re-zoning. We urge you to plan wisely in the public interest.

Sincerely,

Rebecca Trafton
2424 Fourth Street

Roger Koenig
909 Mapleton Avenue

Cindy Griffith
909 Mapleton Avenue

Carolyn M. McCollum
2530 4th Street

Tony Stroh
821 Mapleton Avenue

David Ferris
7275 Siena Way
80301

Kevin Lambert
403 Mapleton Avenue

Attachment J - Public Comments Received

Chika Lambert
403 Mapleton Avenue

John Stearns
2657 4th Street

Susie Stearns
2657 4th Street

Franz Leberl
2949 10th Street

Alison Vigers
510 Maxwell Avenue

Guy Vigers
510 Maxwell Avenue

Jennifer Wells
2133 9th Street

Ian Arthur
2133 9th Street

Hollis Brooks
545 Maxwell Avenue

Randi Stroh
821 Mapleton Avenue

Samantha Weston
2526 4th Street

Ira Barron
2526 4th Street

Michael Wrighton
520 Maxwell Avenue

Wendy Baring-Gould
536 Maxwell Avenue

Aileen Hayden
2688 Fremont Street

Jason Su
2688 Fremont Street

James Ruger
2033 11th Street, #6

Lee Hart
630 Pine Street

Ken Dunn
819 Mapleton Avenue

Betsey Jay
429 Mapleton Avenue,
Unit B

Attachment J - Public Comments Received

Darrell Ansted
2430 4th Street

Michael Herdman
2409 Fifth Street

Sharon Herdman
2409 Fifth Street

Susan Beck
1325 Meadow Avenue

Jacob Beck
1325 Meadow Avenue

Katarina Schare
665 Maxwell Avenue

Stuart Schare
665 Maxwell Avenue

Sheila Delamere
525 Mapleton Avenue

Russell Henricksen
645 Maxwell Avenue

Jill Henricksen
645 Maxwell Avenue

Kathy Olivier
2567 4th Street

Mark Olivier
2567 4th Street

Patricia Burgess
335 Dewey Avenue

Douglas Jeffries
335 Dewey Avenue

Kevin McGraw
2564 3rd Street

Laurie McGraw
2564 3rd Street

Stephen C. Altmin
2641 4th Street

Dianne Fishel
417 Dewey Avenue

Michael Fishel
417 Dewey

Lee Carlin
2209 4th Street

Palmer Carlin
2209 4th Street

Rebecca Trafton
2424 Fourth Street
Boulder, CO 80304

434-249-3376
rebeccatrafton@gmail.com

From: Hollis Brooks <hollisbrooks@gmail.com>
Sent: Wednesday, February 28, 2018 6:39 PM
To: McLaughlin, Elaine
Cc: boulderplanningboard; Council
Subject: Maxwell Avenue neighbor comments re: 311 Mapleton project plans

Good evening:
Please see the attached petition (and 33 signatures) requesting that Maxwell Avenue west of 4th Street remain a **public street**, rather than be turned into a private driveway leading to a gated community.

Thank you.

Hollis Brooks
545 Maxwell Avenue
Boulder 80304

Senior Planner Ms. Elaine McLaughlin: McLaughlinE@bouldercolorado.gov
The Boulder Planning Board: boulderplanningboard@bouldercolorado.gov
The Boulder City Council: council@bouldercolorado.gov

**Regarding the Proposed Project at 311 Mapleton Avenue:
Mapleton neighborhood residents believe that Maxwell Avenue west of 4th Street should remain a Public Way, and we object to the proposed 311 Mapleton project taking away our street**

Historic Evidence

Maxwell Avenue crosses 4th Street westward into the 300 block and continues upwards towards Dakota Ridge and the Sanitas Valley.

The street includes seven buildings, both residential and institutional, identified by Maxwell Avenue addresses beginning at 317 Maxwell, and ending at 391.

There are regulation City street signs to direct vehicular and pedestrian traffic. Both the south and north sidewalks on east and west of 4th Street, as well as the streets themselves, align exactly. Additionally, the curbs and curb cuts on Maxwell on either side of 4th are of identical construction. At the intersection of Maxwell and 3rd Street there is a regulation crosswalk with a Stop sign for vehicles, ensuring safety for pedestrians.

Regulation street signs include "One Way" signs, a "Yield" sign, and multiple "Stop" signs. Additionally, there are 7 mature trees along Maxwell Avenue west of 4th included in the City of Boulder Maps in the "Public Tree Inventory" dated 2017. The trees are regularly maintained at City expense.

This information supports the argument that Maxwell west of 4th Street has been a city street within the City of Boulder and should continue as such into the future.

Also, and perhaps most compelling, is the fact that Maxwell Avenue west of 4th has been used continuously for decades as a primary access point to Dakota Ridge and the hiking trails of Mt Sanitas until the current owners cut off the access in 2017. **We believe that the roadway's historic use should qualify it for a prescriptive easement to assure this continued public benefit.**

#2

Current Status

The proposed project for 311 Mapleton privatizes Maxwell west of 4th, and turns the **public way** into a **private driveway**, thereby essentially creating a gated community. As late as 8/29/16, City Planning staff comments required the developer to maintain Maxwell Avenue as a public street with a 60 foot right of way 288 feet west of 4th. However, City Planning staff subsequently changed their minds without public process, without public notification and without community input.

How can a long used city street simply be privatized from one month to the next, without explanation or public process?

As residents of the Mapleton neighborhood and Maxwell Avenue we object to both the process and the outcome.

Going forward, we respectfully request that you strongly consider the above points.

Thank you.

1. Hollis Brooks 545 Maxwell Ave. hollisbrooks@gmail.com
2. Matthew Leavitt 2541 6th St. mbleavitt@hotmail.com
3. Kathryn Leavitt 2541 6th St. kpleavitt@hotmail.com
4. Andrew Diemler 2548 6th St. andy@ecogixelpro.com
5. Marti Matsch 2548 6th St. marti@ecogixelpro.com
6. Elizabeth Barron 2532 6th St. Elizabeth Barron
7. Jake Schepers 527 Maxwell Ave. ~~AA~~
8. John Houlett 2455 6th St. ~~AA~~
9. Jeffrey M. Quent 2499 6th St. ~~AA~~
10. Alex Wenne 2443 6th St. alexw@ecogixelpro.com
11. Elwyn McLachlan 2439 6th St. elwyn-mclachlan@yahoo.com
12. Vaughan Allison 2439 6th St. vorno64@gmail.com
13. Patricia Barron 2421 6th St. Patricia Barron
14. Norman Jacoby 515 Mapleton Norman Jacoby
15. Sam Wright 433 Mapleton #A Sam Wright

#3

16. Pat Selman 429 Maxwell Ave barks429@gmail.com
17. ~~Pat~~ Gary Kushner 445 " " garkushn.445@gmail.com
18. Joel SMILEY 521 MAXWELL JOELSMILEY@MAC.COM
19. Eleni Arapkites 2540 6th St. EArapkites
20. Tim Hogan 2540 6th St. tim.hogan@colorado.edu
21. Eric Hirsch 625 Maxwell ericjameshirsch@gmail.com
22. Kyle Kuczun 633 Maxwell Ave. kkuczun@gmail.com
23. Mara Kuczun 633 Maxwell Ave. mkuczun@gmail.com
24. Ben Robertson 607 Maxwell Ave. ben.robertson0783@gmail.com
25. Addy Sage 541 Maxwell Ave addy.sage@gmail.com
26. Jim Strinka 626 Concord Ave jstrinka@yahoo.com
27. Tania Schoennagel 515 Maxwell Ave taniaschoe@gmail.com
28. Elizabeth Garnsey 531 Maxwell Ave ehgarnsey@hotmail.com
29. PENELOPE NORMAN 2529 6th ST. normantlead.com
30. JOHN EZELL 2528 6th johnezell77@gmail.com
31. Jane McDonald 603 Maxwell janersmcdonald@gmail.com
32. Ted McDonald 603 Maxwell jamcdiii@gmail.com
33. Sarah Kinn 610 Maxwell kinnSarah@gmail.com

From: MARTHA VAN SICKLE [<mailto:vansicklemarty@comcast.net>]
Sent: Tuesday, February 27, 2018 5:08 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Mapleton Hill

I am an 83 year old resident of The Academy on Aurora Avenue in Boulder. I came to Boulder in 1960 with my husband and raised a family. It was a lovely small town then. When we had to enter a retirement home, we chose the Academy because it was the only place we visited that was small enough to make us feel it was a real home, where you were living and talking with family, surrounded by caring people who want you to have the feeling this is your home, not a hotel.

Of course, this kind of care is expensive, since the ratio of staff to residents is quite high. Most of us here are grateful to have arrived at old age with a comfortable amount of money, with children and grandchildren who live in this lovely town, and are delighted to have us live in such a caring, personal place. Most of us are not wealthy. We are not disdainful of those with less. We are thankful that such a warm and comforting place exists. Some of us may be quietly very well off, but it is never discussed or felt. We have our share of eccentric people, just as any extended family would have. But, on the whole we are cheerful and accept our (and each others') frailties as a family must. And we are painfully aware that our lives are probably limited to a precious 5-15 years.

I have no answer to the question of how to grow a city gracefully from a population of 30,000 to 110,000. Of course, when a city is as nice a place to live, EVERYONE wants to come and live here, which raises the value of land and buildings and labor. And this growth inescapably includes the need to allow more senior citizen housing. I think we all need to accept the fact that Boulder has grown and is a fairly large city now, with growing pains. It cannot be the way it was 30 years ago, let alone 60. Surely it is best to provide compact but loving and efficient housing and care for us elderly folks? We really are not very rowdy or noisy. And what better purpose could there be for a property that used to be a Seventh Day Adventist hospital and high school, a long time ago.

Martha Van Sickle
970 Aurora Avenue
Apt A301
Boulder, CO 80203
vansicklemarty@comcast.net

From: Richard A Jones <jones@colorado.edu>
Sent: Tuesday, February 27, 2018 8:53 PM
To: boulderplanningboard
Subject: 311 Mapleton open space correction

Boulder Planning Board:

I strongly encourage you to follow the City staff recommendation to "correct" the designation of the small part of 311 Mapleton, based on their research on how it came to be designated as it is.

There is an incredible amount of NIMBYism in our neighborhood around the proposed 311 Mapleton redevelopment and it has sunk to new depths. It seems there is almost no argument, no matter how absurd, or how stretched, that the small group of neighbors won't reach for to oppose the project.

One *could* be opposed to the redevelopment as has been presented, but still acknowledge that there has been a zoning mistake that should be corrected. That would be the honest thing to do.

But no, the core group will grasp at anything, any straw.

I am (I think) the longest term resident of the Mapleton Hill area, based on the "I remember Boulder in the 50s and 60s" Facebook group. I moved to Concord Ave 50 years ago last June. (The next closest who stepped up on Facebook, was 37 years....)

Starting in 1967, I hiked the Sanitas Valley area--and it was private property. So I "pre-date" open space. I used to climb Sanitas by the east ridge (on full moon nights) before there was an official trail. In fact, I was disappointed when the trail was built in 1990.

So I view Sanitas as "my back yard" just as the anti-development neighbors do. But I also remember when there was a hospital--with ambulances arriving, and doctors and nurses and all the staff coming and going.

And I remember when Sanitary Bakery--a commercial business--operated from the hospital. So the proposed development doesn't seem that much of a change from what historically happened at 311 Mapleton.

I remember when the initial proposal for the "Junior Academy"--the former 7th Day school property--was for some senior living facilities, some attached dwellings and some detached homes. The NIMBYs came out in force and what did we get--17 2.5+ million dollars single family houses, with 5 more to come. And no kids!

Please, that isn't what Boulder needs for 311 Mapleton!

So, no matter what you think of the latest 311 Mapleton proposal, please acknowledge that they promise to retain the current access (through their private property) to Sanitas open space. That, plus the detailed analysis of the history by the City staff report, should make it clear that correcting the open space designation for the small corner of the property is the correct thing to do.

Thanks for reading my long (historical) ramble.

Richard A Jones
625 Concord Ave

From: derek bernier [mailto:derekagr@icloud.com]
Sent: Monday, February 19, 2018 12:34 PM
To: Rebecca Trafton <rebeccatrafton@gmail.com>
Cc: DON ALTMAN <donaltman@me.com>; Jay Hebb <Jay@JayHebb.com>; Japhet De Oliveira <japhet@boulder.church>; Kevin Lambert <kevin.lambert@gmail.com>; Chika Lambert <chikalambert@gmail.com>; Robert Orr <orr424@comcast.net>; Heather Cherry <heathercherry1@gmail.com>; Darrell Ansted <darrellansted@gmail.com>; Murray McCollum <murraymccollum@yahoo.com>; Wendy Baring-Gould <wbaringgould@comcast.net>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; Ritenour, Brenda <RitenourB@bouldercolorado.gov>; Young, Mary <YoungM@bouldercolorado.gov>; Cynthia Carlisle <cacarlisle@msn.com>; Randi Stroh <randistroh@earthlink.net>; Tracy Mayo <tracygardens2@gmail.com>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Re: citizen concern re condition of a neighboring property

Dear Rebecca,

Thank you for your concern and your email. As it turns out, this has been an issue I have dealt with for all of my two year tenure as operations manager at 311 Mapleton. Prior to any tenants in the building, I have dealt with break-ins, vagrants camping out on site, hikers trashing the property, dog walkers not picking up after their pets, kids drinking and smoking in the parking lots late into the night, graffiti, people getting on the roof of the building, drug needles, and various other crimes. The list goes on. My team has done all we can to take care of these issues, yet they still persist.

I have long been an advocate for fencing off the entire property and shutting it down to the public. You can ask anyone of the owner/developers and they will back up my claim. Their response to my request was always the same, stating that they intend to open the property to the public as they have proposed from the beginning. I have dealt with the brunt of the issues the public brings to this property and I now look at Boulder in a different light, often wondering how so many people could abuse what I believe to be a very unselfish gesture.

As you know, I will be resigning from my position on February 26th. My decision to move on was certainly influenced by the obvious concerns I have about running 311 Mapleton any further. I was initially told by the developers that my term as

operations manager would be no more than one year. Here we are going on three years and quite frankly I have had enough. I have been a good neighbor to you and the rest of Mapleton Hill. However, between the many frivolous concerns I receive from neighbors and the fact that our open door policy has been and is being abused to such extent, it seems I can't do enough. I have also never asked one thing of any neighbor on Mapleton Hill, regardless of how many times I have to pick up after their dogs on our property.

In summary, we are doing our best to take care of 311 Mapleton and the surrounding property. As long as it remains open to the public, issues will persist. I am working with my replacement up until my departure to ensure he can take over and run this campus in the same fashion as I have for the past few years. I am sure The Academy will continue to be good neighbors to you and the rest of Mapleton Hill, and I wish them all the best as they work to approve their new project.

Best,

Derek Bernier

On Feb 15, 2018, at 5:22 PM, Rebecca Trafton <rebeccatrafton@gmail.com> wrote:

Dear Derek,

I write to express my deep concern over the deplorable state of the neighboring property located at 311 Mapleton Hill.

I live at 2424 Fourth Street and I walk the Dakota Ridge access each morning.

Although I pick up trash on this property daily, as I do on Open Space trails, at this point the degree of debris, both trash and major vegetative matter, is beyond my ability to manage.

The owners of 311 Mapleton Hill frequently have expressed their commitment to being a good neighbor.

In fact, in the "Developers' Response to Neighborhood Concerns" included in the February 5, 2018 submittal to the Planning Office, a developer writes,

Applicant is however dedicated to minimizing the impacts upon the adjacent neighborhood as defined the "Good Neighbor Policy." Submission 3_RR3_Response to Citizen Concern, item 1, bullet

Today, February 15, 2018, this site at 311 Mapleton Avenue is a miserable place.

Given that there are many renters at this property including an opioid treatment center with tens of clients on the property daily, it makes sense that property owners commit to keeping their property maintained.

In addition, given the location of this property in one of Boulder's two historic neighborhoods, and neighbors commit considerable time to keeping Mapleton Hill beautiful, it is surprising a property owner can practice this degree of neglect and not get cited, as I have (incorrectly) for supposedly not shoveling my sidewalk within 24 hours of the end of a snowstorm.

I copy on this email, among others, my many neighbors who volunteer, as I do, to work in partnership with the city keeping the Mapleton Median beautiful.

I also copy adjacent property owners and stewards, including Japhet deOliveira, Pastor of the Boulder Adventist Church.

Brenda Ritenour, our neighborhood liaison in the office of City Manager Jane Brautigam, is copied here and will receive additional correspondence from me about how a neighbor can deal with a situation of irresponsible property management.

I am concerned that it is now a public health issue. Perhaps Brenda can direct me as to the best way to report this to City Sanitation.

With thanks to you for forwarding this message to your colleagues at AGR and their partners with the Academy on Mapleton Hill.

Thank you for all you have done for me as a good neighbor, keeping bright lights from shining in the windows of residences and other issues of concern.

Best of luck with your new job in St. Louis.

With since thanks,
Rebecca Trafton

2424 Fourth Street
Boulder, CO 80304

434-3249-3376
rebeccatrafton@gmail.com

From: Andrea Kehrl [<mailto:andrea.kehrl@gmail.com>]
Sent: Sunday, February 18, 2018 5:07 PM
To: Brockett, Aaron <BrockettA@bouldercolorado.gov>; Carlisle, Cynthia <CarlisleC@bouldercolorado.gov>; Grano, Jill <GranoJ@bouldercolorado.gov>; Jones, Suzanne <JonesS@bouldercolorado.gov>; Morzel, Lisa <MorzellL@bouldercolorado.gov>; Nagle, Mirabai <NagleM@bouldercolorado.gov>; Shoemaker, Andrew <ShoemakerA@bouldercolorado.gov>; Weaver, Sam <WeaverS@bouldercolorado.gov>; Yates, Bob <YatesB@bouldercolorado.gov>; Young, Mary <YoungM@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Spence, Cindy <SpenceC@bouldercolorado.gov>
Subject: 311 Mapleton

Hello City Council and City Planning Board:

I have lived in Boulder for 12 years, after moving here to attend CU Law School to study environmental and natural resources law. I am a practicing water rights attorney in Boulder and a proud Boulder resident. Loving this community and desiring to commit to it for the long run, several years ago, my

husband and I invested our hard-earned, finite resources (including years of homespun renovation efforts) to purchase a home in our dream neighborhood. We live a few blocks from the Valley View Trail and the 311 Mapleton site, and we use the Valley View Trail and interact with the 311 Mapleton site daily.

This area is an absolute treasure of the City. My family and our neighbors are extremely concerned about the future of the entire 311 Mapleton site and how the proposed development could alter a unique, precious, and treasured feature of our City. Not only does it seem disingenuous to call the Open Space Other designation a mapping error, it contravenes a quintessential, defining value of Boulder: wise protection of limited, irreplaceable open space areas. Short-sighted decision-making and poor leadership for this critical area today is not reversible; the character, use, and value of this area - indeed the City as a whole - will be forever changed. The Open Space Other site may only comprise 4 acres, but the treatment of these 4 acres signifies much more for our City's future. As you are well aware, this trail area is one of the most popular and heavily used in Boulder. Restricting or eliminating the existing parking lot and the associated historic pedestrian access would severely impact the local street traffic and use, both on 4th Street, which is a heavily used cycling and pedestrian thoroughfare, and on neighboring residential streets where families live and children play. As a water lawyer who helps communities plan for managing their extremely valuable and finite water resources in the midst of continuing population growth, I see our growing population and ever-increasing trail usage and question how alteration of this area and its access could possibly be considered prudent in a community that historically has prided itself on careful, long-term management of extremely valuable and finite open space resources. How sad a history would we be writing to swiftly negate decades of forward-thinking land use planning and open space and mountain scenery preservation. There are critical waypoints in life, in government, and in land use planning where a community's future is determined, one watershed decision at a time. Please treat this waypoint with the reverence and caution it merits.

We are expecting our first child, and I hope he will get to know the Boulder that we all know - one that values and protects its open space areas, having made Boulder the incredibly unique and precious community it is today.

Thank you for your service to our community.

Sincerely,
Andrea Kehrl

From: Tom Moore [<mailto:mooretr@centurylink.net>]
Sent: Wednesday, February 14, 2018 4:28 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton

I am most appreciative of our Open Space and thankful to the farsighted citizens who preserved it back in the 1970's as well as those who have supported it ever since.

I urge you to Maintain the Open Space designation for the 4+acre section located in the NW section of the 15 acres slated for development. As trustees you know of the real value of Open Space for wild life and for humans. It seems that City staff is working for development and the developers with their 37 page report urging that OS-O be abandoned from the maping. I certainly don't see it as a mapping error. The developers had ample opportunity to challenge

this before they purchased the 15 acre parcel. There is lots of space designated OS-O along the ditch. But only now that there is big bucks in the project does it become an "error." Lets keep that 4 acres for the wild creatures and public use.

I'm also concerned about other issues associated they this really big building project. The developers want to capture Maxwell Ave as part of being able to restrict our access to the Open Space and Dakota Ridge. We've been using this access and the parking at the old Nurses Quarteres since I've lived in Boulder (1982). This is a big change for us accessing Dakota Ridge and Mt Sanitas. It will make parking for trail use a major problem. Not only will it fill the neighborhood with cars but the construction will have thousands of truckloads of dirt moving off of the property down Mapleton, Maxwell and Alpine.

I urge slowing this project and in someways restricting it.

From: Brian Wildes [<mailto:brianwildes8@gmail.com>]

Sent: Wednesday, February 14, 2018 9:30 AM

To: OSBT-Web <OSBT-Web@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; boulderparkandopenspace@bouldercolorado.gov; Council <council@bouldercolorado.gov>

Subject: NO to repurposing Adventist Hospital Property

It has come to my attention that the old Adventist Hospital Property, 15 acres, near the corner of 4th and Mapleton is up for development.

A developer has most of the land from 4th St up into the Sanitas Open Space and from Mapleton to Valley View (just south of Alpine).

I urge you to preserve our open space!

We are a family that lives in co-housing to create a smaller footprint.
What we need is more affordable housing, not mansions on our open space.

We all know this.

So we urge you to block this development.

We also have these concerns:

- Loss of 4+ acres of OS-O on Dakota Ridge – historic gateway to Mt. Sanitas
- Privatization of Maxwell Street west of 4th
- Restriction on historic pedestrian and vehicular access to trailhead
- Rezoning of ~ one acre on corner of Maxwell & 4th from "Low Density Residential" to "Public" allowing for significantly increased density and scale of buildings
- Traffic Impact during construction & ongoing operation
- Project Density – number and scale of buildings
- Building Heights - obstruction of Boulder's iconic mountain backdrop

Thank you for your attention.

Brian Wildes

1647 Yellow Pine Ave
Boulder, CO 80304
Mobile: (720) 900-8991

From: Catherine Barnes [mailto:cdrurybarnes@gmail.com]
Sent: Tuesday, February 13, 2018 8:40 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Objection to Mass at 311 Mapleton

Dear Ms. McLaughlin,

I wanted to reach out to you and state my objection to the massive scale of the redevelopment plan at 311 Mapleton. As a neighbor, 526 Concord Ave., I use the Maxwell entrance to get to Sanitas on a daily basis. Understanding that the property can not sit vacant, I want to suggest keeping the FAR to the same as it is today.

My second objection is with the Academy. If you visit their Chautauqua site, they say homes range from \$500 K to \$2 million. When I went to look with my mother, there was nothing available under \$1.5 million. This is not affordable housing. This is development for profit at the edge of open space.

Please do not ruin my views of the mountains by allowing 3 and 4 story development along 4th street. My children and grandchildren will thank you for taking this development slowly and just allowing what is on the site to continue.

Best Regards,
Catherine Barnes
526 Concord Ave.
Boulder, CO 80304

Sent from [Mail](#) for Windows 10

—

From: Eleni Arapkiles [mailto:ekarapkiles@gmail.com]
Sent: Tuesday, February 13, 2018 10:21 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Mapleton Project

Dear Elaine,

I am writing with great concern about the development of the hospital site on Mapleton and 4th streets. It clearly serves the developer's interests and those who are wealthy enough to live on the property once it is completed, and disregards so much of what makes Boulder and especially that part of Boulder special and unique.

The density and restriction of use in the surrounding areas, both open space and neighborhood streets, does not fit in with the historic area at all. Rezoning the area from low density to "P" zone will allow for height and density to obstruct the Dakota and Sanitas ridges to the west. Traffic will adversely affect the neighborhood, which has narrow roads. Already, just the traffic that coincides with the trail use can be intensely noisy, stinky and claustrophobic to the people living east of 4th and west of 9th streets.

Please, please, please put the breaks on this development. Boulder is suffering from a boom, the likes from which we will never recover, and this special piece of land should not be yet another bit of collateral damage in the very misdirected attempt to deal with housing issues and a growing population. Once it is rezoned and developed, it is lost forever.

Thanks for your time and work.

Eleni Arapkiles

2540 6th street

-----Original Message-----

From: Doug McGinnis [mailto:dougmcginnis@comcast.net]

Sent: Tuesday, February 13, 2018 10:42 AM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Mapleton Hill Proposal

Ms. McLaughlin,

In this time, when not even the national monuments are safe, and greed is riding rough shod across the entire country, I feel the need to draw a line in the sand and say no! This is where it ends! So can we please show some common sense here and ask the developers to pare this monstrosity way down so that it fits not only the character of the city, but honors all the great conservation minded people no longer alive, who have worked so hard to preserve this place we call Boulder.

From: Leonard Segel [mailto:LSegel@hcm2.com]

Sent: Tuesday, February 13, 2018 11:10 AM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: Academy on Mapleton Hill and "Open Space Other" protest

Greetings Planning Board members:

The protest about an error in an open space map, by some Mapleton neighborhood groups, is a thinly disguised effort to kill a much-needed residential development for our under-served population of senior citizens. I'm a longtime resident of Mapleton Hill. This past Monday I attended a neighborhood meeting, led by an ad hoc coalition of some citizens groups, and learned of their many efforts to stop the proposed Academy on Mapleton Hill. The Academy is planning to house seniors, some with Alzheimer's and other medical issues. The nay-saying neighborhood groups claim the size of the development is unprecedented but there has been a large collection of substantial medical, religious, and educational buildings on the site for almost 100 years. They claim access to Open space is in jeopardy, but the operators plan to maintain that trail connection. There are other public trail heads in the vicinity to the Dakota Ridge and Mt. Sanitas open space too. They claim that the project is out of character, but the architecture is very derivative of the Mapleton Hill historic district. The proposed

senior residences certainly fit in better than the old Boulder Memorial Hospital buildings. They claim the targeted resident population is too affluent, but Mapleton Hill has become one of the wealthiest and elderly populations in Boulder. Plus, the developers plan to build twice the required amount of affordable seniors housing (100 apartments) at a more central location in Boulder. Senior citizens are among the largest growing populations in Colorado. There is a shortage of housing for them. These NIMBY groups are using technicalities, such as the open space mapping error, to discriminate against our seniors. The proposed Academy residential development is in keeping with this property and the long-time history of caring for the well-being of segments of the Boulder community.

Thanks for our consideration:

Leonard Segel

28 year resident in Mapleton Hill

Leonard Segel, AIA, LEED AP BD+C
Associate

HORD COPLAN MACHT

1331 19th Street
Denver, CO 80202
303.607.0977 main
303.222.2158 direct
www.hcm2.com

From: Nancy Lynn [mailto:nl4cards@gmail.com]
Sent: Saturday, February 17, 2018 6:07 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Dakota Ridge/ Mapleton Property

Hi, Elaine - my name is Nancy Hoffman. I live at 625 Pearl Street. It should be known that I am totally opposed to this proposed development plan. It will benefit only a few wealthy individuals and will distract from the quality of the open space that the entire community - and all of Boulder and elsewhere - has become accustomed to, and continues to utilize and appreciate.

Attitionally, beyond the concern for the disruption of the land, my fear is that this will be a gateway allowing more and more development to take place. I am all for stopping it before any of it begins!

Thank you,
Nancy Hoffman

From: Jacques Juilland [mailto:jajuilland@gmail.com]
Sent: Tuesday, January 23, 2018 8:00 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Re: LUR2016-00065

Elaine,
thanks for your reply. My comments are below:

311 Mapleton Avenue is an iconic piece property with a pivotal role in the history of Boulder. Since it's initial development, this property has been the linchpin in the Boulder community. It represents the foundation of what became an important part of the Boulder economy and brand...health and wellness; represented today in naturopathic and holistic medicine as well as yoga and other wellness modalities. In conjunction with the University and Chatauqua, this property is on of the touchstones of Boulder. Although the current proposal to provide senior housing does on it's face align at least somewhat with that history of providing health and wellness services on the site, it fails to address the needs of community in a socially and economically balanced manner. There are two basic issues at play:

- 1) The Public zoning designation on the property requires a 'public benefit' as a part of any allowed or conditional uses. It is important that the City of Boulder and the Planning Board consider in a serious and conservative manner the value of 'public benefit'. At a time when the City is faced by serious housing and growth issues, a property such as this must be maintained to fulfill the public need.
- 2) The proposed plan is essentially an increase in high-cost housing for wealthy patrons. With affordable housing a key need in the City, any housing that is provided here should benefit equally all members of our community.

Properties that are zoned as 'Public' should be tightly controlled and managed for the good of all the citizens of Boulder.

This proposal does not meet those needs or fulfill the concept of public benefit. I urge the Planning Board to not accept the proposed changes in zoning that will further this project.

From: Jacques Juilland <jajuilland@gmail.com>
Sent: Wednesday, January 10, 2018 4:55:17 PM
To: McLaughlin, Elaine
Subject: LUR2016-00065

Hello,
I'm wondering how I post comments on this LUR online...can you send a link?
thanks,
Jacques

From: Lynn Segal [mailto:lynnsegal7@hotmail.com]
Sent: Saturday, January 20, 2018 2:42 AM

To: donna twin lakes <georgehouse@comcast.net>; suzanne delucia <sdelucia@frontrangebusiness.com>; Meschuk, Chris <MeschukC@bouldercolorado.gov>; samantha weston barron <sweston@ibarron.com>; Ange, Tanya <AngeT@bouldercolorado.gov>; Carr, Thomas <CarrT@bouldercolorado.gov>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; jeff rivkin <jkchinkin@gmail.com>; Jeff McWhirter <jeff.mcwhirter@gmail.com>; jorge boone <jorge.boone@gmail.com>; russel concord hendricksen <russellhenriksen@hotmail.com>; phil@sunoneness <phil@sunoneness.com>; alan delamere <wadelamere@comcast.net>; tim schoechle <timothyschoechle@yahoo.com>; Guiler, Karl <GuilerK@bouldercolorado.gov>; duncan campbell <duncan@indra.com>; Roger Koenig <rogerkoenig@yahoo.com>; Kleisler, Philip <KleislerP@bouldercolorado.gov>; Pomerance, Stephen <stevepom335@comcast.net>; pat good shanks <wcpatshanks@gmail.com>; Sugnet, Jay <SugnetJ@bouldercolorado.gov>; jeff flynn <jflynn@jflynn.net>; Cosima Cunningham <cardamomseed@aol.com>; EJones <EJones@bouldercounty.org>; alex burness <alexanderburness2013@u.northwestern.edu>; macon <macon.cowles@gmail.com>; regina cowles <reginacucina@comcast.net>; Crystal Gray <graycrystal@comcast.net>; KenCairn, Brett <KenCairnB@bouldercolorado.gov>; ben binder <bbinder@ddginc.com>; harlin.savage@gmail.com; Robertson, Jim <RobertsonJ@bouldercolorado.gov>; Huntley, Sarah <Huntleys@bouldercolorado.gov>; Gatza, Jean <GatzaJ@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Fixed Typos on...Area 3. Hogan-Pancost <https://protect-us.mimecast.com/s/mtb7CQWgrLcG7RWHxmKC2?domain=et.al.>, Twin Lakes, CU South, 311 Mapleton. The "affordable housing" card.

Sorry I was in a rush on the first send. Now it's a little more readable.

From: Lynn Segal <lynnsegal7@hotmail.com>

Sent: Friday, January 19, 2018 3:52 PM

To: council

Cc: donna twin lakes; suzanne delucia; tom carr; jane brautigam; jeff rivkin; Jeff McWhirter; jorge boone; russel concord hendricksen; phil@sunoneness; alan delamere; tim schoechle; david driskoll; guilerk@bouldercolorado.gov; duncan campbell; Roger Koenig; roger koenig; McLaughlin, Elaine; kleislerp@bouldercolorado.gov; Steve Pomerance; pat good shanks; jay sugnet; jeff flynn; Cosima Cunningham; elise jones; johngerstle@alum.mit.edu; alex burness; macon; Regina Cowles; crystal gray; lomay@contekcon.com; mgmarsh1@juno.com; Brett Kencairn; ben binder; harlin.savage@gmail.com; robertsonj@bouldercolorado.gov; ritenourb@bouldercolorado.gov; Huntley, Sarah; meschuckc@bouldercolorado.gov; ellisl@bouldercolorado.gov; pahoak@bouldercolorado.gov; Gatza, Jean

Subject: Area 3. Hogan-Pancost [et.al.](https://protect-us.mimecast.com/s/mtb7CQWgrLcG7RWHxmKC2?domain=et.al.), Twin Lakes, CU South, 311 Mapleton. The "affordable housing" card.

Hogan -Pancost needs to go to Area 3. The fact that this would limit the use to 2 houses is much better than the higher density capacity under Area 2, which technically would have been Area 1 if annexed. Also if the city buys it on County land they could restrict the houses to sheds. Otherwise, I am sorry to say that if it is under the City I am concerned. If the city buys it, could it go into some kind of protective status from being developed? I don't think so. Just a matter of time. However maybe it will get even cheaper when Michael Boyers offloads it to

someone else when it comes under the County. I think he will have a harder time bribing the County. Also it will be a statement. The developers will become educated to truly understand what the word speculation actually means and back off. Yes the vampire needs to go to Area 3 and stay with the County. I am sure if it is under the County, it will be well taken care of. Don't use the other "F" word. Fear not the developer himself, fear failing to **train** the developer. This has already been delayed 27 yrs.- it is the perfect case to argue for Area 3. Considering the demand for land in BO, that pressure will only increase with time. Annexation is not good if it just means the city can be the arbiter of growth there. The pressures that be will end up with it being developed.

Meanwhile, at Alpine/Balsam, the public has been misled to a predetermined outcome by being given a high range of FAR to "choose" from as a direct and deliberate deception employed by the City at the open houses. This is a much higher FAR range than the adjoining land at the Ideal Plaza. One manifestation of this is the development of the Brenton building for City offices on the Goose Creek floodplain from the New Britain building on the Boulder Creek floodplain. Floodplain to floodplain, just what did that get us? What is to become of the city offices vacated? Do we just have to buy up all these floodplains and vacate them? Or do we figure out a way to build stilted cities like the not -so- frivolous animation shown by Sam Assefa at his going away party before he defected to Seattle? The city may be better able to control the land use as owners, but how are they exercising this at A/B? I'd rather see a private developer with constraints delivered **by** the city than the city policing itself. If this Alpine/Balsam issue is the case with Hogan-Pancost, I'd rather let the County have it as Area 3. I got briefed by Karl Guiler on this but the public needs to know how that affects the underlying zoning and who can do what.

It took me until the next day after the CC meeting of 16 Jan. to figure out what an "attractive purchase price" on Hogan-Pancost really meant. I thought I would like to know what Tom Carr thinks is a good price. Maybe we disagree. Maybe I think it should be lower than that. After all, 27 yrs. of debate... EBRC, the soccer fields, the many failed attempts to develop here, then the 2013 flood. That land was a pretty poor choice on the part of the developer to purchase if they had properly researched the geography. In fact, the direct evidence that they knew this is the fact that they delivered landfill on the property to their own direct benefit in the '90's. It was the city's own failure not to enforce that landfill's removal and restoration of the natural alluvium. Does this "attractive price" apply to CU South and their speculation buying land with a controversial berm?

Annexation has two sides.

1-27-17- BDC

"When pressed by Planning Board member Leonard May, though, as to whether the university would support flood mitigation work on the site even if the city decides ultimately not to annex, Draper was non-committal.

She said she'd be "surprised" to see an annexation agreement fall through, and focused on movement toward harmony between two institutions that as recently as 2003 had to discuss CU South in the company of a judge."

Frances Draper is vice chancellor for strategic relations at CU. Pretty intimidating if you ask me.

However, it is a mistake just the same, whether by a private developer or "public" institution to buy poorly researched property that was already downgraded and then expect compensation.

What I proceeded to figure out is that the purchase price for Hogan-Pancost is actually probably low. Now why would that be? Mike Boyers et. al. put a lot of money into this speculation over the years. Adrian Sopher himself admitted that. It's not cheap, he said. Then why would the developers be generous? Some could say the city led them on by looking the other way -- - when the owner had the audacity to prepare the land for development with illegal landfill. Now they can walk away from that expense?? Some could say that the city should have ended the speculation many years ago. Adrian might say he and Michael backed out and withdrew their proposal for annexation because of the new council. I don't think that's why. I think it is bipartisan, so to speak. After all, so many years with Hogan Pancost, so many different councils. I think it is because the city, in a uniform front and over time, finally reached the tipping point with that land and 2013. Barring an outright revolution or potential class action lawsuit from the residents, they finally said no. That's OK. The price however is the question. It is low for a reason and that is the problem. If you don't think that this "attractive" purchase price is related to collusion, why **do** you think it is so low?

This is the razor's edge. The core issue in this city is the back door, the opacity of contractual arrangements with the developer that will serve well to distract the public when the same or associated developers find their way in, through another venue, getting what they demand, having been jilted in their last venture. So the price arranged with Jane Brautigam and Tom Carr is actually low. Well no, actually it is only the illusion of cheap, **with the unspoken promise of kickbacks later**. Call me a conspiracy theorist, but Michael Moore calls it reality theory.

I don't see any other way to explain it, reason fails me for this low price. Simultaneously unaffordable housing continues in a prolonged dramatic way and it remains the single highest topic of concern while it is integrated fundamentally to most every other issue coming down in Boulder. It's quite the industrial complex. The developer gets what he wants. Case in point, the conversion Robb's Music which closed due to high rent, to a homeless services hub for 2 yrs. then converted again (\$\$\$\$) to affordable housing 50 units. Developer ? Michael Bosma and Don Altman of 311 fame. The very crooked density bonuses coming up in the corrupted miscount of applicable units e

No more. I am ashamed to think that it took me a while to figure out what is the obvious. While many are looking nationally at the dilemmas of the year old administration top-down, we as the locality are experiencing an adverse bottom-up. One can't expect much change without demanding it or even recognizing a condition exists. Took me a while, but I did have the fortune to recognize the condition.

If I am of a poor understanding of the the relationship of the land and it's uses to the city, county and developer, the BVCP overlays and the underlying relationships to city zoning- then please illuminate me. Maybe there are others too and we all should have an inservice from the City to get a better picture of this. So many lands are affected, CU South, Twin Lakes in the past, Hogan/Pancost, 311, 3303 Broadway, 1440 Pine.

I have tried without success to find out what the LUD of OS-O meant to the developer in regards 311 and the only thing I heard was-- wait for site review, and how this was a mapping error, from Susan Richstone before she retired. And since, there remains a continued persistent attachment to an agenda that even included two amendments to the BVCP after the update with specific language to benefit the developer at 311. There is a repeated pattern of violations of planning and development regulations that even when discovered as error by a citizen and having been overlooked by staff, there is no acknowledgement much less apology when it is proven the staff is wrong. For example on 311 Mapleton as soon as I can read the municipal code and the ordinance it follows I can characterize misrepresentations and misinterpretations relating to density bonuses for congregant care, I will write up my assessment of the situation. This is potentially a deliberate violation of the public trust.

What's more there is an unacceptable failure to deliver on messaging the community about complex land use issues upon which they must have good clarity. Instead speculation overcomes better judgement. This naturally happens in the face of a vacuum of knowledge. This should not be the case following the Public Participation Working Group recommendations.

I warn you that this is going to backfire on you at Alpine /Balsam and will result in another poor outcome from an endemically fractured community. 300 and 301 won't go away on their own and not even with a "better" council.

There are debates on high verses low growth in Boulder that ought not play out in proxy battles over peculiar locations like those I have cited. It ought to be based in resolving the jobs/housing imbalance and then applying that into the form of basic regulations applied as developers navigate the process, just getting refined based on the individual merits of peculiar situations. Then the public can have the real input they ought to and this community can evolve authentically.

Lynn Segal 303-447-3216 at your service 24/7 Life's short.

From: Margaret Alfonso [mailto:margaretalfonso1@earthlink.net]
Sent: Saturday, December 9, 2017 6:01 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Citizen Comment on 311 Mapleton

TO: Planning Board

Please stop and consider all of the concerns expressed by the community regarding the new version of the proposed 311 Mapleton. I will list them again for the Planning Board to address.....

- * height violations
- * number of units exceeding code for congregate care
- * scale of construction
- * impact of increased traffic
- * neighborhood character threatened
- * loss of open space parking
- * mature trees threatened on Church site
- * on-site and area fire and flood safety
- * destruction of roadways
- * overall impact of increased over population for the area
- * lack of affordability
- * no plan for infrastructure impacts

This "new" plan is unreasonable on all aspects listed above.

Sincerely,
Margaret Alfonso
419 Iris Ave,
Boulder, CO 80304

From: russell henriksen <russellhenriksen@hotmail.com>
Sent: Friday, November 24, 2017 2:29 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Rebecca Trafton <rebeccatrafton@gmail.com>; rogerkoenig@yahoo.com; randistroh@earthlink.net; alan delamere <wadelamere@comcast.net>; betseyjay1@gmail.com; WENDY BARINGGOULD <wbaringgould@comcast.net>
Subject: 311 Mapleton-Scale of Cottages on 4th

Elaine,

There has been a lot of concern regarding the scale of the cottages on 4th being too large and not relating to those across 4th from the proposed cottages. Rebecca Trafton wrote a lengthy email on November 21, 2017 expressing such concerns. In response to staffs' comments (see attached) dated May 5, 2017, the applicant said they reduced the footprint of these cottages. A review and comparison of the May Application with the November application indicates the following:

Cottage	1st & 2nd floor sq. ft.	
	May	Nov
R1	2,347	2,053
R2	2,369	2,157
R3	2,347	2,071
R4	2,369	2,152
R5	1,738	2,827
R6	1,738	2,811
R7	1,738	2,774
Total	14,646	16,845

It appears the finished square footage for the 1st and 2nd floor (excluding subterranean common area) of these cottages has been increased by 2,199 sq. ft. from the May application while the applicant has claimed they have reduced the footprint of these buildings. Is there an explanation for this that I am not seeing? Thanks.

Best Regards,

Russell

-----Original Message-----

From: janet gustafson <gustafs.jan@gmail.com>
 Sent: Saturday, December 2, 2017 7:27 AM
 To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
 Subject: Old Memorial hospital

I have lived in Boulder for 38 years, watching it grow and change. Up until more recent years I have applauded those that have worked hard to maintain the integrity of our city. All too suddenly what I loved about this city changed with huge apartment blocks exceeding the height limit and bringing more density into our city. To get across town now becomes a long drive. To centralize growth and create an urban center around 28th, 30th, and Arapahoe is one thing, but then to encroach on quiet neighborhoods creating the same traffic nightmare, exceeding height limitation, creating parking problems, forgoing open space concerns, and increasing density is unforgivable. Why?

Years and years ago water was stolen from the west slope to hydrate the front range. I was in the Colorado sand dunes area many years back when people there were up in arms about the east slope trying to take their water. I know that endless pursuit of water continues as we grow. We are setting ourselves up for an ecological disaster as we deprive more and more areas of their water to feed the watering needs of all the new people settling here.

Boulder was an aware, educated, fit community. Being so we should see and prevent what happens when growth overwhelms all other concerns. Why are we allowing Boulder to lose its character?

The plan for the old Memorial Hospital needs serious revision. Like so much that is happening to this once small city, it is an exercise in gluttony that violates the principles that made Boulder special.

Jan Gustafson
1040 Dellwood Ave.

From: Christopher Foreman [<mailto:c.foreman@moonbeamcorp.com>]
Sent: Wednesday, November 29, 2017 1:42 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: Defrancia Tommy And Sara <tommydef@gmail.com>; Keith Snavelly <keithsnavelly@gmail.com>; Jennifer Cunningham <jennifercunningham@live.com>; McDaniel Chad <cmcdaniel@yescommunities.com>; Chip Coe <chipcoe1@gmail.com>; Amy Harris <amy@amypharris.com>; Blair Murphy <scarroll81@gmail.com>; Martin Murphy <mph118@gmail.com>; Liz Janson <lizbjanson@gmail.com>; eric <jej@ericjanson.com>; mdlees@yahoo.com; alihlees@gmail.com; Joseph DeNucci <joseph@denucci.net>; Jim Packer <jpacker@lionsgate.com>; Terry Rodrigue <trodrigue@interwestgrp.com>; Jo Tangel <jotangel4@aol.com>; Stephen C Altmin <stevealtmin@yahoo.com>; Mark Olivier <mtolivier@msn.com>; Stearns JR <jrstearns2001@yahoo.com>; Stearns JR <susanstearns51@gmail.com>; Cynthia Dyess <cdyess@mac.com>; Jenn Visich <jevisich@mac.com>; Kevin McGraw <kmcgraw64@gmail.com>; lasmcgraw2@gmail.com; Wendy Lea <wendy@wendylea.com>; Gina DeNucci <ginadenucci@gmail.com>
Subject: Re: 311 Mapleton

Elaine, I have done a preliminary review the resubmittal and although I believe they have improved the site plan, I still have some concerns. A few primary concerns that should be looked at is the permeability in the J Cottages (as well as the new cottages up the hill close to the Maxwell House) as the City was very deliberate in conversation and demand when we went through Site Review that as you move towards open space, we would like to see through the buildings and it is still a massing even though separated. As well as the H building is sitting atop the hill very close to the property line and the City was also demanding and requesting we did not have the Castle affect looking down on everyone.

Once you have submitted your comments, we will review and give our input... Thank you for keeping us in the loop and please email me once you have submitted your comments.

Best Regards,

Christopher Foreman

Boulder Office:
PO Box 7430
Boulder, CO 80306
Voice: 303.993.3005
Mobile: 312.909.8040
Fax: 312.277.3448

Chicago Office:
135 South LaSalle Street

Suite 2000
Chicago, IL 60603
Voice: 312.263.2505
Fax: 312.277.3448
c.foreman@moonbeamcorp.com

From: Rebecca Trafton [mailto:rebeccatrafton@gmail.com]

Sent: Friday, March 2, 2018 3:40 PM

To: Robertson, Jim <RobertsonJ@bouldercolorado.gov>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; Tom Carr <CarrT@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Planning Staff <landdevelop@bouldercolorado.gov>

Cc: Rebecca Trafton <rebecca.trafton@gmail.com>

Subject: 311 Mapleton-- Zoning change application

March 2, 2018

We, the undersigned, are deeply concerned about a pending application for a zoning change proposed by the developers of 311 Mapleton. Their request is to rezone approximately 2 acres of RL-1 (low-density Residential) to P (Public), at the northeast corner of the 311 Mapleton property, fronting on 4th Street.

The rezoning allows buildings up to 3 stories tall, with only 10-foot setbacks from the curb.

- A building of that height could overwhelm 4th street and block views to Dakota Ridge and the surrounding mountain backdrop.
- A commercial building, for example a medical building of many doctors' offices, would bring clients/patients commuting into the neighborhood at least 40 hours a week.
- This traffic would present crowding on a street already taxed by hiker parking.
- Most cars traveling 4th Street exceed the posted 25 mph speed limit. Traffic from two or more office buildings would greatly exacerbate concerns of speed and parking both.

Developers could sell this land and new buyers could maximize potential of the new zoning designation to increase profit while having an irrevocable, negative impact on the character of the neighborhood, the quality of life, and the valuation of existing homes.

Currently all of the land on 4th Street from this parcel going north is zoned RL-1. We believe the city should maintain this consistency.

Planners must consider the long-term ramifications of important decisions such as re-zoning. We urge you to plan wisely in the public interest.

Sincerely,

Rebecca Trafton
2424 Fourth Street

Roger Koenig
909 Mapleton Avenue

Cindy Griffith
909 Mapleton Avenue

Carolyn M. McCollum
2530 4th Street

Tony Stroh
821 Mapleton Avenue

David Ferris
7275 Siena Way
80301

Kevin Lambert
403 Mapleton Avenue

Chika Lambert
403 Mapleton Avenue

John Stearns
2657 4th Street

Susie Stearns
2657 4th Street

Franz Leberl
2949 10th Street

Alison Vigers
510 Maxwell Avenue

Guy Vigers
510 Maxwell Avenue

Jennifer Wells
2133 9th Street

Ian Arthur
2133 9th Street

Hollis Brooks
545 Maxwell Avenue

Randi Stroh
821 Mapleton Avenue

Samantha Weston
2526 4th Street

Ira Barron
2526 4th Street

Michael Wrighton
520 Maxwell Avenue

Wendy Baring-Gould
536 Maxwell Avenue

Aileen Hayden
2688 Fremont Street

Jason Su
2688 Fremont Street

James Ruger
2033 11th Street, #6

Lee Hart
630 Pine Street

Ken Dunn
819 Mapleton Avenue

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Betsey Jay
429 Mapleton Avenue,
Unit B

Darrell Ansted
2430 4th Street

Michael Herdman
2409 Fifth Street

Sharon Herdman
2409 Fifth Street

Susan Beck
1325 Meadow Avenue

Jacob Beck
1325 Meadow Avenue

Katarina Schare
665 Maxwell Avenue

Stuart Schare
665 Maxwell Avenue

Sheila Delamere
525 Mapleton Avenue

Russell Henricksen
645 Maxwell Avenue

Jill Henricksen
645 Maxwell Avenue

Kathy Olivier
2567 4th Street

Mark Olivier
2567 4th Street

Patricia Burgess
335 Dewey Avenue

Douglas Jeffries
335 Dewey Avenue

Kevin McGraw
2564 3rd Street

Laurie McGraw
2564 3rd Street

Stephen C. Altmin
2641 4th Street

Dianne Fishel
417 Dewey Avenue

Michael Fishel
417 Dewey

Lee Carlin
2209 4th Street

Palmer Carlin
2209 4th Street

Rebecca Trafton
2424 Fourth Street
Boulder, CO 80304

434-249-3376
rebeccatrafton@gmail.com

From: Hollis Brooks <hollisbrooks@gmail.com>

Sent: Wednesday, February 28, 2018 6:39 PM

To: McLaughlin, Elaine

Cc: boulderplanningboard; Council

Subject: Maxwell Avenue neighbor comments re: 311 Mapleton project plans

Good evening:

Please see the attached petition (and 33 signatures) requesting that Maxwell Avenue west of 4th Street remain a **public street**, rather than be turned into a private driveway leading to a gated community.

Thank you.

Hollis Brooks
545 Maxwell Avenue
Boulder 80304

#1

Senior Planner Ms. Elaine McLaughlin: McLaughlinE@bouldercolorado.gov
 The Boulder Planning Board: boulderplanningboard@bouldercolorado.gov
 The Boulder City Council: council@bouldercolorado.gov

Regarding the Proposed Project at 311 Mapleton Avenue:
 Mapleton neighborhood residents believe that Maxwell Avenue west of 4th Street should remain a Public Way, and we object to the proposed 311 Mapleton project taking away our street

Historic Evidence

Maxwell Avenue crosses 4th Street westward into the 300 block and continues upwards towards Dakota Ridge and the Sanitas Valley.

The street includes seven buildings, both residential and institutional, identified by Maxwell Avenue addresses beginning at 317 Maxwell, and ending at 391.

There are regulation City street signs to direct vehicular and pedestrian traffic. Both the south and north sidewalks on east and west of 4th Street, as well as the streets themselves, align exactly. Additionally, the curbs and curb cuts on Maxwell on either side of 4th are of identical construction. At the intersection of Maxwell and 3rd Street there is a regulation crosswalk with a Stop sign for vehicles, ensuring safety for pedestrians.

Regulation street signs include "One Way" signs, a "Yield" sign, and multiple "Stop" signs. Additionally, there are 7 mature trees along Maxwell Avenue west of 4th included in the City of Boulder Maps in the "Public Tree Inventory" dated 2017. The trees are regularly maintained at City expense.

This information supports the argument that Maxwell west of 4th Street has been a city street within the City of Boulder and should continue as such into the future.

Also, and perhaps most compelling, is the fact that Maxwell Avenue west of 4th has been used continuously for decades as a primary access point to Dakota Ridge and the hiking trails of Mt Sanitas until the current owners cut off the access in 2017. **We believe that the roadway's historic use should qualify it for a prescriptive easement to assure this continued public benefit.**

#2

Current Status

The proposed project for 311 Mapleton privatizes Maxwell west of 4th, and turns the **public way** into a **private driveway**, thereby essentially creating a gated community. As late as 8/29/16, City Planning staff comments required the developer to maintain Maxwell Avenue as a public street with a 60 foot right of way 288 feet west of 4th. However, City Planning staff subsequently changed their minds without public process, without public notification and without community input.

How can a long used city street simply be privatized from one month to the next, without explanation or public process?

As residents of the Mapleton neighborhood and Maxwell Avenue we object to both the process and the outcome.

Going forward, we respectfully request that you strongly consider the above points.

Thank you.

1. Hollis Brooke 545 Maxwell Ave. hollisbrooke@gmail.com
2. Matthew Leavitt 2541 6th St. mbleavitt@hotmail.com
3. Kathryn Leavitt 2541 6th St. kpleavitt@hotmail.com
4. Andrew Dieringer 2548 6th St. andrew.dieringer@colorado.gov
5. Marti Matzsch 2548 6th St. marti@colorado.gov
6. Elizabeth Berman 2532 6th St. elizabeth.berman@colorado.gov
7. Jake Schepers 527 Maxwell Ave. jakeschepers@gmail.com
8. John Hauert 2455 6th St. john.hauert@gmail.com
9. Jeffrey M. Quetz 2449 6th St. jeffrey.m.quez@gmail.com
10. Alex Berman 2447 6th St. alex.berman@gmail.com
11. Elwyn McLachlan 2439 6th St. elwyn-mclachlan@yahoo.com
12. Vaughan Allison 2439 6th St. vaughan.allison@gmail.com
13. Patricia Berman 2421 6th St. patricia.berman@gmail.com
14. Norman Jacobs 515 Mapleton normanjacobs@gmail.com
15. Sam Wright 433 Mapleton sam.wright@gmail.com

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#3

16. Peter Johnson 429 Maxwell Ave bats429@gmail.com
17. ~~John~~ Jay Kuchner 445 " " gar/jay.kuchner.445@gmail.com
18. Joel SMILEY 521 Maxwell JOELSMILEY@MAC.COM
19. Eleni Arapkiles 2540 6th St. EArapkiles
20. Tim Hogan 2540 6th St. tim.hogan@colorado.edu
21. Eric Hirsch 625 Maxwell ericjameshirsch@gmail.com
22. Kyle Kuczun 633 Maxwell Ave. kkuczun@gmail.com
23. Mara Kuczun 633 Maxwell Ave. mkuczun@gmail.com
24. Ben Roberson 507 Maxwell Ave. ben.roberson@colorado.edu
25. Addy Sage 541 Maxwell Ave addy.sage@gmail.com
26. Jim Strinka 626 Concord Ave jstrinka@yahoo.com
27. Tania Schoennagel 515 Maxwell Ave tanischoe@gmail.com
28. Elizabeth Garnsey 531 Maxwell Ave ehgarnsey@hotmail.com
29. PENelope NORMAN 2529 6th St. normanpenelope@gmail.com
30. JOHN EZELL 2528 6th john.ezell77@gmail.com
31. Jane McDonald 603 Maxwell janersmcdonald@gmail.com
32. Jed McDonald 603 Maxwell jedmcd@jedi.com
33. Sarah Kinn 610 Maxwell kinnisarah@gmail.com

From: MARTHA VAN SICKLE [<mailto:vansicklemarty@comcast.net>]
Sent: Tuesday, February 27, 2018 5:08 PM
To: boulderplanningboard <boulderplanningboard@boulder.colorado.gov>
Subject: Mapleton Hill

I am an 83 year old resident of The Academy on Aurora Avenue in Boulder. I came to Boulder in 1960 with my husband and raised a family. It was a lovely small town then. When we had to enter a retirement home, we chose the Academy because it was the only place we visited that was small enough to make us feel it was a real home, where you were living and talking with family, surrounded by caring people who want you to have the feeling this is your home, not a hotel.

Of course, this kind of care is expensive, since the ratio of staff to residents is quite high. Most of us here are grateful to have arrived at old age with a comfortable amount of money, with children and grandchildren who live in this lovely town, and are delighted to have us live in such a caring, personal place. Most of us are not wealthy. We are not disdainful of those with less. We are thankful that such a warm and comforting place exists. Some of us may be quietly very well off, but it is never discussed or felt. We have our share of eccentric people, just as any extended family would have. But, on the whole we are cheerful and accept our (and each others') frailties as a family must. And we are painfully aware that our lives are probably limited to a precious 5-15 years.

I have no answer to the question of how to grow a city gracefully from a population of 30,000 to 110,000. Of course, when a city is as nice a place to live, EVERYONE wants to come and live here, which raises the value of land and buildings and labor. And this growth inescapably includes the need to allow more senior citizen housing. I think we all need to accept the fact that Boulder has grown and is a fairly large city now, with growing pains. It cannot be the way it was 30 years ago, let alone 60. Surely it is best to provide compact but loving and efficient housing and care for us elderly folks? We really are not very rowdy or noisy. And what better purpose could there be for a property that used to be a Seventh Day Adventist hospital and high school, a long time ago.

Martha Van Sickle
 970 Aurora Avenue
 Apt A301
 Boulder, CO 80203
vansicklemarty@comcast.net

From: Richard A Jones <jones@colorado.edu>
Sent: Tuesday, February 27, 2018 8:53 PM
To: boulderplanningboard
Subject: 311 Mapleton open space correction

Boulder Planning Board:

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I strongly encourage you to follow the City staff recommendation to "correct" the designation of the small part of 311 Mapleton, based on their research on how it came to be designated as it is.

There is an incredible amount of NIMBYism in our neighborhood around the proposed 311 Mapleton redevelopment and it has sunk to new depths. It seems there is almost no argument, no matter how absurd, or how stretched, that the small group of neighbors won't reach for to oppose the project.

One *could* be opposed to the redevelopment as has been presented, but still acknowledge that there has been a zoning mistake that should be corrected. That would be the honest thing to do.

But no, the core group will grasp at anything, any straw.

I am (I think) the longest term resident of the Mapleton Hill area, based on the "I remember Boulder in the 50s and 60s" Facebook group. I moved to Concord Ave 50 years ago last June. (The next closest who stepped up on Facebook, was 37 years....)

Starting in 1967, I hiked the Sanitas Valley area--and it was private property. So I "pre-date" open space. I used to climb Sanitas by the east ridge (on full moon nights) before there was an official trail. In fact, I was disappointed when the trail was built in 1990.

So I view Sanitas as "my back yard" just as the anti-development neighbors do. But I also remember when there was a hospital--with ambulances arriving, and doctors and nurses and all the staff coming and going.

And I remember when Sanitary Bakery--a commercial business--operated from the hospital. So the proposed development doesn't seem that much of a change from what historically happened at 311 Mapleton.

I remember when the initial proposal for the "Junior Academy"--the former 7th Day school property--was for some senior living facilities, some attached dwellings and some detached homes. The NIMBYs came out in force and what did we get--17 2.5+ million dollars single family houses, with 5 more to come. And no kids!

Please, that isn't what Boulder needs for 311 Mapleton!

So, no matter what you think of the latest 311 Mapleton proposal, please acknowledge that they promise to retain the current access (through their private property) to Sanitas open space. That, plus the detailed analysis of the history by the City staff report, should make it clear that correcting the open space designation for the small corner of the property is the correct thing to do.

Thanks for reading my long (historical) ramble.

Richard A Jones
625 Concord Ave

From: derek bernier [mailto:derekagr@icloud.com]

Sent: Monday, February 19, 2018 12:34 PM

To: Rebecca Trafton <rebeccatrafton@gmail.com>

Cc: DON ALTMAN <donaltman@me.com>; Jay Hebb <Jay@JayHebb.com>; Japhet De Oliveira <japhet@boulder.church>; Kevin Lambert <kevin.lambert@gmail.com>; Chika Lambert <chikalambert@gmail.com>; Robert Orr <orr424@comcast.net>; Heather Cherry <heathercherry1@gmail.com>; Darrell Ansted <darrellansted@gmail.com>; Murray McCollum <murraymccollum@yahoo.com>; Wendy Baring-Gould <wbaringgould@comcast.net>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; Ritenour, Brenda <RitenourB@bouldercolorado.gov>; Young, Mary <YoungM@bouldercolorado.gov>; Cynthia Carlisle <cacarlisle@msn.com>; Randi Stroh <randistroh@earthlink.net>; Tracy Mayo <tracygardens2@gmail.com>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Re: citizen concern re condition of a neighboring property

Dear Rebecca,

Thank you for your concern and your email. As it turns out, this has been an issue I have dealt with for all of my two year tenure as operations manager at 311 Mapleton. Prior to any tenants in the building, I have dealt with break-ins, vagrants camping out on site, hikers trashing the property, dog walkers not picking up after their pets, kids drinking and smoking in the parking lots late into the night, graffiti, people getting on the roof of the building, drug needles, and various other crimes. The list goes on. My team has done all we can to take care of these issues, yet they still persist.

I have long been an advocate for fencing off the entire property and shutting it down to the public. You can ask anyone of the owner/developers and they will back up my claim. Their response to my request was always the same, stating that they intend to open the property to the public as they have proposed from the beginning. I have dealt with the brunt of the issues the public brings to this property and I now look at Boulder in a different light, often wondering how so many people could abuse what I believe to be a very unselfish gesture.

As you know, I will be resigning from my position on February 26th. My decision to move on was certainly influenced by the obvious concerns I have about running 311 Mapleton any further. I was initially told by the developers that my term as

Attachment J - Public Comments Received

operations manager would be no more than one year. Here we are going on three years and quite frankly I have had enough. I have been a good neighbor to you and the rest of Mapleton Hill. However, between the many frivolous concerns I receive from neighbors and the fact that our open door policy has been and is being abused to such extent, it seems I can't do enough. I have also never asked one thing of any neighbor on Mapleton Hill, regardless of how many times I have to pick up after their dogs on our property.

In summary, we are doing our best to take care of 311 Mapleton and the surrounding property. As long as it remains open to the public, issues will persist. I am working with my replacement up until my departure to ensure he can take over and run this campus in the same fashion as I have for the past few years. I am sure The Academy will continue to be good neighbors to you and the rest of Mapleton Hill, and I wish them all the best as they work to approve their new project.

Best,

Derek Bernier

On Feb 15, 2018, at 5:22 PM, Rebecca Trafton <rebeccatrafton@gmail.com> wrote:

Dear Derek,

I write to express my deep concern over the deplorable state of the neighboring property located at 311 Mapleton Hill.

I live at 2424 Fourth Street and I walk the Dakota Ridge access each morning.

Although I pick up trash on this property daily, as I do on Open Space trails, at this point the degree of debris, both trash and major vegetative matter, is beyond my ability to manage.

The owners of 311 Mapleton Hill frequently have expressed their commitment to being a good neighbor.

In fact, in the "Developers' Response to Neighborhood Concerns" included in the February 5, 2018 submittal the the Planning Office, a developer writes,

Applicant is however dedicated to minimizing the impacts upon the adjacent neighborhood as defined the "Good Neighbor Policy." Submission 3_RR3_Response to Citizen Concern, item 1, bullet

Today, February 15, 2018, this site at 311 Mapleton Avenue is a miserable place.

Given that there are many renters at this property including an opioid treatment center with tens of clients on the property daily, it makes sense that property owners commit to keeping their property maintained.

In addition, given the location of this property in one of Boulder's two historic neighborhoods, and neighbors commit considerable time to keeping Mapleton Hill beautiful, it is surprising a property owner can practice this degree of neglect and not get cited, as I have (incorrectly) for supposedly not shoveling my sidewalk within 24 hours of the end of a snowstorm.

I copy on this email, among others, my many neighbors who volunteer, as I do, to work in partnership with the city keeping the Mapleton Median beautiful.

I also copy adjacent property owners and stewards, including Japheth deOliveira, Pastor of the Boulder Adventist Church.

Brenda Ritenour, our neighborhood liaison in the office of City Manager Jane Brautigam, is copied here and will receive additional correspondence from me about how a neighbor can deal with a situation of irresponsible property management.

I am concerned that it is now a public health issue. Perhaps Brenda can direct me as to the best way to report this to City Sanitation.

With thanks to you for forwarding this message to your colleagues at AGR and their partners with the Academy on Mapleton Hill.

Thank you for all you have done for me as a good neighbor, keeping bright lights from shining in the windows of residences and other issues of concern.

Best of luck with your new job in St. Louis.

With since thanks,
Rebecca Trafton

2424 Fourth Street
Boulder, CO 80304

434-3249-3376
rebeccatrafton@gmail.com

From: Andrea Kehrl [<mailto:andrea.kehrl@gmail.com>]

Sent: Sunday, February 18, 2018 5:07 PM

To: Brockett, Aaron <BrockettA@bouldercolorado.gov>; Carlisle, Cynthia <CarlisleC@bouldercolorado.gov>; Grano, Jill <GranoJ@bouldercolorado.gov>; Jones, Suzanne <JonesS@bouldercolorado.gov>; Morzel, Lisa <Morzell@bouldercolorado.gov>; Nagle, Mirabai <NagleM@bouldercolorado.gov>; Shoemaker, Andrew <ShoemakerA@bouldercolorado.gov>; Weaver, Sam <WeaverS@bouldercolorado.gov>; Yates, Bob <YatesB@bouldercolorado.gov>; Young, Mary <YoungM@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Spence, Cindy <SpenceC@bouldercolorado.gov>

Subject: 311 Mapleton

Hello City Council and City Planning Board:

I have lived in Boulder for 12 years, after moving here to attend CU Law School to study environmental and natural resources law. I am a practicing water rights attorney in Boulder and a proud Boulder resident. Loving this community and desiring to commit to it for the long run, several years ago, my husband and I invested our hard-earned, finite resources (including years of homespun renovation efforts) to purchase a home in our dream neighborhood. We live a few blocks from the Valley View Trail and the 311 Mapleton site, and we use the Valley View Trail and interact with the 311 Mapleton site daily.

This area is an absolute treasure of the City. My family and our neighbors are extremely concerned about the future of the entire 311 Mapleton site and how the proposed development could alter a unique, precious, and treasured feature of our City. Not only does it seem disingenuous to call the Open

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Space Other designation a mapping error, it contravenes a quintessential, defining value of Boulder: wise protection of limited, irreplaceable open space areas. Short-sighted decision-making and poor leadership for this critical area today is not reversible; the character, use, and value of this area - indeed the City as a whole - will be forever changed. The Open Space Other site may only comprise 4 acres, but the treatment of these 4 acres signifies much more for our City's future. As you are well aware, this trail area is one of the most popular and heavily used in Boulder. Restricting or eliminating the existing parking lot and the associated historic pedestrian access would severely impact the local street traffic and use, both on 4th Street, which is a heavily used cycling and pedestrian thoroughfare, and on neighboring residential streets where families live and children play. As a water lawyer who helps communities plan for managing their extremely valuable and finite water resources in the midst of continuing population growth, I see our growing population and ever-increasing trail usage and question how alteration of this area and its access could possibly be considered prudent in a community that historically has prided itself on careful, long-term management of extremely valuable and finite open space resources. How sad a history would we be writing to swiftly negate decades of forward-thinking land use planning and open space and mountain scenery preservation. There are critical waypoints in life, in government, and in land use planning where a community's future is determined, one watershed decision at a time. Please treat this waypoint with the reverence and caution it merits.

We are expecting our first child, and I hope he will get to know the Boulder that we all know - one that values and protects its open space areas, having made Boulder the incredibly unique and precious community it is today.

Thank you for your service to our community.

Sincerely,
Andrea Kehrl

From: Tom Moore [<mailto:mooretr@centurylink.net>]
Sent: Wednesday, February 14, 2018 4:28 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton

I am most appreciative of our Open Space and thankful to the farsighted citizens who preserved it back in the 1970's as well as those who have supported it ever since.

I urge you to Maintain the Open Space designation for the 4+acre section located in the NW section of the 15 acres slated for development. As trustees you know of the real value of Open Space for wild life and for humans. It seems that City staff is working for development and the developers with their 37 page report urging that OS-O be abandoned from the mapping. I certainly don't see it as a mapping error. The developers had ample opportunity to challenge this before they purchased the 15 acre parcel. There is lots of space designated OS-O along the ditch. But only now that there is big bucks in the project does it become an "error." Lets keep that 4 acres for the wild creatures and public use.

I'm also concerned about other issues associated they this really big building project. The developers want to capture Maxwell Ave as part of being able to restrict our access to the Open Space and Dakota Ridge. We've been using this access and the parking at the old Nurses Quateres since I've lived in Boulder (1982). This is a big change for us accessing Dakota Ridge and Mt Sanitas. It will make parking for trail use a major problem. Not only will it fill the

neighborhood with cars but the construction will have thousands of truckloads of dirt moving off of the property down Mapleton, Maxwell and Alpine.

I urge slowing this project and in someways restricting it.

From: Brian Wildes [<mailto:brianwildes8@gmail.com>]
Sent: Wednesday, February 14, 2018 9:30 AM
To: OSBT-Web <OSBT-Web@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; boulderparkandopenspace@bouldercolorado.gov; Council <council@bouldercolorado.gov>
Subject: NO to repurposing Adventist Hospital Property

It has come to my attention that the old Adventist Hospital Property, 15 acres, near the corner of 4th and Mapleton is up for development.

A developer has most of the land from 4th St up into the Sanitas Open Space and from Mapleton to Valley View (just south of Alpine).

I urge you to preserve our open space!

We are a family that lives in co-housing to create a smaller footprint.
What we need is more affordable housing, not mansions on our open space.

We all know this.

So we urge you to block this development.

We also have these concerns:

- Loss of 4+ acres of OS-O on Dakota Ridge – historic gateway to Mt. Sanitas
- Privatization of Maxwell Street west of 4th
- Restriction on historic pedestrian and vehicular access to trailhead
- Rezoning of ~ one acre on corner of Maxwell & 4th from "Low Density Residential" to "Public" allowing for significantly increased density and scale of buildings
- Traffic Impact during construction & ongoing operation
- Project Density – number and scale of buildings
- Building Heights - obstruction of Boulder's iconic mountain backdrop

Thank you for your attention.

Brian Wildes

1647 Yellow Pine Ave
Boulder, CO 80304
Mobile: (720) 900-8991

From: Catherine Barnes [<mailto:cdrurybarnes@gmail.com>]
Sent: Tuesday, February 13, 2018 8:40 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Objection to Mass at 311 Mapleton

Dear Ms. McLaughlin,

Attachment J - Public Comments Received

I wanted to reach out to you and state my objection to the massive scale of the redevelopment plan at 311 Mapleton. As a neighbor, 526 Concord Ave., I use the Maxwell entrance to get to Sanitas on a daily basis. Understanding that the property can not sit vacant, I want to suggest keeping the FAR to the same as it is today.

My second objection is with the Academy. If you visit their Chautauqua site, they say homes range from \$500 K to \$2 million. When I went to look with my mother, there was nothing available under \$1.5 million. This is not affordable housing. This is development for profit at the edge of open space.

Please do not ruin my views of the mountains by allowing 3 and 4 story development along 4th street. My children and grandchildren will thank you for taking this development slowly and just allowing what is on the site to continue.

Best Regards,
Catherine Barnes
526 Concord Ave.
Boulder, CO 80304

Sent from [Mail](#) for Windows 10

From: Eleni Arapkiles [mailto:ekarapkiles@gmail.com]
Sent: Tuesday, February 13, 2018 10:21 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Mapleton Project

Dear Elaine,
I am writing with great concern about the development of the hospital site on Mapleton and 4th streets. It clearly serves the developer's interests and those who are wealthy enough to live on the property once it is completed, and disregards so much of what makes Boulder and especially that part of Boulder special and unique.

The density and restriction of use in the surrounding areas, both open space and neighborhood streets, does not fit in with the historic area at all. Rezoning the area from low density to "P" zone will allow for height and density to obstruct the Dakota and Sanitas ridges to the west. Traffic will adversely affect the neighborhood, which has narrow roads. Already, just the traffic that coincides with the trail use can be intensely noisy, stinky and claustrophobic to the people living east of 4th and west of 9th streets.

Please, please, please put the breaks on this development. Boulder is suffering from a boom, the likes from which we will never recover, and this special piece of land should not be yet another bit of collateral damage in the very misdirected attempt to deal with housing issues and a growing population. Once it is rezoned and developed, it is lost forever.

Thanks for your time and work.
Eleni Arapkiles
2540 6th street

-----Original Message-----

From: Doug McGinnis [mailto:dougmcginnis@comcast.net]
Sent: Tuesday, February 13, 2018 10:42 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Mapleton Hill Proposal

Ms. McLaughlin,

In this time, when not even the national monuments are safe, and greed is riding rough shod across the entire country, I feel the need to draw a line in the sand and say no! This is where it ends! So can we please show some common sense here and ask the developers to pare this monstrosity way down so that it fits not only the character of the city, but honors all the great conservation minded people no longer alive, who have worked so hard to preserve this place we call Boulder.

From: Leonard Segel [mailto:LSegel@hcm2.com]
Sent: Tuesday, February 13, 2018 11:10 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Academy on Mapleton Hill and "Open Space Other" protest

Greetings Planning Board members:

The protest about an error in an open space map, by some Mapleton neighborhood groups, is a thinly disguised effort to kill a much-needed residential development for our under-served population of senior citizens. I'm a longtime resident of Mapleton Hill. This past Monday I attended a neighborhood meeting, led by an ad hoc coalition of some citizens groups, and learned of their many efforts to stop the proposed Academy on Mapleton Hill. The Academy is planning to house seniors, some with Alzheimer's and other medical issues. The nay-saying neighborhood groups claim the size of the development is unprecedented but there has been a large collection of substantial medical, religious, and educational buildings on the site for almost 100 years. They claim access to Open space is in jeopardy, but the operators plan to maintain that trail connection. There are other public trail heads in the vicinity to the Dakota Ridge and Mt. Sanitas open space too. They claim that the project is out of character, but the architecture is very derivative of the Mapleton Hill historic district. The proposed senior residences certainly fit in better than the old Boulder Memorial Hospital buildings. They claim the targeted resident population is too affluent, but Mapleton Hill has become one of the wealthiest and elderly populations in Boulder. Plus, the developers plan to build twice the required amount of affordable seniors housing (100 apartments) at a more central location in Boulder. Senior citizens are among the largest growing populations in Colorado. There is a shortage of housing for them. These NIMBY groups are using technicalities, such as the open space mapping error, to discriminate against our seniors. The proposed Academy residential development is in keeping with this property and the long-time history of caring for the well-being of segments of the Boulder community.

Thanks for our consideration:

Leonard Segel

28 year resident in Mapleton Hill

Attachment J - Public Comments Received

Leonard Segel, AIA, LEED AP BD+C
Associate

HORD COPLAN MACHT

1331 19th Street
Denver, CO 80202
303.607.0977 main
303.222.2158 direct
www.hcm2.com

From: Nancy Lynn [mailto:nl4cards@gmail.com]
Sent: Saturday, February 17, 2018 6:07 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Dakota Ridge/ Mapleton Property

Hi, Elaine - my name is Nancy Hoffman. I live at 625 Pearl Street. It should be known that I am totally opposed to this proposed development plan. It will benefit only a few wealthy individuals and will distract from the quality of the open space that the entire community - and all of Boulder and elsewhere - has become accustomed to, and continues to utilize and appreciate.

Attitionally, beyond the concern for the disruption of the land, my fear is that this will be a gateway allowing more and more development to take place. I am all for stopping it before any of it begins!

Thank you,
Nancy Hoffman

From: Jacques Juilland [mailto:jajuiland@gmail.com]
Sent: Tuesday, January 23, 2018 8:00 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Re: LUR2016-00065

Elaine,
thanks for your reply. My comments are below:

311 Mapleton Avenue is an iconic piece property with a pivotal role in the history of Boulder. Since it's initial development, this property has been the linchpin in the Boulder community. It represents the foundation of what became an important part of the Boulder economy and brand...health and wellness; represented today in naturopathic and holistic medicine as well as yoga and other wellness modalities. In conjunction with the University and Chataqua, this property is on of the touchstones of Boulder. Although the current proposal to provide senior housing does on it's face align at least somewhat with that history of providing health and wellness services on the site, it fails to address the needs of community in a socially and economically balanced manner. There are two basic issues at play:

- 1) The Public zoning designation on the property requires a 'public benefit' as a part of any allowed or conditional uses. It is important that the City of Boulder and the Planning Board consider in a serious and conservative manner the value of 'public benefit'. At a time when the City is faced by serious housing and growth issues, a property such as this must be maintained to fulfill the public need.
- 2) The proposed plan is essentially an increase in high-cost housing for wealthy patrons. With affordable housing a key need in the City, any housing that is provided here should benefit equally all members of our community.

Properties that are zoned as 'Public' should be tightly controlled and managed for the good of all the citizens of Boulder.

This proposal does not meet those needs or fulfill the concept of public benefit. I urge the Planning Board to not accept the proposed changes in zoning that will further this project.

From: Jacques Juilland <jajuiland@gmail.com>
Sent: Wednesday, January 10, 2018 4:55:17 PM
To: McLaughlin, Elaine
Subject: LUR2016-00065

Hello,
I'm wondering how I post comments on this LUR online...can you send a link?
thanks,
Jacques

From: Lynn Segal [mailto:lynnsegal7@hotmail.com]
Sent: Saturday, January 20, 2018 2:42 AM
To: donna twin lakes <georgehouse@comcast.net>; suzanne delucia <sdelucia@frontrangebusiness.com>; Meschuk, Chris <MeschukC@bouldercolorado.gov>; samantha ira weston barron <sweston@ibarron.com>; Ange, Tanya <AngeT@bouldercolorado.gov>; Carr, Thomas <CarrT@bouldercolorado.gov>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; jeff rivkin <jkchinkin@gmail.com>; Jeff McWhirter <jeff.mcwhirter@gmail.com>; jorge boone <jorge.boone@gmail.com>; russel concord hendricksen <russellhenriksen@hotmail.com>; phil@sunoneness <phil@sunoneness.com>; alan delamere <wadelamere@comcast.net>; tim schoechle <timothyschoechle@yahoo.com>; Guiler, Karl <GuilerK@bouldercolorado.gov>; duncan campbell <duncan@indra.com>; Roger Koenig <rogerkoenig@yahoo.com>; Kleisler, Philip <KleislerP@bouldercolorado.gov>; Pomerance, Stephen <stevepom335@comcast.net>; pat good shanks <wcpatshanks@gmail.com>; Sugnet, Jay <SugnetJ@bouldercolorado.gov>; jeff flynn <jflynn@jflynn.net>; Cosima Cunningham <cardamomseed@aol.com>; ElJones <ElJones@bouldercounty.org>; alex burness <alexanderburness2013@u.northwestern.edu>; macon <macon.cowles@gmail.com>; regina cowles <reginacucina@comcast.net>; Crystal Gray <graycrystal@comcast.net>; KenCairn, Brett <KenCairnB@bouldercolorado.gov>; ben binder <bbinder@ddginc.com>; harlin.savage@gmail.com; Robertson, Jim <RobertsonJ@bouldercolorado.gov>; Huntley, Sarah <Huntleys@bouldercolorado.gov>; Gatzja, Jean <GatzjaJ@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Fixed Typos on...Area 3. Hogan-Pancost https://protect-

Attachment J - Public Comments Received

us.mimecast.com/s/mtb7CQWgrLCG7RWHxmKC2?domain=et.al., Twin Lakes, CU South, 311 Mapleton. The "affordable housing" card.

Sorry I was in a rush on the first send. Now it's a little more readable.

From: Lynn Segal <lynnsegal7@hotmail.com>

Sent: Friday, January 19, 2018 3:52 PM

To: council

Cc: donna twin lakes; suzanne delucia; tom carr; jane brautigam; jeff rivkin; Jeff McWhirter; jorge boone; russel concord hendricksen; phil@sunoneness; alan delamere; tim schoechle; david driskoll; guilerk@bouldercolorado.gov; duncan campbell; Roger Koenig; roger koenig; McLaughlin, Elaine; kleislerp@bouldercolorado.gov; Steve Pomerance; pat good shanks; jay sugnet; jeff flynn; Cosima Cunningham; elise jones; johnngerstle@alum.mit.edu; alex burness; macon; Regina Cowles; crystal gray; lomay@contekcon.com; [mgmarsh1@juno.com](mailto:mgmars1@juno.com); Brett Kencairn; ben binder; harlin.savage@gmail.com; robertsonj@bouldercolorado.gov; ritenourb@bouldercolorado.gov; Huntley, Sarah; meschuckc@bouldercolorado.gov; elliisl@bouldercolorado.gov; pahoak@bouldercolorado.gov; Gatza, Jean

Subject: Area 3. Hogan-Pancost et.al., Twin Lakes, CU South, 311 Mapleton. The "affordable housing" card.

Hogan -Pancost needs to go to Area 3. The fact that this would limit the use to 2 houses is much better than the higher density capacity under Area 2, which technically would have been Area 1 if annexed. Also if the city buys it on County land they could restrict the houses to sheds. Otherwise, I am sorry to say that if it is under the City I am concerned. If the city buys it, could it go into some kind of protective status from being developed? I don't think so. Just a matter of time. However maybe it will get even cheaper when Michael Boyers offloads it to someone else when it comes under the County. I think he will have a harder time bribing the County. Also it will be a statement. The developers will become educated to truly understand what the word speculation actually means and back off. Yes the vampire needs to go to Area 3 and stay with the County. I am sure if it is under the County, it will be well taken care of. Don't use the other "F" word. Fear not the developer himself, fear failing to **train** the developer. This has already been delayed 27 yrs.- it is the perfect case to argue for Area 3. Considering the demand for land in BO, that pressure will only increase with time. Annexation is not good if it just means the city can be the arbiter of growth there. The pressures that be will end up with it being developed.

Meanwhile, at Alpine/Balsam, the public has been misled to a predetermined outcome by being given a high range of FAR to "choose" from as a direct and deliberate deception employed by the City at the open houses. This is a much higher FAR range than the adjoining land at the Ideal Plaza. One manifestation of this is the development of the Brenton building for City offices on the Goose Creek floodplain from the New Britain building on the Boulder Creek floodplain. Floodplain to floodplain, just what did that get us? What is to become of the city offices vacated? Do we just have to buy up all these floodplains and vacate them? Or do we figure out a way to build stilted cities like the not -so- frivolous animation shown by Sam Assefa at his going away party before he defected to Seattle? The city may be

better able to control the land use as owners, but how are they exercising this at A/B? I'd rather see a private developer with constraints delivered **by** the city than the city policing itself. If this Alpine/Balsam issue is the case with Hogan-Pancost, I'd rather let the County have it as Area 3. I got briefed by Karl Guiler on this but the public needs to know how that affects the underlying zoning and who can do what.

It took me until the next day after the CC meeting of 16 Jan. to figure out what an "attractive purchase price" on Hogan-Pancost really meant. I thought I would like to know what Tom Carr thinks is a good price. Maybe we disagree. Maybe I think it should be lower than that. After all, 27 yrs. of debate... EBRC, the soccer fields, the many failed attempts to develop here, then the 2013 flood. That land was a pretty poor choice on the part of the developer to purchase if they had properly researched the geography. In fact, the direct evidence that they knew this is the fact that they delivered landfill on the property to their own direct benefit in the '90's. It was the city's own failure not to enforce that landfill's removal and restoration of the natural alluvium. Does this "attractive price" apply to CU South and their speculation buying land with a controversial berm?

Annexation has two sides.

1-27-17- BDC

"When pressed by Planning Board member Leonard May, though, as to whether the university would support flood mitigation work on the site even if the city decides ultimately not to annex, Draper was non-committal.

She said she'd be "surprised" to see an annexation agreement fall through, and focused on movement toward harmony between two institutions that as recently as 2003 had to discuss CU South in the company of a judge."

Frances Draper is vice chancellor for strategic relations at CU. Pretty intimidating if you ask me.

However, it is a mistake just the same, whether by a private developer or "public" institution to buy poorly researched property that was already downgraded and then expect compensation.

What I proceeded to figure out is that the purchase price for Hogan-Pancost is actually probably low. Now why would that be? Mike Boyers et. al. put a lot of money into this speculation over the years. Adrian Sopher himself admitted that. It's not cheap, he said. Then why would the developers be generous? Some could say the city led them on by looking the other way -- - when the owner had the audacity to prepare the land for development with illegal landfill. Now they can walk away from that expense?? Some could say that the city should have ended the speculation many years ago. Adrian might say he and Michael backed out and withdrew their proposal for annexation because of the new council. I don't think that's why. I think it is bipartisan, so to speak. After all, so many years with Hogan Pancost, so many different councils. I think it is because the city, in a uniform front and over time, finally

reached the tipping point with that land and 2013. Barring an outright revolution or potential class action lawsuit from the residents, they finally said no. That's OK. The price however is the question. It is low for a reason and that is the problem. If you don't think that this "attractive" purchase price is related to collusion, why **do** you think it is so low?

This is the razor's edge. The core issue in this city is the back door, the opacity of contractual arrangements with the developer that will serve well to distract the public when the same or associated developers find their way in, through another venue, getting what they demand, having been jilted in their last venture. So the price arranged with Jane Brautigam and Tom Carr is actually low. Well no, actually it is only the illusion of cheap, **with the unspoken promise of kickbacks later**. Call me a conspiracy theorist, but Michael Moore calls it reality theory.

I don't see any other way to explain it, reason fails me for this low price. Simultaneously unaffordable housing continues in a prolonged dramatic way and it remains the single highest topic of concern while it is integrated fundamentally to most every other issue coming down in Boulder. It's quite the industrial complex. The developer gets what he wants. Case in point, the conversion Robb's Music which closed due to high rent, to a homeless services hub for 2 yrs. then converted again (\$\$\$\$) to affordable housing 50 units. Developer? Michael Bosma and Don Altman of 311 fame. The very crooked density bonuses coming up in the corrupted miscount of applicable units e

No more. I am ashamed to think that it took me a while to figure out what is the obvious. While many are looking nationally at the dilemmas of the year old administration top-down, we as the locality are experiencing an adverse bottom-up. One can't expect much change without demanding it or even recognizing a condition exists. Took me a while, but I did have the fortune to recognize the condition.

If I am of a poor understanding of the the relationship of the land and it's uses to the city, county and developer, the BVCP overlays and the underlying relationships to city zoning- then please illuminate me. Maybe there are others too and we all should have an inservice from the City to get a better picture of this. So many lands are affected, CU South, Twin Lakes in the past, Hogan/Pancost, 311, 3303 Broadway, 1440 Pine.

I have tried without success to find out what the LUD of OS-O meant to the developer in regards 311 and the only thing I heard was-- wait for site review, and how this was a mapping error, from Susan Richstone before she retired. And since, there remains a continued persistent attachment to an agenda that even included two amendments to the BVCP after the update with specific language to benefit the developer at 311. There is a repeated pattern of violations of planning and development regulations that even when discovered as error by a citizen and having been overlooked by staff, there is no acknowledgement much less apology when it is proven the staff is wrong. For example on 311 Mapleton as soon as I can read the municipal code and the ordinance it follows I can characterize misrepresentations and

misinterpretations relating to density bonuses for congregant care, I will write up my assessment of the situation. This is potentially a deliberate violation of the public trust.

What's more there is an unacceptable failure to deliver on messaging the community about complex land use issues upon which they must have good clarity. Instead speculation overcomes better judgement. This naturally happens in the face of a vacuum of knowledge. This should not be the case following the Public Participation Working Group recommendations.

I warn you that this is going to backfire on you at Alpine /Balsam and will result in another poor outcome from an endemically fractured community. 300 and 301 won't go away on their own and not even with a "better" council.

There are debates on high verses low growth in Boulder that ought not play out in proxy battles over peculiar locations like those I have cited. It ought to be based in resolving the jobs/housing imbalance and then applying that into the form of basic regulations applied as developers navigate the process, just getting refined based on the individual merits of peculiar situations. Then the public can have the real input they ought to and this community can evolve authentically.

Lynn Segal 303-447-3216 at your service 24/7 Life's short.

From: Margaret Alfonso [mailto:margaretalfonso1@earthlink.net]
Sent: Saturday, December 9, 2017 6:01 PM
To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Subject: Citizen Comment on 311 Mapleton

TO: Planning Board

Please stop and consider all of the concerns expressed by the community regarding the new version of the proposed 311 Mapleton. I will list them again for the Planning Board to address.....

- * height violations
- * number of units exceeding code for congregate care
- * scale of construction
- * impact of increased traffic
- * neighborhood character threatened
- * loss of open space parking
- * mature trees threatened on Church site
- * on-site and area fire and flood safety
- * destruction of roadways
- * overall impact of increased over population for the area
- * lack of affordability
- * no plan for infrastructure impacts

This "new" plan is unreasonable on all aspects listed above.

Sincerely,
Margaret Alfonso
419 Iris Ave,
Boulder, CO 80304

From: russell henriksen <russellhenriksen@hotmail.com>
Sent: Friday, November 24, 2017 2:29 PM
To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Cc: Rebecca Trafton <rebeccatrafton@gmail.com>; rogerkoenig@yahoo.com; randistroh@earthlink.net; alan delamere <wadelamere@comcast.net>; betseyjay1@gmail.com; WENDY BARINGGOULD <wbaringgould@comcast.net>
Subject: 311 Mapleton-Scale of Cottages on 4th

Elaine,

There has been a lot of concern regarding the scale of the cottages on 4th being too large and not relating to those across 4th from the proposed cottages. Rebecca Trafton wrote a lengthy email on November 21, 2017 expressing such concerns. In response to staffs' comments (see attached) dated May 5, 2017, the applicant said they reduced the footprint of these cottages. A review and comparison of the May Application with the November application indicates the following:

Cottage	1st & 2nd floor sq. ft.	
	May	Nov
R1	2,347	2,053
R2	2,369	2,157
R3	2,347	2,071
R4	2,369	2,152
R5	1,738	2,827
R6	1,738	2,811
R7	1,738	2,774
Total	14,646	16,845
	=====	=====

It appears the finished square footage for the 1st and 2nd floor (excluding subterranean common area) of these cottages has been increased by 2,199 sq. ft. from the May application while the applicant has claimed they have reduced the footprint of these buildings. Is there an explanation for this that I am not seeing? Thanks.

Best Regards,

Russell

-----Original Message-----

From: janet gustafson <gustafs.jan@gmail.com>
Sent: Saturday, December 2, 2017 7:27 AM
To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Subject: Old Memorial hospital

I have lived in Boulder for 38 years, watching it grow and change. Up until more recent years I have applauded those that have worked hard to maintain the integrity of our city. All too suddenly what I loved about this city changed with huge apartment blocks exceeding the height limit and bringing more density into our city. To get across town now becomes a long drive. To centralize growth and create an urban center around 28th, 30th, and Arapahoe is one thing, but then to encroach on quiet neighborhoods creating the same traffic nightmare, exceeding height limitation, creating parking problems, forgoing open space concerns, and increasing density is unforgivable. Why?

Years and years ago water was stolen from the west slope to hydrate the front range. I was in the Colorado sand dunes area many years back when people there were up in arms about the east slope trying to take their water. I know that endless pursuit of water continues as we grow. We are setting ourselves up for an ecological disaster as we deprive more and more areas of their water to feed the watering needs of all the new people settling here.

Boulder was an aware, educated, fit community. Being so we should see and prevent what happens when growth overwhelms all other concerns. Why are we allowing Boulder to lose its character?

The plan for the old Memorial Hospital needs serious revision. Like so much that is happening to this once small city, it is an exercise in gluttony that violates the principles that made Boulder special.

Jan Gustafson
1040 Dellwood Ave.

From: Christopher Foreman [<mailto:c.foreman@moonbeamcorp.com>]
Sent: Wednesday, November 29, 2017 1:42 PM
To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Cc: Defrancia Tommy And Sara <tommydef@gmail.com>; Keith Snavelly <keithsnavelly@gmail.com>; Jennifer Cunningham <jennifercunningham@live.com>; McDaniel Chad <cmcdaniel@yescommunities.com>; Chip Coe <chipcoe1@gmail.com>; Amy Harris <amy@amypharris.com>; Blair Murphy <scarroll81@gmail.com>; Martin Murphy <mph118@gmail.com>; Liz Janson <lizbjanson@gmail.com>; eric <jei@ericjanson.com>; mdlees@yahoo.com; alihlees@gmail.com; Joseph DeNucci <joseph@denucci.net>; Jim Packer <jpacker@lionsgate.com>; Terry Rodrigue <trodrigue@interwestgrp.com>; Jo Tangel <jotangel4@aol.com>; Stephen C Altmin <stevealtmin@yahoo.com>; Mark Olivier <mtolivier@msn.com>; Stearns JR <jrstearns2001@yahoo.com>; Stearns JR <susanstearns51@gmail.com>; Cynthia Dyess <cdyess@mac.com>; Jenn Visich <jevishich@mac.com>; Kevin McGraw <kmcgraw64@gmail.com>; lasmcgraw2@gmail.com; Wendy Lea <wendy@wendylea.com>; Gina DeNucci <ginadenucci@gmail.com>
Subject: Re: 311 Mapleton

Elaine, I have done a preliminary review the resubmittal and although I believe they have improved the site plan, I still have some concerns. A few primary concerns that should be looked at is the permeability in the J Cottages (as well as the new cottages up the hill close to the Maxwell House) as the City was very deliberate in conversation and demand when we went through Site Review that as you move towards open space, we would like to see through the buildings and it is still a massing even though separated. As well as the H building is sitting atop the hill very close to the property line and the City was also demanding and requesting we did not have the Castle affect looking down on everyone.

Once you have submitted your comments, we will review and give our input... Thank you for keeping us in the loop and please email me once you have submitted your comments.

Best Regards,

Christopher Foreman

Boulder Office:
P O Box 7430
Boulder, CO 80306
Voice: 303.993.3005
Mobile: 312.909.8040
Fax: 312.277.3448

Chicago Office:
135 South LaSalle Street
Suite 2000
Chicago, IL 60603
Voice: 312.263.2505
Fax: 312.277.3448

c.foreman@moonbeamcorp.com

City of Boulder
Planning and Development Services
P.O. Box 791
Boulder, Colorado 80306-0791
Attention: Ms Elaine McLaughlin, Senior Planner

November 28, 2017
via e-mail

Regarding: Site and Use Review for 311 Mapleton
Wildland Fire Hazard: Need to protect applicant site under BVCP and Public Safety

Dear Elaine,
The City of Boulder has adopted the Boulder Valley Comprehensive Plan (BVCP) by resolution. Section 3.16 of the 2010 BVCP defines **Hazardous Areas** as follows: "Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited."

The current application for development at the 311 Mapleton site is for a large congregate care facility. The 311 Mapleton site has frequent modern experience as a wildland fire hazard, and is situated on Boulder's designated "Wildland Urban Interface" in the North Central Zone of "The City of Boulder Structure Protection Plan 2012."

The 311 Mapleton property was subject to mandatory evacuation from wildfires in March of 2017 and twice during 2010. Please reference the Guest Opinion (copy attached) which I wrote for the Daily Camera on April 2, 2017.

We believe that the City must exercise its obligations to protect our public safety in the Site and Use Review process. BVCP Section 3.16 provides City discretion to **prohibit** the proposed congregate care development on this Hazardous Area (as defined by BVCP). The site is subject to frequent forest fire hazards and evacuations, compounded by the difficulty of fire protection due to steep slopes and lack of road access at the west and north sides of the property. Reference to these unique site hazards can be found in the Boulder 2012 Structure Protection Plan under the North Central Zone tab.

Boulder's Structure Protection Plan is based on international fire code. **For most cities in the U.S., a proposal for development of a congregate care nursing facility on a designated wildland fire interface would be strictly prohibited by code** - due to added public safety risk and the burden to protect by local governments. Elderly care nursing facilities require very special considerations for fire protection and evacuation, due to ambulatory and memory impairments of their residents. It would be unreasonable and irresponsible of Boulder Planning staff to inflict such a large added public safety and evacuation risk on our Boulder City and County emergency services resources and tax payers. The development proposal use review should be rejected on criteria of incompatible use.

Lessons learned from the tragic loss of elderly residents during the recent 2017 Santa Rosa wildfires should be applied to our local Boulder development policies.

Sincerely,
Roger Koenig, 909 Mapleton Avenue
Citizens for Sanitas, A Colorado Non-Profit
C.C. James Robertson, Planning Director

Guest opinion

Does a congregate care facility belong near wildfire territory?

By Roger Koenig

In September of 2010, a large wildfire threatened the city of Boulder from our western open space and mountain forest periphery — The Fourmile Canyon Fire. From lessons learned, Boulder Wildland Division created a detailed plan for the defense of our city in a 156-page "Structure Protection Plan 2012." This firefighting plan designates the western periphery of Boulder as an "urban wildland interface" — requiring unique fire protection planning, response and evacuations as a line of defense.

The Boulder Structure Protection Plan served our west Boulder community well on March 19, 2017 — as a plan to successfully manage the Sunshine Canyon Fire. City, state, county and regional firefighting organizations contained the fire under moderately windy conditions. There was neither loss of life nor homes. Firefighting costs are estimated to exceed \$725,000. It could have been much worse. Fire trucks from Denver were in Boulder to defend our homes, along with Colorado National Guard and U.S. Army aircraft. Thank you all.

Our designated urban wildland interface serves as a line of fire defense between the densely-populated city residential and commercial buildings and our mountain open space — which is subject to frequent wildfires on steep terrain. Over a dozen mountain wildfires have occurred in our foothills immediately west of Boul-



Roger Koenig / Special to the Daily Camera
Area closure notice at 311 Mapleton Avenue on March 19, 2017, during Sunshine Canyon Fire

der in the past 30 years. Wildland fires are a constant hazard to our city. However, our Boulder building codes make no mention of our urban wildland interface designation. City of Boulder building code requirements are out of date, and inconsistent with our fire Structure Protection Plan 2012. Update is needed. The urban wildland interface experiences frequent fire hazards, and should be treated as such in our codes.

Our joint city and county Boulder Valley Comprehensive Plan policies (3.16) require that development in such areas be carefully controlled or prohibited to protect buildings in "hazardous areas" from forest fire. Compliance with Boulder Comprehensive Plan policy has been adopted by the city of Boulder and is required in the development site review process. City officials should uniformly enforce this policy.

Our wildland urban interface in the north central zone now has a new developer proposal for a large commercial "congregate

care" retirement community (over 300 residents, patients, employees) — proposed to be developed at 311 Mapleton Avenue. This development proposal is currently in planning review and is to be resubmitted soon. It is on the urban wildland interface and is subject to mandatory fire evacuation. As stated in our Structure Protection Plan, fire defense and evacuation are restricted by the steep terrain, fuel sources and lack of site access to the mountainous west side of the property. Is this the best location for a large new retirement and elderly nursing care development?

The currently developed portion of the 311 Mapleton property was under mandatory evacuation during the Sunshine Canyon Fire (per the Structure Protection Plan). It was also evacuated twice in 2010, during the Fourmile Canyon and Dune fires. Yet there are no Boulder codes requiring a fire evacuation plan for the 300+ elderly residents/patients and care providers proposed to

occupy the 311 Mapleton development. Under current Boulder code, an evacuation plan would be required only after the facility is built, and would be approved (or not) by the fire marshal at that time.

Over four acres of the 15.7-acre 311 Mapleton property have been designated as "open space" — other in the Boulder Valley Comprehensive Plan, since 1977. The developer proposes to build new residential and commercial facilities on this open space.

This portion of the 311 Mapleton property should retain its open space — other designation to protect our city and Mount Sanitas trails, rather than add to our wildland fire hazard. A decision to continue, or remove, this 40-year-old open space designation is before the Boulder Open Space Board of Trustees. A designation change would require modification of the Boulder Valley Comprehensive Plan in a public process.

Do high-density "congregate care" facilities for elderly patients belong on an urban wildland fire interface? Do they belong on our protected open space?

Please write your opinion to the Boulder Planning Board and City Council and attend future public reviews of "The Academy on Mapleton Hill" development proposal. The decision to be made is an irrevocable legacy for our city and public safety.

Roger Koenig lives in Boulder and is a member of the local group Citizens for Sanitas.

Ed: The review: See Section 9-5.13 for use review procedures.

Ed: Allowed use provided that it is not located in the ground floor facing a street, with the exception of minimum necessary ground level access, otherwise by use review only.

M: Allowed use provided at least 50% of the floor area is for residential use and the residential use is less than 7,000 square feet per building, otherwise use review.

N: Allowed use provided at least 50% of the floor area is for commercial use, otherwise by use review.

See: Not applicable, none specific use applications apply.

Ordinance No. 7522 (2007), 7548 (2007), 7577 (2007), 7574 (2008), 7655 (2008), 7681 (2008), 7699 (2008), 7734 (2010), 7767 (2011), 7804 (2011), 7854, 2012, 7879 (2012), 7987 (2013), 7991 (2013), 7994 (2013), 7999 (2013), 8003 (2014), 8004 (2015), 8046 (2015), 8121 (2016), 8123 (2016), 8242 (2016), 8243 (2017), 8244 (2017), 8245 (2017).

(The next page is 9-A-15)

From: russell henriksen <russellhenriksen@hotmail.com>

Sent: Monday, December 4, 2017 7:48 PM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Cc: alan delamere <wadelamere@comcast.net>; randistroh@earthlink.net; rogerkoenig@yahoo.com; betseyjay1@gmail.com; WENDY BARINGGOULD <wbaringgould@comcast.net>

Subject: Re: 311 Mapleton Zoning Change

Elaine,

I incorrectly stated that the Seventh Day Adventist Church was zoned Public in my email below. As the Zoning Map shows it is zoned RL-1. I also attached a larger map of the area that makes it easier to locate the 311 project. Apologies for the error. Please include this correction in the public record.

Best Regards,

Russell

From: russell henriksen <russellhenriksen@hotmail.com>

Sent: Monday, December 4, 2017 3:49 PM

To: McLaughlin, Elaine

Cc: alan delamere; randistroh@earthlink.net; rogerkoenig@yahoo.com; betseyjay1@gmail.com; WENDY BARINGGOULD

Subject: 311 Mapleton Zoning Change

Elaine,

In your May 5, 2017 response to the 311 application, you note that "the applicant has demonstrated clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the BVCP map". It is my understanding that individual decisions regarding how a property is zoned are made by the city and that the BVCP is not determinative in that regard. If this is not correct, please advise.

The current application by the developers includes a zoning change from LR-1 to Public for a portion of the site along 4th.

Attached is a current zoning map for the area. 4th Street is an important street for both Mapleton Hill and Newlands as it is the last through North/South street on the western side of our neighborhood. The entire neighborhood from Iris to Spruce Street along 4th is currently zoned LR-1, with the exception of a small section of the the 311 Mapleton site and the Seventh Day Adventist Church which have historically been zoned Public.

The adjoining Trailhead neighborhood just to the north of the area requested for re-zoning was zoned both Public and RL-1 prior to the Trailhead development. The city reviewed this development and decided the best option was to rezone the Public zoned portion of the parcel to RL-1. This was consistent with zoning along 4th in the Newlands and Mapleton Hill neighborhoods, and was consistent with the historic use of the area west of 9th in the Mapleton Hill and Newland neighborhoods, with the exception of the Boulder Community Hospital site and Seventh Day Adventist site which have historic roots back to the early development of Boulder.

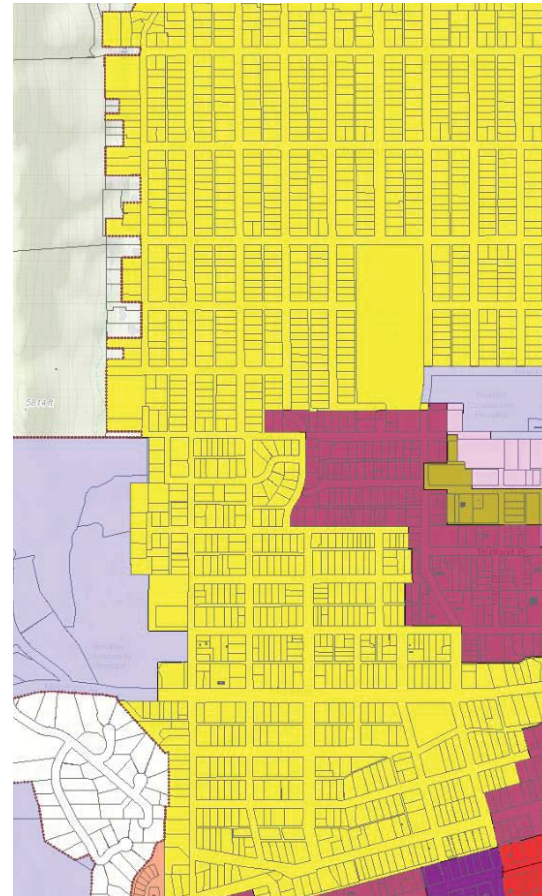
Attached is a 1998 map I photographed at the Carnegie Library. It was prepared by Open Space and Planning Staff. At that time the portion of the 311 site requesting the change in zoning and the southern portion of Trailhead were both zoned Public. Since 1998, both have been rezoned to RL-1. These changes were made by the city and reflect their best efforts to determine the type of development that should be allowed on property adjoining our residential neighborhoods.

The public has relied on the current RL-1 zoning for years in making decisions on housing purchases. In addition, the recent trend of the adjoining property to the North (Trailhead) being rezoned by the city from Public to RL-1, and the historic use of land in the Mapleton Hill and Newlands neighborhoods all support denying any request to change the zoning of this portion of the 311 site. The historic reasons for the existing Public zoning on the majority of the 311 site do not extend to this parcel as the city has previously reviewed the zoning on this portion of the property and changed it from Public to RL-1. Staff should not support the developer's request to change it simply to conform to the BVCP. The current zoning is RL-1 and this zoning was and should be determined by the City of Boulder not the BVCP. Accordingly, this request should be denied.

Please include this in the public record.

Sincerely,

Russell Henriksen
645 Concord Ave.
Boulder, Co. 80304



From: russell henriksen <russellhenriksen@hotmail.com>
Sent: Monday, December 4, 2017 3:49 PM

Attachment J - Public Comments Received

To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Cc: alan delamere <wadelamere@comcast.net>; randistroh@earthlink.net; rogerkoenig@yahoo.com; betseyjay1@gmail.com; WENDY BARINGGOULD <wbaringgould@comcast.net>
Subject: 311 Mapleton Zoning Change

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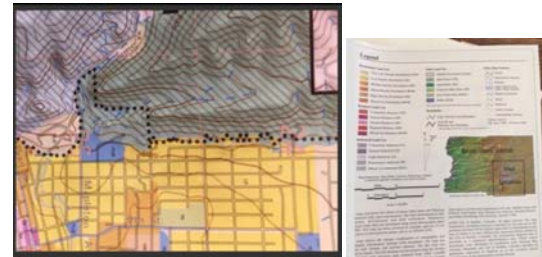
The public has relied on the current RL-1 zoning for years in making decisions on housing purchases. In addition, the recent trend of the adjoining property to the North (Trailhead) being rezoned by the city from Public to RL-1, and the historic use of land in the Mapleton Hill and Newlands neighborhoods all support denying any request to change the zoning of this portion of the 311 site. The historic reasons for the existing Public zoning on the majority of the 311 site do not extend to this parcel as the city has previously reviewed the zoning on this portion

of the property and changed it from Public to RL-1. Staff should not support the developer's request to change it simply to conform to the BVCP. The current zoning is RL-1 and this zoning was and should be determined by the City of Boulder not the BVCP. Accordingly, this request should be denied.

Please include this in the public record.

Sincerely,

Russell Henriksen
645 Concord Ave.
Boulder, Co. 80304



City of Boulder
Planning and Development Services
P.O. Box 791
Boulder, Co. 80306-0791
Attention: Elaine McLaughlin, City Planner

November 30, 2017
Via: Email
USPS

Re: Intensity Standard Code Violation -The Academy at Mapleton Hill, 311 Mapleton Ave.

Density Proposed by Applicant

Current zoning on the property allows 6.2 dwelling units per acre or 97.77 dwelling units for the entire 15.77 acres. Approximately 1.06 acres of the site is under a long term land lease and is not part of the current development application. After removing this portion of the site, there is 14.71 acres being proposed for development and at 6.2 dwelling units per acre, applicant would be allowed 91.2 dwelling units.

Applicant has proposed developing the following on the 14.71 portion of the site:

Detached (cottages and duplexes)	19
Attached dwelling units (with kitchens)	104
Sleeping Rooms (without kitchens)	52

Total	175
	=====

Applicant has applied for a congregate care adjustment of 5:1 for sleeping rooms (units without kitchens) and 3:1 for attached units with kitchens. They have assumed they are eligible for the 3:1 congregate care adjustment on all attached units under 1,200 Sq. ft. in size and two of the detached units (Cottages N and O). The applicant has made the following congregate care adjustments for intensity limits established in Table 8-1 of the code:

	Total	Adjustment	Total As Adjusted
	---	-----	-----
Attached Units < 1,200 Sq. Ft.	80	3:1	26.40
Attached Units > 1,200 Sq. Ft.	22	1:1	22.00
Sleeping Units	52	5:1	13.40*
Detached Units	17	1:1	17.00
Detached Units (N & O)	2	3:1	.66
Guest Rooms	2	---	-0-
	---		---
Totals	175		79.46
	=====		=====

*Applicant incorrectly calculated 10 (5:1) rooms without kitchens in Building D as 5 equivalent units rather than 2.

Congregate Care Intensity Standard Adjustments

The code allows an increase in intensity standards for congregate care developments if the project meets certain standards required by BRC 9-8-6.(f) (See Exhibit A).

Prior to 2012 there were no standards, other than simply being a congregate care facility, to receive the 3:1 density bonus. In April of 2012 City Council passed Ordinance 7832 to address concerns about the types of development projects eligible for the congregate care facility density bonus (see Executive Summary of Ordinance 7832-City Council Meeting Date April 17, 2017 in Exhibit B). The City Council Executive Summary states that the purpose of the ordinance was to address concerns about the types of projects eligible for the congregate care density bonus.

The ordinance set standards for a project to be eligible for the congregate care density bonus that included " A minimum project size of ten congregate care units (before applying the bonus); and, A maximum average congregate care unit size limit of 1,000 square feet (not including garage space) and a maximum individual unit size of 1,200 square feet."

The first reading (City Council Meeting Date January 17, 2012-Exhibit C) states that "The proposed ordinance will continue to provide the congregate care density bonus for projects that meet the new minimum requirements.". It is clear from the initial reading and other comments throughout the minutes of council that the standards must be met for the project to qualify for the density bonus.

This is consistent with the Planning Board recommendation to City Council (Planning Board Minutes-November 17, 2011-Exhibit D) in a motion by M. Young, seconded by A. Brockett, and approved 4-0 with 2 absent that recommended:

1. "Adding a minimum project size requirement of ten congregate care units to qualify for the congregate care density bonus."
2. "Adding a maximum average congregate care unit size limit of 1200 square feet to qualify for the congregate care density bonus."

The first reading of Ordinance 7832 also addressed council's concern with large private units:

"A maximum average congregate care unit size would discourage large private units and encourage utilization of the allowable building space for common amenities and/or a higher number of units. A limit on unit size may also address neighbor concerns about overall building size, although existing bulk standards are the most appropriate means for limiting building size. To some extent, this requirement might also facilitate relative affordability and help serve a greater number of potential residents." (see Exhibit E)

The above insight by council in 2012 was prescient and reflected the sentiment of many

in the community today that the proposed development will be an exclusive enclave for the wealthy. The emphasis by council to limit large private units was partially accomplished by limiting the average attached dwelling to 1000 sq. ft., but also by limiting any single dwelling to 1200 sq. ft. This limitation clearly was intended to be applied to the entire development, including both attached and detached units, to prevent the benefit of increased density being used to subsidize large private units.

Ordinance 7832 was passed by City Council on April 3, 2012 by a vote of 7-0 with 2 absent.

The current application for 311 Mapleton does not meet either standard required for the 3:1 congregate care bonus..."The average dwelling unit floor area for attached congregate care facilities shall not exceed 1000 sq. ft. per unit, and no single dwelling unit shall exceed 1200 square feet."

The current application includes 17 detached dwellings in excess of 1,200 sq. ft. and 22 attached dwellings in excess of 1,200 sq. ft. The average attached dwellings floor area is 1,361sq. ft. as follows:

Building	# of Units	Sq. Ft.
A Main	20	22,486
A North	8*	9,060*
A West	8	10,098
A East	26	29,489
B-1	9	10,785
B-2	9	10,740
B-3	6	12,516
D**	2	1,812
F&G	8	16,708
L	6	15,120
Total	102	138,814

Average = 1,361 sq. ft.

* Excludes 2 guest rooms totaling 760 sq. ft.

** Two employee units

As a result of not meeting the standards required for a project to receive the 3:1 density bonus, the applicant is requesting approval for the following:

	Total	Adjustment	Total As Adjusted
Attached Units	102	1:1	102
Sleeping Units	52	5:1	10.4*

Detached Units	19	1:1	19
Guest Rooms	2	-	-0-
Total	175		131.4

Summary

Density of dwelling units requested by applicant	131.4
Less: dwelling units allowed by code	(91.2)*
Number of dwelling units in excess of allowed intensity by BRC	40.2

* Excludes portion of site under long term land lease.

The applicant has requested 40.2 dwelling units over the number allowed by BRC and accordingly the application should be rejected.

A similar report was prepared and sent to you on April 27, 2017 based on the architectural plans in the previous application. Despite the concerns in the April 27th report showing that the proposed density violated code, the staff formal response to the applicant on May 5, 2017 (See Exhibit F) was that staff had calculated the dwelling unit equivalencies per the land use code section 9-8-6, BRC 1981 to be 77 equivalent units based on 182 units proposed. The 3:1 bonus on attached units reduced the actual number of attached units from 93 down to 31.

We urge you to readdress this issue to ensure the applicant is in compliance with code. Compliance requires that the average attached dwelling unit be less than 1000 sq. ft. and no single dwelling, either attached or detached, be over 1200 sq. ft. if the 3:1 bonus is used, otherwise the applicant is limited to 91.2 dwellings in the development proposal.

Russell Henriksen 645 Concord Ave. Boulder, Co. 80304	Randi Stroh 821 Mapleton Ave. Boulder, Co. 80304	Wendy Barringould 536 Maxwell Ave. Boulder, Co. 80304
---	--	---

Alan Delamere 525 Mapleton Ave. Boulder, Co. 80304	Betsey Jay 429 Mapleton Ave. Boulder, Co. 80304
--	---

Exhibit A
BRC 9-8-6(f)

BOULDER COLORADO

Search

NOTIFICATIONS SIGN IN HELP Select Language

Boulder, Colorado - Municipal Code / TITLE 9 - LAND USE CODE / Chapter 8 - Intensity Standards

SHOW CHANGES

(f) Congregate Care Facility: In congregate care facilities, five sleeping rooms or accommodations without kitchen facilities constitute one dwelling unit, three attached dwelling units constitute one dwelling unit, and one detached dwelling unit constitutes one dwelling unit.

(1) A congregate care facility that is built or the use is established after October 31, 2013, and uses the dwelling unit equivalency of three attached dwelling units to constitute one dwelling unit shall meet the following additional standards:

(A) The facility shall include a minimum of ten attached congregate care dwelling units.

(B) The average dwelling unit floor area for attached congregate care facilities shall not exceed one thousand square feet per unit, and no single dwelling unit shall exceed one thousand two hundred square feet. The average dwelling unit floor area shall include the floor area within the attached dwelling unit and associated storage areas and shall exclude common areas and garages.

(2) A congregate care facility built or the use is established prior to October 31, 2013, may use the definition of congregate care to define the use classification and the average floor area per dwelling units for attached and detached dwelling units in effect when the congregate care facility was built or the use was established.

Exhibit B



CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: April 17, 2012

AGENDA TITLE:

Fourth reading and consideration of a motion to adopt Ordinance No. 7832 amending Title 9, "Land Use Code," B.R.C. 1981, regarding standards for congregate care facilities.

PRESENTERS:

Jane S. Brautigam, City Manager
Paul J. Featherston, Deputy City Manager
David Gehr, Deputy City Attorney
David Driskell, Executive Director of Community Planning and Sustainability
Susan Richstone, Deputy Director of Community Planning and Sustainability
Charles Ferro, Land Use Review Manager
Marie Zuzack, Planner

EXECUTIVE SUMMARY

The purpose of this item is for City Council to consider adoption of an ordinance amending the Boulder Revised Code, 1981 (B.R.C.) to address concerns about the type of development projects eligible for the congregate care facility density bonus (**Attachment A**).

The draft ordinance in **Attachment A** includes the following code changes approved by council on April 3, 2012, for facilities to qualify for the congregate care density bonus:

- A minimum project size of ten congregate care units (before applying the bonus); and
- A maximum average congregate care unit size limit of 1,000 square feet (not including garage space) and a maximum individual unit size of 1,200 square feet;
- A requirement to provide three out of the five services listed in the congregate care definition (meal service, transportation, housekeeping, linen and organized activities); and
- A requirement that at least 80 percent of the occupied units of a congregate care facility eligible for the density bonus be occupied by at least one person who is 65 years of age or older.

Exhibit C

The proposed ordinance (**Attachment A**) reflects the following changes to section 9-8-6(g), Occupancy Equivalencies for Group Residences - Congregate Care Facility:

1. Add a **minimum project size** requirement of ten congregate care units to qualify for the congregate care density bonus.
2. Add a **maximum average congregate care unit size limit of 1200 square feet** (not including garage space) to qualify for the congregate care density bonus.

COMMUNITY SUSTAINABILITY ASSESSMENT AND IMPACTS

- **Economic:** The proposed ordinance will continue to provide the congregate care density bonus for projects that meet the new minimum requirements. Staff anticipates that the requirements will be easily met by all or the vast majority of future congregate care proposals.
- **Environmental:** The proposed changes will not significantly impact the city's environmental sustainability.
- **Social:** The proposed changes will help ensure that congregate care facilities are appropriately sized so that senior residents are provided with opportunities for social interaction and peer companionship, involvement in recreational and other group activities, and access to services.

OTHER IMPACTS

- **Fiscal:** The proposed changes will not have any substantial fiscal impact.
- **Staff time:** The proposed changes have been developed as part of the approved 2011/2012 work program. Implementation of the changes will not have any substantial impact on staff time.

BOARD AND COMMISSION FEEDBACK

Planning Board reviewed the proposed changes on November 17, 2011 (see minutes in **Attachment B**). No one spoke during the public hearing. The board approved a motion (4-0; A. Shoemaker and D. Powell absent) recommending to council the land use code amendments proposed by staff, with an additional recommendation to consider a minimum size requirement for common areas.

Since then staff has investigated a minimum size requirement for common areas by consulting with local senior housing professionals, looking at several recent project examples, and discussing the issue among Land Use Review and Comprehensive Planning staff. Staff is not proposing adding this type of requirement to the code for the following reasons:

- No industry standard was discovered that includes only the types of common areas Planning Board had in mind, namely shared/communal activity spaces. (Standard common area measurements include stairwells, hallways, administrative offices, etc.)
- It would be very difficult to create a minimum measurement or percentage that would be workable and fair for projects of all sizes, types and conditions, and overly complicated to have different standards for different project types. In addition, staff

Exhibit D

M. Young and **B. Holicky** requested language changes to item (h)(2)(F)(v) to add the words "safe and vibrant" and "human scale". And requested a change to (h)(2)(F)(xii) to read "authentic detailing and materials such as stone, brick, wood, metal or similar products."

On a motion by **W. Williford**, seconded by **A. Brockett**, the Planning Board approved 4-0, with 2 absent (**A. Shoemaker** and **D. Powell**), recommend approval of the proposed changes to section 9-2-14, "Site Review," B.R.C. 1981, as amended with changes to (h)(2)(F)(v) and (xii).

- B. Public hearing and recommendation to City Council on proposed amendments to Title 9, "Land Use Code", Boulder Revised Code, 1981, regarding definitions and use standards for congregate care facilities.

Staff Presentation

M. Zuzack presented the item to the board.

Board Discussion

The board discussed changing the minimum size to congregate care facilities. **A. Brockett** and **M. Young** were in favor, **W. Williford** agreed, but not enough to change it in the meeting and **B. Holicky** would not support the change.

M. Young recommended changing the age to 65 to be in line to the Social Security Administration. **W. Williford** and **A. Brockett** did not agree as to allow for age diversity.

On a motion by **M. Young**, seconded by **A. Brockett**, the Planning Board approved 4-0, with 2 absent (**A. Shoemaker** and **D. Powell**), recommend to City Council approval of the proposed amendments to Title 9, "Land Use Code," B.R.C. 1981, regarding the Use Standards for congregate care facilities. Draft amended code language is provided in Attachment C of the memo dated November 17, 2011 and reflects the following proposed changes, with a consideration of a minimum size requirement for the common areas:

1. Adding a minimum project size requirement of ten congregate care units to qualify for the congregate care density bonus.
2. Adding a maximum average congregate care unit size limit of 1200 square feet to qualify for the congregate care density bonus.

7. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

- A. Update on Junction Place and the Pearl Multi-way Boulevard – **S. Assefa** updated the board on the project and timeline for the item coming to the board.
- B. Landmarks Board Ex-officio Member – **W. Williford** will be the board member for the December 7th meeting and the board will appoint an ex-officio member when the full board is present.
- C. December 15th Meeting – staff discussed with the board there will be a need for everyone to attend the rest of the December 15th meeting due to the other items.
- D. **B. Holicky** will send out an email regarding the City Council letter to see who will draft it, the board will send their topics in and then the small group will meet to draft it.

8. DEBRIEF/AGENDA CHECK

Exhibit E

- One detached dwelling unit counts as one dwelling unit.

Additionally, under the Use Standards section (9-6-3(f)), there is a higher limit on occupancy per dwelling unit for a congregate care facility, as follows:

- Six occupants, including staff, are allowed per one dwelling unit (in comparison to the usual three unrelated occupants per dwelling unit).

A project with a mixture of unit types, such as independent living units with kitchens and assisted living units without kitchens, is considered a congregate care facility as a whole, provided it meets the definition, with the appropriate bonus amount calculated for each unit type.

Proposed Occupancy Equivalency Requirements

Currently, there are no requirements for receiving the additional congregate care units or rooms other than that the facility meets the definition of congregate care. To help ensure that projects receiving the additional rooms or units fulfill key features of congregate living—opportunities for social interaction among residents and access to services, the following requirements are proposed:

1. Minimum number of units

A proposed project would be required to include a minimum number of congregate care units (including any existing congregate units) to get the density bonus. This would help create a “critical mass” of residents for building community. It would also facilitate the financial feasibility of providing organized social activities, communal meals and other services, of which two are required to meet the congregate care definition. As mentioned above, two downtown congregate care projects included so few units that they likely offered residents few, if any, social opportunities and services.

Ten units is a reasonable minimum that honors the intent of co-locating services while not appearing overly restrictive. Congregate care facilities in Boulder currently range in size from 54 units to 252 units. Proposals for smaller senior facilities could occur under the “residential care” or “group home” definition, which allows up to eight or ten occupants, respectively, per dwelling unit.

2. Maximum average unit size

A maximum average congregate care unit size would discourage large private units and encourage utilization of the allowable building space for more common amenities and/or a higher number of units. A limit on unit size may also address neighborhood concerns about overall building size, although existing bulk standards are the most appropriate means for limiting building size. To some extent, this requirement might also facilitate relative affordability and help serve a greater number of potential residents.

Based on the size of a typical two bedroom unit, an overall average unit size limit of **1,200 square feet** has been proposed. This would include personal living and storage space, but not garage space.

Exhibit F

Land Uses: Density, Elaine McLaughlin, 303-441-4130

1. The application submitted with the Use Review appears to be inaccurate as it states:

Project will consist of 79 Dwelling Unit Equivalents. Due to congregate care density bonuses we are requesting 131 Independent Living units with kitchens. Of these 131 dwelling units, proposal is taking advantage of the 2:1 density bonus on 95 units which is allowed to us by the congregate care density bonus code. Within the memory care building we have 10 dwelling units without kitchens at a 5:1 density bonus for a total of 2 additional for a total of 70 Dwelling unit equivalents within the congregate care use. The remaining 36 congregate care units count as 1:1. This is a total of 86 dwelling unit

Note that staff calculates the following Dwelling Unit Equivalencies per the land use code section 9-8-6, B.R.C., 1981 Please correct the application per the below table and revise in the application materials:

	Equivalency Standard	Number of rooms or units	Equivalency Conversion	Unit Count per Equivalency
Total Rooming Units (Buildings C and D)	5 rooms = 1 du	51	51 / 5=10.2	10
Independent Living Units (IL) < 1,200 sf (Buildings A and B)	3 units = 1 du	95	93 / 3=31.0	31
Independent Living Units (IL) > 1,200 sf (Buildings F, G, H, J1-10, L, M, N, O)	1 unit = 1 du	36	36 / 1=36.0	36
Totals	--	182	--	77

Per Land Use Code section 1-1-22(a) "Rounding Rule" Unless otherwise specifically provided, if it is necessary under this code or any ordinance of the City to determine which whole number a computed fractional number represents, it shall be presumed to represent the lower.

Attachment J - Public Comments Received

From: Sheila Delamere <sdelamere@juno.com>
Sent: Thursday, November 30, 2017 11:56 AM
To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Cc: Robertson, Jim <RobertsonJ@boulder.colorado.gov>
Subject: 311 Mapleton Development

Elaine McLaughlin
Planning Department
City of Boulder
1777
Broadway,

27th November 2017

Dear Ms McLaughlin,

Reference: LUR2017-00027 311 Mapleton

Subject: Use Review 311 Mapleton
Elaine,

BVCP 2010 III p 68 states that

"Public/Semi-Public Land Use Designations Public/Semi-Public land use designations encompass a wide range of public and private nonprofit uses that provide a community service. and nonprofit facilities such as cemeteries, churches, hospitals, retirement complexes and may include other uses as allowed by zoning."

This parcel of land is designated public and can be used for **non-profit private** use. There is no benefit to our neighborhood by building such an over-sized facility. 311 is very much a money making proposition for contractors and owners. The planned Academy is in an inappropriate location because of the enormous size built into a steep hillside. The residents would be at risk because of the on-going fire hazards. We have been advised to evacuate our Mapleton home twice in the past few years.

Having studied the current plans, it appears that there is insufficient space between buildings to allow trees and other vegetation to grow, particularly on 4th St. This is not in keeping with the neighborhood yards. The setbacks in our neighborhood are highly variable and in many cases equal to the height of the houses. The buildings on Maxwell in the plan are up to the sidewalk with no setback.

With the developers removing all but two of the mature trees, it will take 20 to 30 years for small trees to reach maturity. The suggestion of transplanting mature trees suggests a magical new technology. The excessive amount of heavy construction vehicles during the construction of the Trailhead sub-division created noise and vibrations rendering my front porch un-useable. The size of 311 Mapleton as planned will make a much greater amount of traffic. The road surface of Mapleton Ave is breaking up and will require extensive repairs during and after the construction phase.

Over the past few years there has been a big increase in the cars parking for Open Space outside our house between 5th and 6th streets. Also this is happening on weekdays with the available parking at the Centennial lot and on Mapleton at the Sanitas trail head being full. The overflow parking is on the 311 site and our local streets. The loss of the parking on the 311 site will result in another "Chautauqua problem".

What should be done? Deny the USE for such a massive development, acquire Open Space parking on the site, scale back the buildings to modest size and have large setbacks equal to at least building heights.

Sincerely,

Sheila Delamere 525 Mapleton Ave
303-447-2780

[Sdelamere@juno.com](mailto:sdelamere@juno.com)

cc Jim Robertson, Planning Director

City of Boulder
Planning and Development Services
P.O. Box 791
Boulder, Colorado 80306-0791
Attention: Ms Elaine McLaughlin, Case Manager
Regarding: Site and Use Review for 311 Mapleton LUR2016-00065, LUR2017-00028 and Lur2016-00027

November 30th 2017

Construction Development Phase Impacts

Dear Elaine,

On May 3rd we submitted the attached letter and the content of is fully applicable today. We feel that no one on staff has any interest in addressing our concerns. The letter from David Thompson of 9/1/2017 was a totally unsatisfactory response that did not in any way help.

The more that we study the developers plans, the worse the development phase construction traffic problem gets.

In August we calculated that earth moving required 28,000 5 cu yd truck journeys. Currently, we are at >30,000 earth moving truck journeys and are only starting the analysis. The truck traffic consists of moving stuff off-site – earth, demolition debris and moving materials onto the site such as concrete, pipes, drywall, timber, etc. Site workers pick-up trucks are a big factor at the Trailhead site and the numbers look 10X higher for 311. See the separate email addressing the facts behind the massive 311 Development.

We have been trying to get construction development phase impacts into the assessment process for the past two years with the tedious chain of emails and meetings in which we requested development phase impacts be required.

Why is this more important to us than it is to your staff? Because we will have to live with the traffic impacts on a day to day basis.

Our city code is totally deficient in establishing rules for the construction development phase in residential neighborhoods. In the absence of definitive code, the City Council Mandate BRC

1.1.14 states that "In enacting an ordinance the city council intends:

- (e) that the public interest be favored over any private interest."

We naively assumed that the Traffic Impact Study (TIS) parameters would be designed by staff to deal with all aspects of the development. We notice that the TIS is not included in the 311 documents on the city website and that David Thompson's review of last year is also missing.

Sincerely,

Alan Delamere 525 Mapleton Ave 303-447-2780

Kevin Lambert 403 Mapleton Ave, 303-881-0503

Attachment J - Public Comments Received



Upper parking lot April 8th 2017 at 11am



Mapleton Ave is breaking up 6th and Mapleton 4/27/2017

From: Alan Delamere <wadelamere@comcast.net>
Sent: Friday, December 1, 2017 12:45 PM
To: McLaughlin, Elaine <McLaughlinE@boulder.colorado.gov>
Cc: Robertson, Jim <RobertsonJ@boulder.colorado.gov>
Subject: Analysis of construction traffic

City of Boulder
Planning and Development Services
P.O. Box 791
Boulder, Colorado 80306-0791
Attention: Ms. Elaine McLaughlin, City Planner
Subject: "Neighborhood street hazards from proposed 311 Mapleton hillside removal."

In the attached document we have attempted to quantify the scale of the 311 Development in terms of neighborhood traffic during the construction phase.

With the proposed project public safety and road hazards becomes an issue putting the neighborhoods from 4th Street to Broadway at risk. The proposal shows the removal of a very large portion of the 311 Mapleton site - for deep underground parking and cut-and-fill retaining walls up to 30 feet.

Roughly 15,000 large earth moving (15 cubic yard) and 2400 concrete (10 cubic yard) truck journeys are proposed on limited sight distance streets such as 9th Street, 4th Street and single vehicle turn-outs such as Broadway to 9th on Mapleton Avenue. Access via Maxwell is prohibited and other residential streets are not able to carry large, continuous truck traffic.

These numbers are shown in the attached calculations. It must be recognized that these are just the tip of the iceberg as there are a large number of "to be determined (tbds)" in the tables. For every truck there will be many pickup trucks on site.

It would be irresponsible to approve such a long duration commercial construction project in an historic neighborhood. No plan has been proposed or reviewed by city traffic engineering or the public to accomplish such a massive project on our limited residential streets. This is negligence from both the developer and the city.

The applicant should propose a development that is suited to the contours of the existing site, rather than excavate and destroy the geology in a designated mass movement hazard in order to force high density commercial buildings and parking into a steep hillside. Removing such a large amount of the site is not sustainable or supportable by the limited residential street access.

In the event that staff should feel inclined to approve this development, it is essential that the attached report be completed and verified by staff and shared with the public and the Planning Board.

Sincerely,

Alan Delamere	Roger Koenig	Russell Henriksen
525 Mapleton Ave	909 Mapleton Ave	645 Concord Ave
Boulder, CO 80304	Boulder, CO 80304	Boulder, CO 80304

c,c Jim Robertson

City of Boulder
Planning and Development Services
P.O. Box 791
Boulder, Colorado 80306-0791
Attention: Ms. Elaine McLaughlin, City Planner
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Alan Delamere	Roger Koenig	Russell Henriksen
525 Mapleton Ave	909 Mapleton Ave	645 Concord Ave
Boulder, CO 80304	Boulder, CO 80304	Boulder, CO 80304

c,c Jim Robertson

The following pages have been formatted to keep tables on one page.

The Facts behind the Massive 311 Development

Summary

The scale of the 311 Mapleton is massive. This report is an attempt to define "massive" with factual data. While many people are appalled at the size of the development, quantifying scale needs significant analysis. The people of Mapleton hill have witnessed one massive development in the removal of the Boulder Junior Academy and the build of the Trailhead subdivision. The proposed 311 Mapleton development is very much bigger than Trailhead so the question is how much bigger? The following is an attempt to determine the scale of the development in terms of construction activity.

The real neighborhood impacts are the construction development phase of the project from traffic, noise and dust. This report is a preliminary attempt to quantify the traffic impacts. A cut and fill presentation to the Design Advisory Board in August showed 28,000 truck journeys of 5 cu yards trucks for earth removal. At that meeting the developers suggested using **15 cu yards trucks** to reduce the amount of journeys. In the plans submitted on November 6th more detail of the site design have been presented and are used in this first order estimate.

Table 1 Truck summary minimum

Activity	Volumes cu yds	Weight tons	truck size	Number truck loads
Deconstruction	tbd			
Surface re-shaping	10,800	13,851	15 cu yds	720
Hole digging	76,341	81,500	15 cu yds	5,433
Trenching	tbd			
Concrete - garages/foundations	9,822	19,889	10 cu yd	982
Concrete - stairwells	63	128	10 cu yd	6
Concrete - Elevators	389	788	10 cu yd	39
Concrete - road, curbs, side walks	1887	3,821	10 cu yd	189
Pipes - water	tbd			
pipes - sewer	tbd			
pipes - interior	tbd			
pipes - land drains	tbd			
Lumber - 2x4	tbd			
lumber - sheet	tbd			
Drywall	tbd			
Stone fill	tbd			
Road base	tbd			
Electric wiring	tbd			
Miscellaneous materials	tbd			
Total truck loads				7,369
Total truck journeys				14,739

Notice the number of unknowns. The real traffic impact will be significantly higher. If smaller sized trucks are used the number of journeys will be higher. Contractor pickup truck journeys need to be estimated as they have proved to be a very large impacts for the trailhead development.

Deconstruction Phase

This phase includes tearing down existing structures, removing the existing roadways and parking lots, re-shaping the entire area as is shown in drawings C1.6-C1-10. No estimates for this phase are available except that shown for cut and fill for the re-shaping.

EARTHWORK CALCULATIONS:		
CUT	-	32,707 CUBIC YARDS
FILL	-	23,225 CUBIC YARDS
NET	-	9,342 CUBIC YARDS

Fig 1 From drawings C1-6-C1.10

It is not clear what the plans are for re-using or removing the existing two tunnels from the power building.

Hole Digging Phase

For every new building the foundation holes are estimated in table 2. The garage holes estimates are reasonable accurate but the foundation holes need more detailed design so are just rough estimates. Cottages J are complicated because they are built partially into the hillside. Drawings C1-6-C1-10 show hatched areas for the existing buildings and there may be some volume gain from existing holes after surface transformation.



Fig 2 15 cu yards dump truck

Table 2 Earth volume removal from site

Building	Foundation	Shape	length feet	width feet	mean depth feet	Volume cu yds
A east	Garage	rectangular	80	80	14	3319
A west	Basic	rectangular	80	190	3	1689
A main+ A North	Garage	sloping	80	300	21	18667
B1/2	Garage	rectangular	72	200	12.5	6667
Garage Entry	ramp	complex	60	20	10	444
B3	Basic	rectangular	100	72	3	800
C	Garage	rectangular	120	180	15	12000
D	Garage	rectangular	60	80	15	2667
tunnel	Garage	rectangular	60	240	15	8000
F/G	Garage	sloping	80	200	7	4148
H	Basic	rectangular	56	50	5	519
j	Basic	Complex	50	168	5	1556
K	Basic	Swimming pool	38	22	5	155
M	Basic	rectangular	30	100	3	333
R Cottages1-4	Basic	rectangular	50	150	5	1389
R Cottages 4-7	Basic	rectangular	50	120	5	1111
P chapel	Basic	rectangular	35	40	3	156
					sub-total	63,618
					Fluff factor 20%	12,724
					total	76,341
					5cu yds trucks	15,268
					15 cu yds trucks	5,089
					Earth mass tons	81,590

Total volume of earth to be removed from site – 76,000 plus the 9,000*1.2 from the site cut/fill drawing = 87,000 cu yards or 17,400 fifteen cubic yard truck loads or 34,800 truck journeys.

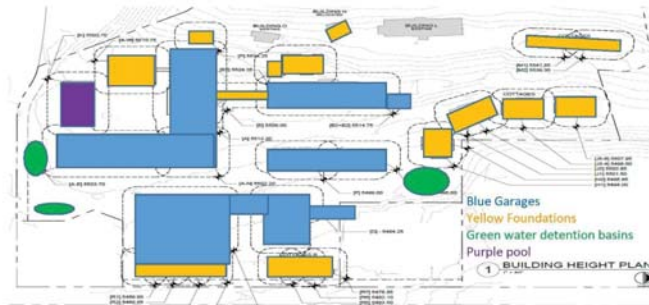


Figure 3 Site excavations range from deep for garages to shallow for basic foundations without basements

Concrete estimate

Table 3 Concrete estimate for garages and foundations

Building	Foundati on	Shape	length feet	width feet	mean depth feet	area	walls	Volume concrete cu yds
A east	Garage	rectangular	80	80	14	6400	320	407
A west	Basic	rectangular	80	190	3	15200	540	958
A main+ A North	Garage	sloping	80	300	21	24000	760	1510
B1/2	Garage	rectangular	72	200	12.5	14400	544	909
Garage Entry	ramp	complex	60	20	10	1200	160	80
B3	Basic	rectangular	100	72	3	7200	344	457
C	Garage	rectangular	120	180	15	21600	600	1356
D	Garage	rectangular	60	80	15	4800	280	307
tunnel	Garage	rectangular	60	240	15	14400	600	911
F/G	Garage	sloping	80	200	7	16000	560	1008
H	Basic	rectangular	56	50	5	2800	212	181
J	Basic	Complex	50	168	5	8400	436	535
K	Basic	Swimming pool	38	22	5	836	120	56
M	Basic	rectangular	30	100	3	3000	260	195
R Cottages 1-4	Basic	rectangular	50	150	5	7500	400	478
R Cottages 4-7	Basic	rectangular	50	120	5	6000	340	383
P chapel	Basic	rectangular	35	40	3	1400	150	92
total								9822
10 cu yd trucks								982
Mass concrete tons								19,889



Figure 4 10 cu yard concrete truck

Table 4 Stairways and Elevators

Building	floors	Shaft height	passenger elevators	walls linear ft	Concrete volume cu yds	Freight elevators	walls linear ft	Concrete volume cu yds
A east	3	50	1	24	22			0
A west	3		0		0			0
A main	3	50	2	24	44	1	30	28
A north	3	50			0	1	30	28
B1/2	3	50	1	24	22			0
B3	2	40	1	24	18			0
C	3	50	3	24	67			0
D	3	50	1	24	22			0
F/G	3	50	2	24	44			0
H	3				0			0
L	3 existing		1					0
j	2				0			0
K	1				0			0
M	1				0			0
R Cottages 1-4	2	30	4	24	53			0
R Cottages 4-7	2	30	3	24	40			0
Sub-total					333	sub-total		56
Total elevator shaft								389

The total concrete for stairways it could be as high as 63 cu yards depending on detailed shaft and stair designs

Table 5 Roads

Road	length ft	width ft	area sq ft
A	510	42	21,420
B	810	42	34,020
B+	465	20	9,300
B++	435	20	8,700
D	150	20	3,000
		area sq ft	76,440
		8 inch concrete	50,960
		concrete cu yds	1,887

Table 6 Total amount of concrete

Area	concrete
garages foundations	9822
Elevator shafts	389
stair ways	62
roads	1887
side walks	tbd
retaining walls	tbd
Manholes	tbd
drainage channels	tbd
misc	tbd
total cu yards	12,160
Concrete trucks 10 cu yd	1,216
Mass concrete tons	24,624.78
CO2 content tons	3,903,484



Figure 5 A building underground parking requires a 30 foot retaining wall with revetments to restrain mass movement

Pipes

This utilities and storm water reports show vast amounts of sewer and water pipes being required. In the utility report a number of 800ft of 8inch PVC pipe is shown in two tables. It appears that one might be water and the second sewer for a total of 16,000 feet. 20 ft lengths gives 800 pipes or a stack of pipes 8ft wide by 67 ft high – maybe 12 truck loads. The amount of storm water, fire hydrant and building internal pipes needs to be determined.

Other materials

TDB

Contractor pickup trucks

For every truck load of material many contractors are required with their attendant pickup trucks. It will be a large number and an estimate is necessary to complete the traffic picture.

Conclusions

Staff and/or the developers should complete this preliminary report to show what the true impact of this development is on the residential neighborhood.



Figure 6 Concrete everywhere Hotels at 28th and Canyon show need for extra concrete support pillars



Figure 7 Use more axles to decrease load on delicate road surfaces.

From: Catherine Schweiger [<mailto:cschweiger@indra.com>]
Sent: Thursday, November 30, 2017 2:38 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

November 30, 2017
Elaine McLaughlin
Re: 311 Mapleton

Comments are in the same order as found in the Written Statement from the applicant. If I do not address an issue it is because I am (more or less) in agreement with the applicant. These are my own comments and do not necessarily represent the comments or concerns of any group that I am associated with.

Written Statements

INTRODUCTION

"The Senior Wellness Center is a critical piece to this proposal. This center is to offer exceptional short-term rehabilitation and memory care to the residents of Boulder."

The current proposal is for 41 rehab beds down from 70± as proposed during Concept Review. Given the number of independent care units proposed it is quite likely that few beds will be available to Boulder residents who are not also residents of this project. Does this meet the applicant's goal of providing new public benefit if the facility is large enough to serve only residents of 311 Mapleton?

Memory care has been reduced to 10 beds and is also highly unlikely to be available to anyone but residents who have bought in to this project.

"We anticipate a construction period of 18 months from groundbreaking and are not planning on phasing the property." This seems quite ambitious. As a neighbor in close proximity to the construction site, I am concerned. Will the applicant be allowed to work 7 days a week? Will there be an extended work day? How will the applicant be held to a construction schedule that does not unduly impact the neighborhood?

OPERATING DETAILS

Employees. The applicant anticipates up to 80± employees during day shift. Given that the detached units have 2-3 bedrooms, will there be additional private hire employees?

INTENSITY AND ZONING STANDARD

Density Please clarify! If **Section 9-8-6 (f), (1) B.R.C.** states that the average floor area per unit can not exceed 1000 SF and no single dwelling unit shall exceed 1200 SF. then how does code allow some dwelling units that are all part of the same congregate care facility to exceed that limit by a grossly significant amount? The applicant goes to great length rationalizing the legitimacy of larger units. (It makes my head hurt to read through this section!) At the very least, please scale back the size and massing of the “cottages” on the west side of 4th Street. They are not “compatible” with the homes on the east side of 4th in the adjacent historic district. In the long term, if this is the sort of project allowed by current code, then serious consideration needs to be given to changing the code. When it was implemented a couple of decades ago, the intent was to serve a population in need of small scale, reasonably priced accommodations rather than an opportunity for developing resort style senior living facilities.

Project Height and Massing Code does not allow grandfathering in height of buildings that are demolished—the argument that former buildings exceeded the height limit therefore new buildings should also be allowed to exceed the limit is disingenuous. The height of building A could be reduced if third floor units were incorporated into the “mansard” roof line and the extraneous tower eliminated. Granted this would remove some opportunity for solar panels. Given the rapid changes in solar technology this would be a reasonable trade off for a more attractive building. Something is not quite right with the proportions of building A as proposed and the tower appears to be an unfortunate attached appendage. Please rework Building A to both reduce the height and to improve the design of the building.

ARCHITECTURE AND SITE PLANNING

Site Plan

The assemblage of buildings is much more that of a “campus” than a “village”. Words are important and should reflect true character rather than attempt to create something that is not really there. This is not a village. This is a high end senior resort.

Circulation and Site Organization

Pedestrian circulation in the northwest portion of the site needs work! A winter shadow analysis showing the walk from the “nurses dorm” over to the main buildings would be useful. Although the drive up to the “dorm” will be closed to traffic a separate walk with stairs through the slope below the dorm should be

developed to provide another route for residents to the main facilities. Further terracing of the slope could also provide more useable open space even if just as a small sitting garden or two.

ARCHITECTURAL DESIGN

Overall Building Design Intent

Use materials and colors...There are too many materials used on the facades of most of the buildings! The Hotel Boulderado, a much loved, large building has just one main material on its four story facade. Mapleton School has just one material on its three story historic facade. Building A has at least four materials resulting in a visual cacophony! The height and mass of a building is not visually diminished by a change of materials and the design is not enhanced (as evidenced by recent practice in this community). Two of the most attractive newer larger scale buildings are ones designed by Wolf/fLyon on West Pearl and North Broadway (both housing a Spruce Confection). Please use these as reference for a better building design. Building C is simple and totally acceptable. Buildings A, B, F and G need further work. Simplify, simplify, simplify!!!

The homes in Mapleton Hill can be characterized as having either brick, stone or lap siding as their facades with simple porch detailing in wood and simple shingle detailing in the roof gables. The “cottages” are a mishmash of materials reminiscent of Trailhead. Please make these simpler in materials to better fit with the historic neighborhood.

Keep buildings comfortable in scale... The “cottages” fronting on 4th Street are not in scale with the immediately adjacent neighborhood. They are described as story and a half but are not. Reduce the height of these structures by making most story and a half rather than story and three quarters as shown in the “cottage” elevations provided by the applicant.

Key Concepts to Layout/Character

Improve the walkability in the northwest portion of the site. See below.

LANDSCAPE NARRATIVE

Open Space Areas & Pedestrian Walkways

As requested earlier, please provide pedestrian access up in the vicinity of the “nurses dorm” so that walkers do not have to follow the road. A stair with landings would be preferable given the senior population. Please make the stair open to the public.

Given that much of the site is either steep slope or built out, handling surface drainage is problematic. Detention/retention “ponds” do not function as open space as detailed in this proposal. Could further thought be given to creating useable spaces in these areas?

Only 16.9% of this site is “useable” open space as proposed. This is a difficult site with a generally north/south orientation of topography. Given the orientation, height and density of most of the buildings, much of the site will be in full shade during winter months. Of particular concern is the siting of the Memory Care “garden” on the north side of a two story building. During the eight years that my Mom was in Memory Care she could most often be found simply sitting in the sun. There would be no winter sun here for her. Where are sun pockets so senior residents can be outside and comfortable on a sunny winter day? It would be interesting to see an overlay of the shadow analysis over useable open space for the entire site to aid in determining if the requirements of the BVCP for useable open space, with a mix of sun and shade, are met.

Much is made in the written comments of orchards, vegetable gardens and a farm-to-table concept. None of this is reflected in the landscape plan. Accomplishing this would require extensive terracing of steep slopes which would provide more useable open space but would also conflict with preserving existing vegetation.

Preservation

Of 152 trees on the site, it appears that only a few will be left in place. Of those, a detention pond immediately adjacent to the row of large conifers west of the church may jeopardize their longevity. How will the shallow root zones of these trees be protected? If the cottages along 4th Street are made smaller, can the row of boundary conifers north of the church be retained?

PUBLIC BENEFIT

The owner's have received a very large private benefit in the ability to develop this parcel as a senior housing model that will, if successful, generate revenue in perpetuity at a rather generous scale. Please make as a condition of approval, the provision of the public benefits as set out by the applicant. Please further define the nature of those public benefits in conjunction with the condition of approval. It is very disheartening when amenities offered as public benefit during the planning process never materialize (such as the theater at the former Camera site...).

Open Site Design. As a condition of approval, please request that Maxwell Avenue, Third Streets, access to the trailhead and associated pedestrian sidewalks be open on

a permanently available basis subject to night time limitations. Clarify if the easement proposed by the applicant accomplishes this.

Bicycle and Short-Term Bicycle Parking. As a condition of approval, request that there be generous short-term bicycle parking made permanently available.

Wellness Center As a condition of approval, require that the wellness center have enough beds to accommodate both the needs of the residents of 311 Mapleton and have beds available for other residents regardless of place of residency. Do a certain number of beds need to be designated as available to the public? Does the number of beds need to be increased? Should some of the units in Buildings A,B, F and G be reduced in size so that additional re-hab beds might be located within those buildings to serve residents in those buildings? When my Mom was in re-hab after a hip replacement, she found great comfort in being easily able to return to her apartment for an hour or two.

Warm Water Therapy Pool As a condition of approval, require that the warm water therapy pool be available to the public, perhaps with a prescription for PT, for sufficiently reasonable hours to provide for adequate PT use. Late afternoon and evening hours, as proposed by the applicant, may not adequately serve the public. Other hours may be available for “recreational use” especially for those who are elderly. State what those permanently available hours will be prior to final approval.

Continued Trail Access As a condition of approval, dedicate the road up to the turn-around and a new pedestrian path, replacing the existing stairway up in the northwest portion of the site, as a permanent easement serving hikers coming from the east and south of the site as well as users from Trailhead coming from the northeast.

Historic Preservation and Interpretive Program Include the smokestack in the list of structures to be preserved. It will give the “old guys” something to talk about. (I find it indicative of the mindset of the developers that they do not want to preserve the smokestack as they can not generate revenue from it per their written statement...)

The Academy ...Services to Surrounding Neighbors. As a condition of approval, further define the nature and the cost of these proposed services. At this time, it is not possible to know if there is any “public benefit” being offered.

HISTORIC PRESERVATION

See comments on smokestack in prior discussion

The smokestack is iconic and, as such, should be preserved!

General comments on compliance with the Boulder Valley Comprehensive Plan

The BVCP states that there will useable open space with a mix of sun and shade. It is not clear that there will be much useable open space during the winter months. The private open spaces associated with most of the dwelling units are miserly and there are no large courtyards associated with the “cottages” as stated in the applicants written comments!

There should be no adverse impact to natural features. Protect the urban forest. Most of the existing trees will be removed. Several that remain, to the immediate west of the church, are likely to be impacted by the detention pond. Spade digging and storing large trees is difficult and can not be relied upon to preserve large specimens. As proposed the boundary trees north of the church will be removed. Scale back the “cottages” on 4th in order to preserve this row of conifers.

Preserve the smokestack as a historic feature.

Provide permeability—both visual and pedestrian.

Open space provides a relief to density—again scale back “cottages” on 4th so that there is more spacing between the buildings as is typical in the adjacent historic district.

Provide trail access through the site as well as at the northwest corner, convenient to Trailhead.

I question the adequacy of food production at this site, as proposed.

Respectfully
Catherine Schweiger
628 Maxwell
Boulder

From: Alan Delamere <wadelamere@comcast.net>

Sent: Thursday, November 16, 2017 1:05 PM

To: Brautigam, Jane <BrautigamJ@bouldercolorado.gov>; Robertson, Jim

<RobertsonJ@bouldercolorado.gov>

Cc: 'Rebecca Trafton' <rebeccatrafton@gmail.com>; Betsey Jay <betseyjay1@gmail.com>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Follow up on last week's stroll.

Jane and Jim,

Thank you again for our walking tour around the 311 Mapleton and Dakota Ridge trail head site on 6thg November.

I would like to follow up on one topic of our discussion.

All the neighbors we have spoken to are not happy with Trailhead process or results. They feel that it does not fit into the character of the historic Mapleton neighborhood.

In the current 311 Mapleton proposal, planning staff have used Trail head as a good example to follow regarding the character of the proposed development. We believe that this is inappropriate for the following reasons:

For the past couple of years we have been asking what went wrong with Trailhead. The sequence of events, as best recounted, were:

1. Planning Board approved 23 home of 2000 sq ft with some bigger ones at the back
2. The Boulder Junior Academy area plan was created
3. Lots were sold and each lot went through the approval process with Planning staff. Once the first lot was approved the succeeding application were approved basically on precedent.

Code and character compliance issues with the Trailhead development are as follows:

1. House setbacks from the sidewalk are in variance, and have been decreased to those found on dense urban streets. The lot line has been allowed at the curb, rather than the sidewalk. This close-to-street set back variance is not found in the historic Mapleton Hill neighborhood. The new 311 development proposal is seeking the same set back variance, which would make the development look out of character and very dense urban with respect to the historic neighborhood.
2. The Trailhead Floor Area Ratio is also out of character with the neighborhood. The Trailhead lot line at the curb variance increased the lot size and lowered the FAR artificially. It is believed that the Trailhead homes do not meet Boulder FAR code requirements.

As 311 Mapleton is currently being reviewed by your staff, we would like you to dispute use of the still unfinished Trailhead development as a neighborhood reference for Character of the Area. Specifically we find the seven cottages (really large houses) on 4th Street particularly disappointing, as this would replicate and propagate the "dense urban" Trailhead character and code variances further into our historic neighborhood.

Sincerely,

Alan Delamere

Attachment J - Public Comments Received

From: Alan Delamere <wadelamere@comcast.net>
Sent: Friday, September 8, 2017 5:10 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Cc: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Robertson, Jim <RobertsonJ@bouldercolorado.gov>; Jaqueline Muchi <jamuchi@aol.com>; Kevin Lambert <kevin.lambert@gmail.com>; 'Rebecca Trafton' <rebeccatrafton@gmail.com>
Subject: Thursday sept 7th presentation

Board,

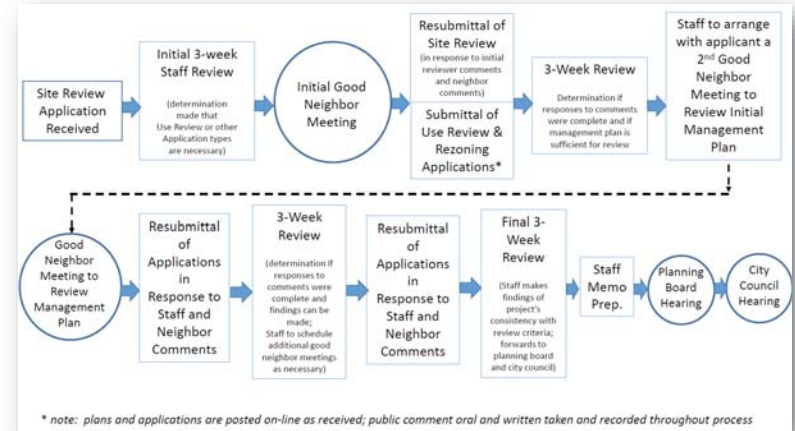
Thank you for your attention last night. I am sorry I did not time my talk better and rushed it at the end. Attached are my PowerPoint slides.
My request is for a Study Session with you, the staff and a few members of the interested public as I show in my last slide. I am very interested in hearing your comments on this suggestion.
On a separate subject - A process flow Chart. After much study of the BRC we came up with a flow chart of the Use and Site review processes. We sat down with one case manager, Karl Guiler and he told us how to correct it. We corrected it and took it to Elaine McLaughlin, the 311 case manager. She told us it was not quite right so she sent us a corrected version attached. So where are we in the 311 process? The DAB review was added as an extra requirement because the developers were sent back to the drawing Board after their last submission in April. The developers held a Good Neighborhood meeting supposedly to present their operation management plan.
This was a disappointment to most of the neighbors present as it was only focused on the existing Academy at Aurora Ave operations. It did not address the 3 to 4 times bigger Mapleton Academy. It did not include supporting operational truck traffic or site management during the construction phase. The case manager suggested that there maybe another Good Neighbors meeting that is not shown on the flow diagram.

We are at the first big arrow on the bottom line of the flow diagram - waiting for the developer to re-submit. Following the flow chart the Board hearing will not be until December at the earliest. This should give staff time to address our two big concerns – parking for Open Space users and construction phase impacts –traffic, noise and safety. As Jaqueline Muller pointed out last night, construction traffic in residential neighborhoods is a very serious problem that needs attention. Closing off 311 Mapleton to public parking presents us with a difficult “Chautauqua –like “ problem that cannot be solved by improving on street parking in Sunshine Canyon.

We met with Jim Robertson and Elaine McLaughlin yesterday and they are looking into these issues.

Cheers,

Alan



Public Interests BRC 1.1.14(e)

Alan Delamere
525 Mapleton Ave
9/7/2-17

Topics

- Processes
- PPWG
- Responsibilities
- Opinion forming

Planning Board Processes on Complex developments

- Site plan submission on 1st or 3rd Mondays of month
- 3 week review by staff and public
- Friday - Staff release a report package for public hearing with public written comments
- Sat – Wed – Board & public review package
- Thursday
 - Staff presentation
 - Developers presentation
 - Public comments
 - Board debates issues and votes

Public participation Working Group Report

- Suggests for all parties to work issues ahead of time
- The key point is to move into a factual environment that all parties understand
 - What benefits does the public gain and loose?
 - What are the long term effect on the community? Does it move us to Net-zero? Does it attract more problems for housing and transportation?
 - How flexible is the development plan? Will benefits be lost in the development process?

Board responsibilities to the Public

- BRC 1.1.14 states that “In enacting an ordinance the city council intends:
 - (e) that the public interest be favored over any private interest.”
- This board has the reputation of being developer friendly directly in contradiction to the above
- I am sure that is not your goal to sit on the Board and to rubber stamp developers plans.
- You will review the packages very carefully and ensure that public interests come first.

Public v Private – who are they?

Public

- Boulder citizens
- Tax payers
- Students
- In-commuters
- Wealthy immigrants from other states
- Other?

Private

- Profiteers
- Companies trying to break even
- Non-profit entities
- Government organizations
- Other?

Is this list complete?

Polarization of Boulder

- Do you have enough information to make a responsible vote?
- Will your vote
 - Benefit the citizens or the developers?
 - Decrease the polarization?
- NIMBY/YIMBY problem –Is there a time for both?
 - What alternatives are possible? Have they been adequately pursued?

Forming a voting opinion takes hard work

- Do you have enough time between Friday and Monday to fully review the package?
- Is a developers sales job with deceptive computer graphics sufficient?
- What prior information is available ahead of Friday for you to study?
 - DAB meeting?
 - Previous staff reports?
 - Citizens comments?
 - Visit to site and talk to local citizens?
- How do you evaluate Citizens verbal comments?
 - Count pro/cons?
 - Pick up on citizens factual statements and ask for staff verification?
 - Categorize citizens as NIMBYs and YIMBYs to ignore?

Summary

- Do your homework thoroughly
- If the public provide facts, listen carefully

that the public interest be favored over any private interest

Time for a Study Session?

- How do we plan for Boulder's future?
- We are in changing times so how do we pro-actively prepare for the future?
- Are we on an express train to Palo Alto? How do we get off?
- Follow through with the PPWG recommendations by including all parties

Please Comment!

From: Lol Smith <lol.smith57@gmail.com>
Sent: Wednesday, June 13, 2018 9:13 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Lol Smith <lol.smith57@gmail.com>
Subject: 4 votes in support of the proposed senior housing project at 311 Mapleton

Dear City members,
We are in support of the proposed senior housing project at 311 Mapleton Avenue.

Laura Smith
1690 Orchard Avenue
Boulder, Co 80304-1232
lol.smith57@gmail.com

Christopher Smith
same address

Steve Smith
same address

Jessica Smith
same address

-----Original Message-----

From: Win Hartley <drhartley@boulderplasticsurgery.com>
Sent: Tuesday, June 12, 2018 3:43 PM
To: Council <council@bouldercolorado.gov>
Cc: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Brautigam, Jane <BrautigamJ@bouldercolorado.gov>
Subject: Mapleton Hill Project

To whom it may concern: Staff, Planning Board and City Council-

For the past 15 years I have operated my medical office and surgery center on Mapleton Hill. I have been witness to a host of changes from the neighborhood development on our north to the demise of the hospital property to our south and west. My premature twins did there first physical therapy at the Mapleton pool. It has been hard to see such great real estate fall into such a state of disrepair. I am writing in wholehearted support for the plans for a senior living community on this site. As the closest neighbor, I have seen the acute need for the redevelopment of the property which has been decaying for a number of years.

I personally know many of the current owners of the 311 Mapleton site. They have been in Boulder for decades and are well respected. In every dealing I have had with them I've found them both honest and forthright. As an impacted neighbor, I take great comfort in knowing the developers and being familiar with their outstanding track record in town.

Please approve the plans for the senior living community that is before you. We must address the condition of the site to bring it back up to the high standards of the surrounding community. Left unaddressed, I anticipate a steep rise in crime and vagrancy. Seniors will be great neighbors. They are respectful, quiet, generate little traffic and their homes will be very well maintained. In a neighborhood that has seen such rapid growth and development over the last five years, I cannot imagine a project that will have less impact than a senior living facility.

This truly appears to be a “no lose” proposition. It will address the growing need for senior citizens who need housing options, provide redevelopment of a deteriorating property, have a relatively low impact on the surrounding properties, and provide a beautiful physical site for hundreds to enjoy. Please accept my full endorsement of this much needed project.

Sincerely,

Winfield Hartley, MD FACS
Boulder Plastic Surgery
2525 4th Street, Suite 200
Boulder, CO 80304

From: Mike Kabjian <mike@kabjian.com>
Sent: Tuesday, June 12, 2018 7:56 AM
To: City of Boulder Planning <planning@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

City Council,

I unfortunately will be out of the country for the June 19th meeting related to the property at 311 Mapleton. I have lived in this neighborhood and realize how difficult the challenges are to the redevelopment of this site. Having attended public meetings over the last few years, I can tell you that these plans have come a long way in accommodating the citizen requests, and the goals set before them by groups with many different views and opinions. The site now has a lot less surface parking, nice appropriate cottages along 4th street and architecturally interesting buildings, which have been non-existent in the last few years of Boulder development.

Lets fill a big need in Boulder with a swift approval of this project. As current Council Members you have the opportunity to vote “Yes” for a generational project as part of your legacy.

Thank you for your service,

Mike Kabjian
720-272-4746



June 12, 2018

Boulder City Council and City Staff
1777 Broadway
Boulder, CO 80302

Re: Letter of support for 311 Mapleton Ave. Proposal

To whom it may concern:

Please accept this letter as an expression of full support for the proposed development of a senior living facility at 311 Mapleton Ave. As a business owner in the City of Boulder I feel that this proposed development will have overwhelming positive impact on the City as a whole. I understand that there are a few neighbors in opposition of the project and thus it is in jeopardy. I would hope that City Council will take the global view of the project and realize its net positive impacts on our community and the vibrancy of business in Boulder.

As I construction professional I know all too well that no matter what the project there will always be impacts on the surrounding areas. Our trade creates noise, traffic and dust. This is unpleasant during the construction process, but the end result is an improvement from the previous situation almost without exception. Please take the long view of this situation and realize that the neighbors will be happier in the long run with a vibrant senior living facility in their back yard in lieu of an abandoned hospital.

Please feel free to contact me if you have any questions at 720.485.5792 or paul.arnold@pgarnold.com.

Thanks,

A handwritten signature in black ink, appearing to read 'Paul Arnold', with a stylized flourish at the end.

Paul Arnold
LEED AP BD+C, M.S.

Cc: n/a

720.485.5792

paul.arnold@pgarnold.com

www.pgarnold.com

From: MacHamer, Brad <bmachamer@pmglending.com>
Sent: Monday, June 11, 2018 1:37 PM
To: Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Ave

To Whom It May Concern,

I would just like to take a moment to express my sincere support for the redevelopment of 311 Mapleton. This is a great opportunity to create badly needed space for the elderly in our community and also tastefully redevelop a part of town badly in need of a facelift. The Academy, a local business to Boulder spearheading this endeavor, has a track record of success in this arena and I feel it is important to support this local business in this project.

Regards,

Brad MacHamer
3180 17th Street,
Boulder, CO. 80304

From: Mark Schoenhals <rmschoenhals@yahoo.com>
Sent: Monday, June 11, 2018 9:52 AM
To: Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton site review / Academy at Mapleton

I'm writing regarding the 311 Mapleton site review / Academy at Mapleton development.

As background, I've been to at least nine neighborhood meetings for the 311 Mapleton project. I also attended and spoke at the Open Space Board of Trustee meeting and the Planning Board meeting on the OS-O, and the recent Planning Board meeting.

I'm in support of the project at 311 Mapleton. My view is this boils down to the 'evil we know vs the evil we don't know' and supporting investment into a real issue (senior living).

The investors are local. They have a proven track record with the Academy on the Hill. There is a huge demand for all the services they offer...especially skilled nursing/rehab center which will be available through Medicare. There are other services available to everyone, like the warm water pool, so this isn't just high end congregate care. And even if the main congregate care is expensive for most people, a resident at 311 Mapleton opens up a spot somewhere else--either their existing house or a spot in a similar facility. And the companion development at the Feuhof's site will have over ninety spots of affordable housing. And that will be managed by the same people who obviously care about seniors.

This single development won't solve all the demand—but it's a great start. It just seems to me the Academy at Mapleton + the proposed Fruehof's site is significantly better than what exists on either site today and it addresses a real problem. And, hopefully, their success will bring in other investors/developers to do more. However, if Boulder can't embrace a local team with a proven track record, why would someone from the outside want to 'invest'?

And I sincerely hope you don't get bogged down with points of view that there shouldn't be anything 'new' on the ill-defined OS-O area. It seems to me taking that path will only encumber future development proposals and this situation is not worth drawing a line in the sand (or parking lot in this case).

Best regards

Mark Schoenhals

2186 Knollwood Drive

From: Pamela Dennis <Pamela@DennisConsult.com>
Sent: Wednesday, May 30, 2018 11:42 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Fwd: Fearless visionaries and 311 Mapleton

I miss-typed your name earlier. Resending

To Members of City Council

March 15, 2018

As a Boulder resident for over 40 years (I moved here the year they were putting down the pavers on the Pearl Street Mall), as small business owner in downtown for 20 of those years, and as a former president and board member of Historic Boulder, I have watched Boulder struggle with its growth. I am writing today as an involved neighbor of the 311 Mapleton Project

I have been attending project neighborhood meetings since the builders' very first gathering to explore development options. I have attended Open Space Trustee and Planning Board meetings. I was even compelled to write a guest editorial in the Camera, a first for me.

So now I'm writing to Council to request that you consider the following two perspectives in debating the next steps in the 311 Mapleton project: first a view that's from the *head*, and second a view that comes from the *heart*.

THE HEAD PART:

The Need -- Boulder Too is Aging

Both *Modern Maturity* and *Money Magazine* have listed Boulder as a top place for retirement. We have won so many awards that the City's official website has an entire page devoted to them—focusing on a series of bests: "Bicycling", "Running", "Healthiest", "Happiest", and overall "Best Place to Live." But not if you are a senior looking to transition into active life-style retirement residences where you can age in place. If you do an internet search for senior independent living communities you get results like this "Boulder, CO, Senior Housing Options ~ 4 in city, 102 nearby."

As of the last census, 28% of Boulder County residents were 55 or older and another 19% were 45 to 55. Where will this aging population go when they want to move into a retirement community? Where will the parents of the next generation go when they want to move closer to their Boulder children?

In 2013, then executive director of Boulder Housing Partners, Betsey Marten said, "We understand that the demand for elderly housing is currently big and will only become much bigger...especially because of the baby boomers...." That was five years ago. The capacity has not improved.

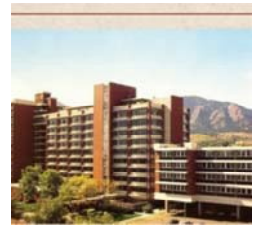
Transitioning out of a private home is one of the most stressful changes the elderly face. Finding the right *fit* is difficult, especially if the availability of retirement housing is limited as in Boulder County. These senior residences range in size from 30 to over 240 apartment units. Whether the residence is Golden West,

BrookdaleAtrium, the Meridian, Flatiron Terrace, Frasier Meadows, Balfour (Louisville) or the Academy, in any given month the availability can be 0 (“We can put you on our wait-list for \$1500 fee.”) or at best 5-8% based on my calls to them.

The 311 Space -- how does 311 Mapleton compare -- three examples

Boulder’s senior congregate care communities like Golden West and Frasier Meadows, both Non-profits, and Balfour’s Residences and Lodge are great examples of the range of senior housing in Boulder County. They differ significantly in what they provide, the architectural style, their grounds and, of course, cost.

Golden West is a non-profit, city subsidized facility that is income restricted. The 14 story building has 250 independent apartments and 56 adjacent assisted living units. Rents range from just under \$800 to \$1100 a month for a 450 sf apartment and includes meals.



Frasier Meadows is a non-profit, *membership* residence i.e. there is an equity buy-in. There are approximately 240 apartments of up to 1200 to 1400 sf with an additional 98 units in construction at a So. Boulder campus. Membership is. \$429,200 to \$722,578 with monthly fees of \$4,218 \$4,622 to \$5,163 *excluding* meals.



The Lodge/Residences at-Balfour (Louisville) is a private, locally-owned continuous care senior community. The two residences total 163 apartments and 8 cottages. The monthly fees for a 2 bedroom apartment of 1200-1400 sf range from \$6200 to \$6900 including a \$350 use-or-lose meal plan. This is a month to month residence.



311 Mapleton -- Academy on Mapleton Hill is a private, locally owned development on 14 acres. It is planned as a continuous care senior residential community of 95 or so residences including apartments and cottages. It will also include, separately, assisted living, short term skilled nursing/rehab, and memory care facilities. While prices have not been set it is estimated they will be from \$6000-\$8000 a month including meals; higher due to fewer units and thus less economies of scale than other residential properties. A progressively refundable membership fee up to 85% will apply upon leaving. The membership portion of this development is comparable to other Metro area senior residential communities as well as to current Mapleton Hill real estate pricing.



Concerns and Remedies: Protesting neighbors have asked “Who could afford to live there?” The underlying bias appears to be one of “If I can’t afford it, should others even have the choice?” By [Boulder’s](#) count the largest

single income group (24%) is over \$200,000 a year and the age group dominating this category is over 65. The median family net worth is over \$750,000. There are many who will be disposed to 311.

And, in keeping with Boulder's desire to build (or tax builders for) affordable housing, the 311 developer has already purchased property with the intent to build the off-setting affordable housing more central to Boulder shopping and transit.

Some neighbors have worried about losing the backdrop of the foothills, or whether there will be too much traffic and pavement (even worrying about what if there's a fire?).

Unlike most of Boulder's retirement residences, 311 Mapleton will be architecturally in keeping with a foothills context as suggested in neighborhood input; and it is compliant with height limits (all under 55') and in the few areas over 35' this is due to architectural enhancements and topography. The park-like grounds will have 60% in usable space and permeable surfaces. Even with the planned building footprints, there will be less pavement and lower heights than much of the current hospital property. Ironically, even the 4 acres mislabeled *Open Space Other* has more impervious ground than does the proposed development. These elements all add to the architectural goals of achieving "Design Excellence" an objective within the city planning department.

Of course there are fires, and [Colorado](#) requires that all facilities with long term care residents develop and implement emergency preparedness policies and procedures, based on Statutory and regulatory citation and must be reviewed and updated at least annually.

311 will also preserve the historic Nurses' Dormitory (not landmarked) and the warm water therapy pool, have underground parking and a fleet of electric cars for residents. It will make many amenities available to those who live nearby.

If the sister Academy residence is an example of integrity, we can expect great support of civic, cultural and nonprofit activities throughout town by this 311 owner. They have already demonstrated this with their responsiveness to community input, working with City staff, and their respect for this special parcel of land and its proximity to open space trails.

If a 150 unit low-income, not-for-profit, senior residential project were being proposed with few amenities, like a warm water pool and outdoor gathering points, but with more paved parking for the thousands of Sanitas hikers, and a necessary RTD bus running up and down 4th and Mapleton, would neighborhood protesters also complain? Probably, but likely for different NIMBY reasons.

This neighbor fully supports this new use of the 311 property.

THE HEART STUFF

The Need: What Would My Mother Want?

I spent several months researching a place for my mom to move when her husband died. She wanted to come to Boulder to be close to her 'eldest'. She loved visiting Boulder over the years going to the Farmers' Market, the Pearl St. Mall, Chautauqua. She had saved and invested wisely and could afford a nice new retirement environment. When she came to visit and tour what I had found, she was heart sick. Frasier was too big a

complex, the Academy was full, Flatirons Terrace had no neighborhood appeal, and Balfour, her favorite for so many reasons, was just too far from me for an 82 year-old to drive in the winter. The elderly can be SO picky!

So she went to a tiny town of 8000 in upper Washington, where her active retirement residence of only 80 people had the mountain views out her windows, a small town to shop in, and a younger daughter five minutes away. Instead I flew a thousand miles every couple months to visit and enjoy the Lavender Festivals and lunch on Dungeness Bay, and watch her decline, unable to help but for writing checks and frequent phone calls.

She died there this last December. She was 91. In her last year she had to move twice because her lovely independent living facility didn't provide for continuing care -- she moved to assisted living then memory care. If 311 Mapleton had existed, I could tell a different story. She would have been a short walk away; she could have had her friends and familiar faces as she moved to Assisted Living and even to Memory Care -- all in the same place.

Here's a similar story but from another angle. He was a successful [Colorado business man](#) looking for a place for his very fussy NY city mom. "I decided to look all over the state of Colorado. I lived in Boulder for a long time, but I went east toward Kansas and the plains, went west beyond the mountain communities near Aspen, (even went to Florida for a while and took the mother too.) I concluded that the most underserved area was right where I had started out—Boulder—which had a reputation for being anti-growth. The big companies stayed away and there was an opportunity to do something right where I lived."

So he built Balfour in Louisville-- a place his mother would want -- and now has 3 other beautiful locations in Colorado. But not in Boulder

Why do we need 311 Mapleton?

Because every socio-economic group lives in Boulder and most want to stay here. Because the builders live here and value the same things Boulderites do: beautiful surroundings, active and energizing lifestyles, collaboration, and making a contribution to Boulder. Let the private sector provide a needed Boulder resource and be rewarded for their investment and creative adaptive reuse of the land. Let the City support and guide vs. obstruct them in this effort.

Respectfully,



Pamela Dennis, PhD



DENNIS CONSULTING INCORPORATED
2195 KNOLLWOOD DR | BOULDER, CO 80302
pamela@denniconsulting.com
mobile: 303.246.3876
fax: 303.444.3930

From: Paul Lander <paul.dakotaridge@gmail.com>
Sent: Thursday, May 31, 2018 8:39 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>
Cc: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

Planning Board and Council:

As a long-time Boulder resident, and a neighbor to this project, I would like you all to know that we *fully support* the current development plan for the property. It offers little in the current condition, and the developers will bring needed senior services, continue Open Space access, and create an asset to the community.

That said, we rely on city staff to provide guidance to ensure that the project provides for the community in the fullest way possible.

cordially,
Paul Lander
312 Mapleton Avenue
Boulder CO

~ ~ ~

May 30, 2018

Dear Mayor Jones, Members of Council and members of the Boulder Planning Board,
After reading another misleading correspondence this morning from the opposition to 311 Mapleton, I am compelled to write with a strong counterpoint to those many negative inputs you may receive on this really fine project.

As a former member of the Planning Board (2004-2009, Chair 08-09), I remember well the many admonitions from both Staff and then-current Council Members to “stick to the facts”, and “use the Site Review criteria as your Bible”. **I also tried to be my most generous, neighborly and rational self in all of my deliberations. These are fair reminders for you re: 311 Mapleton.**

A good deal of the noise can only be characterized as misinformation, a relentless politicization of change in any of our neighborhoods. Regrettably, you are charged with sorting thru this chaff, and allowing orderly evolution of our community, with due process, and exchanging trade-offs. I find abundant reason to approve the current application for 311 Mapleton, which has morphed, thru the almost three year process of give and take, to wit:

We need senior housing, at any price point, but this developer has agreed to do some affordable on site, and create another prominent facility of affordable senior housing at 33rd and Arapahoe. Without giving credence to the projects’ many other positives, it would be irresponsible to not accept these two projects on that basis alone.

This group of developers have impressive bona fides: locally based, deep experience in difficult projects and neighborhood interaction; a proven record of following through on their commitments; generous stewards of historic resources (The Academy), a heartfelt commitment to delivering sensitively programmed services for the elderly, including memory impaired, and offering inclusive access to the facilities at both locations, including the pools, the gardens, and the Trailhead at Sanitas.

The environmental and sustainable requirements are many, but none these developers would not have expected of themselves. For me, the car sharing, site irrigation, garden-to-table food prep, LEEDS certification plus solar are among the many nods towards the future these operators are delivering. Finally, they have fashioned a very conscientious approach to construction: a zero fill site to minimize trucking, rotating their delivery and export routes, and streamlining the construction to finish the whole project in the shortest time possible.

This has been an arduous Review process, and I have been informed of the many concessions made, including historic preservation; negotiations with their Neighbor, The Seventh Day Adventist Church; the difficult determination of the multiple zones ("P" is enough just by itself); and the downsizing of density on the site from 150 to 93 units. The current operation of the Academy on Uni Hill should be enough evidence of what this group can deliver, but this interminable hostile process more reminds me of the ugly, ugly hearings I had to preside over on Washington School. 9 years later, I have great pride about what sits on the site now: co-housing, a refurbished historic school, housing for diverse incomes, and access to a large grassy area for the neighborhood. I hope you will feel equally proud of your vote to approve 311 Mapleton.

Regards, Philip Shull, 216 Arapahoe (a Friend of 311 Mapleton AND Sanitas)

From: Michael Fishel <msfishel@gmail.com>

Sent: Tuesday, June 5, 2018 10:31 AM

To: castles@dailycamera.com

Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>

Subject: 311 Mapleton

Shay,

To some extent I disagree that there was a robust debate as it appeared as if three of the board members had made up their minds prior to the start of the meeting. This was easy to discern to one who worked for one of the country's largest global corporations for 35 years as a project engineer and technical manager, and frequently participated in meetings with senior executives. It was with dismay that I watched these three individuals ignore the work done by numerous individuals during the discussions regarding intensity and height of the facility. They have just set a precedent for the city that has the potential to create new issues as other applicants, both private citizens and developers, decide that they also should have the right to build in violation of the desires of the majority of Boulder citizens. In addition, to grant approval to build on the previously designated OSO is asinine, again setting a precedent that we will later regret.

I truly found the process abhorrent as the Planning Board clearly cares more about the money spent by the developer than for the future of Boulder. This city's building codes were created to protect it for all

its citizens, not just for those who want to make money. The vision laid out by Gary Berg of public interaction with the residents of 311 Mapleton is one that is not supported by similar facilities nationally. Please speak to members of CALA (Colorado Assisted Living Association) to determine the validity of his statements. In addition, comments made by numerous supporters stating that we need this facility to begin to handle the increasingly larger numbers of older residents while at the same time correlating it with affordable housing is difficult to accept as the early information we have heard show that residency in this particular facility will cost upwards of \$100K annually which will certainly not be acceptable to the average Boulderite.

Some of the other discussion points that I feel have been ignored include the vast number of dump trucks and cement mixers that will be traversing the area. Those of us who have had to live with Trailhead's construction know that it was minimal compared to what is planned at 311. Waking up before 0700 morning after morning for close to two years to dump truck and cement mixer engines as well as dozens of sub-contractors pickup trucks gets very old. Again, I'm not a Luddite, but I want things done responsibly. The large number of children, walkers, bikers and runners who use 4th Street for daily exercise and enjoyment will be put at risk by this massive construction project. With up to one dump truck every 2.5 minutes on either Mapleton Ave., 4th St, or Alpine the potential for injury is quite high. Finally, while I appreciate that the development plans on having a community liaison I have found in the past that in most cases this just means people have someone to complain to while little changes. That will depend on how committed the developers are to the community in the Mapleton Hill area. I say that it depends on the developers because this it is becoming apparent that the City is more interested in supporting the developer than those who live in the homes adjacent to 311.

I do not disagree in principle with the construction of the facility but I do believe that it needs at minimum to meet all of the requirements of the BVCP blend in with the adjacent neighborhood.

Sincerely,

Michael Fishel
417 Dewey Ave
Boulder
678-528-5662 w
404-754-7865 c

From: Axson Morgan <axsonmorgan@gmail.com>
Sent: Thursday, May 31, 2018 4:36 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton

Planning Board:

The proposed development at 311 Mapleton is inappropriate.

We protect structures in historic neighborhoods, but we don't protect natural areas. The site is a beautiful piece of land in a strategic place. Why should we cover it with buildings and asphalt? We do not oppose development, but the density of it.

Urban areas that are relatively open should be treasured rather than choked with density. We advocate moderation in development. The current proposal wreaks of developers' avarice in attempting to cram as many units in as possible.

We strongly urge you to deny the current proposal.

Yours truly,

Axson Morgan (a resident of Mapleton Hill for fifty years)
505 Mountain View Road

From: Octavia Morgan <octaviayoga@gmail.com>
Sent: Thursday, May 31, 2018 2:57 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Feedback on 311 Mapleton Development

Dear Planning Board -

I cannot attend the Public Hearing tomorrow so am sending my feedback now.

As a Mapleton Hill resident, I strongly encourage you to drastically reduce the size of this development. I am concerned about the following:

- Permanent increase in traffic in a quiet residential area
- Noise and disruption over many years of construction
- A large number of new, tall, commercial buildings in a residential neighborhood
- Most importantly, restriction in the access to and negative impact on the feeling of the Sanitas Open Space trail system, one of the most amazing urban trail systems in the country.

Please don't approve this current plan.

Thank you,

Octavia Morgan
413 Spruce Street
Boulder, CO 80302

From: Tamarie Spielman <tmspiel@gmail.com>
Sent: Thursday, May 31, 2018 3:02 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton - Citizen Input

Dear Planning Board,

I cannot attend the Public Hearing tomorrow so am sending my feedback now.

As a Mapleton Hill resident, I strongly encourage you to drastically reduce the size of this development, and to ensure the following:

- NO height variances at 52.5 feet blocking views of Dakota Ridge
- NO re-zoning to increase density
- NO massive soil removal for 223 space underground garage
- NO increased traffic threatening safety of hikers and cyclists
- NO development threats to wildlife in adjacent open space
- NO for-profit, limited public access on this iconic, non-profit Public site
- NO substantial increased risk of fire damage and injury in the Wildland Urban interface

Please do not approve this current plan.

Please require compliance with all City Codes and the BVCP.

Thank you,

Tamarie Spielman
413 Spruce Street
Boulder, CO 80302

From: Joy Barrett <joybarrett@juno.com>
Sent: Thursday, May 31, 2018 2:59 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Cc: Bill Hogrewe <billhogrewe@juno.com>
Subject: concerns about proposed plans for Academy at Mapleton Hill

Dear Boulder Planning Board Members,

We are writing to express our top concerns regarding the proposed Academy at Mapleton Hill, as depicted in plans contained in the packet for tonight's Planning Board meeting. Our top concerns all stem from the density of the proposed development. Though we had heard the numbers of proposed units, we were even more alarmed and horrified by the development's density, once we saw the site plan documents. As long-term residents of the Mapleton Hill neighborhood, our top concerns are the density's impact on traffic; drainage and flood potential; light pollution; wildlife habitat and corridors; noise and dust from construction; obstructed views of open space; and the general quiet character of our historic, residential neighborhood.

In the interest of your limited time, we want to share our thoughts on just a few of the above-mentioned impacts.

Traffic This neighborhood is very pedestrian-friendly and serves as a key cycling route for many who chose to reside in Boulder because of its bicycle-friendly character. The lengthy construction period will be a nightmare for both pedestrians and cyclists, and put significant wear and tear on our small neighborhood roads. The number of vehicles associated with both residents and employees of the proposed development will increase air pollution, danger, noise, and dust.

Drainage and flood potential Following the rains of 2013, several houses downhill from the 311 site – and the adjacent development called Trailhead - were flooded. (We saw a bed in the small creek adjacent to the tennis courts on Spruce!) Now, with percolation surfaces paved and built on, the flood dangers will be much greater, even in the event of less severe storms than we experienced in 2013.

Light pollution As you may realize, the night sky to the west of the Mapleton Hill neighborhood is remarkably clear for a city of our size. (It has, however, been compromised in recent years by porch lights from some houses in Trailhead.) The amount of lighting will forever change the view of planets, stars, and moon to the west.

Obstructed views of open space Currently, residents and visitors to the Mapleton Hill area can view our gorgeous open space foothills. The planned number, design, and scale of the proposed buildings is a horrible conversion of our “viewshed.” The use of the term “cottage” in the proposed plans is nothing short of insulting! What cottage is effectively over 50’ in height? The proposed heights should not be allowed, and the number of buildings should be reduced significantly.

Wildlife habitat and corridors Until a few years ago, our neighborhood enjoyed regular visits from deer, elk, bobcats, foxes, and coyotes, and we often heard coyotes howling at night. (We were occasionally visited by mountain lions as well, and that’s the reality of living so close to open space and wild areas, for which we feel fortunate.) In the past few years, coinciding with the Trailhead development, sightings of these predators have decreased significantly. As a consequence, our neighborhood now has a much higher concentration of rodents, especially rats. Several of our neighbors have had to get rid of their chickens, and we – as well as other neighbors – have had to stop backyard composting because of the rat population. It’s so sad that all of our organic waste now goes to the city (an option we appreciate) while our vegetable garden remains obviously nutrient-deficient. The Academy as proposed will further limit wildlife habitat and corridors, furthering the negative effects of pest control, among other impacts.

We plead with you to reject the plans for the Academy as proposed and considered tonight.

Unfortunately, we will not be able to attend tonight’s meeting. But we appreciate your consideration of the impacts we’ve discussed in this message.

Respectfully,

Joy Barrett & Bill Hogrewe
611 Concord Avenue
Boulder, CO 80304

From: Benita Duran <bduran80304@comcast.net>
Sent: Thursday, May 31, 2018 1:52 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: A Supporter of 311 Mapleton

Greetings to Planning Board Members. Let me first express my appreciation to each of you for your dedicated volunteer service to the City of Boulder. I admire your commitment.

I write today to encourage you to find a smooth path for the 311 Mapleton project to move forward. I have lived in the Newlands neighborhood since 1986 and am very familiar with this site from the days when Boulder Community Hospital (BCH) had active programming there (I am a member of the Board of BCH), and through these more recent years as it has transitioned with other tenants and interests. Over a year ago I attended one of the 311 Mapleton developers' information sessions on the project -- prompted by general curiosity and the 'what if's' that could be envisioned to reactivate the site.

I didn't freak out by what I saw at that meeting. It was grand visioning and I am okay with that. I really appreciated the good neighbor approach that the developer team of local guys (and maybe also gals?) took on. If I wished for anything it was that the 'outreach zone' for the project reached all the way over to my block - 4th and Iris Ave - because I think there are many shared positives that extend to the north beyond the immediate surrounding neighbors of Mapleton Hill and to the south.

I also have familiarity with The Academy as I worked for the city - in the City Manager's Office as an assistant city manager - during the phase that it was being proposed and eventually developed into the beautiful facility it is today. In present time I regularly visit a friend who has resided there for over 10 years and have attended community receptions there as well. In all my visits to The Academy I have never sensed that it seemed gated, exclusive or unwelcoming to me or other non-residents.

I know from experience that creative and thoughtful land development in Boulder can be - or always is - a Sisyphean effort, but I say let's pull our elbows in and think about contributing some genuinely positive movement to a project that has a solid vision, brings benefits to generational diversity and involves local players who have a strong and proven track record of following through on their promises and commitments.

Wishing you a great day and meeting this evening!

Benita Duran

From: leslie@eleveneleven-la.com <leslie@eleveneleven-la.com>
Sent: Thursday, May 31, 2018 10:35 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Support for 311 Mapleton

Dear Planning Board,

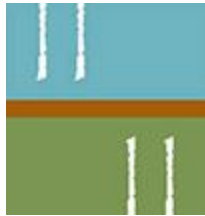
I am writing to support the 311 Mapleton Project as proposed by the Developer, Don Altman.

I think he has gone out of his way to accommodate and meet the desires and needs of multiple special interest groups in our community. I've never seen a Developer do so much to reach out to the community, hear their voices, and make every effort possible to engage their ideas into his project.

Please vote to pass the critical and important project through to City Council.

Best Regards,

Leslie Parchman Olson, Principal
RLA, ASLA, LEED Green Associate



ELEVEN.ELEVEN

TEL: (303) 807-4162
EMAIL: LESLIE@ELEVENELEVEN-LA.COM

-----Original Message-----

From: Louise Jobson <louisejobson@gmail.com>
Sent: Wednesday, May 30, 2018 6:33 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Mapleton senior housing proposal

To all on the board

I would like it to be known that I am against the proposal for senior housing on the Mapleton site.

This site was bought by developers who knew what the zoning was when buying the land. They need to build what is already in the agreements, not change heights and build on open space. This proposal more importantly, will spoil the landscape and animal habitats, which is such a huge part of Boulder.

Please think carefully before giving in yet to more developers. Boulder has been designed around open space, restricting height of buildings, which has enabled it to remain such a beautiful town. Lets not

spoil something that has made Boulder, we don't want to become the next seaside resort building high rise buildings on the beach. This is a prime location and should have all the rules already in place adjourned to.

I am against the idea and hope the board are to.

Thank you for taking the time to read this email.

Kind regards

Louise Jobson

From: Connor Nicol <connornicol@gmail.com>
Sent: Wednesday, May 30, 2018 6:50 PM
To: Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Mapleton

In today's Daily Camera, Betsey Jay, representing "Citizens for Sanitas" grossly distorts the [311 Mapleton](#) proposal for senior housing. In Ms. Jay's "alternate reality" she paints a picture of a Marriott-like resort—really! The proposed sr. living community is proposed by the same Boulder owners who created The Academy on Mapleton Hill—hardly a Marriott!! Look closely at the architecture and the repurposing of four historic buildings—mirroring the adjacent neighborhood. Ninety three independent living units on almost 16 acres—the least dense sr. living community in Boulder County—by far!! Yes, the existing Academy has 52 residences on 3.6 acres—do the math!

I'm sorry to say this, but it's quite clear after 3 1/2 years of public engagement on the 311 Mapleton project that the "Citizens for Sanitas" are really "Citizens Against Anything that Might Change Their View or Walking Routine". This group is an off-shoot of the original Mapleton Steering Committee who met in good faith with the 311 Mapleton property owners, clearly expressed their concerns and participated honestly in constructive dialogue which resulted in good changes to the proposal. When that wasn't "enough" the "Citizens for Sanitas" went to work distorting, fabricating and mis-representing.

The proposed buildings are shorter than the height of the existing hospital building! The site plan proposes to stabilize eroding slopes that exist on the site—if left untended, there will be washing of dirt and rocks downslope as there was in 2013! Everything will be constructed in compliance with all city codes—including down-lit lighting that will not illuminate the ridge line.

This group does not represent Mapleton neighbors. They are not advocates of senior housing. They wish to keep things as they are and are quite happy to see the site and it's mass of asphalt, it's untreated slopes, its vacant buildings deteriorate even more—all for their personal interests and use.

The uses of this property allowed by-right by Boulder's zoning laws will create far more traffic, more lot coverage, and more institutional buildings (like what exists on the property today), thus more direct impact on the neighborhood than the current proposal. Here we have trusted and experienced local Boulder owners proposing a lovely senior housing community with terrific amenities and public benefits that will benefit the surrounding neighborhood. An ownership group, that for 20 years has demonstrated in the University Hill neighborhood how to be a good, responsive and compassionate neighbor. It's time to stop with the mistruths and distortions.

Connor Nicol

-----Original Message-----

From: Nicky Wolman <nicky.wolman@gmail.com> On Behalf Of Nicky Wolman

Sent: Wednesday, May 30, 2018 6:53 PM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: 311

Plain and simply, please vote against the 311 measure which does not capture the values and needs of our community. It negatively impact the neighborhood residents, wildlife and does not meet the needs of the majority of senior residents in Boulder...I'm one of them!

I do not live near the proposed site so I am not directly impacted by this large development, however, I think it does not address the needs of the majority of Boulder residents for affordable, low impact housing options for seniors.

Nicky

nickywolman@gmail.com

1400 Mariposa Ave, 80302

May 30, 2018

To Whom it May Concern,

This letter is to inform you that my husband and I are in favor the Mapleton Hill Project. I was born in Boulder and have lived on Mapleton for 65 years and have seen many changes. I would like to say this happens to be the best project I have seen in many years. Many recent projects have been quite a disappointment as far as our growth and height limitations.

Reasons for my support **in favor** of this project.

1. Affordable Housing ~ They propose to construct as many as 132 permanently affordable senior congregate care residences at the current Fruehauf's site near 33rd and Arapahoe, which they recently purchased for such purpose. **(WHERE ELSE ARE YOU GOING TO GET THAT MANY AFFORDABLE HOUSING UNITS IN BOULDER?)**
2. Mt. Sanitas Trail ~ The Fourth Street trail passes over the property without easements in place. They propose granting to the City a permanent pedestrian easement.
3. Warm Water Therapy Pool ~ They propose to build and maintain a new warm water therapy pool with specific hours for public access. **(WHERE ELSE in Boulder WILL THE PUBLIC GO ONCE THE THERAPY POOL IS GONE?)**
4. Historic Preservation ~ They propose to landmark the Maxwell Annex at the top of the site together with two other cottages identified by the City as having historical significance. They will also preserve the stone wall along Mapleton Avenue. (I remember standing not far from this stone wall looking in the screen window of the Sanitarium to watch my dad deliver my sister.) They don't favor doing so, but will preserve the smokestack if the City so mandates. I would like to see the smokestack stay.
5. The project will be locally owned and operated.
6. More senior residences for Boulder in preparation for the "silver tsunami". **(IT'S COMING!)**
7. Congregate Care is a very benign use as compared to the site's previous use as a hospital. **(FOR THE USES OF THIS SITE I FEEL THIS IS THE BEST!)**
8. Mt. Sanitas Restrooms ~ They propose constructing and maintaining restrooms for hikers along the northwest edge of our property. **(I HIKE THIS TRAIL EVERY DAY AND THERE HAVE BEEN SEVERAL OCCASIONS THIS WOULD HAVE COME IN HANDY!)**
9. My father, who lived on Mapleton Hill and recently passed (he lived in the neighborhood till 103) told me he was also in favor of this project.

10. Medicare Certified Rehab Units ~ (***We currently have none.***) They propose to construct and operate 41 Medicare certified rehab units on the Mapleton site.

Thank you for your consideration,

Mike and Mary Lynne Cameron

From: Tim M Hogan <Tim.Hogan@colorado.edu>
Sent: Wednesday, May 30, 2018 8:36 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton

To whom this may concern,

Having submitted more detailed comments over the past months regarding the proposed development at 311 Mapleton, I will simply reiterate my minimal request requiring the developers to comply with City codes and the Boulder Valley Comprehensive Plan (BVCP).

How very nice it would be if the city could work with the owners to build a health care campus devoted to research and treatment, carrying forward the “sanitas” legacy of health, sanity, correctness of body and mind.

Thanks for your consideration ...

Tim Hogan
2540 6th St.
Boulder 80304
303.444.5577

-----Original Message-----

From: Janet Martin <jam@ee3llc.com>
Sent: Wednesday, May 30, 2018 2:54 PM
To: City of Boulder Planning <planning@bouldercolorado.gov>
Cc: Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Ron Secrist <rvsecrist@comcast.net>
Subject: Academy on Mapleton Hill

To the Planning Board:

Tomorrow, you will have the opportunity to make a significant difference in the future of Boulder—please seize it now and support the Academy on Mapleton Hill project. The Planning Board understands all the pieces of the puzzle—history, demographics, geography, architecture, aesthetics, zoning, private and public use, people and place, present and future, emotion and logic, tactics and strategy. Look beyond the minority of vocal nay-sayers, and imagine the needs of all the people Boulder. Embrace the vision for this project and give it reality.

The ownership is local, understands Boulder and has delivered the very successful Academy community at 10th & Aurora. Twenty years ago, this was a controversial project, which now is nestled quietly in the Chautauqua neighborhood and contributes to its cultural vitality—it is a good neighbor and source of pride for all of Boulder. The ownership cares about Boulder, is flexible and creative in problem-solving for the good of the entire community. The Academy on Aurora is a verifiable predictor of success for the Academy on Mapleton.

It takes courage and imagination to create the keystone projects of the future. Your leadership and determination will show the way for new community civility, coherency and care.

Sincerely,

Janet Martin
303-818-5544

Sent from my iPad

From: Jan Wood <kenandjanwood@gmail.com>
Sent: Wednesday, May 30, 2018 2:39 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Academy House

Hi Elaine,

So sorry for being last minute with this information. As stated in my previous email I am in support of this project. In case it has not been thought of I am introducing a project study on Heavy Traffic and its impact on paved surfaces. Page 1 explains the background and scope of the study. The important facts are the Vehicle Load Factors (VLF) and passenger car equivalent of one heavy truck load. As the study indicates one ten yard cement truck is the equivalent of approximately 5,000 passenger vehicles.

This indicates the potential damage of the construction vehicles on Mapleton Avenue. This letter is not for the intent of blocking Mapleton Avenue from the use by the construction vehicles but to identify the potential damage to the concrete on Mapleton Avenue and address the repair or repaving once the project is completed. Mapleton Avenue is one of the most visually important streets in Boulder.

Elaine let me know if you are able to provide copies of this study to the board members or should I bring copies for the board to the meeting.

Thanks much

From: John Goodson <jgoodson@merito.com>
Sent: Wednesday, May 30, 2018 5:28 PM
To: Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: 311 Mapleton

Importance: High

Dear City Council and Planning Board,

A letter in today's Daily Camera calls upon Boulder to "do better" than the proposed senior housing community at 311 Mapleton. I am writing to you in support of the 311 Mapleton project, because I believe The Academy's plan for senior housing will be far better than the current state of the site, or any other alternative option.

We can "do better" by building more senior housing – it's desperately needed in Boulder. So much, in fact, that the senior population is expected to more than double in the next twenty years.

We can "do better" by preserving the beauty of the site – the Academy's plan will lower buildings, preserve hiking access and create guaranteed permanent easements. And they'll also help preserve the legacy of the site through a digital historical interpretive program.

We as a community can "do better" through thoughtful construction – the developers have held countless meetings with neighbors, reduced their initial proposal, and have created a *Good Neighbor Policy*--the value of which has been demonstrated for nearly 20 years at their sister site, the Academy on the Hill.

Finally, we can "do better" by creating a valuable asset for the city of Boulder. The Dairy Arts Center is a good example of the city supporting a differentiating asset, but I sincerely doubt the neighbors would desire that type of 'destination' as the area is already trafficked enough as it is. The Academy's plan provides a much needed asset for our growing senior population and fits the historic use of the site perfectly.

Sincerely,
John Goodson
Boulder Resident

From: alice <alevineed@aol.com>

Sent: Wednesday, May 30, 2018 10:43 PM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: 311 Mapleton

I urge you to reject the proposed plans for developing 311 Mapleton.

I am a fifty-year resident of Boulder, who may eventually need to consider senior housing, which I greatly support in general. However, the proposal for this site would result in an unsightly, massive, and intense development along the city's entire western edge. It will not fit in the surrounding area. (Boulder Revised Code 9-2-15) --and would likely be beyond the financial means of most of us.

I am appalled to learn that the developers are requesting height variances, will privatize streets that have been public use for decades, and would require a zoning change from RL-1 to allow high-density congregate care use. In addition, they plan to scrape 15 acres and remove 120 trees (!) to construct

a 223-space underground parking structure topped by 200 apartments that most of us will not be able to afford. This is clearly not in the best interests of anyone but the developers. I shudder to think of 28 buildings on that site! The environmental impact may well create a disaster in the event of massive rainfalls, which are clearly part of our future.

In addition, the lack of public transportation in the area will cause a massive increase in car use in a part of the city that is unsuited for it.

At the very least, I urge you to require full compliance with all city codes.

Alice Levine
585 Juniper Avenue
Boulder, CO 80304
303-447-0799

--

From: Eleni Arapkiles <ekarapkiles@gmail.com>
Sent: Thursday, May 31, 2018 6:04 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton

Planning Board,
Please seriously consider the following items when deciding on the property at 311 Mapleton. I write this in line with many, many citizens of Boulder as well as the neighbors of that property in asking that the rampant building growth in our city be slowed to a snail's pace. So much of our town is unrecognizable since the building and population explosion of our state and county.

The Sanitas area has been a place of calm and rehabilitation since the settlement of Boulder by white people. It serves all people to keep that in mind when dealing with the changes at 311 Mapleton.

- NO height variances at 52.5 feet blocking views of Dakota Ridge
- NO re-zoning to increase density
- NO massive soil removal for 223 space underground garage
- NO increased traffic threatening safety of hikers and cyclists
- NO development threats to wildlife in adjacent open space
- NO for-profit, limited public access on this iconic, non-profit Public site
- NO substantial increased risk of fire damage and injury in the Wildland Urban interface

Please do right by all people in this town, not just those with the means to develop and buy, buy, buy.

Sincerely,
Eleni Arapkiles

-----Original Message-----

From: Kathleen Spear <kkspear@gmail.com>

Sent: Thursday, May 31, 2018 7:04 AM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: Fwd: Proposed 311 Mapleton Developmemt

I am resending this message to the correct email address. As an indication of their lack of care with the facts and detail, the email address in the opposition group's flyer was incorrect. KKS

Sent from my iPhone.

Please excuse brevity and thumb typing.

Begin forwarded message:

> Dear Planning Board,

>

> My husband and I own and live at 745 Mapleton Avenue. We support the proposed development at 311 Mapleton. We are concerned that a small, sensationalizing but vocal group has mounted an opposition to the project that misconstrues facts and the zoning code in an effort to prohibit any development whatsoever of the site. As close neighbors we are certainly mindful of the disruption that construction would cause. As frequent hikers of the Sanitas trails, we value access to their striking beauty. However, we believe the long term, lasting benefits to the neighborhood, the city, and senior citizens would far outweigh the short-term inconveniences during site preparation and building.

>

> We respectfully request that you allow this project to proceed. Sincerely, Kathleen and Brian Spear

>

> Sent from my iPhone.

> Please excuse brevity and thumb typing.

From: Richard B Collins <Richard.Collins@colorado.edu>

Sent: Wednesday, May 30, 2018 7:18 AM

To: City of Boulder Planning <planning@bouldercolorado.gov>

Cc: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Academy Senior Living Project

Dear Planning Board Members,

My wife and I strongly support the proposed Academy development at Mapleton and 4th Street and urge you to approve it. We live near it, so we'll have traffic increases during construction if it is built, but this is a normal feature of urban life. This proposal is well designed by local folks with an excellent track record. It will meet crucial needs for elderly housing and for affordable housing at 33rd Street.

Sincerely,

Richard Collins

From: Elvera Sciarra <ellie@tapwithellie.com>
Sent: Thursday, May 31, 2018 5:42 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: No, No, No --- Mandate 311 Mapleton developers to comply

Dear Planning Board Members,

I am a concerned citizen, hiker, lover of the outdoors with a deep reverence for the land and the stories that hold our environment sacred. Allowing any variances, zoning changes to the developers of 311 Mapleton is flat out wrong and a would be a betrayal to our community and the Boulder Valley Comprehensive Plan (BVCP).

I quote from a recent op-ed ---

"The developers knowingly purchased a site with restricted uses, land designations, and challenging topography. Developers are now requesting our city leaders make numerous concessions, including height variances, privatizing streets with decades of public use, permitting a forprofit retirement home and a parking garage on "P" public zone, changing RL-1 zone to allow high density congregate care, and constructing permanent commercial property on openspace other land. (OS-O) On April 3, council accepted a petition with 1,017 signatures requesting the historic OS-O be retained on 3.7 acres of the site. Council agreed 7-2.

We are counting on city leaders to respect the integrity of the BoulderValley Comprehensive Plan and require full compliance with all city codes. B.R.C 1-1-14 says that "in enacting ordinances, City Council intends ... the public interest be favored over any private interest. "

I believe from personal experience dealing with AGR Builders, (Mr Roger Grow, one of the key developers in this project) that he cares not a wit about the concept of "community or public benefit" other than to fill his own pockets for personal financial gain.

I ask that NO allowances be granted to the developers for their private/commercial gain and hold them accountable to the rules/ regulations that serve ALL the public and citizenry of Boulder.

Thank You,

Ellie Sciarra
Wolfgang Reitz
1665 Orchard Ave
Boulder 80304

-----Original Message-----

From: mmg burrall <m.burrall6@gmail.com>

Sent: Thursday, May 31, 2018 8:13 AM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: 311 Mapleton

To the Planning Board, City of Boulder:

I live on Mapleton Hill. The proposed development known as 311 Mapleton goes against not only the Boulder Valley Comprehensive Plan, some City codes, and all information gleaned from site reviews, but also common sense given the site location.

Betsey Jay's opinion piece in the Daily Camera, May 30, 2018, p.13A, explicates very well the whole matter.

The decision on this proposal affects many people's lives and the quality of their lives, including mine. It affects quite drastically all living things in the area.

And using only a modicum of imaginative insight after examining the "whole picture," one can easily make a case that people's very lives in the foreseeable future could be threatened by "acts of God" (flood, fire, landslide) if this development plan comes to fruition. As Ms. Jay concludes, we can do better for our community.

Thank you in advance for your serious consideration of my concerns and those of many others.

Maggie Burrall
Boulder

From: bud.sorenson@gmail.com <bud.sorenson@gmail.com> **On Behalf Of** Bud Sorenson

Sent: Tuesday, May 29, 2018 5:35 PM

To: Council <council@bouldercolorado.gov>; City of Boulder Planning

<planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: 311 Mapleton Retirement Community Project

Dear members of the City Council, members of the Planning Board, and Ms. McLaughline,

As a resident of the Mapleton Hill neighborhood I am writing this message in full support of the proposed retirement community project at 311 Mapleton. I believe this project, as proposed by the Academy on Mapleton Hill, represents an optimal use of the old Mapleton Hill Hospital property. My reasons are as follows:

1. It will help to meet Boulder's growing future need for senior housing. Boulder County's senior population is expected to grow from 40,000 to 100,000 people over the next two decades. The proposed project will help meet this need by creating 93 independent senior residences, 42 post-acute rehab residences, and 12 memory residences.

2). At the same time, to help meet Boulder's current need for more affordable housing, the Academy proposes to construct 100 permanently affordable residences at the former Fruehof's garden center location near 33rd and Arapahoe Streets.

3) The proposed senior housing project, as designed by the Academy, will have:

- considerably less long-term impact on Mapleton Hill traffic congestion than almost any other type of project. This is because the senior residents will tend to have fewer cars, make fewer trips, and have only a modest amount of non-resident vehicular activity compared to other possible uses.
- a permanent pedestrian easement for the existing Sanitas open space trail that crosses the 311 Mapleton property.
- a number of amenities that will be available to .Mapleton neighbors and to the public, including a warm water therapy pool, attractive walk-ways, and various other entertainment and educational events.

4) The project will be locally owned and operated by long time Boulder residents. The Academy has been voted Boulder's "Best Employer" several times and has continually been voted as Boulder's "Best Retirement Community". This is important.

5). The Academy has bent over backwards to reach out to neighbors and to sensitively address their natural concerns about the project. This includes taking a number of steps to minimize the impact of the construction process on the neighborhood and to insure that the retirement property will be open to neighbors.

6). The proposed architectural design of the proposed retirement community is, in my opinion, very attractive and is aesthetically compatible with the look and feel of the surrounding Mapleton Hill neighborhood.

For all of the above reasons, I fully support the Academy's proposed 311 Mapleton retirement community project and strongly encourage its approval both by Boulder's Planning Board and by Boulder's City Council.

Sincerely,

Ralph "Bud" Sorenson
603 Spruce Street
Mapleton Hill
Boulder, CO

From: Judy Richtel <judyr24@gmail.com>
Sent: Thursday, May 31, 2018 8:44 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: support for 311 Mapleton project

May 31, 2018

Dear Planning Board,

I have lived in Boulder since 1971. For many years, I lived on Mapleton Hill and in Knollwood so I am quite familiar with the neighborhood. Like many of us 'old-timers' I fondly remember Boulder with fewer people and less traffic.

In spite of wishing we could still have that Boulder, **I must register my strong support for the proposed development known as 311 Mapleton.**

Rather than spend too much time defending my choice, suffice it to say I agree with Will Toor's editorial this past weekend and George Karakehian's article May 13 in the Daily Camera.

I also believe it is important to let you know a bit of my background in Boulder.

In the 1970's and 1980's I worked for Boulder County in a variety of positions, the last overseeing most of the human services and personnel system including Boulder County Housing.

I was in the private sector as a Realtor for 30 years but continued working as a volunteer with both the non-profit and governmental sectors. I was on the Board of Thistle Community Housing for 15 years, president of that group for 6 years and helped develop the Community Land Trust.

I was also a member of the original City of Boulder Housing Task Force in the early 2000's.

Finally, I ended my career working as a mental health therapist at People's Clinic with low income seniors through an integrated services program between Mental Health and Clinica based on my educational background and ability to work in English and Spanish.

I also watched as the neighborhood around the Academy strongly opposed the development and now realize how much it has added to the area.

Let us be reasonable and recognize that both seniors with resources and those with few resources will need more housing and that this is a well thought out solution to provide it. My only concern would be that the units on Arapahoe and 33rd would not have any parking and I think that may need to be revised a bit.

Please support this project. I would be happy to discuss this at any time.

Judy Richtel

judy24@gmail.com

303-898-5069

-----Original Message-----

From: Evelyn Bassoff <eviboulder@me.com>
Sent: Wednesday, May 30, 2018 12:38 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Please reject 311 Mapleton

Dear Planning Board,

I read with dismay Betsey Jay's well-researched article in today's Camera about the myriad problems with the present plan for 311 Mapleton.

It is clear to me that this project as presently conceived violates the integrity of Boulder and needs to be rejected by the Planning Board. I am concerned with its negative environmental, aesthetic, and structural impacts as well as with its oversize and the detrimental effects on our community this will cause. I strongly urge a NO vote.

I have lived at 3131 11th Street for forty years and cherish our community. This project grossly detracts from what is right and beautiful and fair in our neighborhoods.

Sincerely,
Evelyn Bassoff
Sent from my iPhone

From: Ann Cooper <wordswild@comcast.net>
Sent: Wednesday, May 30, 2018 12:49 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 311 Mapleton development Proposal

Dear Planning Board,

I have several serious issues with the proposed development at 311 Mapleton, site of the original Sanitarium (of Mount Sanitas). I suppose I am in the cohort that might well be served by such a retirement community, but I believe the scale of this proposed development is completely out of sync with neighborhood values and traditional uses. The request for greater density than allowed by right is unreasonable, and incompatible within this location of predominantly single-family homes.

The request to waive traditional height limits is unfair to all those modest residences east of this very prominent site, and would mar the view-scape when approaching Sunshine Canyon, or admiring the Red Rocks formation (the earliest encampment in Boulder Canyon, and historic for this reason). The original Blue Line was conceived in part to enshrine the idea of an unmarred view to the west for all Boulder, for all time. It should not be compromised.

And the idea of excavating a vast underground parking area on a vulnerable slope, prone to land-slips, instead of planning a retirement community in an area with easy access to public

transportation, is absurd. (Incidentally, we lost our RTD bus service in this whole neighborhood many years ago).

I have been a resident and home owner in this urban interface for 46 years. It is an area of extreme fire risk, and has been subject to several evacuation orders over the years. This also causes me grave concern.

Finally, as a neighbor of, and an every-day hiker to, the Sanitas Valley and Dakota Ridge, I know how well loved and used these Open Space trails are. I know how much we citizens value our Open Space access, and how we love being able to avail ourselves of the resource without needing to climb into a vehicle to get there. The Open Space "Other" designation of part of the site is not merely an accident and a parking area; it is a lifeline to nature, to wild, or to a much-needed 'sanity' break from our increasingly busy city-scape. Above all, as a long time educator and teacher on the trail, I understand that nature, the resident wildlife, and the dark night skies, are an incredibly valuable resource that will, if lost, be deeply mourned. We must actively factor these intangibles into the development-equation now, while we still can.

Yours sincerely,

Ann Cooper
2839 3rd Street,
Boulder, Colorado 80304

Wordswild@comcast.net

Newlands resident since 1972

From: Stephanie Wilson <talkeetna13@me.com>
Sent: Wednesday, May 30, 2018 10:53 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Sanitas development

I am writing to voice my concerns regarding the proposed development at 311 Mapleton.

I live in the neighborhood and hike Sanitas every day.

I am concerned with the proposal from the developers of this site and that it does not comply with the Boulder Valley Comprehensive Plan.

I am pleading with you to require the developers to comply with the BVCP!!!!

- NO height variances at 52.5 feet blocking views of Dakota Ridge
- NO re-zoning to increase density
- NO massive soil removal for 223 space underground garage
- NO increased traffic threatening safety of hikers and cyclists

- NO development threats to wildlife in adjacent open space
- NO for-profit, limited public access on this iconic, non-profit Public site
- NO substantial increased risk of fire damage and injury in the Wildland Urban interface

Sanitas is one of the jewels of Boulder. It draws people from all over the world to enjoy our city and public spaces.

The proposed development will impact the neighborhood and a large majority of the citizens of Boulder.

Please do not let them block our views, increase our density and destroy this resource.

Thank you.

Stephanie Wilson and Mike Alamilla
445 Alpine Ave

-----Original Message-----

From: Christie Gilbert <christieg52@gmail.com>

Sent: Wednesday, May 30, 2018 8:35 AM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>

Subject: BVCP & Development

I continue to hear about development in beautiful city and county. Now it is the Mapleton Project. I know that we cannot stop development, nor should we. But I implore you to stick to the plans that Boulder has put in place to protect us and keep us from being mindful of what we are going to look like in the future.

Please stick to our plans - that is why we have them. Don't increase density and height restrictions, continue to protect our lands and wildlife. We have spend time and money developing and updating the Boulder Valley Comprehensive Plan. That should be our guide!!!!

Just an ordinary citizen trying to help preserve what we planned,

Christie
Christie Gilbert
christieg52@gmail.com

-----Original Message-----

From: MSR <neophrastus@gmail.com>

Sent: Wednesday, May 30, 2018 9:22 AM

To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Citizens for Sanitas <citizensforsanitas@gmail.com>; Spence, Cindy <SpenceC@bouldercolorado.gov>

Subject: 311 Mapleton Development

Hello,

Plain and simple: this development does not belong so close to the hills. IT'S WRONG. This big money speculator and developer made a big mistake -- it's that simple. It is a gamble and they should lose. Let their lawyers sue away. It's wrong and a mistake.

OPEN SPACE is for PROTECTION, not to be doled out to greedy developers.

Listen to the people you are supposed to work for and represent -- the citizens, the neighborhoods.

I have briefly lived in Los Angeles and this is what this project reminds me off -- push as close and into the hills as possible and ruin the natural beauty. Nobody cares and nobody can stop them, and it becomes an eyesore mess.

PLEASE, use common sense. It's doesn't belong up there. Anybody can see that.

Thanks

Mark Robles

2115 Floral Dr., Boulder Co. 80304

From: Lynn Segal <lynnsegal7@hotmail.com>

Sent: Thursday, May 24, 2018 4:19 AM

To: firmhaber@bouldercolorado.gov; planningboard@bouldercolorado.gov; landmarksboard@bouldercolorado.gov; mcgeez@bouldercolorado.gov; housingadvisoryboard@bouldercolorado.gov

Cc: russellhenriksen@hotmail.com; editorial@boulderweekly.com; John Tayer

Subject: Segregation all over again. Remember 2122 Goss?

To Ann Cooper, Kurt Firmhaber, David Ensign, Penfield Tate III and Dick Williams -

I think the following will illuminate a dark problem of housing and fairness in Boulder in light of what Ann said at the Fair Housing Act gathering Monday 21 May. She said something like: It's not about the ethnicity in discrimination with housing. It's about wealth inequality.

I think that is what the owners at 2122 Goss below were complaining about. Lets not repeat that history at 311 Mapleton.

David Ensign is the Planning Board member who suggested OAU Owner Accessory Unit provisions be made for subordinate structures in regards to the controversial parcel at 2122 Goss. This would allow increased square footage of an OAU on a property when the original structure is small (I believe 2122 is 800 sf), making the original house into the subordinate structure and upholding the value of the property. This could be done on the basis of "Structure of Merit" status since 2122 is not in a designated historic district. It could save 2122 from demolition while being fair to an underrepresented ethnic family. 2122 "sits within a neighborhood formerly known as the "Little Rectangle" — a place once heavily populated by black and Hispanic Boulder residents, who were often barred from homeownership elsewhere in the city."

It was in the flood zone of Water St. (now Canyon), another story of placing "affordable housing" in flood plains. The owner Mary Chavez's granddaughter Marissa Garcia "alleged that it is "racist" and "ironic" that the city may prevent the sale and demolition of a property owned by a Mexican-American woman in order to preserve, against that woman's desires, a relic of a once-segregated Boulder neighborhood.

"This is to her detriment," Garcia said of the potential stay of demolition. "They're saying she can't recognize all that she earned over a lifetime of living as an American. She's can't have the same profit someone else in her same position could."

Chavez's family has a buyer ready to close on the property, which is expected to fetch up to \$800,000. The money would be used partially to fund ongoing care for Chavez, who will need between \$8,000 and \$13,000 per month for assisted living and skilled nursing."

The value of the property without the OAU provision would be diminished. Landmarks voted 4-1 on demolition days before David made the suggestion above at Planning Board.

What came up at the HAB meeting 23 May was an issue of someone in Boulder Junction who was at 60% AMI and who's rent was increasing by \$100 because the AMI went up 10% recently. "Affordable housing" is getting new nomenclature to "worker housing", but that is for all income strata. The terminology needs to be changed to income indexed housing to address Ann Cooper's concern.

The high income jobs that cause the AMI to rise result in the underrepresentation of the lower income brackets. It serves to draw down their effective income. Wealth disparity takes place. They are brought down into lower AMI indices bracket by bracket as their incomes fail to support the increased cost of housing based on the high AMI. It becomes a cascading race to the bottom. They drop lower to the 30-50% AMI and those in the 30-50% AMI consequently drop to under 30% AMI and down to 0% AMI. The COB funding will run out at the bottom after even the no-charge housing is exhausted.

Those at the bottom become added to the homeless population. It is a cycle. In two years when Tom's Music homeless center gets transformed into transitional housing, there will be far more homeless that need a new space. And more transitional housing into a higher and higher cost housing market. Either that or you have to drop the percentages levels of AMI of 60% down to 50% and proportionally to the lower brackets. It needs to be indexed on the cost of living brought up by the high income generators. The money vacuum resulting from this has only one place to recover from, the profit margins. Robotics and automation is only going to increase the disparity. The system will collapse without the low income spending.

Chris Bukowski: Don't segregate by income

POSTED: 05/23/2018 06:13:38 PM MDT

Apparently, The Academy owners are for segregation. One of the great city of Boulder growth initiatives is mixed use. New housing developments are required to make a certain percentage affordable. The new Academy proposal for Mapleton Hill has some good ideas, but wants "high income" units in the heart of Boulder and "low income" units out east of 30th Street behind the King Soopers. Segregation by income creates gated communities and ghettos. I don't think the planning board had this in mind when they thought it best to encourage affordability.

Chris Bukowski

Boulder

Lynn Segal: Amenities for all

POSTED: 05/23/2018 06:09:24 PM MDT

The 311 project's lead owner Gary Berg comments that parking is of low use to seniors at the affordable in-lieu housing on the Fruehauf's site. As he said "Why build all these underground parking spaces for people who use cars two to three times a week?" ... parking spots would cost \$30,000 to \$40,000 each; having to provide parking would make the project too costly and reduce the affordability of the rentals."

The interesting thing is, how is it any different at 311? Look at the savings up there. Having a few checkout cars should help Gary reach his 19 unit requirement on site. It is so grueling hearing about how Boulder should be rid of in-lieu affordable housing going on 30 years now. Too little, too long.

This parking issue illustrates the wealth inequality between 311 Mapleton and 33rd and Arapahoe (Fruehauf's). Nineteen units to 100. That's five and one quarter affordable units

for every high end one. A stunning indictment of the rising developer profiteering and root cause of the housing crisis everywhere in America. This is peculiarly applicable to 311, since none of this housing is permanently affordable. You cannot buy it for any price. It is obscenely expensive luxury housing with a non-refundable asset-depleting "membership fee" of \$300,000 to \$1 million and exceedingly high rent. It elevates housing costs all over Boulder. Far worse than any HOA rent-like fee. This must cease. Lets see what the development looks like with its 19 units on-site.

After all, the project is already getting it's congregant care density bonuses. Let the small 20 percent of the financially challenged appreciate the same amenities communal to the whole project at 311. It's headed all the way up to 25 percent on July 1. City Council take heed. It's an easy choice.

Lynn Segal

Boulder

(Kurt, could you please get me the e-mail addresses for Ann Cooper, Penfield Tate III, and Dick Williams whom I intend to forward this to? Also I need to be guided the way to access the information on the Demographic Information of Households - Permanently Affordable Housing for Renters and Homeowners given by Kristin, your staffer last night (23 May at the HAB meeting), from the COB website).

Thanks, Lynn

From: Jordan Williams <jordan@jordanwilliams.org>
Sent: Tuesday, May 29, 2018 1:59 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Mapleton Hill Hospital redevelopment - a note of support...

Dear Elaine - I understand that you're the planner assigned to the development proposed for the redevelopment of the old Community Hospital site at Mapleton and 4th. As a resident of the neighborhood nearby (we live at 2625 6th Street, Boulder, CO 80304), I wanted to voice my support for the efforts being proposed by the development group in partnership with The Academy

I know this is a contentious proposal and has raised significant passions within the community. However as a frequent pedestrian moving through the current hospital campus on our way, with our two little kids, to and from either the Sanitas Valley trailhead or the Red Rocks trailhead, it has become quiet clear to me that *something* needs to be done with this plot of land.

I know there are members of the community who are leery of new development or are concerned that any development near open-space is anathema to what they believe Boulder should stand for as a community. But what's obvious to me is that an increasingly falling down medical campus / industrial site isn't compatible with the neighborhood in the least. And if I stop to consider what might be compatible, a quiet, well designed community for the aging in our community might be the best options I can imagine.

Please consider this a vote of support as you move through the work ahead.

Best,
Jordan Williams

-----Original Message-----

From: Tatiana Maxwell <tatmaxwell@mac.com>
Sent: Monday, May 28, 2018 4:37 PM
To: Council <council@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

Dear Council, Planning Board and Staff Members,

I hope you all will support the Academy at Mapleton project. Of course people are going to object, you all know that better than anyone, but this is a reasonable and DESIRABLE project proposed by good community citizens who have positively contributed to the fabric of this community.

When I was a developer in Jackson, Wyoming, I owned one of the last large parcels of land in town and it was zoned for single family density. As it was adjacent to the existing affordable senior citizens apartments and within a block or two of the senior center, I proposed that the city work with me to figure out a way to add another affordable senior housing apartment building and to up the density of the rest of the parcel to provide permanently affordable workforce housing. Because government has its limitations, they weren't able to work outside the box and make this happen. As a result, I sold the property at a significant profit and another developer put about a dozen single family homes there much to the detriment of the Town of Jackson. I can't tell you how many people have lamented this fact in the ensuing years as housing became less and less available.

The idea that the latest Newlands developer intends to oppose this project and, apparently, suggest his newby homeowners do the same strikes me as serious dog in the manger behavior.

My 80 year old ex husband was recently hospitalized and needed to spend a couple of weeks in a rehab facility and could only find one in Lafayette (which was very nice, by the way). As I approach 55 I am strongly interested in a place where I may be able to age gracefully in familiar and beautiful surroundings. As I recover from recent knee surgery, the prospect of the therapy pool reopening is certainly attractive. This project at 311 Mapleton seems to me like an exceptionally good way to use that property.

The 100 affordable units at Fruehof's are ESSENTIAL, DESPERATELY NEEDED, WELL LOCATED and although having them separated from the Mapleton development may not be completely perfect, 100 new units in this city would be foolish to overlook.

Please support and move forward with this application. It's a good idea and good for Boulder.

Sincerely,

Tatiana Maxwell
2925 15th St.
Boulder, CO 80304

P.S. Also, do we really have to keep that smokestack? Not everything that was ever built needs to be kept. I, for one, would love to see it go and my first protest at age 6 was to stop the demolition of the first Carnegie Library which was built in Cheyenne, was gorgeous and was replaced with a hideous 1970's bank.

-----Original Message-----

From: Charlotte Sorenson <charlottesorenson@gmail.com>

Sent: Monday, May 28, 2018 4:50 PM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; City of Boulder Planning

<planning@bouldercolorado.gov>

Subject: 311 Mapleton

Dear Ms. McLaughline and Members of the Planning Board,

I am writing in support of the proposed senior living community at 311 Mapleton.

I am a resident (26 years) of the Mapleton Hill neighborhood and feel that the proposed senior living community would be an excellent use of the site.

I have listened over the past months as many concerns have been voiced by the site's immediate neighbors.

I feel that the owners of 311 Mapleton have considered neighborhood fears concerning the development and the use of the site and have thoughtfully addressed them.

Not only have the owners of the site dealt creatively with issues of increased traffic, noise and trash during construction, but they have created many opportunities for neighbors to participate in the life of the senior living community once it has been established. I am also impressed with the numbers of ways in which the owners propose to be good environmental stewards of the property.

The owners of 311 Mapleton are professionals of the highest integrity. They have demonstrated with the Academy on University Hill that they will follow through on their commitments to the neighborhood and to the City.

Please give the project your support.

Yours truly,

Charlotte Sorenson
603 Spruce Street
Boulder, CO 80302

From: Ilene L <artisgr8@hotmail.com>

Sent: Sunday, May 27, 2018 10:05 PM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: The Academy at 311 Mapleton

Dear Elaine McLaughlin,

We strongly support the efforts of The Academy to expand senior housing opportunities and senior living communities within Boulder. We support the proposed Academy on Mapleton Hill and the Academy at the former Fruehauf's site.

The Academy is committed to serving the growing needs of seniors with high quality and compassionate care, design and cooperative operations as is evidenced by their 20 years of experience at The Academy at 10th & Aurora.

Please support this new project at 311 Mapleton.

Sincerely,

Martin and Ilene Lasher

TO:

<council@bouldercolorado.gov>, <planning@bouldercolorado.gov>,
<mclaughline@bouldercolorado.gov>

Subject: 311 Mapleton Hill Project

Dear Boulder City Council and Planning Board Members:

Bridge House is committed to ending homelessness one person at a time. Bridge House has a long history of developing and supporting innovative and effective housing and employment models that provide solutions to address homeless and affordable housing challenges in Boulder.

As members of the Board of Directors of Bridge House, which creates opportunities for adults experiencing homelessness, we wish to go on record expressing our full support for the Mapleton Academy and former Fruehauf sites. The Bridge House Board of Directors is in support of the senior living communities proposed at the former Fruehauf and Mapleton Hospital sites.

In addition to providing much needed housing and congregate care opportunities for our community's senior population, the owners of these projects have created a unique partnership with Bridge House, and are seeking to contract our Ready to Work social enterprises for services onsite and hire Ready to Work graduates in areas of food service, landscaping and laundry.

Local business owners support our organization's efforts to end homelessness and help our clients work through life's challenges so they may make a difference for themselves and others is huge. In addition to creating new senior living residences, these same owners have also

assisted Bridge House and the City of Boulder in making the Path to Home Navigation Center & Lodge at the former site of Robb's Music on 30th Street a reality.

We know first-hand the commitment and integrity of the Boulder-based owners proposing the new senior living projects and look forward to seeing these much needed projects become reality.

The senior population is the fastest growing age group in Boulder, projected to more than double by 2040. Providing safe and secure housing for our elders is both noble and necessary and we ask the City Council and Planning Board to embrace these efforts and in so doing support Bridge House's mission to provide hope and opportunity to those experiencing homelessness.

Dennis Arfmann, Board Chair

From: Elizabeth Rauch <etrauch@comcast.net>

Sent: Friday, May 25, 2018 6:01 PM

To: Council <council@bouldercolorado.gov>

Cc: City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: The Academy site plan for Mapleton hill

I'm writing to express my support for The Academy's proposed project plan for the new Mapleton & 4th Street facility for senior living. We will be needing many more options for seniors in the coming years and I feel the City of Boulder will never get an opportunity as commendable as the present one for the Mapleton property.

A very major issue in Boulder is the lack of good rehab facilities. I have friends who have received abominable care in one of the existing facilities and now use rehab facilities in Denver as a result, not convenient but far better care than they could receive in Boulder. Even Frasier Meadows, who had the best rehab care available in town, is cutting their beds in half and ceasing to serve the larger community, reserving all their beds for their own residents in the future.

There are so many advantages to the Mapleton project proposed by The Academy that it would take pages to enumerate them and I'm sure you have seen presentations which detail the benefits to the community. I urge you to allow this project to move forward so that those of us who may need a facility such as this now and in the future will have additional and better options for care locally.

The Academy has bent over backwards to satisfy the many objections of residents in the area. These residents are living in \$2-3 million dollar homes already. They can hardly complain about "expensive senior housing" and I feel that most of the objections being put forward are of the sort one hears in Boulder regarding any development of any kind, namely "not in my backyard". Many other excuses will

be proffered but bottom line, "real" reasons for most of the objections to development underneath all the rhetoric, is the feeling of Boulder residents that anything is great as long as it is in "someone else's" backyard.

A great deal of new housing has been going up with the goal of serving working people in the community. Additional facilities for the retired and aging population are overdue. We need choices in the community for the aging.

Sincerely,
Elizabeth Rauch
6073 Reserve Drive
Boulder, CO 80303

From: Susan Routt <s.routt@comcast.net>
Sent: Thursday, May 24, 2018 12:31 PM
To: Council <council@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Senior Housing Community Proposal Comment

Dear City Council and Planning Board,

I write this letter in support of the senior housing project at the previous Memorial Hospital Site at 311 Mapleton. I love Boulder, and support our height limits, slow growth and the Open Space that surrounds our beautiful city. Preserving these values is just as important to me as it is to all of you.

I have reviewed the proposed plans for this site and think the local ownership group has done a fantastic job of preserving historic architecture while incorporating modern elements. I can't tell you how sick I am of flat roofs and big square boxes that we now see all over the city.

My only objection is to retaining the smoke stack which is representative of an industrial era as well as bad connotations to WW2. It also impedes the view of the foothills and is the antithesis of an environmentally "green" city. It does not seem to provide any redeeming value to the property or to Boulder and feel that this should be removed from the plan.

Additionally I was hiking Sanitas the other day and was struck by how run down the site is now--it's basically an ugly driveway and parking lot filled with several tired, abandoned buildings that could quickly become a dumping area. The proposed use of this site is perfect, and I cannot truly imagine a better use for the site, or a better neighbor, than a senior housing community. This has been witnessed by the happy neighbors at the Academy and the lovely integration into that neighborhood in town.

I urge you all to approve the proposal for the senior housing community at 311 Mapleton so that the site's history of providing care to our community can continue, and that we can have a beautiful facility that will bring far-reaching community benefits.

Sincerely,

Susan

Susan L. Routt
303-589-2477
s.routt@comcast.net

From: A Anderson <ardeleanderson@gmail.com>
Sent: Thursday, May 24, 2018 11:41 AM
To: Council <council@bouldercolorado.gov>
Cc: City of Boulder Planning <planning@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton

Although I don't live in the Mapleton, area, I do know Gary Berg and Mike Bosma and other folks involved in this project and have always found them wonderful people to work with. They are good people with the good of people on their minds. Yes, they are also good at making money, but isn't that what we all do or try to do? All of the primary people involved in this project are locals and likely candidates to not move out of the area. The Academy is a beautiful place, in which I have been many times. Such a great change from the burned-out academy it once was and so much foresight going into the project!

It would seem to me, being a resident of Boulder since 1970, that we should all expect change, although hard to handle at times. If I lived in that area, and I had to choose among the options of (1) medical/dental offices (2) drug rehab facilities (3) a school or university (4) a hospital or (5) high-end single family homes, it would seem rational that the 311 Mapleton project for a senior living community would be the least impact all the way around, for everyone. The building of the complex will take time and it will be noisy, but the plans are thoughtful in that the owners will use many of the streets around, not just Mapleton to run material and supplies and trucks back and forth, as they are trying to minimize disruptions and noise for everyone.

The property will be developed and, again, I reiterate that I believe this is the best choice. The trails and access are still viable to open space, there will be a warm water pool, more and newer senior housing and more affordable housing (off site).

From: Suzanne and Gary <sgfleicht@comcast.net>
Sent: Wednesday, May 23, 2018 4:42 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Hill project

To the Boulder Planning Board and City Council:

Members of my family have lived in Boulder for 80 years, and many of those same people - my cousins, my sister and her husband, and my daughter and her family – still live there now. One of my cousins has lived in the Mapleton Hill neighborhood since I was a little girl!

After graduation from college, I moved to the Denver area to teach in 1965; in 2009, my husband and I retired and moved to Niwot to be close to that large family and to enjoy the superb opportunities of life that Niwot, Boulder, and the surrounding area have to offer.

For the last 4 years, I have followed discussions and conversations and have attended several community meetings regarding the 311 Mapleton project ever since the owners started organizing those meetings to tell us about the plans and to gather public feedback. As I approach my even more “senior” years, I believe there is no doubt that there is a huge and growing need within Boulder County for senior housing, and I can say that my husband and I would love to be residents there someday.

This project meets so many of the goals within the Boulder County Comprehensive Plan, particularly the Guiding Principles that were approved in January 2012, that I cannot imagine why anyone would oppose it. The project will be a compatible, beautiful, and functional asset to the neighborhood. Alternative developments of the site would be decidedly detrimental to the Mapleton Hill neighborhood.

Please support this project, not only because it is long overdue, but also because of the benefits it brings to all of Boulder County. Your favorable approval will enable our family to gracefully age in place and close to loved ones. Every family deserves that same opportunity.

Sincerely,

Suzanne Leicht

From: Eric Kramer <ekramer@crestonecapital.com>
Sent: Wednesday, May 23, 2018 9:04 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 311 Mapleton Hill Project

Ms. McLaughlin,

Allow me to take this opportunity to communicate my support for the proposed Academy Senior Living project at the former Mapleton Hospital site at 4th and Mapleton.

As a long-time Boulder resident, and the CEO of Boulder-based Crestone Capital, I care deeply about the sustainability of our community, especially when it comes to development projects. You may recall just a few short years ago when our company petitioned the Planning Board regarding the development of PearlWest, the iconic building that now stands where the Daily Camera once stood. What was important then – sustainability, longevity, and historic preservation – still hold true today. After attending a number of neighborhood meetings at which the details of the Academy Senior Living project were presented, it is my belief that The Academy is committed to building a facility that will benefit Boulder for years to come.

In that context, and as you prepare to review this matter in your meeting on Thursday evening, May 31, 2018, allow me to highlight just a few of the many benefits that this development will bring to our community:

- **Locally owned and operated** – The Academy on Mapleton Hill will be owned and operated by long-time Boulder residents, the same owners who have successfully operated a similar facility in the Chautauqua neighborhood for the last 20 years. The Academy has a long history of

excellence and has been voted “Best Employer” several times and continually voted as “Best Retirement Community.”

- **Historic preservation** – we are very proud of our historic heritage here in Boulder, and The Academy has committed to permanently land-making and preserving five of the structures on the current site, as identified by the City’s preservation staff.
- **Meets a local need** – Boulder County’s 65+ population is expected to grow from 40,000 to 100,000 over the next 22 years. This project will add 93 independent senior residences, 42 post-acute rehab residences, and 12 secure memory care residences.
- **Senior housing is a low impact use in comparison to other alternative uses** – Seniors take infrequent automobile trips, often carpool, and don’t tend to hold parties into the wee hours like certain other Boulder residents. Seniors make ideal neighbors.

In summation, I fully support the repurposing of this site and ask that you take all of the above mentioned into consideration as you look to approve the project during your upcoming meeting. Something needs to be built on this incredibly underutilized site which I drive by daily, and senior housing is by far the best alternative in my view.

Be well,

Eric



Eric Kramer CEO & CIO

1048 Pearl Street, Suite 450, Boulder, CO 80302

P: 303.442.4447 C: 303.859.1559

E: ekramer@crestonecapital.com

W: crestonecapital.com



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From: George Lange <george@langestudio.com>
Sent: Monday, May 21, 2018 8:51 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Support for 311 Mapleton Development Project

I live at 661 Maxwell Avenue and have been following both sides of the development debate for 311 Mapleton with great interest the past couple of years. From my viewpoint, it seems the plans as they have evolved are an excellent solution to the development of the area.

Much of the opposing opinion is against any development at all. Being as that is not a realistic possibility - I see the benefits of the Academy plans for the site as reasonable and well thought out.

I have been up to the Academy to speak, and found it a very well run facility. I am now going through end of life chapter with my mother. If she could be at a facility such as the one being planned, I think it would be a beautiful place to be. I like the idea of seniors having access and views to the best Boulder has to offer in a first class offering. As Boulder moves forward, these plans seem like a good solution for the precious land by Sanitas.

Thank you,

George Lange

George Lange
LANGE STUDIO
www.langestudio.com
george@langestudio.com
cell: 917.608.2474

