

November 28, 2017

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

Re: The Academy on Mapleton Hill, 4th Street “Cottages”

Dear Ms. McLaughlin:

As a resident of 4th Street, I appreciate the opportunity to respond once again to the proposed design of the Academy’s 7 “cottages” on 4th Street.

From the outset, the developer has expressed a strong intention to respect both the neighborhood and the history of the site. This third submittal responds to written concerns of both staff and neighbors by presenting designs of “cottages,” some of which are smaller, shorter, and more architecturally compatible than earlier proposed designs. Three of the 7 “cottages,” however, have increased in size substantially (See table below), bringing the total square footage of the 7 “cottages” to 16, 845 square feet, ***significantly more than the 14, 646 of the buildings of the prior submittal.*** Are these really cottages? Are they instead large single-family homes masquerading as friendly, small homes? It is important to note that these homes are built for a single couple--maximum -- in residence.

R5	1,738	2,827
R6	1,738	2,811
R7	1,738	2,774
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Total	14,646	16,845

This new proposal includes more specific verbiage than before. The design will, the proposal states, “create rhythm along the streetscape at 4th Street to mimic the patterns found across the street.”

This invites me, one who lives across the street, to take note: On the east side of 4th between the alley and Maxwell there are 4 residential structures. One is a single-family home. Three are structures with multiple dwelling units. The 4 structures are of different:

- sizes
- styles
- heights, and
- each sits at a different distance from the street and at different distances from adjacent structures.

In dramatic contrast, the proposed design on the street's west side presents essentially a wall of seven same-sized, similarly scaled and detailed buildings. These sit exactly the same distance from the street with identical spacing between buildings. At an average size of 2,406 square feet, these buildings are more than 150% the size of my true cottage across the street!

In no way does this row of 7 similar structures “mimic the patterns found across the street.” It does not “create rhythm.” By its own description, this proposal presents, “ a gateway of single-family cottages.”

This “gateway” of 7 buildings sits considerably higher than the structures across the street, each new building at least 4' higher than the crown of the road. This “gateway” wall dominates in every sense.

Is this good design? Architectural historians state that our built environment is an expression of the values of our culture. With this small piece of the design for *The Academy, Boulder's Boutique Retirement Community*, the developers' values are blatantly evident. The developers either do not have the desire or the expertise to do what they say they want to do. To a neighbor the lack of sincerity and honesty seems, at the very least, most unfortunate.

I beg our planning department staff and board to examine carefully the entire submission for “Boulder's Boutique Retirement Community,” beginning with this small but important face to the street. There is considerable dishonesty in this small piece of the project alone. I believe it is but “the gateway” to a proposal that is flawed in numerous ways. I hope that our

planners and citizen representatives will predicate their decisions based upon *what is best for all Boulder citizens*, now and for generations to come.

With sincere thanks,

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