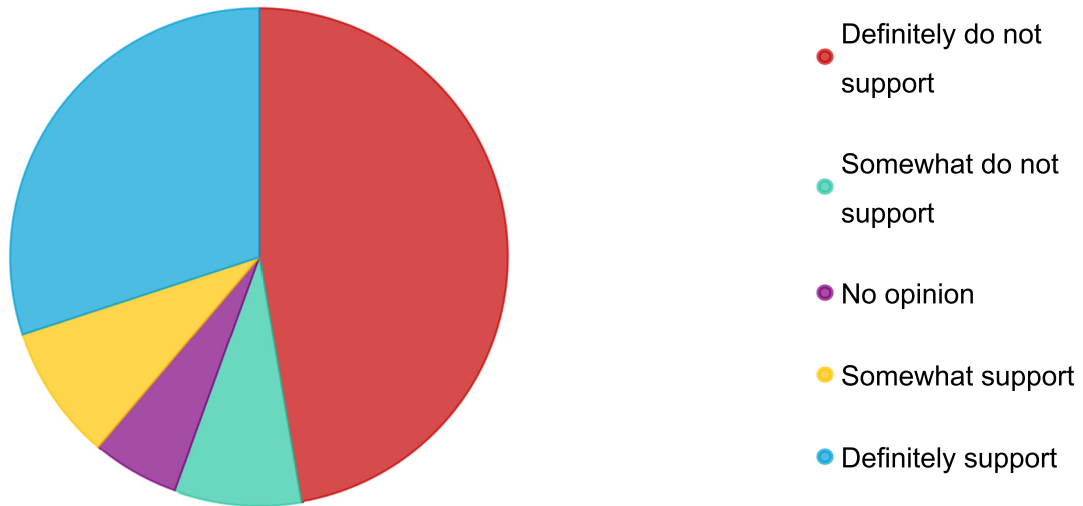


Vibrant Neighborhoods Questionnaire

Rate your level of support with the changes considered for RMX-1:



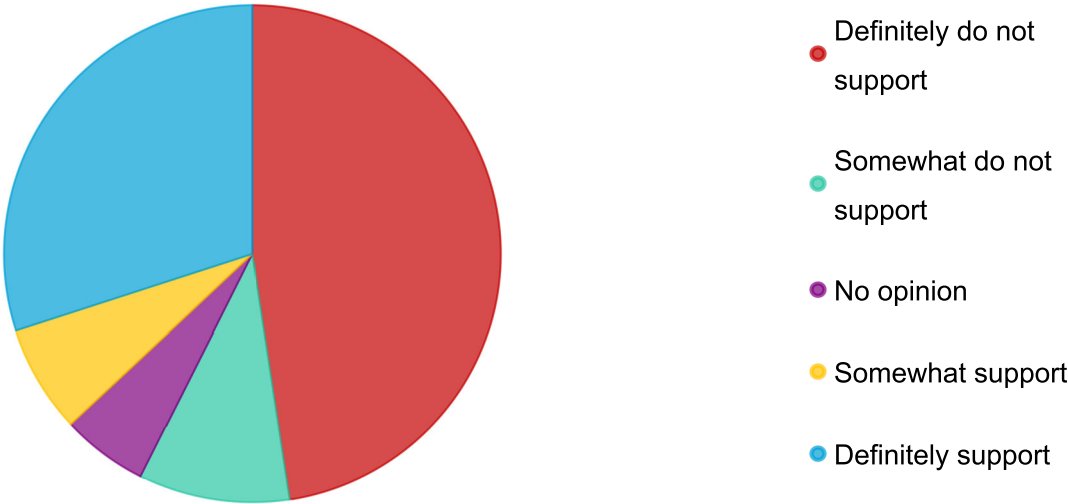
Answers	Count	Percentage
---------	-------	------------

Definitely do not support	167	44.41%
Somewhat do not support	29	7.71%
No opinion	20	5.32%
Somewhat support	31	8.24%
Definitely support	106	28.19%

Answered: 353 Skipped: 23

Rate your level of support with the changes considered for RM-1:

Attachment F - Vibrant Neighborhoods Questionnaire - Results

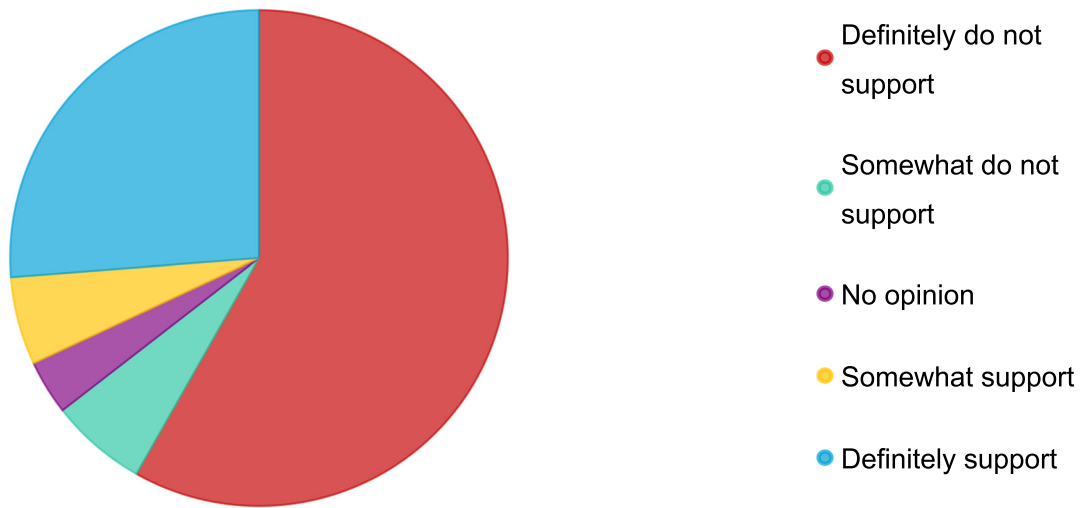


Answers	Count	Percentage
Definitely do not support	170	45.21%
Somewhat do not support	35	9.31%
No opinion	20	5.32%
Somewhat support	25	6.65%
Definitely support	107	28.46%

Answered: 357 Skipped: 19

Rate your level of support with the changes considered for RL-1 and RR:

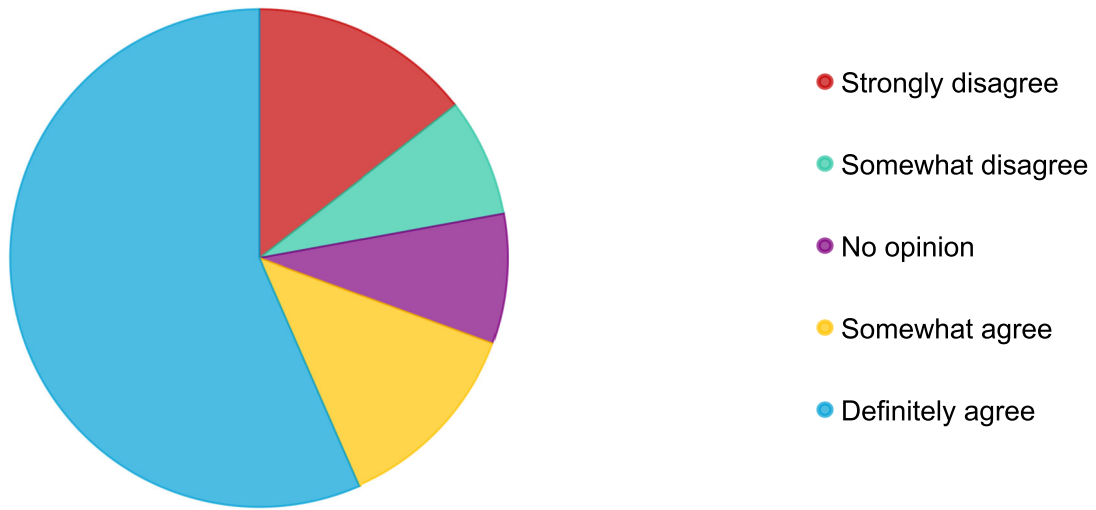
Attachment F - Vibrant Neighborhoods Questionnaire - Results



Answered: 366 Skipped: 10

If these changes are made, do you think the city should require that duplexes...

Attachment F - Vibrant Neighborhoods Questionnaire - Results

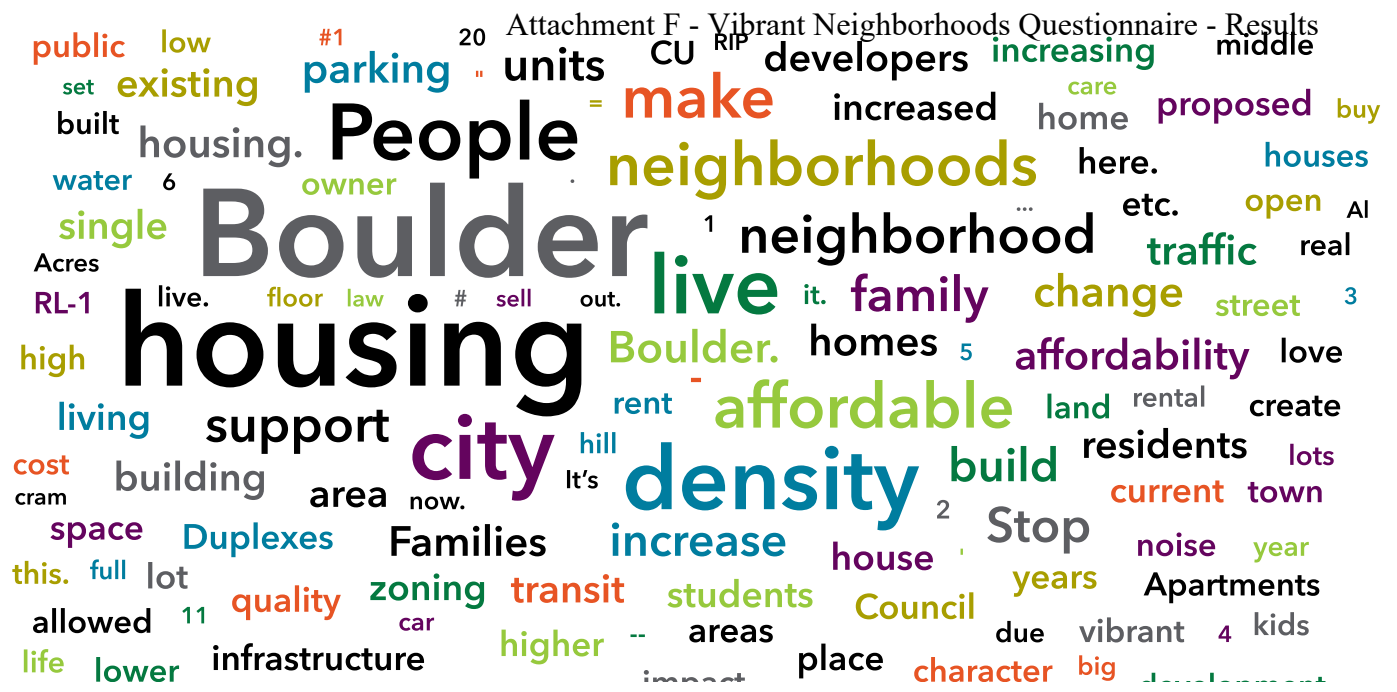


Answers	Count	Percentage
---------	-------	------------

Strongly disagree	53	14.1%
Somewhat disagree	28	7.45%
No opinion	31	8.24%
Somewhat agree	47	12.5%
Definitely agree	207	55.05%

Answered: 366 Skipped: 10

Do you have any other thoughts or ideas to share related to expanding housing choice...



Word	Count
housing	164
Boulder	157
city	109
density	103
live	92
People	88
affordable	65
neighborhoods	59
make	59
neighborhood	50
support	47
Stop	44
family	42
increase	40

Community comments included with Story Map Questionnaire

- Dear P&DS staff, I love you, but you're behaving like Brautigum is still at the helm ready to fire you if you bring forward too progressive a policy proposal. This council _wants_ bold and this... this is just stale laundry that's been sitting in the washer for three days. Structurally this will do next to nothing to change redevelopment decisions, there's zero incentive here. By negating any bonus for multiple units and attempting to appeal to NIMBY cries of "but won't someone think of our racist zoning!" you end up in the same bucket as Portland RIP rezoning which did... barely anything. BVCP change is coming, state change is coming, and these proposals are a waste of your time when they'll be overwritten in a year or three. Please get ahead of the game, the game is up the road, and you're woefully behind and actively harming this community by not anticipating what's coming.
- I think these changes are long overdue and that duplexes, triplexes, and duplexes should be allowed throughout the city on an at-right basis. By trapping this city with single family zoning, we have segregated communities, harmed the climate by practically requiring people to live via a 2 ton box of metal, and have egged on sprawl and long commutes. We cannot curtail global warming, make Boulder affordable, diverse, happy, and fiscally sustainable with upzoning (especially near transit corridors)!
- The form and bulk standards in the current land use code were written to control the size of single family homes. They should not be applied to other types such as duplexes, to allow more flexibility in the design. The FAR is too low for the value of the land and the bulk plane and solar shadow regulations make for eccentric architecture in many cases where buildings have to step towards the center of the lot. We need to allow for additional density in RL1 and to consider types such as courtyard arrangements-that can create more units on a lot and increase affordability
- Concerned about traffic and parking. It is unrealistic to think all will use public transportation. Families with children and senior citizens have different needs for transportation. Also, have you surveyed “in commuters” to see if they even want to live in Boulder? I feel many live in other communities by choice and would rather commute. I know people who want to live in family friendly neighborhoods and do not feel Boulder provides that. Also there are safety and reliability concerns with public transportation. What are the floodplain considerations/concerns? Many of these areas are in the floodplain. I personally do not bike due to hearing and knee issues. I don't feel safe walking bike paths anymore due to encampments, speeding bikes, dogs, etc. I realize there is a need but am very concerned with this rezoning.
- Consider allowing triplexes on large lots
- This is great progress toward higher density but these plans should also be coordinated with changes to parking. The zoning changes should also mandate that duplexes be built with secure, enclosed bike storage in addition to any on-premises car parking.
- Boulder is expensive because tons and tons of people want to live here. These proposed changes won't make in any difference in the supply or the nearly infinite demand. They will however destroy existing neighborhoods and communities. It also won't lower prices. You will get developers bulldozing homes and putting up multi-unit dwellings on a lot and selling each unit for the same or higher price as the single home was. These changes will also

cause massive increases in car traffic, too. Of course, combined with the City's open permission for encampments and non-prosecution of criminals, they might manage to make Boulder undesirable enough to lower the demand to live here. I know I don't want to live in a sea of crappy, overcrowded rentals and multiplexes where I can't let my kid safely ride any of the paths or streets; and, thanks to the City's policies, including these proposed changes, we're rapidly heading in that direction.

- "Provisions for parking must be required. It is unrealistic to plan based on the assumption residents will not have cars. Many of our streets will not accommodate additional traffic and parking.
- You are sacrificing the interests of current residents on behalf of people who believe they should be accommodated because they want to live in Boulder but can't currently afford it. Our infrastructure and limited resources will not support the growth you are planning.
- We worked, saved and made sacrifices to live in the low-density neighborhood we prefer, and for some reason you plan to take that away from us. Why do our interests and investment not matter?
- I will not complete the demographic information because you will label me NIMBY without knowing anything about me or my life experience. Please do not assume that current residents have led privileged lives because the reality is many of us have struggled and worked hard for what we have.
- "Upzoning any of the existing residential zones in Boulder is not going to reduce the cost of land, the cost to build, or the incremental added cost to build in boulder. The proposed changes will create more units, but they will not be affordable. If they are forced to be affordable but without incentives, then they will not be built. I strongly oppose upzoning the RL-1 and RR districts as it will ruin the fabric of those neighborhoods and destroy the mature tree canopies within. The infrastructure in the RR districts is not set up to double the number of residences.
- Perhaps our time would be better spent focusing on many of Boulder's blighted and underutilized properties in the core and figure out winning solutions there to both improve the properties but also provide the added benefit of affordable housing."
- Boulder is already over developed with building taking place all over the city. Traffic has become unmanageable and the city has turned a deaf ear to concerns regarding quality of life here, limited resources e.g. water and safety. It's unreasonable to think that everyone who works here should be able to live here. Numerous cities across the country are often too expensive to live in so people make compromises and live in the outskirts which are more affordable. Why should Boulder be any different.
- This is just an opportunity to allow developers to overcrowd our city while casually destroying the character of neighborhoods. Developers, BTW, with no local loyalty who will simply commit their destruction, take the \$\$ and run. Meanwhile, while pushing to increase the density of the central and near-transit areas, the ideologues on the City Council are working hard to make every road, and especially main arterials, impassable. Let's all get together, sing Kumbaya and pretend real hard Boulder is, in fact, located in the Netherlands where everyone rides bicycles, the streets are flat for miles, and there is less than an inch of snow/year. This vibrant neighborhood platform is pure BS.

- " There is no indication whatsoever that this fiddling with zoning will appreciably increase affordability or make any impact on demand. The huge increase in building costs has made even the smaller projects still unaffordable. The average cost of an ADU in Denver is \$350,000 and in Boulder it is probably more.
- People live all over the county where they get more house for their dollars and commute to their jobs. It would be much better if all the regional governments coordinate their planning and start work on a transportation network.
- Everyday I get an ozone alert on my air quality app.
- If you are going to keep this project please have an estimate of how many more homes would be generated by each zoning change.
- Doing some kind of rent control would be more effective. Also CU should not be allowed to add more students until they can house them without encroaching on the housing supply.
- We have the worst city council."
- "Mixed use zoning and neighborhood friendly retail NEEDS to be included in these zoning changes. A vibrant neighborhood is not just people able to live there but also those same people having options to do things. This could be simple, low impact allowances such as small sq ft cafes or restaurants, bodegas and grocery store/convenience stores, bars that close before 9pm, barber shops/salons, or small retail. Parking requirements should be minimized if not eliminated since these businesses above should be permitted at scales that expect most customers arriving primarily by bike or walking within a neighborhood or via public transit if in a transit corridor.
- Speaking of parking minimums, on street parking permits as a city wide program need to be implemented to appropriately price on street parking that is currently free for most neighborhood residents. Any parking requirements that exist alongside zoning changes would prevent most housing from being built."
- "Let's explore providing affordable housing without increasing population.
- Why should long term residents have a lower quality of life thru more browsing on roads, paths, trails, schools etc.
- We can do it, we are smart and creative and the only solution proposed continues to be build more.
- There is not a crisis when my son lives in a house with his own bedroom for \$875/mo in a great house."
- Parking is the main issue here in my opinion - I don;t see any plan to require parking for the added residents - and there is NO WAY that just being near transit will ensure that the new residents won't have cars. There is also no requirement for affordability. I could take my old single family home, tear it down and build a duplex and sell it for a LOT more money total! ...Only wealthy people will STILL be able to afford to live here - and they will definitely have cars!
- I wish they'd go further than this, but this is a good start! Would greatly increase the transit corridor adjacency to something like 1/4-1/2 mile.
- "The Hi-View subdivision has modest sized lots. The subdivision is completely built out. The only way to construct a fully functional duplex is to tear down an existing building, which is directly opposite of what we need to do to mitigate climate change given the energy inputs for scraping and building. At present it is a neighborhood which works. Fiddling with it is

not in the best interests of the residents here. The mix of rentals vs owner occupied houses seems about right - a few rentals. Zoning seems incapable of maintaining a mix - witness the problems faced with rationing the allowable number of ADUs. The inevitable pressure is to loosen the restrictions, leading to crowding as that becomes predominate.

- So if Boulder decides its population should grow, that growth should be only on tracts of currently undeveloped land, or land rezoned from some commercial uses.
- I live at 2530 Yarrow Court, I am 200 feet from a SKIP bus stop, but outside the indicated RL-1 Reform zone. Please expand the reform area by at least 300 feet beyond the bus routes rather than strictly following the voting precinct lines as you seem to be doing now.
- This is outrageous! PLEASE stop with all the building. You are ruining Boulder. NOPE, not everyone who wants to live here can. Build more smaller HOUSES instead of these ugly apartment buildings that are going up everywhere. The ones at 28th and Iris do NOT fit in there. And like no one that lives in these places will have a car? Of course they will! If you have to build, STOP building apartment buildings and start building more townhomes, duplexes and triplexes. Or stop complaining that so many families are moving away. Also, build these BETTER. Our HVAC company has been into a few that are simply not done right. Get better builders. Or just leave Boulder alone already.
- Outdoor space is a reason people have always chose to live in Boulder. Spacing homes so close that people can stare into each others homes is crazy. Yards in Boulder are already small to begin with.
- Boulder is turning into a retirement and university community only, as housing is so unaffordable for anyone not extremely wealthy. This has negative effects for local businesses and people. Personally, my husband & I both make good public sector salaries but have no hope of buying a house large enough for a young family. I strongly support increased housing densities (even further from transit areas) and support these proposed changes, though I feel that they don't go far enough. The city should look to Minneapolis's land use reforms if they are serious about housing affordability: eliminating minimum parking requirements, establishing building height minimums in highly transit dense zones, and permitting duplex and triplex constructions on all lots.
- Build dense cities out East. Boulder doesn't need more density. It won't bring affordability.
- Why only focus on growth. Many friends have left the city as families have grown, affordability is an issue for many, more recently the this has shifted to a degraded in quality of life. Many of our friends no longer feel that Boulder offers a quality of life (not affordability, not size of home) worth the high cost. I regularly hear the public spaces don't feel family friendly or safe. I hear local businesses have been driven out, the quality/variety of businesses and restaurants has gone down, that much of the city has lost its beauty and charm. I have to agree with all this. I would rather see the city focus on improving in the quality of life while updating and maintaining existing affordable housing. Families won't move here just for affordable housing, the surrounding communities have passed Boulder in terms of family friendly offerings (new infrastructure, clean parks, safe public spaces, variety of entertainment options and dining that are family friendly).
- Boulder is already overpopulated. There's no need to have the neighborhoods be more dense.

- Keep government out of it - stop making more rules. Families do not want density and neighbors without kids don't want families living so close. It's too late to make Boulder affordable. When I was buying my first house in the Chicago area two decades ago, I couldn't afford the town I wanted. So what did I do to make my mortgage payments affordable? I expanded my search and looked further out. We already have Erie, parts of Longmont, Frederick, etc. that are affordable. I wouldn't have expected the town I wanted to live in to change their regulations to match my salary at the time. That would be entitled.
- "Eliminate all residential zoning! You're spending an insane amount of time haggling over codes that never should have existed. Exclusionary zoning created this problem; tweaking a structural condition is boring and wasteful
- And I'm a senior citizen and property owner. Who became wealthy by keeping everyone else out. "
- I live in RM-1 where housing is already packed together tightly. I strongly disagree with taking even more square footage of land away from the already very dense area.
- I do not support this and hope that city council will listen to residents opinions before making these changes . I am curious why some neighborhoods are excluded (Lower Chautauqua, Frasier Meadows) despite similar proximity to bus lines.
- "Don't squeeze more people and cars into already crowded areas while allowing affluent neighborhoods to go untouched (e.g., Old Tale Toad area).
- Don't allow properties that already could be family-owned to become profit-generating rentals for college students. My neighborhood in East Aurora could support so many more families if all the homes weren't being rented to students. Too many properties in this city are profit-generating rentals. Stop claiming we need more without addressing underlying problems and inequities.
- I fear this trend won't stop until every last block anywhere near the university is paved over and replaced with ugly, box-like, multi-unit dwellings full of noisy renters. When will it stop or be enough? Are you planning to destroy everything beautiful about Boulder to shoehorn in more and more revenue-generating renters?"
- "Convert 30th street housing to no, low, and middle income housing.
- Convert 29th street to no, low, middle income housing.
- Convert empty offices downtown - it's not safe to go there now.
- What about where the old hospital used to be?
- Don't ruin some existing neighborhoods and not others-why isn't Devil's Thumb included in this. You need to impact the rich people too. You need to impact everyone in the entire city.
- Make developers pay.
- Parking - you have to consider parking. You can only have as many people in the house as they can park in front of the house; not across the street - in front of the house.
- Consider water. Raising rates will just make it more expensive to live here.
- Consider increasing number of police for enforcement- there will be increased noise, trash, and nuisance calls.
- Work to balance jobs and housing numbers.
- Leave things be. Boulder is full. No more ugly apartments or trying to shoehorn in more housing.

- Why do we allow folks to purchase so many rental properties? We have lots of housing, but it's all tied up as income properties with individuals and corporations. Why can't we stop that? Also, why do we allow rents to be increased yearly at such high rates. I live in a mobile home and the lot rent goes up every year. It will be over \$1000 soon; these are supposed to be affordable for those of us that can't afford to purchase a home. Boulder is out of control with prices and bringing in more people is only going to make it worse. I am a native and I hate what this council/planning board, CMO has done to our town.
- I support this only if these units will be to own and not rent. In the last 10 years the housing that has gone up has been to support students or temporary tenants or have been bought to then be turned into an air bnb. This does not solve the housing problem!!!! Please build housing that can be owned!!! Also we need more affordable housing!! I remember looking for a condo to own 10 years ago and there was nothing in the city and what was there was run down.
- None of these changes will increase housing affordability, or make Boulder more accessible to middle / lower income folks or families. Boulder is an infinite demand, inelastic demand housing market. Without built-in affordability requirement such rent control, price caps, etc. (which, for whatever reason, you refuse to include...perhaps because the City and City Council are beholden to developers, real estate speculators and the Chamber of Commerce)...the only thing this will produce is more opportunities for expensive, out of range housing. The City even appears to admit this: note, you've now changed the stated goal. Your goal used to be "increasing housing affordability." Now you call this "increasing housing options." (No reference to affordability.) So the City finally realizes none of this will help affordability. Why accept more congestion, noise, density, traffic, etc., for no gains in affordability? Also, it's highly unfair to single out neighborhoods near transit. UNFAIR!
- Apartments are the most sustainable form of housing. I live in one. One thing I wish for, tho', is more private space for an apartment: Patios/balconies would fit that requirement. Can we make such spaces a requirement of the 'lexes being allowed?
- Karl, C'mon..absolutely nothing you're planning will guarantee affordability for families. Families don't want apartments nor do they want rentals. This project guarantees more and more rentals, which has so far failed to provide affordability in this college town with inadequate CU provided housing. Also, RMX1, where I live, is actually chock full of houses that have been turned into apartment buildings , have townhomes added on the back, or have ADUS. This is an already extremely dense neighborhood. I'm embarrassed that our council sees side yards and thinks it's wasteful is just pathetic. Also, calling this project Family Friendly Neighborhoods is a)misleading since density has actually led families to move away and b) putting a finger on the scale.
- Land speculators and developers will love your plan!
- I live in a family friendly, vibrant neighborhood that will be destroyed with these new changes. This is not a move to increase affordable housing, or even vibrant housing. Without built-in affordability requirement such rent control, price caps, etc. (which you oppose, along with developers, real estate speculators and the Chamber of Commerce) the only thing these "upzoning changes" will produce is more opportunities for expensive, out of range housing. And this will push more and more families, young people, middle income teachers, police, service workers, health care providers and shop owners right out of

Boulder. Nice, huh? And it will put a duplex or apartment complex in every yard in my once-very livable neighborhood!

- The city council is ruining Boulder neighborhoods. And for what? These proposals will not increase affordable housing. They will only benefit developers and create more unaffordable housing. The demand is insatiable...you will never meet it by more building. Face it - not everyone who wants to live in Boulder can, and you will ruin the very things that make the town special with your constant growth. The name of these proposals - Family Friendly Vibrant Neighborhoods - is a joke. These proposals will ruin the few affordable, vibrant, single family neighborhoods in Boulder where new families currently have any chance to to buy a home.
- Between 2010 and 2022, 3,592 apartments and 1,754 homes were added to Boulder, and yet Boulders housing prices continue to show some of the largest annual price increases in the nation. Every City Council that has approved more housing has failed at affordable housing goals, instead increasing the traffic density and crime. Stop increasing density! It doesn't lower housing prices, although it does increase traffic and crime. (sources: City of Boulder, Fed Reserve of St. Louis, CO Bureau of Investigation)
- For RL-1, I oppose the building of high-density housing in the middle of neighborhoods. There is already congested parking. Also, I think it's important to keep single family homes as part of Boulder, and I think this would remove too many. There are other ways to provide affordable housing, besides changing zoning codes. I support them more.
- Why do we need to pack more people into Boulder. There is plenty of existing housing stock. Sorry that it's expensive. These so called Boulder Progressives are completely ruining town. Boulder set the bar for smart growth, conservation, and land use. Many of us have been here for many years working towards this. Why are you new comers trying to turn back all the hard work and destroy the character of Boulder.
- Until affordability is absolutely tied to this kind of densification, it looks like nothing more than a developer's fantastical vision for Boulder. For those of us living here--the residents-- it looks like nothing more than a nightmare.
- "Boulder's infrastructure does not support any increase in housing.
- Until realistic & affordable solutions to traffic, water, electricity, disaster prevention and evacuation, can be found, there should be no change to current regulations and land use for more growth."
- The idea of changing open space to residents ratio is worthy of a ballot initiative. Preferably by people who are going to live here for more than a couple of years.
- I think we should reduce the minimum square footage for duplexes and attached housing in the lower density zoning districts to encourage more of these units to be built. We should also add a fee for single-family detached homes beyond 2500 sq ft. to discourage the construction of mansions and to provide funds to support construction of duplexes and attached homes. A big fee, like \$1000/sq ft.
- There is no requirement to make any of the increased development affordable. All this will create is better investment opportunities and expensive duplexes and multi unit buildings. Boulder does not need density just for the sake of density. Please reconsider.
- I feel that RM2 zoning districts should be considered to be included. These zones are generally on bus routes and seem to be in close proximity to the downtown area area where

we need affordable housing within walking distance to work and schools. A reduction in restrictions seems like it would place more people much closer to central Boulder than the outlying R1 and RR area which would reduce car trips and support walking and biking

- Do not build anything unless prices will be affordable under \$300,000. If not, build outside of Boulder where there is more land and affordable land. The developers are the only ones that will benefit from these projects and you all know that.
- Much more opportunity and affordability if you have, as an example, SF dwellings across the street from apartments as was the case where I grew up in a Midwest U.S. city. If you want more density remove as many restrictions, e.g. owners living in site, as possible. Better yet, offer incentives to build our else, like current ADUs, you'll get little more than a show regulation that will produce little or no more housing.
- "Your statement here "the city is thinking of" , is pure political meanderings of either a mentally incapacitated city council or ELITIST HEDGEMONY who has been THINKING OF this for over 40 years and still no progress.
- My suggestion, Stand up, pull your head OUT OF YOUR collective ASSes, the increased oxygen supply to your brain will enable them to function at more than your current 0.1% level! "
- The focus should be on creating permanently affordable housing stock to accommodate missing middle workforce rather than just facilitating more unaffordable housing that results in a less diverse community and more incommuting, with associated GHG emissions and congestion.
- I do not agree with the need to expand housing in Boulder. Boulder does not need more residents. Allowing developers to build only market rate housing has come back to bite us. Adding significant density which these ideas promote will change the character of this city forever. I have a better idea. Shrink the size of the Boulder planning department. Use the extra budget to pave our streets which have disintegrated due to lack of money and maintenance.
- "You have allowed outside mega investors to buy up single family homes and turn them into apartment buildings without any intention to house families with children. What are you thinking!?"
- Please stop using the word "family" unless you really mean family housing. You have made a mess out of our city and my Table Mesa neighborhood by letting revolving door rentals take over low crime family neighborhoods. There is no community left here."
- The premise of this website is that Boulder must grow. The premise is not well substantiated here. And the alternatives to these potential actions are never discussed. Does Boulder strive for the density of Santa Monica, or Cambridge, or the Bay area or other urban areas? I would like to see at least 2 other options and the 'do nothing' option.
- I strongly object to the proposed increased density in RL-1 zoned areas, where I live. I paid a premium to live in a low density neighborhood and made my choice based on how it is zoned. It is shameful for the city to change the zoning as it would increase traffic, noise, parking problems and overall congestion, and decrease the value of the area I chose to live in. In addition, this increase in housing will have little to no impact on increasing affordability in Boulder, since there is and always will be a much larger demand than the available housing supply. This a terrible idea unless you're a developer.

- Absolutely necessary if we want diverse communities that offer housing options for our children's generation.
- "I oppose putting all the additional density in the areas shown on your map here and NOT adding any density in the remaining residential parts of the city! You have left a large portion of the residential areas out e.g. west of Lehigh, west of Broadway and north of Wonderland Lake, in Gunbarrel, south of Arapahoe and east of 30th, in Frasier Meadows, etc.
- You are doing NOTHING to insure affordability. We do not need million-dollar-plus duplex units in Boulder. We need housing units that are permanently affordable for teachers, firefighters, healthcare workers, etc. who earn wages ranging from \$40,000 to \$70,000/year.
- Sweeping changes to zoning like this need to have a much more robust public discussion, engaging neighborhoods, and need to be voted on by the residents effected.
- "Replacing single-family homes with duplexes will encourage more investment buyers who can rent for double the money or sell for double the money. I'm not convinced this change will lead to more affordable housing but will lead to more people living in a neighborhood with more cars and congestion.
- If an owner is required to live in the unit, then that must be a condition in perpetuity even with the sale of the duplex.
- Am concerned that the City won't be able to control the design of the duplex to be similar the structures in the neighborhood. There are already examples of structures that are 3 times larger and uglier than currently in our neighborhood of mostly 1970s ranch houses. Suddenly there's a 6000 sf house taking up the entire yard with 1500 sf homes on either side....the tax base skyrockets!!! Can only imagine what a duplex would do. There need to be limits on property tax increases in a neighborhood where duplexes go in. "
- I think this survey should be renamed: Filthy, Wretched Density Foisted on You! What a crock!
- why?
- All of these changes make sense to allow for more housing type possibilities within the same building sizes in our residential zones.
- Boulder does not have sufficient infrastructure, long-term water supply, or operational capability to handle these efforts to "densify" this city.
- Just stop. Please. Just stop. You are disturbing the peaceful enjoyment of my home which is a right I have. Leave my Single Family Residential neighborhood alone. Unless you plan to do this in EVERY SFR neighborhood in Boulder, you need to just stop We bought into our SFR neighborhood for a reason; we wanted a stand alone home and we wanted neighbors that wanted the same thing. Our home and our neighbors mean everything to us. It is so UNFAIR that you are targeting neighborhoods just because they are near a bus line. How dare you change our zoning. Just STOP!!! There are so many apartment units being built right now that we should have enough room for everyone. So let me enjoy my home and my neighbors just the way it is and has been for over 70 years!!! It is my right! Our neighborhood is plenty vibrant already, thank you very much!!!!
- More units and missing middle is good from a transportation and climate change perspective. However, "keeping height, setback, coverage, and floor area limits as those currently in the code to ensure different housing types have similar building form and character." is a poison pill that will prevent positive change and allow continuation of

Boulder's existing economic exclusion. Why should future neighborhoods match obsolete suburban building form mandates? Is there something sacred about ranch houses with large setbacks, driveways, and front yards that we can never change? Boulder's most beloved neighborhoods were created before the suburban zoning and planning standards were adopted. We should legalize evolution of neighborhoods towards mixed use mixed density. Height limits, setbacks, lot coverage, and floor area limits should be removed city wide. Proposed changes are a step in the right direction, but too small to have a real impact on Boulder's housing crisis.

- With single family homes in RL1, parking in the streets is already a problem. Allowing duplexes and triplexes will make many residential roads a big challenge. Existing duplexes nearby are poorly maintained. Maybe just force landlords to have lower rent and maintain their properties in existing areas?
- "The cheapest housing already exists. As such, for all zones but esp RR1, the city should prioritize the addition of ADUs and additive duplexes over scrape to multiplex. Scrape to multiplex will not create affordable housing or housing diversity. Full stop. Additive duplexes and ADUs will. As such they should have some forgiveness for energy and parking while scrapes should not.
- Also ADUs should be allowed on investor owned properties. How do you kill ADUs? Require owner occupancy. "
- STOP....We do not have room for all of these people....We cannot fit everyone into Boulder....What are you trying to do...STOP STOP STOP
- "You guys are completely delusional if you think this is actually going to do any good. It will only destroy what makes Boulder a very special place,, and line the pockets of the developers. STOP IT.
- I didn't spend half of my life getting my home in a nice neighborhood just to have the city turn Boulder into LODO. Why don't you City of Boulder people move to LODO, if you like the crowding so much? Get out of our hair and mind your own business."
- This is a giveaway for landlords that will destroy the quality of life and depress property values in every single-family neighborhood in Boulder. Renters, especially student renters, have no investment in the neighborhoods where they rent and make the worst neighbors. Landlords only care about the highest rents possible and will make no investments on rental properties beyond code requirements. Boulder has too many people already, creating space for more transient residents makes Boulder a worse place to live for everybody.
- Make this for ALL r-1 zones it is blatantly unfair.
- "if we want to support a more diverse community with housing options for our childrens generation, we need to act now! This is SO SO important to us. Please please please keep moving forward with this work. I Love all the creative thinking and the possibilities this opens up.
- I understand the idea between requiring owners to live on site and wonder if there are other ways to get at the desired outcome as I don't love this requirement."
- Stop building such ugly and dense apartment complexes.
- You will never solve Boulder's affordability problem, but you are well on your way to destroying everything that has made Boulder special.

- As someone who grew up in Boulder but has been priced out of buying (we currently rent a townhouse), I am all in favor of denser and smaller housing options in Boulder. Families with kids are being priced out of town, which is leading to a less vibrant and much less diverse community. Thank you for continuing to look for new ways to increase housing stock in Boulder!
- Increased density will just result in more people needing more housing and the density will grow and grow till everyone in Boulder is equally miserable. Let's keep Boulder special. There are many surrounding areas that can support more housing and density.
- XXXXX this survey -- totally biased and lacks all the critical information about impacts, costs, etc.
- "Affordable housing is the joke of the century! The demand can never be met because so many people want to move to Boulder. Affordable houses are being bought by developers and real estate brokers and converted into non-affordable houses with huge profit to the developers and real estate people. As I have recommended in the past the city code should be adjusted to preserve existing affordable housing by banning scape-offs and pop-topping affordable houses. I have talked to many city employees over the past 10 to 20 years and asked them where they live - ""not Boulder "" The city should take the surplus real estate tax above the cost of living increase and put it into an escrow fund to provide housing in Boulder for City employees. We cannot trust staff who do not live in Boulder to make decisions on our behalf. Growth in the University makes our housing situation worse. Any affordable housing is consumed by the student population.
- Really biased survey -- no info on impacts, downsides, giving residents a choice, etc.
- Do not support this plan
- "You are catering to the real estate developers and investors. All the development has not enabled Boulderites to stay here, or allow the people that work and support our city to live here. You went against the voters and allowed an increase the number of unrelated people to live in a dwelling. 2 houses on my street were bought by a foreign fund and turned into 6 bedroom units- renting at \$1,000 plus for a bedroom. Real
- Attractive for just college kids. You are building building building supporting profits for investors and developers. You are not doing anything about transportation. Not pleased. "
- I question whether the proposed zoning changes would have any substantial impact on housing choices in Boulder. The #1 underlying problem for Boulder families is the expansion of CU because CU does not provide new housing for those students. Those students have no choice but to live off campus and basically will pay any price to live in Boulder to facilitate proximity to their classes and friends. The city of Boulder should try to address student housing, freeing up demand for the family housing. None of these "band-aid" fixes will actually help encourage inclusive housing to families - these changes will just be taken by a new influx of CU students. The 2nd major issue for families is the lack of child care options (both affordability and hours - many daycare or summer programs only operate 9am - 3pm or less). The severe lack of options pushes out 2 income families from the city creating a city where only the wealthiest can afford to live. Address these issues instead!
- "This is an abomination & will decimate, ruin and desicrate the whole reason that Boulder is/was always thought of as gorgeous & environmentally friendly city.

- I hope this reign of terror ends soon. It does seem that the current City Council is a frightening reflection of continuing dissolution of society into a den of cockroaches ☹ "
- Yes, you people are insane. It is that simple.
- The county enclave on Sumac Avenue was downzoned about 10 years ago so the lots could not be subdivided. I suggest that you return these lots to their original zoning.
- "This will increase the housing stock very slowly. This feels like a smoke screen solution for our current residential low stock issues, however aiming in the right direction over the next 40 years.
- I would encourage the city to provide incentive for mixed use development along the transit corridors on 28th St. 30th and the Transit Village Area Plan Phase II, in close proximity to services, infrastructure and mass transit "
- The City needs to do a better job removing unsafe camping grounds. We can't use half of the parks, libraries or Boulder Creek anymore due to the drug use, used needles, trash and violence.
- We live in Chat. / Uni Hill. It is an amazing neighborhood for kids and families, as well as college kids - to some extent. The solutions above for our neighborhood seem directed at making more, dense housing for college students, at the cost of tax paying, single family homeowners. While Boulder has larger issues, the problem here seems to be from the University. Why should all the families be forced to make up for the Universities failures to secure housing for its students? CU receives an embarrassingly low level of support from the State (on a national comparison), largely due to TABOR. I support higher taxes to pay for a better CO university system, BUT it is not my job to sacrifice the quality of life in our neighborhood because the State of CO is saddle by out-dated, crap tax policy. We do not support more dense living in our neighborhood.
- I am all for making more affordable housing but a large part of the issue in my neighborhood is with CU students and if we allowed more duplexes more students would come and it would no longer be a family friendly neighborhood. Students stay up late, host parties, litter and use foul language --all things most families don't want their kids around on a regular basis. I think you have to be really careful with mixed neighborhoods of duplexes and single family units unless the units must be owner occupied. Large renter communities next to homeowners doesn't work all that well. (See university hill neighborhood as an example.) I also don't think Boulder needs more people, many of our amenities are already maxed and traffic is getting worse every year.
- Increasing density in Boulder will not necessarily result in more affordable housing. Look at what has happened in Denver, more housing built than almost any city in the country over the past couple years and housing prices still increase. More larger buildings could also result in heat islands in Boulder, similar to what's happening in Denver. Our focus should be on low-income housing and rent control. Mass transit between cities along the front range needs to be more reliable, cheaper and effective. Not everyone who works in Boulder wants to live in Boulder.

- Thanks for looking at this. RMX-1 in particular is a great zone district for higher density housing (along transit corridors, close to services, etc.) and it's very difficult to build anything other than large single family homes do to the minimum lot area per dwelling unit (12000). I think there is a lot of potential for adaptive re-use of historic structures into housing if the minimum lot area per dwelling unit is completely removed, or severely reduced. I'd support removing it as I think that the floor area ratio, setback, and height requirements control the mass and scale of the buildings in this zone district adequately .
- This town already has issues with infrastructure, traffic, and overcrowding. Part of the appeal of Boulder is that it isn't a large city and does not have an urban area feel. Increasing density in neighborhoods where people choose to live in specifically to avoid density is bad policy and just makes our problems worse.
- "All of these proposals are a step in the right direction, but do not go nearly far enough.
- For RM-1, 2000sq ft open space per unit is a lot of extra space that could be used for housing.
- For RL-1 and RR, if nothing is changing with respect to ""height, setback, coverage, and FAR,"" then what is the city trying to accomplish by continuing to restrict the number of units? If it is cars, put restrictions on # of cars.
- For RL-1 and RR, 200-300ft from transit really limits the opportunity and also effectively guarantees the folks living in plexes are exposed to the noise and air pollution from the arterials. Boulder is extremely bikeable, and transit is shown to have ridership drop off after 1/4 mile (not 200-300ft), but some folks will walk further.
- I live in a downtown condo with my partner and 2yo. We'd love to live in plex, but sadly there are so few options now and I don't think these proposals will help enough to make it viable for us."
- Boulder is currently beyond it's infrastructure capacity. We cannot add more housing!!!
- "The housing crisis is manufactured by the development industry.
- None of the proposed changes will increase housing affordability, or make Boulder more accessible to middle / lower income families. Without built-in affordability requirement such rent control, price caps, etc. (which, for whatever reason, you refuse to include...perhaps because the City and the City Council are beholden to developers, real estate speculators and the Chamber of Commerce)...the only thing this will produce is more opportunities for expensive, out of range housing.
- The City even appears to admit this: note, you've now changed the stated goal. Your goal used to be ""increasing housing affordability."" Now you call this ""increasing housing options."" (No reference to affordability.) So the City finally realizes none of this will help affordability. Why accept more congestion, noise, density, traffic, etc., for no gains in affordability? Also, it's highly unfair to single out neighborhoods near transit. "
- Stop cramming folks into Boulder. More density will(already has) = more crime and more cars. I have spent time in European cities that everyone thinks are so great. They still have a lot of cars/traffic despite public transportation, very little green space, a lot of cement/asphalt, pollution . More is not better. Not everyone can live in Boulder and not everyone wants to. A family wants a house, yard, garage for stuff, and space to breathe. The folks who are pushing this—will they move into this density? Much was built with the anticipation of Google coming in. Well, they moved in and bought houses with cash. They

didn't move into little closet apartments. My neighbors were such a couple. Certainly helped my home value when they bought and now they are in Chautauqua. Been here 30+ years and the last 5-7 years of development have ruined it. Density is taking way the ability to see the foothills; trails are getting ruined and overused. so sad.

- This is the most important change the city could possibly make to create ACTUALLY affordable housing, not just housing scarcity with window dressings of an affordable housing plan that in reality just reduce true market supply and further increase housing prices.
- "This is incredibly discriminatory to lower income families. Martin Acres will be heavily impacted because we have mass transit close by to all aspects of our neighborhood unlike ricker higher income neighborhoods thta are protected form these changes I bought my home in good faith that I was moving into single family home neighborhood and will do everything I have to do to protect my home and not let city turn it into a high density multifamily duplex tri plex neighborhood. We dont have parking we dont have open space we dont have water to support any of this stop trying to cram more people into this city.
- "
- I believe we can keep the original zoning and remind everyone our city can't handle the people already living here. If we want to have homes for our teachers, firefighters police, city employees then we can offer a housing subsidy for the housing already available but not affordable to them. Continuing to develop east boulder. Just because our city is a great place to be shouldn't be the reason we build, build, build to let everyone in. I love the neighborhoods we have now despite the traffic woes. This is not California!!!! I wish we would concentrate on the issues residents already deal with...our money spent on transients blowing crack in my face, the thong dances, the lack of safety...Very concerned about the direction we are going with this. But from my experience our feedback will not change anything. The changes will happen whether we like it or not.
- I find the proposals included herein to be extremely poorly developed and lack a basis in data to support the proposed increase in density. I have to yet to see any data on current occupancy rates for these types of dwellings. With the amount of construction going on what is the current occupancy rates by type of residences and then what volume is being created when all the construction is completed. the proposals are based on anecdotal information and emotion.
- Increasing population density/"expanding housing choices" will not likely increase "family-friendly vibrant neighborhoods" in Boulder (existing neighborhoods have already achieved this level of vibrancy - that's why everyone wants to live here), nor have any recent higher density construction projects around Boulder (ADUs, etc.) maintained the existing character of these neighborhoods. These efforts have just increased population density, which bring many other complex issues besides "family-friendly vibrant neighborhoods".
- far too much development ruining character of Boulder. City looks like a combination of Lo-Do, and Sheridan/Wadsworth Blvds without proper infrastructure. Too much density, traffic, pollution, and it never stops ... cu south, weather vane, apple buildings for 800 new employees, diagonal Plaza, hyundai dealership, rally sports, Macy's, millennium hotel,

east community, spruce/Folsom condos, celestial seasonings apartments, 2 hotels on hill, sunset park Gunbarrel apartmts, proposed Williams village III, now possibly airport! How much is enough before we choke down the entire city???

- Are you communicating with planning and transportation depts? It seems this city govt is not- you are eliminating lanes to drive on in town while at the same time trying to cram more people into the same space- you are creating more congestion, less green space and ruining the city that I moved to before most of you were born. Do you know that people will want these housing choices? the in commuters may rather live in their sfh with a yard! The architecture of these new builds is atrocious, big boxes all over town and no character.
- other cities have ruined old neighborhoods by trying to expand housing density. The reality is that in most cases, this is not enough increase inventory to solve the problem, and it ends up ruining the old neighborhoods because it cuts up old homes or adds odd, ugly additions, and nobody is happy. Instead, use industrial or open space areas that can truly built for scale. If done right rebuilding existing apartments could work as well. Also, having accessory dwelling units for existing homes also works, but that is really for single people or couples.
- I'd keep single family housing areas as is, it is unfair to change the density to people who have already purchased and live in their communities. People choose homes on existing communities. Don't change it on them.
- "To meet the goals of 'inclusion and increasing affordability ', which none of this is guaranteed to achieve, you need to leverage these new entitlements by requiring a percentage of additional units be permanently affordable - especially for subdivisions. This can achieve permanently affordable homeownership - please do not squander it.
- Concerned about 'income gentrification' - some of these scenarios will lead to scraping units that are now relatively affordable- and encourage developer speculation. Gather census data for information about current residents' income, etc. - and sales data of new (10 years or less) units in these areas. Has adding units brought the price down?
- Work with all schools to survey families on what they consider to be 'family friendly'. Survey Sr. families.
- Tour neighborhoods so you understand what is on the ground now.
- Don't leave out current ADU's in existing units per acre count.
- Reducing open space should be analyzed for impact to climate initiatives."
- I live in a single family home off Broadway. I can't see how it would be possible to squeeze more units in. As our usefulness stores and businesses disappear slowly, Boulder is becoming nothing but housing, not a full service community.
- There will never be enough housing in Boulder to accommodate all that want to live here. Market conditions should and will ultimately decide. More housing means more traffic, more pollution.
- I believe that Boulder can never be dense enough to be affordable and still have a quality of life that includes enough water and infrastructure to support your intended population. Perhaps another newly created city one more rural land in the state be used to support the people you want to live here. CU should also be sealed off form using our housing as dorms and the sooner the better. Anything you do needs to be responsible to existing residents and I do not see that you are considering it. Boulder does not have infinite water or other

resources in a changing climate. Existing residents have made huge financial donations via taxes to support our environmental goals. Spoiling the community by densifying to this level will accomplish neither inclusion nor affordability and when you find that out, it will be too late. You are providing windfall profits to investors and outsiders. Boulder can be inclusive in ways that will not destroy its land and infrastructure.

- The proposed zoning changes (whose stated goal is to increase housing affordability) do not explain in any way how housing affordability would be increased, or even measured. What is certain is that the proposed changes would increase population density in Boulder. You need a new unbiased survey that addresses ALL of the issues associated with increasing population density/growth in Boulder, of which housing affordability is just one.
- Stop densifying our town you are ruining it and making it worse.
- "Why is the Boulder City Council determined to increase the population of Boulder?"
- I support efforts to make housing more affordable for those with less income, but that is different from just relentlessly increasing the housing stock. We cannot grow ourselves into a better future!"
- You need to increase development fees markedly before even considering these changes. Boulder is full and has been for years. This survey is absurd. Will you pay attention to the results? Of course not.
- "This survey was asking if we are in support of allowing increased density, period. I was unable to find the mention of local tax credits, price breaks, or other incentives which might entice a homeowner to build an additional unit. Especially lacking, was the language stating a housing unit, under these changes, would need to be declared as permanently affordable. Failure to do so will lead to the exact same expensive pickle we are in now.
- Thanks to Staff and Council's collective efforts, the adopted and future proposed building code standards have a direct impact on the cost of building. Higher costs of construction have a trickle down effect to the sales and rental prices.
- If you want my support, then the law/code needs to be written that all new units under this proposed change must include 50% affordable, with no option of cash in lieu of. Build a better future for Boulder, don't just entice investors to create a more dense, more expensive, place to live. "
- In recent years, density limits have been loosened, both for the number of people living in a unit and for the number of units per dwelling. The justification for this has been to make living more affordable. It sounds good, but it does not work. Take a look at University Hill. The density has grown for decades, and many of the units are owned by people that do not live in Boulder, or even in Colorado. While the mantra is to make living affordable, it has increased the profit that owners make from their investment. The owner of the house next to me lives in California, and has never even visited his investment. When I bought my house, the home was truly for one family, but since then it has become a duplex and the limitations on the number of people renting have first been relaxed and are no longer enforced at all. At one time, 11 to 15 students occupied the house, to the benefit of the slum landlord in California and the detriment of the neighborhood.

- You should consult directly with the people in these neighborhoods as to what they desire; maybe they don't want overcrowding and density. When I moved to a dense Boulder neighborhood the noise, constant traffic, pooping/barking dogs etc. degraded my quality of life. Not everybody is nice and considerate of others. In fact the incivility of society, the "me first" mentality is ever increasing. I've talked with land managers in mountain areas who are amazed by the pushback to simple common sense rules. There is a live free or die anti-government attitude that is changing how people get along. And about those mountain areas: how much traffic, motorcycle noise pollution, driving ozone and trail and recreation area overcrowding can we take? Places have ecological and quality of life carrying capacities. Please recognize them.
- STOP the build.
- These are great proposals for increasing density and helping to solve the affordability crisis in Boulder! However, I don't think they go far enough. In particular, the height, setback, coverage, and floor area limits are incredibly restrictive, to the point where many properties that allow duplexes and/or ADUs by-right cannot actually build more units in reality. I strongly encourage Staff to come to Council with proposals for loosening height, setback, coverage, and floor area limits in order to make Boulder more affordable and help solve our climate crisis.
- "We do not have the infrastructure for all of these new residents. Driving Traffic is slow and congested. Biking is scary and not safe. Can't you just stop stop stop. The apartments you have allowed on 28th and 30th will be slums in 15 years. Please listen to the residents....if there is no more room there is no more room.
- STOP"
- Increased housing stock should go hand-in-hand with: measures to ensure the properties are for on-site owners and not investment opportunities for absentee landlords; increased impact fees on developers; rent control on rental units.
- The town council has now overstepped to the point that reasonable citizens will respond and take action. Undermining the rule of law through autocratic change has consequences in the court.
- this will not create affordable housing
- "The key to making this effective for housing costs is to not make it a boon and payday for developers and landlords. Require that owners live onsite if there's an ADU or multi family dwelling. Tack higher fees on development and ownership by non-residents of Boulder, certainly adopt measures to discourage out of state investors who don't care about or want housing affordability here.
- Taking away green spaces and open space is the wrong approach, creating urban heat islands and carbon impact. Density and ugly apartment buildings will destroy what makes Boulder desirable in the first place. Growth and density are not going to make our city more livable and desirable, it will degrade quality of life.
- If CU provided adequate housing for all of its students, housing costs in Boulder would drop dramatically and the housing shortage would cease. Students are the main issue for lack of housing and affordability and CU increases its enrollment annually, without considering where students live."
- This is wrong, I disagree in having duplex we need to keep single family home

- "I think this City Council may not be considering climate change. If the Front range areas that now receive Colorado River water are going to lose up to 1/4th of that water with a renegotiated River Compact; how is new density going to get watered? Also, what happens when our glacier disappears as they are all over the world? We get water from there as well.
- You cannot keep up maintenance on the existing infrastructure (like roads for one), and you want more folks to come here. Why? Why not just improve public transit, including our own; since RTD will obviously promise anything, take all our money and not deliver much, except a bus to Denver during rush hour. We could look to Aspen as what will happen to us without more controls. Bumper to bumper traffic. No public transit that works.
- You are dreaming about ""making Boulder affordable."" CUs endless growth, and USNews and World report saying Boulder is the best place to live for 10 years has nixed that. "
- Not everyone WANTS to live in Boulder. My friends would not buy here. Crowding does not equal affordable. Investors will be rampant. Please stop building! Do NOT block views! The view is why we live in Colorado.
- Stop building apartments, consider parking For new developments.,, stop, trying to make the streets so small that nobody can drive. You will create road rage.
- Stop building!
- Stop fucking building, Boulder is full
- What has happened to Boulder is beyond terrible. All the high rise, ugly, box-like apartment buildings popping up everywhere in Boulder have ruined what used to be a nice place to live. Where's the water going to come from to supply all this development? It's also a travesty that mature trees have been and continue to be cut down. This single action does more to contribute to the warming of the atmosphere than trying to take away peoples' automobiles. It's truly disgusting how the people in charge are densifying the urban areas of Colorado. This place is being ruined-and all the homeless bums who openly use drugs and camp in our public spaces should be corralled and put in some institution if they can't take care of themselves.
- The density you have supported and continue to propose has destroyed Boulder. Congratulations, you have ruined a perfectly charming little town.
- It is terrible what Boulder has turned into. The "architecture " Is not at all appropriate or nice-looking. I am glad I saw the real Boulder when I moved here 49 yrs ago. I don't even like driving around. At less Mapleton area still looks good- at least for now. Is there anyway to stop this epidemic?
- Parking is a nightmare in high density neighborhoods. Everyone is going to have at least one car in Boulder and the street parking cannot accommodate these changes.
- These are good changes, and they could be augmented with even more freedom for property owners to develop parcels they own as they see fit. I'd like to see Boulder stop pricing people out of living here. The goal should be to change the zoning laws to the point where developers find it profitable to build enough housing so that everyone who works here can live here.

- Before we increase density, we need to find new sources of water for fire suppression. Also increasing density will increase floods (see Houston) and decrease tree canopy. more people equal more cars equal more pollution. Do we really want that?
- I've been a long time Boulder resident, and STRONGLY support loosening of our building restrictions! Maintaining the beauty & character of our city is very important, but trying to keep Boulder stuck in the past is not the way to do this. Change is inevitable, and is a good thing -- it keeps a city alive and vibrant and desirable. I don't want our city to just become a retirement community for those with generational wealth. More housing brings more people, and more people bring economic opportunity and culture!
- Boulder is already too crowded. More housing will destroy the city!
- Lets put the brakes on this development. If I could switch City Council, I would. What are you all thinking?
- The intimate size and population of Boulder are what make it unique. stop expanding...
- What are options for converting underused office buildings in downtown to residential units? I also think that as density increases, especially for more affordable housing, it is essential to plan for local grocery stores (NOT gas station quick stop shops) and other shopping amenities so it is not necessary to always drive to get food.
- Please stop destroying our city with this endless building, which is not creating affordable housing (studios starting at \$1700 are NOT affordable to most of us). All you're doing is enriching developers and destroying our open space.
- "Boulder is a unique and beautiful town to live in because of open space, parks, soccer fields, a small local airport, hiking and walking paths. Stop pushing unwanted, unwarranted agendas!
- NO high density growth! Stop!!!"
- The city is in need of housing units fitted for individuals with disabilities and the streets and sidewalks should be more accessible for wheelchairs
- Please stop trying to make Boulder into something it's not supposed to be. Not every inch of land needs a house on it. Boulder is open space, hiking, biking and outdoor activities for everyone and families. By building, you're ruining the city in what we are.
- Boulder has done a lot over the past few decades to make it a nice place to live. Things like bicycle paths, parks and green space. Of course that means more people want to move here and that drives up prices. Increasing housing density will mean more traffic, crowded public facilities and a less desirable place to live. This is already happening and it's not good for the people who live here now.
- Vibrant neighborhoods as a title seems like an advocacy title. Cheers a lot of the changes that I've followed Seems like they are designed to ruin bolder neighborhoods. It also seems like the public engagement is not sincere, but I put that on the politicians.
- Please do not make further changes so developers change the footprint of my neighborhood - Martin Acres. We already have a ton of houses with 5-8 college students per house that leaves our street with little parking as it is

- Just keep ruining what so many have worked to have or hold onto. Our infrastructure is already bombarded with CU increasing its student population and control of more and more land. Disgusted that this is the answer to a problem that will continue to grow and continue to be a problem.
- You have succeeded in ruining Boulder.
- These ideas and plans are modest and cautious and greatly overdue. I think Cordry Court is a perfect area to increase density even more than the changes in RL-1. Road design around 28th and Arapahoe should be improved for greater accessibility to pedestrians and bikes.
- This is just too much and needs to stop. The City of Boulder looks at housing in isolation and fails to ever consider the larger impacts of its rapid development efforts. The City completely ignores infrastructure degradation, safety (increased road use, already understaffed police force managing a larger city, ability to evacuate from neighborhoods in case of fire, etc.) and other issues created by its all-in pro-development initiatives. The City cannot support such rapid development and increased density, and it is already seeing the ill-effects of development without appropriate forethought. Why don't you look at things like second homes, short-term rentals, and other contributors to the housing issue and eliminate those? How about adding housing to commercial spaces that have been sitting empty for years? Why doesn't Boulder stop marketing to and allowing more high paying tech companies to move into town which adversely impacts the cost and availability of housing?
- Stop this madness and keep our single family neighborhoods quiet. We already have plenty of college students living 5+ in a house. We DO NOT need to invite more density.
- RL-1 is already so dense with cars from renters and multiple occupant homes. I can't imagine increasing density in the Martin Park neighborhood. Frankly, for young families like ours more traffic would make our street less safe for our young kids to play. We already have so many cars and noise near Broadway and Table Mesa. I strongly oppose this. We are a young family who own our house on south 38th street with two young children.
- Traffic on Table Mesa (CU-bound) is already bad enough. It's hard to even get my son to school turning left out of my neighborhood. Bringing any more density to this area will be a net negative impact, ESPECIALLY developing CU South into housing. That will directly and negatively impact this traffic situation.
- I love the changes I've seen in the past few years and I love that the push for more high density housing is continuing. Making it more affordable to live in Boulder keeps the community vibrant and reduces commuting in traffic.
- I bought a house in Martin acres through the Affordable Housing program. When I had kids living at home, it was an amazing fit. Now that we are older and our kids are grown, we don't need a 4 bedroom home but the affordable housing program doesn't allow us to rent it out except for 1 year in seven. We would love to be able to build an ADU and then rent the house affordably but the current affordable housing program doesn't allow that. It would make sense for the housing program to allow it and even give a fee reduction for permitting for folks in the program to allow folks to transition into housing that is right sized. Having bought the house many years ago, it doesn't make sense to sell it financially but we'd love to have other folks who need affordable housing to use the main house.
- Reduce out of state investors, reduce short term rentals, reduce price-fixing landlords

- "Please don't allow people who won't live in the house to buy properties in this town! It's unbelievable how many people own more than one house in this town. That should not be allowed. If they have to sell the extra properties, house prices may come down.
- Too many houses get sold and immediately turned into rentals. It's so frustrating for people who want to actually buy a place to live in it. "
- It would be great to see lots of flexibility in each of these zones to allow families (blood or by choice) to adapt how we live in this town.
- "Why are you doing this? You can keep bulldozing houses to build apartments, but it is not going to ease the cost pressures to help the middle and lower wage earners. The developers will buy out the affordable housing option and will build high end condos that cost 2M like on Folsom. And look what a lovely (not) neighborhood Goss-Grove turned into when you allowed all of that density for less expensive living options, especially without requiring owners to live in the building. Loud parties, tons of crime. Look at how the density is attracting more crime in N. Boulder (+40%!!) and the S'park neighborhood.
- But I'm expecting you all will ignore public opinion, have already made up your mind to scrape scrape scrape and build build build and are going to make a bunch of developers really rich.
- And you will not have helped the middle and lower wage earners. I do wonder what kickbacks some people in government are getting from this.
- The Lorax would be very ashamed of you all."
- I personally live (rent) and work in Boulder and I just want to say that I really appreciate the city looking at ways to build up more middle-income housing. Right now I could never afford to stay in town if I ever wanted to own a home or townhome so I really appreciate the effort to try and make the city more affordable.
- Boulder needs more housing so more folks can enjoy the walkable, low carbon lifestyle we prioritize. As long as this change is done with regulations that address any potential inconveniences with parking, noise, etc., this change will allow us to increase in diversity, community, and may even increase the population of our schools, currently suffering from a shrinking student population.
- What we need in Boulder is to totally abolish current zoning code. We have made it FAR to complicated for anyone to navigate without expensive engineering and professional assistance. These plans do nothing to improve affordability.
- The city is already over crowded and yet we continue to see city council and others wanting to have more people/housing units in Boulder. Traffic is out of control, police are spread too thin, we can't get timely answers to our concerns when reaching out to city staff, etc. STOP trying to force more people into a small area and instead focus resources on improving the environment for those already living here.
- Use the Flatiorns golf course for housing. The amount of water used verses the number people who access it, is an environmental travesty.
- What is your plan for increased parking/traffic?? You cannot simply ignore the increase in cars that higher density will create nor can you say, "people will simply take the bus or walk". We do not have that type of infrastructure OR culture.
- "School enrollment is declining all over the district, resulting in lower quality education. For example, this year Columbine Elementary school has English-speaking classes with around

30 kids in 2nd through 5th grades, when they were around 15 per class last year, and those kids are not offered to learn Spanish as a World Language anymore.

- Our kids are directly affected by the lack of housing choice and affordability in the area.
- In addition, I think households living or building very large homes - over 3,500 sq. ft. - should be taxed much more or the City should find a way to discourage the construction of larger homes. "
- Need to ensure parking and noise are addressed if increased densities. the Noise levels are already increasing in our neighborhood due to more student rentals. Need to have things in place to allow these to remain safe and family friendly neighborhoods. Otherwise families will leave towns as you are seeing. Not just due to affordability but safety and family friendliness.
- Ensure walkability to neighborhood amenities is encouraged with flexible zoning (i.e. cafes, corner markets, pubs, etc.)
- The city should not only make smaller and multiple units possible, they should make them the easiest thing to build in terms of process and approvals. So long as big single family homes are the easiest thing to build, that is what we continue to see built, and we have quite enough of those. Look at examples from Portland's Residential Infill Project -- if you build only a single unit, you get the smallest FAR. If you build two or more units, you get more FAR.
- No more people
- We cannot let current residents define the housing type. We have to broaden the rules to allow more variety and more density. Those who have houses, of which I am one, benefit from the current restrictions and often do not want change. NIMBYism is too alive and well in Boulder.
- concerned that these density changes will negatively impact the historic character of these core neighborhoods and will create huge conflicts with the city's historic preservation program, which has been a leader of preservation since the 1970s. this will put pressure on demolition and new construction. consider allowing ADUs in existing outbuildings. Also, increasing density in an already very crowded core will negatively impact transportation and parking. Boulder traffic is already out of control.
- Bad survey design to combine the replies for RL-1 and RR. I believe any new housing within Boulder city limits should be restricted to, or prioritized for, middle income employees whose jobs are in Boulder, with public sector jobs being given preference. Not everyone is entitled to live in Boulder but we have an obligation to make housing affordable and available for teachers, firefighters, police personnel, city employees, etc.
- "Transit corridors do not have infrastructure to support ""family"" housing. Grocery stores, parks, easy access to rec centers. Therefore, more driving. I live in an area that is fairly dense, houses close together, tri and duplexes. I really am unhappy. Too much light trespass (anyone recall Dark Skies?), noise, people running cars for long times. No access to stores, without driving. Most of the homes have turned over to single owners or retired and 2nd homes. Not places for kids to play and hang out. No place to walk dogs (unless driving to dark park or trails). Who wants this lifestyle?
- The city council needs to explore all avenues available related to how developers are chosen (home ownership, not just market rentals) with 50% percentage of new units

affordable for average income levels of All residents, with closing the massive student population we have -students with low income taken into account. Reasoning to change character of city without first working on to better regulate airbnb and corporate and private equity purchases of land and housing MUST FIRST be addressed.

- Please please please consider that as the city increases housing density, there are more people who will cause traffic jams trying to evacuate a wildfire. People close to the fire will be less likely to escape in time. During the NCAR fire, for example, roads became clogged even with the existing population. It was extremely fortunate that the wind direction (from the north) did not lead to immediate fire in South Boulder. Do not allow a population density increase in wildfire-vulnerable neighborhoods until evacuation needs have been sufficiently addressed (if ever).
- Are ADU options being addressed?
- Boulder is dense enough! All the construction is just creating pollution, crime, congestion and lowering the quality of life. Please stop!
- Explore changing the bulk and density standards, to allow 5 story apartment buildings along any street with more than two lanes. Existing character is too expensive and induces sprawl.
- I'm so glad you are addressing this issue, and I hope all the study, questionnaires, and talk is followed by positive action. As a home-owner (lower Chautauqua) with 50+ years in a town I love, it is embarrassing to witness NIMBYs attack almost every change that would perhaps result in more equity in our housing situation. I'm in favor of mandated owner-occupancy in some types of new construction, to prevent the airbnb'ing of neighborhoods, certainly a bete noir of many homeowners. Thanks for your service. Urban planning is a thankless task, and you folks bust your butts to help Boulder. Michael Ehlers
- Thank you for working on this! It is exciting to see studies, testimony, advocacy actually matter and move us towards this moment. I know fighting the "never build anything, anywhere" crowd is a difficult barrier to finding how to use our existing utilities and infrastructure better. How to get out of our cars, be better neighbors, and accept we aren't 1980 Boulder.
- Boulder is over crowded and building more homes will not make it more affordable. The citizens of Boulder have to live with your disastrous decisions. The only people who benefit are the city through a larger tax base, developers, and real estate agents. Boulder was once a magical place. Not any more. Bumper to bumper traffic. Crime, no solutions to the homeless problem. How will more people living here alleviate any of this? It won't. It will make Boulder unbearable.
- Making it easier to add ADUs would help.
- "Boulder's future environmental, social and economic health is contingent upon NO MORE GROWTH in new job creation-spawned housing demand in Boulder! Economic development policy and practice need to be subjected to stringent oversight at all levels of government and to ongoing independent evaluation of their outcomes. If they drive more demand for housing in Boulder Valley, these policies and practices need to be modified so that they no longer do so. Period.
- Much, much more could be said!"
- I think it is VERY foolish of the City of Boulder to implement these types of changes. The city needs to tackle the LARGE number of transient DRUG ADDICTS that occupy what used to

be lovely bike path and green spaces of which I have not visited for over 10 years out of fear of being menaced and generally made to feel uncomfortable in a city I've lived in for 23 years. We do not need more people in Boulder. We need better management and we clearly need mental health facilities to support these drug addicts which are changing this city for the worst.

- "We need to be doing more of this. Don't let the loud complainers on NextDoor stop us from making Boulder a vibrant place. In a lot of ways, I think we're spending a LOT of human energy fiddling with ever-thinner slices of what we do and don't allow for housing in these places, when we could always choose something drastic and forward-looking like eliminating these zoning rules altogether, and free up Staff to work on something more interesting.
- I don't see any reason why North Boulder Park, for example, shouldn't be ringed by townhomes, allowing many families to enjoy the space more easily.
- There are several 'vintage' houses in Newlands which are currently listed for sale with verbiage that implies they're being sold to build larger, more expensive SFH. We should consider making it illegal to scrape a SFH to build a larger SFH.
- And also Parking Minimums have GOT to go. Across the board, everywhere. Zero them out completely."
- Improvements in transit need to accompany increased density or we'll have parking problems
- Enough. This city is bevy unlivable. Roads are clogged. And no, we're not biking everywhere. The bike will get stolen. Recreation trails are crowded, overused and abused.
- For 10+ years you have built like crazy in the name of affordable housing and it has failed with zero accountability. Stop ramming all this down our throats. We don't want it! Al your nonsense about community, you dont listen to anything this community tells you. We are tired of it! Enough is enough already. It's sad and quite corrupt to be honest. You're now going to destroy neighborhoods, airports and anything you can in the name of affordable housing. Stop ruining this city for your own personal benefit. Did anybody take an oath to the people of boulder or is it just to hell with them? NO accountability from the top down and you just keep on stepping all over us. Don't complain when you start receiving the pushback!
- The proposed changes are the right thing to do to help Boulder maintain (or recover) its vibrancy. We need more demographic diversity across the board. The proposed densities are not outrageous. They help us to use our land more efficiently, and the densities should help make a better public transportation system more viable. Thank you Council for considering these changes.

- The salary qualifications for housing assistance need to be raised. I know people working for Boulder based not-for-profits as well as in service industries that earn "too much" to qualify yet renting in walkable neighborhoods is extremely costly. It becomes a choice between car payments and driving in from more affordable areas (a bad choice for environmentally sensitive renters) or paying 50% of salary toward rent and paying for an Ecopass. Many of the \$2K per month 400 sq ft studio apartments that are walkable have two adults sharing rent with one living "under the radar" just to make ends meet.
- I moved to Boulder 50 years ago .I wanted to live without density and urban sprawl(like where I came from) I have supported every funding for open space and education .I am extremely distressed that the current policies are only interested in the people who want to move to Boulder and have no interest in those of us that have lived here for decades ,with a passion for open space and quality of life, in a non high density environment .Your plans will be very lucrative for real estate developers ,architects, homebuilders,planners,etc. but upsetting and horrible for those of us who have lived our lives here and invested in the Boulder we love
- Until the City of Boulder STOPS allowing "credits" to the condo developments which then prohibits any "affordable housing" apartments to become a reality, these developers will NEVER provide affordable housing in those buildings. It is shameful in my opinion that the City has cooperated with this ploy. I know of successful mixing of apartments dwellers - only it is in Paris France. WE could have that if we wanted it. Marilyn Whittaker
- I don't understand why some RL areas are not included. For example, I live in a set of condos off of Bear Mountain Drive in South Boulder and the neighborhood would not be rezoned, but just across the street (Lehigh), the neighborhood is being considered for rezoning. I would like to see the same principles applied everywhere. The transit line actually forms the boundary, not the artery, of the area that could be rezoned in south Boulder. Why? Homes and lots just across the street have excellent transit access too. There are many other residential areas in Boulder that don't seem to be included.
- Duplexes are not a level of density that requires proximity to transit corridors! I support these changes as a MINIMUM!
- The bill standards and PARKING requirements need to be made with these changes. The owner needs to live on site. If the owner is not required to live on site, we will have developers just making love lonely off their land and rents will not be decreased. This is the reality of living in a place that is highly desirable and that has a high student population. I would be in favor of some rental rate restrictions if greater density is allowed to assure the units are affordable. Just giving away density to private developers is not the way to solve the affordable housing issue.
- I think you should also consider reducing setbacks even further as it would open more space. We need a much higher housing density than what is currently available.
- The setback requirements are absurd and basically force new builds instead of reasonable densification. In my neighborhood most houses have front-back splits of their lots, but we cannot do that because the laws were changed since they built. As a result we're just going to have to move (likely out of boulder) because there is no other way to salvage the lot for our growing family. In order to get 2 units of reasonable size on my lot, you'd have to tear down the existing structure and do two back-back units.

- I think there needs to be a study conducted on rise in crime as you start to put more people into crowded spaces. Most of the crime today in Boulder happens in crowded areas and we need to investigate what might happen as we put more people into these areas. I also am concerned about flooding. Looks like some of the changes are occurring in areas that experience a lot of flooding during 2013 flood.
- I don't support more density in general. Our town has turned into a sea of copy/paste boxes making developers rich. You can't build your way out of this problem. Not everyone can live here. It is expensive and the city policies help to push up the prices. Height restrictions, permits cost and regulations, buying up all the open space all make Boulder great, but more expensive. We need to deal with infrastructure to support all the people living here. And closing lanes on all the east/west traffic road, and pretending that everyone is going to ride bikes, doesn't make the city a more pleasant place to live. It just makes it harder to get around. I would also like to add that I don't support the closing of the airport to build more housing. The airport infrastructure supports many people's livelihood, their interests and recreation. Why it is better or more valuable to hike in Chautauqua over flying planes or working on engines? (Not that you asked).
- I generally agree with raising density to accomplish these stated goals, but, since increased density will have an impact on the City's volumetric and spatial character I feel there needs to be some study of these impacts on views and skylines. I also believe density should be allowed to an even higher level at points possibly where greater height is allowed, forming monumental points of interest in the City-scape. A final point is that public corridor widths also need to be looked at as part of this process. Corridors should be sufficiently wide for the densities around them, and they need to be wide enough to support trees and comfortable movement, as well as let in sufficient light and ventilation.
- "The requirement to be 200-300 feet from a transit stop is FAR too short. Many people walk or roll much farther than that and still consider themselves close to a bus stop. I do. I live about 1,000 feet from the closest transit stop and 600 feet from a park. I consider myself lucky to live so close to both.
- I also live about 600 feet from a several quad apartments. Yet my street is single family homes only. But the amazing thing is ... the sky has not fallen, crime is low, and property values are high, and everyone seems to get along just fine. Let's have more of this."
- The changes to RL1 and RR are very vague. There is a stark difference between allowing duplexes etc within 200-300 feet of a transit corridor vs. on a lot size. This needs to be clarified to get an informed decision. Second, the neighborhoods that this change will impact will change far more with respect to their character - e.g., be a much larger change - than the proposed changes to the higher density neighborhoods. For the sake of neighborhood diversity, it makes more sense to increase density where it is higher than homogenize - nobody wants that. Lastly, it appears this large change to the RL-1 neighborhoods will more heavily burden the lower income/lower real estate value neighborhoods (e.g., Martin Acres). Rather than asking those people to accommodate more change, consider increasing density in higher density areas.

- Don't do it. This will destroy the characteristics that the current residents wanted, and which caused them to buy in that area.
- Higher density in current high density makes sense. The transition from single family home to multi-family is so tricky. it devalues the adjacent property significantly and reduces the desire to live next to apartments.
- We need more housing! These proposals fit in with the character and will enhance them... Thank you!
- More density, more walkability, more bikeability, more busability and especially, more affordability now please!
- If you want vibrant neighborhoods, do all you can to ensure owner occupied housing. People who are invested in their neighborhoods long term create stronger communities. That means owner occupied duplexes, or rental of ADU's long term only. I am seeing more families moving into my neighborhood and a related improvement of sense of community and quality of life. Some of the suggested changes sound like a reversal of quality of life.
- Under no circumstances should any owner be allowed to rent more than one property in RL1 or RR. Owners must live on property for at least nine months per year to be allowed to have a rental unit. Violations must have a meaningful financial penalty that is enforced. I want my neighborhood owned by neighbors, not investors or companies.
- Please keep Martin Acres a family neighborhood. We have already taken so much of the CU expansion. THIS IS A FAMILY NEIGHBORHOOD. Please do not allow CU and developers ruine an amazing place to have a family.
- My concern is related to traffic and car congestion in higher density areas. Parking is already obstructing accessibility on sidewalks and bike lanes. Little to no parking enforcement is being performed to prevent car from blocking sidewalks or ramped curbs. Little to traffic law enforcement is being done to prevent speeding and keep neighborhoods safe. Adding more people and cars to these already burdened neighborhoods will greatly diminish the safety and quality of life here in Boulder.
- I think we are going to face an overbuilt multifamily situation where so much has been thrown up without confirming how many people want to live in that kind of home. Sure, there will be some that have to minimize costs - but how family friendly are they? I appreciate the attention going to diversity in housing, but think not enough attention is being paid to parks and greenbelts and outside places people can enjoy. multi-story buildings are built right up to busy streets - very unpleasant.
- "I strongly support expanding workforce housing in Boulder. I DO NOT support expanding housing in general, which seems to be serving (judging from my neighborhood) retirees and 2nd home buyers.
- "It appears that Boulder is a desirable place to live. To me, this doesn't mean that more housing (at any price or form) is needed. Boulder already feels crowded, the traffic and air quality are a concern, and I would rather see the city create projects that encourage organized state or societal contribution by residents and connection between existing residents rather than add stress to the existing environment by adding people, pollution, and noise, and unconsciously function under the 'MORE of what we do have is always better' principle. The law of diminishing returns may be in effect.
- Thank you for asking for feedback. "

- We need more smaller homes, homes with 2 bedrooms, and more apartments, and neighborhoods like Dakota Ridge, where there is one park, and houses have little or no yards.
- I strongly oppose the continuous efforts of the City to force more people into already densely populated neighborhoods, such as Martin Acres. These areas are becoming really unpleasant to live in because there are just too many people, too much traffic, and too much noise. How about imposing some of these new requirements on some of the wealthier neighborhoods in town such as Mapleton Hill or in N. Boulder areas closer to the Flatirons? It seems that less expensive neighborhoods are being disproportionately targeted for these "improvements." Unfortunately, not everyone can live exactly where they'd like. I'd love to live in Santa Barbara, CA but there is no affordable housing there. Sorry, but people may have to accept that not everyone can live in Boulder,
- "Just a few clarification questions: Where is the ""transit corridor with a bus route"" that affects RL-1? What does it mean, when considering a duplex, to require that an owner live on site? Does that mean if each side of the duplex has a different owner, they both must live on site?
- Also, it may help to indicate that to fill out the questionnaire, one must sign in first.
- Thank you"
- I'm not sure how the city thinks that the Martin Acres neighborhood can absorb more density. I bought a house in this neighborhood a little over a year ago, thinking it was a NEIGHBORHOOD and not a dorm. I didn't know then the degree to which the city will sh— all over the residents of Martin Acres to appease the needs of CU. Please spare me that this is about affordable housing OR families. Any duplex that replaces a house in Martin Acres will be charging \$6000/mo in rent. So then you cram students in, racing to and from class where kids ride their bikes to school...just admit that it's more important to you to house students than provide safety and peace for families in our neighborhood. At least then I'd know we're having an honest conversation.
- Lots of concerns about changing the character, but biggest concern is parking. Currently, at least in our neighborhood, no on street parking is allowed, which is a big feature. Where are all these extra people expected to park? And don't say they won't have cars. That explanation was tried with the last influx of new apartments, and it's just not true. And now the roads are so congested that I can hardly get out of my neighborhood.
- "Thank you for this. Boulder needs more housing, especially for middle-income folks. Change is always hard, but these make sense. -m
- Have you considered the consequences of widespread robotaxi use? The public transport pathways will diminish as it becomes cheap to get directly from point A to point B/ This avoids getting to and from bus stops, waiting for the bus etc. I suggest you watch Elon Musk demo of robotaxis on 10/10.

- As a renter in Martin Acres, I'm all for considering ways to increase density, build more walkability & bikeability into our neighborhoods, and work towards keeping Boulder affordable. I appreciate the options to expand density in these zones, especially around transit corridors. I'd love to see policies to incentivize homeowners to have ADUs, etc. My fear is that large development companies will simply build more units at market-rate or even higher. Increased density should create more options for all Boulder residents, not just those who can afford luxury housing.
- I am 100% against singling out certain RL-1 neighborhoods for upzoning, just because they're near transit. Those residents, whether owners or renters, chose such neighborhoods for the same reason anyone else chooses low density: quiet, spaciousness, lack of congestion. Now we hear you're going to pick winners and losers in the RL-1 neighborhoods you target. That's a terrible idea. First, don't do any of this. But second, if you must, go back to your original stated proposal to bring all RL-1 neighborhoods up to their Comp Plan max of 6 units per acre. That's a fair, universal, equitable standard that all RL-1s will have to come up to. Anything other than that is going to be grossly unfair to the neighborhoods you decide to pile this stuff on. All neighborhoods have the right to equal treatment under the law. How can you justify densifying certain ones against their wishes, just b/c they live near transit? That's an excuse to be unfair. Do an across the boards, universal standard.
- Boulder needs to provide more housing for middle income people. However, once this new housing is built, how do you make sure it's actually available to the people who need it? How do you prevent it from becoming investment property of persons or entities out to make a buck who will charge the maximum they can get? Thus continuing to exacerbate the problem.
Another issue that we must consider is water. Our climate is trending hotter and drier by the year so how do we assure that all this new development doesn't create a huge water shortage? All these new residents will need to take showers, flush toilets, do laundry, wash dishes. Where will all this extra water come from? I feel our present city government hasn't shown itself to be very realistic. You all have starry eyed ideals but not a good track record on the nuts and bolts of a city. Also you don't listen to the honest, well informed feedback you get from your citizens. It doesn't fill me with confidence.
- The City of Boulder should look taxing residential and business properties that are vacant for more than three months unless the owners can show that they are in the process of securing a long-term lease.
- Don't not push more density into our neighborhoods. The push for more density is destroying the character of this wonderful city.
- It would be great if all of the illegal duplexes and triplexes on The Hill that were "grandfathered" in required the owner to occupy one of the units. It would result in better behavior of the students and reduce the cost of policing. It's an example of a cost free policy saving the city money.
- RL 1 already feels very dense due to the prevalence of CU students and can't handle any more density of this type. Many more absentee landlords than in years past. There are many density related issues like noise, trash, parking that would only become worse, and because there is virtually NO enforcement of existing violations, it would become even worse.

I don't believe the supply and demand argument holds up in Boulder. There is no shortage of people who are willing to pay top dollar for rent or to own and will continue to keep those with fewer means out of the market. Density will absolutely NOT translate into affordability!

- There is unending demand for housing in Boulder. Who would not want to live here? I do not believe more supply will decrease prices given the high demand. City Council needs to think long and hard about how many people our infrastructure can support. If we do not have a sufficient infrastructure to support higher population levels, we will only have succeeded in decreasing the quality of life (traffic, noise, crime, etc.) for Boulder residents. Ask yourself two questions: "What problem are you trying to solve?" and "What data do we have that the 'solution' will solve it?" If you can't answer question two with a clear "Yes", please stop these efforts. And if you do have "data" for question two, ask yourself whether you would be willing to sign a personal guarantee -- with some level of accountability -- attesting to your decision. All of us outside of government have to back-up what we say, and be accountable (loss of job, money, etc.) if we make a promise and we are wrong.
- As a resident in the RMX-1 zone, I would be happy for my duplex to no longer be non-conforming, and to have the ability to turn my currently unused basement into a third housing unit.
- Until Boulder guarantees that increasing occupancy limits will be approved ONLY for affordable housing, there can be no justification for an increase anywhere in the city.. NOTHING here addresses affordable housing. Rental units in Boulder will never come close to meeting demand. Thus, affordability cannot be achieved by a mere increase in occupancy. Such an increase must be accompanied by strict limits on the cost of rent. Otherwise owners of rental units will have no reason—and certainly no incentive—to lower current sky-high rents by so much as a penny.
Consider City Council's recent 5-2 vote supporting the construction of efficiency apartments to be rented at \$2500/month. That rent is unaffordable, even if the unit is occupied by two renters willing to live in only 350 square feet. I question whether the members of the Council who supported this project actually understand what "affordable" means.
Please note that I'll support affordable housing vigorously if it's ever proposed.
- Increasing density in RL1 and RR (specifically Martin Acres) will substantially change the nature of a neighborhood that is truly one that embodies Boulder's unique mix of residents (by age and demographic) and one which already struggles with inadequate parking to accommodate the number of current occupancy. This is still a place where you can find people in all phases of life: young families raising kids, lifetime residents whose kids are grown, college students, young professionals, and more. A change like this will have a ripple effect on local businesses, employment, and especially on BVSD enrollment (as we have already seen) and will impact the access to the environment that is part of the draw to Boulder at its essence. Proximity to transit should not be a reason to change the nature of a community and neighborhood like Martin Acres. - signed a longtime, multi-life-phase resident of Martin Acres
- We'd love to see the RMX-1 zone support higher densities. Many of the dwellings in this zone can already support higher densities without additions being necessary and it could massively help Boulders housing shortage. Especially if no new building is necessary (except for interior changes), I believe RMX-1 should allow these buildings to add units and support higher density.

- Yes, changes of the scope proposed should be voted on by Boulder citizens.
- I have reviewed the proposed changes and vehemently disagree with the premise the RL-1 zoned area of University Hill is "primarily single unit attached (over 95%)". This is a gross miss-characterization of the area between 9th Street, Arapahoe, 12th Street and Baseline where many of the homes have ALREADY BEEN DIVIDED INTO MULTIPLE UNITS (when this area was up-zoned to high density for a period of time in the 60's/70's) AND many lots already have duplexes. Due to the up-zoning, the Hill Neighborhood is already NOT a FAMILY FRIENDLY VIBRANT NEIGHBORHOOD, although we continue to strive for this. Please come up with a custom tailored approach to those neighborhoods adjacent to the CU campus, where a disproportionate amount of housing is dedicated to (transient - here for a year and then gone) STUDENT HOUSING. Many of the students are not invested in our neighborhood and it's a constant problem.
- Your maps are useless.
You say you want our input but it is not easy to find the questionnaire.
Zoning is a promise to citizens. planners and council members will be breaking that promise. Incumbent upon city planners and council members who support these changes to state how they will be affected.
- I strongly support ADU type additions to existing housing stock.
Generic architecture style multiple housing stock is to be avoided (some already exists and is deplored)
With strong student pressure on housing in this area, every effort to include owner occupied residences is extremely important to prevent ghetto areas.
- The "density program" in many parts of RL-1 has allowed landlords to displace single families and rent to CU students at \$1500-\$2000/bedroom/month. This is absolutely counter to the idea of affordable housing for families and building strong neighborhood communities.
Expanding density in RL-1 is an absolute mistake. The density efforts should be placed in building new high density accommodations for students and other professionals in areas east of Broadway and allow the established neighborhoods to be reclaimed by working families to truly revitalize these areas. Enough of the litter, beer cans, ping pong tables, broken glass, loud music at all hours and unkept properties in the University Hill area.
- I live in RL1 area with no garage & an ADU in next door property. Of the rental properties surrounding our house, the ADU w no owner present is the most troublesome. We constantly have trash, rats, bears, overoccupancy, parties & parking issues from this property. ADU properties must have owners present to manage these issues.
- There is no indication that these dwelling would be affordable housing. As with other previous "affordable housing" deals, the dwelling are either not built by the stakeholders in the end, citing no funds left, or dwellings are built but the rent/mortgage is astronomical. This proposal, as far as I can see in the webpages, makes no mention of what the affordability would be.
- I would also support a modest increase in allowed coverage & square footage in the RL and RR zones for duplexes. This would provide a little incentive for building those kinds of units and also the size of those homes would potentially be more in keeping with the neighborhood. I think keeping the setback and height limits the same in those zones makes sense, though.

- I think allowing different housing types in these districts will create more opportunity for multi generational living and provide other options for people to stay in their homes and be able to downsize. It will also create opportunities for families or people starting out to take n a larger mortgage if they have another income stream. Creating cottages, Adus, duplexes and carriage homes creates a more interesting and tighter neighborhood fabric that will strengthen our single family neighborhoods. I would much prefer to see two or three smaller homes on a lot than one large home. Thank you for doing this.
- These are big improvements over what has been allowed, but the density, parking, bulk plane, and open space requirements might be too limiting to achieve the increase in housing and housing diversity that Boulder needs.
- The hill is out of control for noise, trash, and other disturbances due to overpopulated grandfathered rentals - one of which (827 9th) just became a frat directly behind my house. The owner of that house is taking in the cash while my home value just took a nose dive. And, we will almost certainly have to move, leaving behind a home that we have poured our heart, soul, and pocketbook into. We are a family that would LEAVE because of this. Density is one thing. Uncontrollable noise and trash is another. Please find a way to reign in overpopulated grandfathered houses (e.g. require owner occupancy) and stem the tide of unsupervised, uncontrolled student slum-houses. Please add conditions relating to underlying conditions (e.g. population densities already in place) as well as putting REAL teeth into the affordability question (to keep profiteering and absentee investors out). Thank you for your consideration!
-steve
43 year Boulder resident
836 Grant Pl
- I live between the Hill and Chautauqua--and I DO NOT want any more density there; it's dense enough already. Why must we keep adding people? Our city is big enough. If the City wants more affordable housing, it can buy units on the open market and make them available at a reduced cost--with price caps built into the deed.
- Increasing density of Boulder, a highly desirable place to live, will not significantly lower the cost of living in Boulder.

People have moved to Boulder due to it's lack of density. If people want to live in high density cities, then they should move to those existing neighborhoods.

In my opinion, forcing neighborhoods to increase density is disrespectful to the existing residents.

- I support increased housing density downtown and in/around transit hubs. Retaining the character of historic single-family neighborhoods is in the long-term interest of all Boulder residents.
- These changes would not address the problem of affordability, but promote density without consideration of the consequences of increased population. It unfairly targets neighborhoods who already feel the impact of Boulder's growth and overflow of student housing needs. The

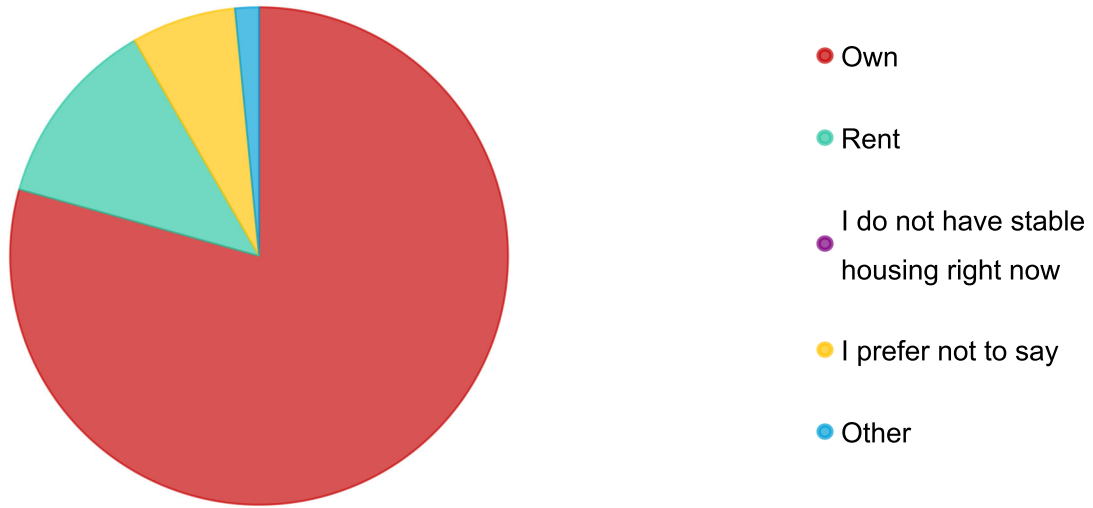
hyper increased density near bus routes, could be devastating to some property owners and neighborhoods. Boulder already meets the requirements imposed by the state, so the city does not need overreach here. Areas not considered for proposed changes large lots and big footprints, why not look there for infill!

These proposals would encourage more investment interests, given greater profit potential, squeezing out the lower and middle income residents. Many people already living here took into consideration the neighborhood zoning when they made the huge investment in their home. If there are proposed changes, let the current residents vote to decide changes in their neighborhood.

- There will be no affordability in Boulder by building market rate housing. The demand is too high and the development process too arduous, time consuming and expensive. Permanently affordable units is the only way to achieve the city's stated goal of providing more affordable housing. Putting that aside, so many additional units are achievable in the higher density zones that there is no need to densify the RL and RR zones.
- We have fought many years to establish neighborhoods to represent the people living here. We already have adequate housing for what our infrastructure can handle.
- All of these changes are good changes. We are in the middle of a housing crisis and Boulder has a heavy amount of regulation about what types of housing can be built where. These regulations make it more difficult to build the kind of infill density that Boulder needs to become affordable and also protect our open space.
Please continue to loosen the regulations on density. Nothing is off the table; setbacks should be loosened, multifamily housing should be allowed in all residential zones across the city, buildable area should be increased, etc.
- Many homes on The Hill are changing over from homeowner-occupied to student rentals. These typically have several students and they often come with noise, trash, and parking problems. We need a way to keep these areas attractive for normal residents and families. The students destroy the character of our neighborhoods.
- I think we need to greatly expand housing in Boulder. I like the ideas being put forward so that housing types aren't limited or illegal in some areas. More lower income and middle housing, and much more near transit.

OPTIONAL Demographic Questions

Do you own or rent your home?



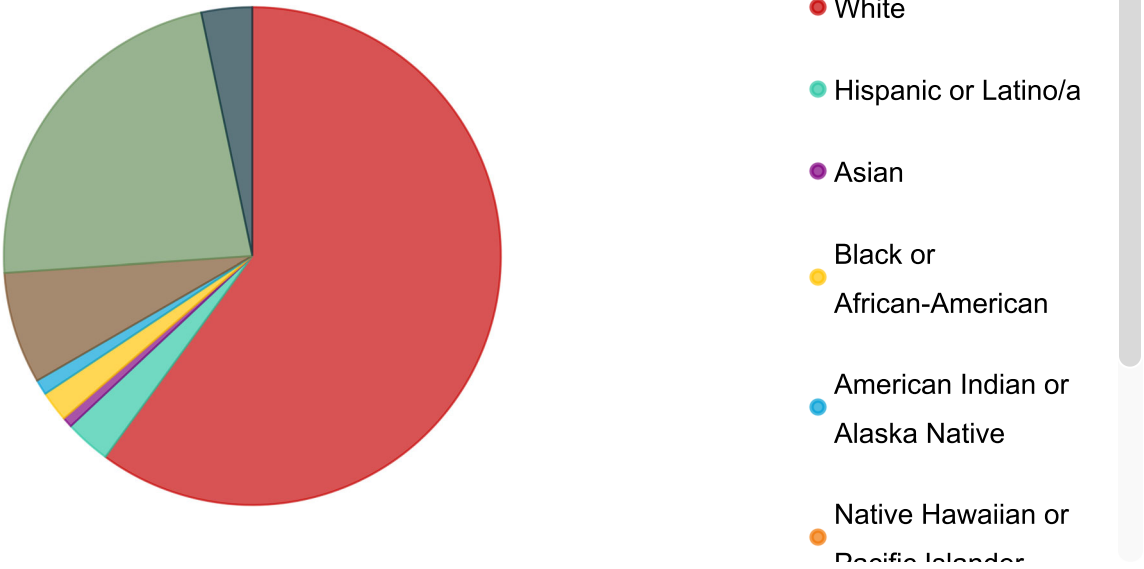
Answers **Count** **Percentage**

Answers	Count	Percentage
Own	257	68.35%
Rent	40	10.64%
I do not have stable housing right now	0	0%
I prefer not to say	22	5.85%
Other	5	1.33%

Answered: 324 Skipped: 52

Which race or ethnicity do you identify with most?

Attachment F - Vibrant Neighborhoods Questionnaire - Results



Answers	Count	Percentage
White	182	48.4%
Hispanic or Latino/a	9	2.39%
Asian	2	0.53%
Black or African-American	6	1.6%
American Indian or Alaska Native	3	0.8%
Native Hawaiian or Pacific Islander	0	0%
Two or more races	22	5.85%
I prefer not to say	69	18.35%
Other	10	2.66%

Answered: 303 Skipped: 73

o What is your household income range?

Attachment F - Vibrant Neighborhoods Questionnaire - Results



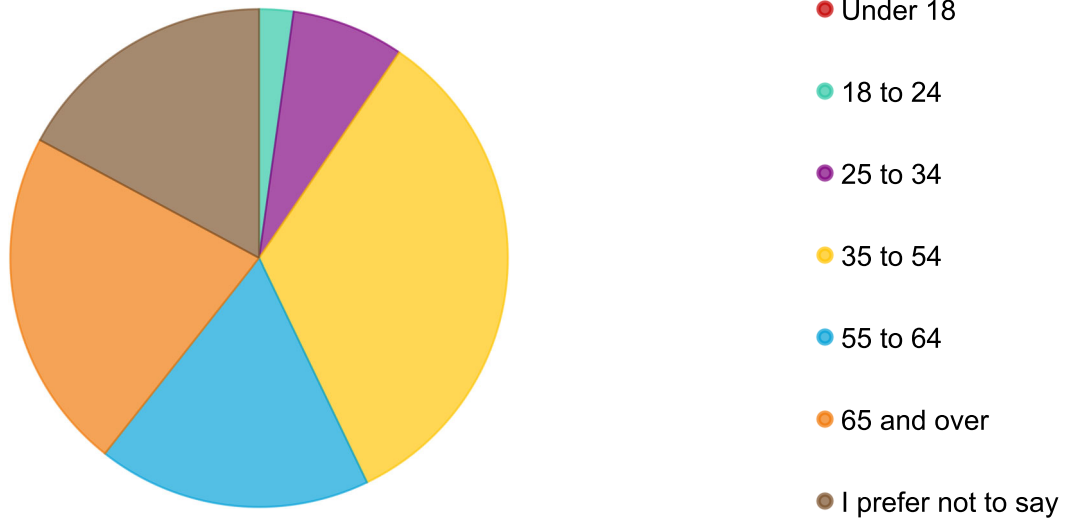
- Less than \$25,000 a year
- \$25,000 to \$49,999 a year
- \$50,000 to \$99,999 a year
- \$100,000 to \$149,999 a year
- \$150,000 a year or more

Answers	Count	Percentage
Less than \$25,000 a year	9	2.39%
\$25,000 to \$49,999 a year	22	5.85%
\$50,000 to \$99,999 a year	52	13.83%
\$100,000 to \$149,999 a year	42	11.17%
\$150,000 a year or more	93	24.73%
I prefer not to say	91	24.2%

Answered: 309 Skipped: 67

○ What is your age range?

Attachment F - Vibrant Neighborhoods Questionnaire - Results



Answers	Count	Percentage
Under 18	0	0%
18 to 24	7	1.86%
25 to 34	23	6.12%
35 to 54	105	27.93%
55 to 64	56	14.89%
65 and over	70	18.62%
I prefer not to say	54	14.36%

Answered: 315 Skipped: 61