

To: Elaine McLaughlin, Senior Planner
Planning Department
City of Boulder
1777 Broadway
Boulder, CO 80302

November 28, 2017
(via email)

Dear Elaine:

We are registering our concern and belief that the plans submitted for the proposed redevelopment of [311 Mapleton Avenue](#) fail to meet Use Review Criteria 9-2-15 B.R.C. d. 5 which says:

Character of Area: The Use will not change the predominant character of the surrounding area.

The 311 Mapleton site is not a typical infill site. It is a critical land buffer. It sits directly across the street from the western edge of the Mapleton Hill Historic District, a neighborhood governed by Historic District provisions and requirements. 311 also sits on the eastern edge of one of the most widely used Open Space parcels in the City, and contains a smaller parcel which has been designated OS-O in the Boulder Valley Comp Plan for at least 40 years. The entire site also lies within Boulder's Wildland Urban Interface, a Community Wildfire Protection Plan.

311 provides a critical buffer in the western edge of Boulder. This western edge has been a key focus of planning and preservation efforts ever since the Enchanted Mesa success and the creation of the Open Space system. Wildlife including bear, deer, coyotes, and mountain lion regularly cross this site. BVCP 3.09 says "the City will promote wildlife and **land use** management practices to minimize conflicts with residents and urban land uses..." A development of this magnitude would inevitably create conflict with wildlife. The physical integrity of the western edge of Boulder has always been valued as a key ingredient in giving the City its defining character.

Mapleton Hill does not just belong to those of us who live here. It has many other identities, all of which come together in a rich fabric of uses and purposes. It is predominantly a residential neighborhood, but it is also home to the Boulder Seventh-day Adventist Church at 4th Street, and the Mapleton Early Childhood Center at 9th. These places welcome diverse communities and are central to the culture of Mapleton Hill.

This neighborhood is a destination for people interested in Boulder and Colorado history, both citizens and visitors alike. It is a place where people come to walk,

bicycle, enjoy the old trees and the Mapleton median, look at architecture from a different time, stroll the dirt alleys, sit on the bench at 4th Street- get away for a while from the more urban environment nearby. It is in the oldest part of Boulder, and in many ways, it functions like a park. Mapleton Hill has a sense of place, and it is definitely a City amenity.

The street grid on Mapleton Hill essentially pre-dates the automobile. It was built for horse and buggy, and pedestrian use. In 1906, there were 27 cars registered in all of Boulder, and the maximum speed limit was 6 mph (Source: Boulder History Museum). There is a natural carrying capacity for vehicular traffic in this grid, and the proposed project will “adversely effect traffic” with heavy construction vehicles and then institutional delivery trucks and 24/7 commuting of 100+ employees,

Current residents park along the streets because many older homes lack garages. Weekend hikers on Sanitas already pose additional pressure for parking. There has always been peaceful coexistence with the Church and Boulder Community Hospital (the previous owner of 311), regarding public use of available parking. The proposed loss of all public parking with no current plan to replace it would have significant and permanent impact on both residents and visitors. It would irrevocably change how this property has functioned in the neighborhood for decades.

The issues of scale, density, and height of this project make it inappropriate for the proposed location and increase the degree of nonconformity with the surrounding area resulting in a project that is non-compliant per 9-2-15 B.R.C. (a) Therefore, this proposed new "City on the Hill" most definitely changes the "predominant character of the surrounding area" and should be denied in the Use Review process.

Thank you,

Randi Stroh 821 Mapleton Avenue

Betsey Jay 429 Mapleton Avenue Unit B

Susan Rosewell-Jackson 421 Mapleton Ave. Unit B