

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 9:21 PM
To: Houde, Lisa
Subject: FW: In support of relaxing ADU regulations

From: Ryan Bonick <ryan.bonick@gmail.com>
Sent: Monday, January 16, 2023 5:14 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: In support of relaxing ADU regulations

External Sender

Hi,

I am writing as I am unable to attend tomorrow's planning board meeting, but wanted to make my thoughts on ADUs known in advance of the vote tomorrow.

I do not believe ADUs will singlehandedly solve Boulder's affordability problems. However, I do believe they are an incredibly valuable tool in the city's arsenal, and relaxing the regulations around it will be a good thing. [Boulder's Housing Advisory Board agrees with me.](#)

I would also like to see modifications to occupancy calculations and parking requirements, but those are sadly not on the docket tomorrow.

Thank you for your time,
Ryan Bonick

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:22 PM
To: Houde, Lisa
Subject: FW: ADU Reform

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

From: Buzz Burrell <buzzburrell@icloud.com>
Sent: Monday, January 16, 2023 11:36 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board:

ADU's are a Win-Win-Win. For zero cost to anyone except the person constructing one, this is the easy button for affordable housing.

Just drop all regulations, except maximum size. There are no problems. Stop sweating the easy stuff.

I constructed an ADU 12 years ago. Going through the red tape was extremely difficult, dissuades many from attempting it, and protects or accomplishes nothing.

In the ensuing 12 years, my two units have been fabulously successful. My son and his family of 4 live in the main unit, and my wife and I live in the accessory unit. Our combined electric, gas, and water bills are significantly lower than for the average single family home. Two families are living in one structure, taking up far less space, having less impact, and with excellent affordability as this house with ADU has the same Appraised Value as this house without the ADU.

JUST DO IT. Boulder likes to think of itself as being progressive, when in fact, it has become remarkably regressive. Let's walk our talk.

Buzz Burrell
1290 Chambers Dr
Boulder Co
80305

Houde, Lisa

From: Ferro, Charles
Sent: Tuesday, January 17, 2023 10:02 PM
To: Houde, Lisa
Subject: FW: Saturation Limit: where one neighbor can get it, another cannot
Attachments: 180226 300 ft. of 1726 Mapleton.pdf; 180226 300 ft. of 1735 Mapleton.pdf

From: Macon Cowles <macon.cowles@gmail.com>
Sent: Tuesday, January 17, 2023 9:33 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Saturation Limit: where one neighbor can get it, another cannot

External Sender

PB, tonight I spoke of my cross the street neighbor who had to move her historic garage on the alley 3 feet from the alley because as built in the 19th c., it extended 3" into the alley. Moving the building 3 ft, it then violated the height ordinance. Sinking the historic structure in order to get a building permit for the studio-ADU cost them \$30,000. The cross the street neighbor is Beth Helgans, at 1735 Mapleton.

I wanted to let you know also that when the saturation rate was raised to 20%, Beth and I lined up at 7:30 the first morning so we would not be barred by the saturation limit. But we agreed that I would be in front of her in line. I could only get an ADU that complied with the 20% saturation limit if I were first in line. Because if Beth got hers first, hers would count toward the 20% and our house would not qualify. But my getting approved first did NOT bar her. That is because each of our houses had a different radius, and therefore a different number of non-conforming structures within that 300 feet.

If you want an idea about the counting difficulties, I am attaching the two charts made for us by City staff in 2018 to count the number of units that would be counted to apply the saturation limit.

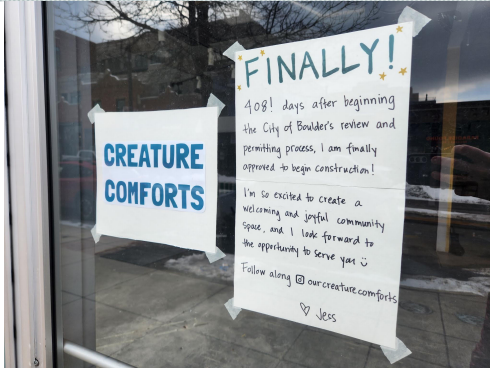
FYI, we have a 1650 main house and a 700 sq. ft. affordable ADU. It is used for 1) long term rental, 2) our niece to live in while she attends CU, and 3) for caretakers to live in when Regina and I need help as we age.

Macon Cowles
1726 Mapleton Ave.
Boulder, Colorado 80304
macon.cowles@gmail.com
(303) 447-3062

Houde, Lisa

From: Macon Cowles <macon.cowles@gmail.com>
Sent: Thursday, January 26, 2023 11:01 AM
To: Matt Benjamin; Aaron Brockett; Lauren Folkerts; Friend, Rachel; Junie Joseph; Nicole Speer; Wallach, Mark; Tara Winer; Bob Yates
Cc: Houde, Lisa; Mueller, Brad
Subject: Please eliminate saturation and parking requirements for ADUs

External Sender



Dear Council:

The sign announcing it had taken 408 days to get a building permit from the City of Boulder arrived the same week as a postcard offering a small lot on Bluff St., described as “Nestled Bliss,” for \$1,700,000. (See image below.) The two counterpoints are emblematic of the crisis of planning in our beloved city.

Our processes are so lengthy and difficult that dreams of opening a business or making a home are turned to dust by the planning machinery. Planners are so busy administering the machinery that we cannot timely make the changes we must to make this vibrant city available to the young and different. If action is deferred, it will be too late.

The only projects that survive are those sponsored by and for the very rich, like the lot on Bluff. An ambitious builder will apply the rule of thumb: spend twice as much on the home as you spent on the lot. There will soon be another \$4 million home in the neighborhood.

Our code has secured the primacy of the very expensive single family home. “\$13 million sale of Boulder estate shatters county record for home sales” is the headline of a January 24, 2023 Denver Post article documenting that the three priciest homes in the entire County are in Central Boulder. **It is stunning that in the face of placemaking for the rich, we cannot take simple steps to make room for others: such as eliminating the saturation and parking requirements for ADUs. We must act quickly, lest we turn away so many people that our beloved City becomes a wealthy shell.**

Macon Cowles
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Boulder, Colorado 80304
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Houde, Lisa

From: Deb Crowell <DebCrowell@live.com>
Sent: Wednesday, January 25, 2023 6:38 AM
To: Houde, Lisa; Guiler, Karl; Mueller, Brad; Meschuk, Chris; Rivera-Vandermyde, Nuria; Winer, Tara; Sugnet, Jay
Subject: ADU's Developed/Owned by LLC's: A Case Example

External Sender

To the members of City Council and the Planning Department,

Having lived in our house for 30+ years, we expected that someday someone would build an ADU next to our backyard. In that there are only two owner-occupants at our end of the neighborhood, the prospect of having a new permanent neighbor, invested in living in our neighborhood was exciting. While we continue to see the value of increasing housing in Boulder, we have come to realize from our first-hand experience, that some of the present codes and allowances, especially with respect to LLC ownership and development 1) defeat the purpose of the city's attempt to increase affordable housing and 2) threaten the quality of community cohesiveness of our neighborhoods. In light of the upcoming focus on ADU revisions that are under consideration, we would like to share our observations based on our personal experience with regards to an "Affordable ADU" that is nearing completion this month. They are as follows:

1. The extremely flexible definition of the "owner occupant" in the case of an LLC owning an ADU provides loop holes that create opportunities for development groups that are solely aimed at financial gain. There are several case examples in our neighborhood where the definition of an "owner occupant" is blatantly non-existent such that it is clear that there is no real person that is truly living in the neighborhood and therefore there is no on-site management of the property. We suspect that the LLC "owner-occupant" representative, soon to move in next door, is a puppet who will not last more than a few years before his LLC takes advantage of the transferable definition of an owner occupant for LLC's. If there is no enforcement by the city, this scenario will continue to grow, as we have seen in the Goss-Grove neighborhood in the last few years. We want ADU's to create neighborhoods filled with invested neighbors, not investment development groups.

Bottom line: If LLC's are allowed to build ADU's the result is not consistent with the city's goal of creating affordable housing

2. We are specifically aghast at the fact that LLC's are allowed the same building privileges as an individual owner (increased square footage and parking-exempt) when building an "affordable ADU" in which the said "owner occupant" of the LLC is then allowed to then occupy, meanwhile, renting the primary house for market rate. If the owner is living in the affordable unit, how does that make it an affordable ADU? How can the owner occupant also double as one that qualifies for affordable housing?

Additionally, in a neighborhood rife with parking problems we wonder why off-street parking, even for an affordable ADU, is waived? One would think that additional parking be the responsibility of the party that is adding density to our neighborhood and also profiting from increasing density? As it is in our case example next door, the second inhabitant(s) have yet to move into the front house and

the “owner occupant” (living in the “affordable” ADU) has yet to park in his (long and skinny) driveway. He clearly prefers the convenience of parking in the street. So, where will the tenant for the primary house park I wonder? Very likely on the street as well. I hope, as the city seems to hope, that that person will not have a car, but our neighborhood can’t take that risk.

Bottom line: if LLC’s are allowed to build affordable ADU’s and the owner occupant representative is allowed to live in the affordable unit, then they are being granted privileges that do not meet the city’s goal of creating affordable housing, meanwhile creating a public burden with regards to parking availability on the street.

3. In our case example, it is our experience that the larger the ADU (and corresponding expansion of the front house in order to maximize the allowable build size), the more the development affects the quality of life of those on neighboring lots. With the present codes that already allow for maximization of every square footage of a lot (in our neighborhood), there is no consideration for the livability, and privacy of the existing houses surrounding the lot. Nor are there any mediation services in place by the city to protect existing neighbor’s privacy during the planning process. In our case, 5 properties were affected. That is, the onus was on us to try and negotiate the rearrangement of stairways and request that windows be frosted that run along the scant 3-foot side-yard set-back allowances. We now look at, hear and smell the HVAC system that is no more than 5 feet away from our very small and intimate backyard. As it was, property line disputes, and other unneighborly negotiations ensued during construction. We would suspect that, if the lot next door were being developed by a true owner-occupant, rather than an LLC, more polite considerations negotiations would be taken with respect to how the floor plans would affect existing neighbors.

Bottom line: if this project were that of a private home owner, wanting to become an integral part of our neighborhood, we suspect that the development of the lot would have progressed far more amicably. If the city wants to increase housing and maintain quality of community living, then mediation and code protections should be in place such that everyone can continue to experience a quality of life under increased and imposed high density regulations as well as during the construction phases.

4. Finally, if the city continues to allow an entity to a) purchase land b) immediately expand the front house in order to build an ADU to maximum size which is contingent on the front house and then c) break ground on the ADU only several months later, we would suggest and are in agreement with HAB’s proposal that all construction occurs as one project instead of two separate, staggered projects.

Bottom Line: While we see many advantages of the now extinct 3-year clause requiring an owner to inhabit the property before building (this would be a barrier to LLC investors), if the city’s goal is to support unchecked growth than please take bordering neighbors (sometimes up to a block away) out of their misery and get all the construction done at once, in the shortest turnaround time as possible. It has been a painful and disruptive year of blow-by-blow surprises, noise, dirt and privacy violations.

5. What will happen to Boulder’s neighborhoods if the goal of increasing housing supersedes community planning? With only one other permanent owner occupant within the Goss & Grove 21st and 22nd blocks of high-density housing, we have been crucial anchors to keeping our end of the neighborhood in check as a safe, aesthetic and livable neighborhood and not a student slum. We pick

up glass and trash on the street, shovel the walks, maintain our lawns, trim the city trees and maintain amicable relationships with the managers of the rental properties on our street. We are frequent users of the city's 303-441-3333 number to report back yard open fires, broken median sprinklers, noise ordinance violations and other concerning neighborhood issues using the Inquire Boulder site. (I myself have been the eco-cycle neighborhood representative, and have been an active chair and member of the Goss Grove Neighborhood Association where I was involved in formulating the 6-day (trash) review as well as serving as an integral member on the parking permit program committee.) We have worked to create cohesiveness in our very diverse community; we built a community garden on old 23 between Goss and Grove, we have an annual cook-out/lawn game party every fall to welcome the new residents, and have held summer yard sales which have generated the result of building community cohesion between our diverse residents on our block. We know that students and young professionals renew their rental agreements on our street because, to quote a student on move-in day, "it's a real neighborhood, and that's cool".

After all of the work we have invested in this end of the neighborhood, we did not want to have to move, rent or sell our property. However, our back yard will no longer be a sunny and private living space due to the two story ADU with windows towering over our yard and 3 feet from our hot tub. Every time we smell and hear the whir of the HVAC motor, we are reminded of what looms above our yard. We can hear the heat pump in the winter with our bedroom windows shut so we know that sitting in our back yard in the summer while our neighbor runs his air conditioner will be unpleasant. It didn't have to be this way had we had mediation and protections in place that represented the needs of those that lived on both sides of the fence.

Bottom Line: As a result, we are moving out of Boulder and will add our house to the rental fleet until we sell our home. We don't think we are alone in making this move. There will be only one true owner-occupant left on our block. We know that we are not alone; there is an exodus of people leaving the city. The city needs to look at the big (community) picture if they are going to accelerate plans to increase housing density and further lift restrictions.

To conclude: We are not against affordable housing nor are we against an increase in density in order to create more housing. We share our story in hopes the city is able to accomplish its goals by offering:

- Careful consideration that ADU ownership and development by LLC's is a threat to the city's best intentions with regards to creating housing, especially with respect to the privileges granted and loop-holes created to benefit LLC development groups.
- Thoughtful code revisions for all parties involved
- Mediation, open plans and discussions for all members involved in ADU development (on all sides of the fence)
- Strict and dedicated enforcement of owner occupancy requirements

Thank you in advance for your consideration,
Deb Crowell
2276 Goss Circle



Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 9:21 PM
To: Houde, Lisa
Subject: FW: ADU Reform

From: Diane Dvorin <diane@bayhillsgroup.com>
Sent: Monday, January 16, 2023 5:38 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board:

My husband and I strongly support the 6 recommendations you have before you regarding regulation of ADUs. We know from personal experience that this type of housing is an important part of diversifying the housing choices in our community and a gentle way of increasing density in our neighborhoods as we move into a very different future on many fronts.

We are long-time Boulder residents, still living in the same house I bought here in 1976. When purchased, the property already included a bare-bones "mother-in-law unit," converted from what had previously been an alley garage. Over the years, we significantly improved our "Little House," tracking with the permitting and rental licensing requirements as they changed over time. Unequivocally, over these 47 years, this flexible ADU format has served both our family and our neighbors in many significant ways. We expect this will be the case going forward as well, making it more possible to for us now to age in place and continue to enjoy the neighborhood and City that we love.

Thank for your work on behalf of our community.

Sincerely,--
Diane Dvorin & Bill Butler

*3232 Sixth St
Boulder, CO 80304
Mobile 303-641-6478
Home/Office 303-449-0981*

Houde, Lisa

From: Ferro, Charles
Sent: Tuesday, January 17, 2023 11:35 AM
To: Houde, Lisa
Subject: FW: ADU's

From: Emily Reynolds <emily2reynolds@gmail.com>
Sent: Tuesday, January 17, 2023 11:27 AM
To: Barbara Fahey <barbara.s.fahey@gmail.com>
Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Re: ADU's

External Sender

Love it! Awesome m'dear!!

On Tue, Jan 17, 2023 at 11:22 AM Barbara Fahey <barbara.s.fahey@gmail.com> wrote:

Dear Planning Board,

Many years ago I lived on University Hill for a number of years. Due to the continuous noise, accessibility, trash and traffic issues there, I embarked on an aggressive savings program for many years so I could afford to buy a less than 1000 square ft home in a single family Boulder neighborhood in 1981. We're retired now after a 40+ year career as public servants and still live on the same street.

Now we hear plans are afoot to turn our quiet and accessible neighborhood into University Hill by adding the potential of ADU's in every single family neighborhood. We feel this is a slap in the face to those of us who sacrificed much to be able to live in a peaceful place. Please vote this down and instead recommend that the City subsidize more and free express buses from Longmont, Denver, Broomfield and Golden.

There's a certain subset of people who will always choose to live in cheaper housing in less desirable areas no matter how much housing we provide in Boulder. Fast and free buses will allow them to get here in a more environmentally sound way.

Missoula, Montana has a bus system that generated huge ridership once it became free and now it's mostly electric. They accomplished this through a combination of federal grants and local business and government subsidies. Their surprising environmental success is worth a look.

Sincerely,
Barbara and Mark Fahey

Houde, Lisa

From: Ferro, Charles
Sent: Tuesday, January 17, 2023 5:57 PM
To: Houde, Lisa
Subject: FW: Yes to ADUs

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

From: k. f. <kartzner@hotmail.com>
Sent: Tuesday, January 17, 2023 5:18 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Yes to ADUs

External Sender

Hi board,

Sorry I'm late to this, but just wanted to send a note to encourage this board to support measures like legalizing ADUs and actively exploring other ways to make Boulder equitable and more affordable for folks. Thanks!

Katie Farnan

Sent from my iPhone

Houde, Lisa

From: Ferro, Charles
Sent: Tuesday, January 17, 2023 6:27 PM
To: Houde, Lisa
Subject: FW: Make ADUs as easy to build as possible

From: Adrian Fine <adrianfine@gmail.com>
Sent: Tuesday, January 17, 2023 6:20 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Fwd: Make ADUs as easy to build as possible

External Sender

Dear Planning Board,

You're probably getting a ton of emails saying "go slow on ADUs we don't know their impacts" and a bunch of emails saying "change the saturation limit to X, reduce sideyard requirement to Y".

I won't go into all the details of the ordinances you are updating, but **I encourage you to make it as easy as possible for as many people as possible to build an ADU.** If we're interested in seeing more housing, then ADUs are part of the equation, and I encourage you to do everything you can to make it easy to plan, permit, construct and inhabit an ADU.

Thanks,
Adrian Fine

--
Adrian Fine
adrianfine@gmail.com | 650-468-6331
<https://www.linkedin.com/in/adrianfine/>

Houde, Lisa

To: Mueller, Brad
Subject: RE: ADUs

From: Nicholas Fiore <nick@flowerarchitecture.com>
Sent: Monday, January 16, 2023 9:40 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADUs

External Sender

Hello PB -

I've applied for many ADUs in the city, and I built one myself at my house in TMesa. The rules are arbitrary and capricious, to say the least. It's embarrassing, the state of zoning and housing rules in this highly conservative 'progressive' bastion of a city. We're not even the most progressive city in Boulder County, on the issue of housing. You likely know this.

For ADUs - there are many rules that need to change:

- No saturation limit
- Adjust height limit calculations or raise the height (the 25' rule was designed to hamstring buildings in a hilly town... if you don't know what I mean by this, then you, like 99.9% of Buolderites, don't know how the code defines height)
- Market rate vs affordable limited - trash this distinction; only city politicians and city staff cares. Build ADUs don't argue about definitions
- Size limits: a bit larger is ok, IMHO
- 'COMPATIBILITY' language in the code. DELETE. There is NO good reason that a city staffer, new to town, not a resident nor neighbor, etc., should have ANY say on 'compatibility' of the design. Credential? Experience in design? Why this is in the code escapes me, other than a NIMBY instinct in past CCs. Even (honest) staff understand this is silly.
 - Note - I served on the Landmarks Board, and I understand the big fat juicy instinct to 'shape' or have a say in design of structures that you might pay for or live in. Resist this instinct. Let owners/architects do their thing. Great stuff comes with meh stuff, that's life.
- Energy Code: This is an aside, but we are at the point where the energy code is a real reason that we are a fully 'wealthy only' town. We can pretend it adds only 2-3% or whatever b.s. staff will tell you, but it's not true. I'm in favor, but the city should be subsidizing this, PV for example.

Cheers
Nick

Nicholas Fiore AIA (he:him)
Desk [720 515 7749](tel:7205157749)
Mobile [434 531 6837](tel:4345316837)
nick@flowerarchitecture.com

FLOWER
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[@flowerarchitecture](https://www.instagram.com/flowerarchitecture) (insta)
A Curiosity Shoppe

Houde, Lisa

From: Sugnet, Jay
Sent: Monday, January 23, 2023 4:57 PM
To: Housing Advisory Board Group
Cc: John Garnett; Houde, Lisa
Subject: FW: John Garnett :- Housing and Human Services

Dear HAB,
Below is an email we received through the city's online portal. It is directed to you.
Jay

From: No Reply <noreply@bouldercolorado.gov>
Sent: Monday, January 23, 2023 4:47 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Firnhaber, Kurt <FirnhaberK@bouldercolorado.gov>; Crowe, Elizabeth <CroweE@bouldercolorado.gov>; Sugnet, Jay <sugnj1@bouldercolorado.gov>; Morse-Casillas, Lyndsy <morsecasillasl@bouldercolorado.gov>
Subject: John Garnett :- Housing and Human Services

Preferred Form Language: English / Inglés

Name: John Garnett

Organization (optional):

Email: johne.garnett@gmail.com

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one): Housing and Human Services

Comment, question or feedback: My comments are directed towards the Housing Advisory Board recommendations. I support those proposed changes but have the following comments.

My perspective is that of a home owner who wishes to build a detached ADU to allow our son's family to live near us while we age in place. Currently, our son and his partner commute into Boulder to work.

Comments:

1. The HAB recommends increasing the allowed size of detached ADU's. I agree and suggest that "there be a relationship between lot size and ADU, particularly for larger lots." A 1000 sq ft detached ADU on a 39,000 sq ft lot is very reasonable and can house a family.

- Based on FAR we could build a 10,000sq ft home on our nearly one acre lot
- It's common in other cities to allow larger ADU's on larger lots
- All sizes of ADU's are needed to house a diverse population

2. HAB recommends simplifying the measurement of allowed square footage. I agree, and want to point out that the current regulations result in a 7-9% reduction of the actual living space. Measuring from the outside walls and counting mechanical rooms as living space further reduce the allowable living space.

3. Simplify the process for ADU approval it adds complexity to the already burdensome rules for building in Boulder. That results in additional cost and time to build. Currently, A nice, small ADU in Boulder would cost \$700 per sq/ft or more. That is prohibitive for many.

Bottom line, increase the size of allowed ADU's and simplify the process if you wish to expand the stock of this type of housing.

Thank you

John Garnett

[[FSF080521]] Submission ID is #: 1060645441

[Compose a Response to this Email](#)

Houde, Lisa

From: Ferro, Charles
Sent: Thursday, January 19, 2023 7:33 AM
To: Houde, Lisa
Subject: FW: a comment regarding proposed changes to ADU's

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

From: Molly Greacen <mollygreacen@womanmedicine.com>
Sent: Wednesday, January 18, 2023 10:11 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: a comment regarding proposed changes to ADU's

External Sender

Hello friends on planning board,

Thank you for your service to our city.

I am writing to let you know that as a resident of Boulder for 45 years, I am strongly against city council's proposed changes and deregulation of ADU's. I have seen what it does in the Table Mesa neighborhood, a two story ADU looming over the backyard of my long time friends. For them, it is a disaster. The proposal would allow not just one, but two ADU's of 800 sq ft in single family low density zoned neighborhoods like mine in north Boulder. This type of increased density would make us more vulnerable to flooding and wildfires, not to mention destroying the peace and quiet of my neighborhood.

Please build multistory residential dwellings in the new East Boulder industrial area around 55th street. Leave the neighborhoods alone.

Thank you,

Molly Greacen

Conifer ct in north Boulder

Houde, Lisa

From: Ferro, Charles
Sent: Tuesday, January 17, 2023 1:48 PM
To: Houde, Lisa
Subject: FW: ADU's

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

From: Kathleen Hancock <khancock@khancock.com>
Sent: Tuesday, January 17, 2023 1:14 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU's

External Sender

Dear Planning Board,

I am writing to encourage you to take a moderate approach to considering how to expand ADU development in Boulder. I am sympathetic to the goal of increasing affordable housing in Boulder. However, I also understand market rates are high in Boulder and that the best/only way to increase access to affordable housing is to require that that housing be reserved for those who meet affordable housing income requirements. Simply adding more housing, particularly in many of the highly desirable and thus expensive neighborhoods that have been zoned to be single family homes, will not bring down prices. It will increase density, create parking challenges, add traffic congestion and probably more accidents between cars and bikes, and otherwise change the neighborhoods in which people have invested hard earned income.

I note that the survey consisted entirely of (200) people who already have ADUs. While this is an important demographic to sample, it leaves out all the neighbors who might well have different opinions of how existing ADUs have worked and whether they really want to go from 20% saturation to no limit on saturation. The vote on Bedrooms are for People asked the entire city for their opinion; it was voted down. This must be taken seriously and not simply over-ridden because some elected officials had hoped for a different result.

Given the above, I would support Planning Board and then City Council approving a limited increase in ADUs - from 20 to 25% - keeping the current parking restrictions, and making some improvements to the process (such as extending the approval expiration period and removing the Unit A and Unit B addressing). I oppose the height increases; these have been a mainstay of Boulder and help keep Boulder the attractive city it is for so many. In addition, these new ADUs should be required to meet the affordable housing requirements; otherwise, you are just adding more expensive housing to Boulder.

Thank you for your consideration.

~ Kathleen Hancock

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:20 PM
To: Houde, Lisa
Subject: FW: ADU Reform

From: Betsy <bjhandco@comcast.net>
Sent: Monday, January 16, 2023 10:06 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board:

I strongly support reforming ADU regulations that make it easier for residents to create these apartments. We desperately need more housing in Boulder. We know that is true. Planning Board can help make it happen. These reforms will help (I eliminated the height variance recommendation because I'm afraid that might jeopardise the rest of the reforms):

1. Remove the saturation limit, so that ADUs are not limited to the first 20% of homeowners within a 300 foot radius.
2. Increase the permitted maximum size of ADUs, which for detached market rate units is now limited to 500 sq. ft.
3. Give owners more time than one year after a permit is issued to actually complete construction
- 4.
5. Simplify the code sections on ADUs to eliminate repetitive, wordy and confusing language.
6. Improve the process, getting rid of red tape. For example, permit a property owner to apply for an ADU permit AND a building permit at the same time

Betsy Hand

880 6th Street

Boulder

303 447-87073

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:22 PM
To: Houde, Lisa
Subject: FW: ADU Reform

From: Nina Handler <ninaasnes@comcast.net>
Sent: Monday, January 16, 2023 11:16 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board:

I hear that you are looking into ADU reforms. I live in North Boulder and would like to add my opinion.

Please remove the saturation limit. That seems unfair and also limits the amount of housing available.

Please increase the maximum square footage which is now limited to 500 square feet. I think 1200 would be a more reasonable number.

Please remove any laws that base the size of the ADU on the size of the main house. If this is true, it is totally inequitable. For example, my nextdoor neighbor has a 5000 square ft house and is allowed to build up to an additional 750 square foot detached garage with the same amount of land. My house is only 1790 square feet and I shouldn't be penalized for having a smaller house.

Thank you for your help in changing these outdated policies for our city.

Best regards,

Nina Handler Asnes
1734 Sumac Ave, Boulder, CO 80304
303-807-1963

Nina Handler
ninaasnes@comcast.net

Houde, Lisa

From: Mueller, Brad
Sent: Tuesday, January 17, 2023 8:28 PM
To: Houde, Lisa
Cc: Ferro, Charles
Subject: FW: Kimman Harmon :- Feedback on pending council action

Probably an ADU comment.

From: No Reply <noreply@bouldercolorado.gov>
Sent: Tuesday, January 17, 2023 8:15 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Mueller, Brad <MuellerB@bouldercolorado.gov>; Meschuk, Chris <MeschukC@bouldercolorado.gov>; Davis, Pam <DavisP@bouldercolorado.gov>; Rivera-Vandermyde, Nuria <Rivera-VandermydeN@bouldercolorado.gov>; Huntley, Sarah <Huntleys@bouldercolorado.gov>
Subject: Kimman Harmon :- Feedback on pending council action

Preferred Form Language: English / Inglés

Name: Kimman Harmon

Organization (optional):

Email: kimman@kimmanharmon.com

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one): Feedback on pending council action

Direct my submission to: Staff and Council

Comment, question or feedback: Under the category of anything that can be done can be over done; please consider what you are proposing.
Could you start a little lighter?
And be a little smarter?

You want to cover every square inch of a property with buildings? Where will the moisture go?

Let's be a lot smarter about all of this.

Slow down and think about who will truly benefit from all this....not the renter, that's for sure.

[[FSF080521]] Submission ID is #: 1058477348

[Compose a Response to this Email](#)

Houde, Lisa

From: Ferro, Charles
Sent: Wednesday, January 25, 2023 8:45 AM
To: Houde, Lisa
Subject: FW: ADU changes

From: rmheg@aol.com <rmheg@aol.com>
Sent: Tuesday, January 24, 2023 8:23 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU changes

External Sender

I am deeply concerned about the proposed changes to ADU's in city of Boulder. I am concerned with the huge size of ADU's and multiple ADU's being allowed on one property. Deeply concerned with the removal of current requirements for maintaining percentage of property not being developed vs buildings allowed. The current size of ADU's proposed are the size of my house!!! Not an ADU! My house!!! What is going to happen with flooding? wildfires ?? with these densely packed neighborhoods? Look at Louisville and Superior!! My neighborhood is already densely packed. It cant handle any more. It cant handle more cares, more noise, more pollution. Boulders solution to pack our neighborhoods while ignoring housing projects such as Millennium which would have been a great mixed housing for affordable/seniors etc but was sold and approved for CU high end non affordable housing is so disappointing. Boulder will only ruin itself if we keep packing people it, but have no cap on CU students- we build more housing and CU will keep filling it up... Why dont we have any talks about mass transit. We have missed so many opportunities - letting developers pay in lieu vs building affordable housing! These changes are just more pieces leading to destruction of any quality of living in Boulder.

Rosemary Hegarty PT, APT,CCRT
303-499-4602 office
rmheg@aol.com
www.rosemaryhegarty.com

1.16.2023

Dear Planning Board Members,

I am writing in support of changes to the current ADU policies. ADU provide an opportunity for more affordable housing and we need more housing opportunities in Boulder. I have lived and worked in Boulder for the last 53 years and have seen many changes. The one issue that continues to be a problem is affordable housing. I have many friends who have moved out of Boulder because they couldn't afford it. The majority of my friends who had to move are people of color, thus making Boulder an even "whiter" community. This makes me very sad. There are solutions to these problems.

I live in and own a duplex that is an older house. I would love to be able to apply for an ADU. It is my understanding under the current rules, I am not allowed to build an ADU. I have a sufficient size lot and should be able to build an ADU. I think we need to eliminate the saturation level for a neighborhood to have ADU's. I realize initially people were concerned about everyone wanting to add an ADU but that hasn't turned out to be the case.

It would be nice if the City of Boulder could eliminate some of the red tape in applying for an ADU. The code could eliminate repetitive wording, confusing language. I don't see any good reason why an applicant couldn't apply for an ADU and a building permit at the same time. It would make it so much simpler.

In addition, I think it would be good to be able to build more than 500 sq. ft. in an ADU. I would suggest up to 1000 sq. ft. per unit. If you wanted to differentiate between a market rate and a unit that is affordable, you could make the market rate one under 1000 sq. ft. I don't believe there needs to be a limit on the lot size to build an ADU.

These are simple changes to the current rules that would make it easier to build an ADU and help ensure more affordable housing. I appreciate your consideration of changing the rules to make more opportunities for affordable housing.

With appreciation,

Janet Heimer

2216 Bluff St.

Boulder, CO

Houde, Lisa

From: Mueller, Brad
Sent: Tuesday, January 17, 2023 7:24 AM
To: Houde, Lisa
Subject: FW: ADU Reform

From: JONATHAN HONDORF <jonathanhondorf@aol.com>
Sent: Tuesday, January 17, 2023 1:43 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Fwd: ADU Reform

External Sender

Sent from my iPhone

Begin forwarded message:

From: JONATHAN HONDORF <jonathanhondorf@aol.com>
Date: January 16, 2023 at 10:50:48 AM MST
To: planningboard@bouldercolorado.gov
Subject: ADU Reform

Dear Planning Board:

Thank you for reviewing our draconian ADU code.
I have studied the ADU codes in LA and ours are
In need of a change.

I was the last to receive an ADU on my area and let me tell you this has not been an easy process.

People harass me because

1. They can't get one in
2. I rent to minorities
3. I'm elderly

There should be no restrictions on the amount in neighborhoods allowed.

1. So people don't get harassed
2. There's a housing crisis
3. It's more sanitary due to Covid to have separate kitchens baths and units.
4. Allow More than 3 unrelated to live together
 - A. Because since birth control big families dont

Live in our ridiculous fifties housing stock. While during the 50's most homes had 5-6 persons mine had 7. My neighbors had 9. Our infrastructure can handle this.

5. ADU's allow homes to be repurposed ,upgraded to the new Energy efficient IBC codes
6. Allow affordable rent units priority.
7. Promote minority rentals .

8. Allow more than one year to build the ADU because it's a confusing expensive process and most contractors are very busy.

9. Combine the permitting with the ADU approval process and the rental licensing . I think this will help staff and the applicants.

I'm excited that you are reviewing this.

Finally use it or lose it! If the applicants hoard the ADUs and don't use them they forfeit the unit.

Because many are not even using the ADUs they are hoarding them to create value in their homes

Thank you

Elizabeth Hondorf

Former BOZA chair

Sent from my iPhone

Houde, Lisa

From: Elizabeth Kois <lizrobb@me.com>
Sent: Tuesday, January 17, 2023 9:34 AM
To: boulderplanningboard
Subject: ADU's

External Sender

I am writing this letter opposing the idea of Boulder allowing 3 ADU's per household lot. This is way too big an allowance and feels much like throwing gas on a fire. Allowing one ADU per owner is reasonable. However, not a cart blanc! Clear rules on setback specifications, height restrictions and architectural lighting and asthetic considerations required.

Tripling the allowance would negatively impact Boulder in ways that the city nor county of boulder is prepared nor equipped to handle. We will trade out walkable, welcoming neighborhoods where natural landscapes and greenery meet the eye for a landscape of parked cars, built out spaces, clogged roads, noise and neighbor stress and conflict. The idea that this huge increase will help low income housing is unfounded. ADU's will not house low income families, nor any of the homeless addicts on the street. They will become an income boost for the property owners who will prefer to house new hires of high paying tech jobs and college students who's parents will pay rediculously high rents. Remember the majority of these students won't be paying taxes nor voting for all of the trickle down issues and expenses generated by a surge of population.

Slow, controlled growth is the intelligent way to handle the housing issue. There is a reason this is a desirable place to live. I suggest that the entire board as well as the entirety of city council be required to read Paul Danish's proposals and plan. I am very thankful for the forward thinkers that saw what would be lost and never recovered if conservative parameters were not established. Your leadership must bear wisdom and grit and hold our ground so to not destroy all the reasons we all live here. I am not an elitist. I am for a Healthy community that blends all ages, incomes, professions, ethnicities and families. As I drive into Boulder via east Pearl, I feel angry by the ugly, cheap, un-welcoming hard scape that greets us now. My God, they blocked the flatirons view from Pearl Street?! This town has been hijacked by outside money and it's greed. How can any of those who were elected to be gaurdians for this paradise look in the mirror? I am heartbroken by the direction this council has moved. I hope and pray that you all will fight for ideas that help balance the population. And that you will keep your focus on being good stewards of this beautiful place. Encourage creativity in the process and fight the temptation to "take- the-money" way out.

Back to the main point of this letter, Let's all experience the implications of "just One" ADU. I know we will all be very glad we held the reins.

PS- let's clean up our town! More pressure on the state to provide a treatment/rehab center for addicts! You don't fix that problem, we won't need more housing.

Sincerely,
Liz Kois

Sent from my iPhone

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:19 PM
To: Houde, Lisa
Subject: FW: ADU Reform

From: Bogdan Lita <optoengineer@gmail.com>
Sent: Monday, January 16, 2023 9:44 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board:

I support increasing the density of allowed ADU for each neighbourhood, allowing the parking on the street and allowing mods to the building code to enable taller units.

I also think the city should partner with one of the prefab manufacturers so that owner cost will be decreased and the building permit is simplified. For example, Simple Homes or any others.

Regards,
Bogdan Lita
5477 Blackhawk Rd.
Boulder

Houde, Lisa

From: Ferro, Charles
Sent: Monday, January 23, 2023 1:11 PM
To: Houde, Lisa
Subject: FW: Andrew Lowell :- Planning and Development Services

From: No Reply <noreply@bouldercolorado.gov>
Sent: Monday, January 23, 2023 12:46 PM
To: Council <Council@bouldercolorado.gov>; ContactCoB <ContactCoB@bouldercolorado.gov>; Mueller, Brad <MuellerB@bouldercolorado.gov>; Pannewig, Hella <Pannewigh@bouldercolorado.gov>; Ferro, Charles <FerroC@bouldercolorado.gov>; Stafford, Edward <StaffordE@bouldercolorado.gov>; Johnson, Kristofer <JohnsonK3@bouldercolorado.gov>; Causa, Julie <CausaJ@bouldercolorado.gov>
Subject: Andrew Lowell :- Planning and Development Services

Preferred Form Language: English / Inglés

Name: Andrew Lowell

Organization (optional):

Email: andrewclowell@gmail.com

Phone (optional):

My question or feedback most closely relates to the following topic (please choose one): Planning and Development Services

Comment, question or feedback: ADU Study Session

I see that the council will engage in a study session this week around decreasing ADU densities in neighborhoods as well as increasing size limits and occupancy of these ADUs.

I have been a resident of Martin Acres for 15 years now and I purchased my home because of the low density zoning in the neighborhood. I am protesting the idea of more density within our neighborhoods, they are not built for this. As city council, you are constantly forgetting about residents that have lived here for a long time and are only focusing on how you can jam more people into this town and drive all current residents out with increased taxes.

Again, I formally protest any changes to ADU laws and zoning changes within my neighborhood, Martin Acres. The people spoke with voting down "Bedrooms for people" and you seem to have not listened to them and are just looking at other back door methods to get the same thing. Stop. You are only inviting more crime, higher taxes, and decreases in quality of life for all residents.

[[FSF080521]] Submission ID is #: 1060542351

[Compose a Response to this Email](#)

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 9:24 PM
To: Houde, Lisa
Subject: FW: Concerns about eliminating ADU regulations

From: MANA Steering Committee <manasteeringcommittee@gmail.com>
Sent: Monday, January 16, 2023 7:19 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Cc: Jan <janalan80305@gmail.com>; porath005@earthlink.net; Bennett Scharf <bjscharf@centurylink.net>; Dorothy Cohen <dorothy_cohen@q.com>; Mike Marsh <mgmarsh1@juno.com>; ronma <ronma@rockymountainmoggers.com>; LisaMarie Harris <lisamarieharris@hotmail.com>
Subject: Fwd: Concerns about eliminating ADU regulations

External Sender

Dear Boulder Planning Board:

In advance of your Jan. 17 meeting, we're sharing the concerns we've heard from our neighborhood residents about the proposed de-regulation of ADUs. Allowing density to increase from one to three (or even two) dwelling units per lot will have very negative consequences in the four CU-adjacent neighborhoods of Martin Acres, Uni Hill, Goss Grove, and East Aurora. Ditto for eliminating the off-street parking requirements. That's because our four neighborhoods are already under much greater strain than many parts of the city, due to our very high percentage of student rental houses.

Our comments can be summarized under five major headings:

1. Boulder's four CU-adjacent neighborhoods are already under much more impact than most of Boulder, due to our very high percentage of student rental houses. We are close to the tipping point of livability, as is. This ADU proposal may well push us past the tipping point. As such, we request specific carve outs for the four CU-adjacent neighborhoods. Specifically, that current ADU saturation limits are maintained for our four neighborhoods. If City leaders don't understand why we're asking this, they might consider trying to live in one of our neighborhoods for a month, preferably at beginning of a semester, when nightly student parties are at a maximum. One will understand then. In addition, 800 to 900 sq ft ADUs are larger than many of the original houses in our neighborhoods. (It's not an accessory unit, when it's larger than the principal unit.)
2. Boulder already has much better ways of creating affordable housing. Increase those. \$1650/month for an "affordable" ADU is a falsehood, when the average going monthly rent per bedroom is \$1,000/month for shared rental houses...which is, by far, the normative case for Boulder renters. Nearly every renter we know, including ourselves earlier in life, lived in shared rental houses in Boulder. We know of no one who could afford the privilege of a private apartment with a private kitchen and private bathroom. So we ask: Why is \$1650/month considered affordable, when the actual experience for 98% of Boulder's renters is shared rental houses or apartments, at \$1,000 per bedroom?
3. Increased risk of flooding: Three, or even two, ADUs per lot will greatly exceed Boulder's current "maximum surface coverage" law that dictates that roughly 75% of a residential lot cannot be built on, but instead must be maintained as "permeable surface" to absorb extreme rainfall and flood risk events. We are very surprised the City would be seriously considering increasing flood risk by decreasing our permeable surfaces. Houston, TX flooded so badly because, in the

face of little to no building regulations...practically every surface was built on, with virtually no remaining permeable surfaces. Why would Boulder go down that same road?

4. Increased risk of urban wildfires: Housing density was cited as a main reason for the severity of the Marshall fire, both in terms of how quickly it spread, and the damage to property and life. Again, we are very surprised that the City of Boulder would be considering a change that could potentially triple or double Boulder's residential density. We are even more vulnerable than Superior and Louisville, because unlike those cities, our residential areas directly abut the foothills forests. Why would Boulder increase its risk of urban wildfires?

5. Consider that Austin, TX, passed a high occupancy unit (HOU) law that greatly increased neighborhood density. It pushed neighborhoods, particularly those near the University of Texas "past the tipping point" (quoting from Austin's report, to which we give you a link, below). Austin saw a mass exodus of families from neighborhoods, something that in Boulder will further erode our already diminishing public schools. Families with children don't want strangers living in their backyard. If you want to preserve public school enrollment and keep Boulder's families, you need to make neighborhoods more family-friendly. This ADU law is the opposite of family friendly. It's landlord and developer-friendly...not so much for families which typically want privacy in their living arrangements. Note that **Austin quickly repealed its HOU law**, because of all the unforeseen problems and unintended consequences it created. Can Boulder learn from the failed experiments of other cities, or will it repeat them?

Please see below, for elaborations on these points.

1. Boulder's four CU-adjacent neighborhoods:

We're not sure if the City fully appreciates how much more challenging day-to-day life already is, in our four neighborhoods (Martin Acres, Uni Hill, Goss Grove, East Aurora). Due to our proximity to CU, our neighborhoods have very high percentages of rentals, particularly student rentals.

Even without this proposed ADU density increase, we already struggle with exponentially more daily quality of life issues: noise, congestion, much greater daily churn (loud comings and goings at all hours of the day and night), trash, and parking issues. Until you have lived in a predominately student-rental neighborhood, you likely under-appreciate how many more issues we struggle with, daily.

We're familiar with many quiet, stable Boulder neighborhoods in which perhaps only 5% to 10% of the homes are rentals, and those rentals tend to be families and professionals rather than students. Such Boulder neighborhoods might be able to withstand more infill and density-related stress, without being pushed past a tipping point. That's not the case for us.

Our neighborhoods are widely known as "targets of opportunity." So investors know they'll have high demand for whatever they develop here, due to our proximity to CU, and they'll reap large profits as a result. So we're always first in line, and we're often (almost exclusively) the deployment ground for the City's densification plans like ADUs, co-ops, etc.

Our request: Maintain ADU limits in the four CU-adjacent neighborhoods:

We request in the strongest possible terms a regulatory carve-out for our four neighborhoods, in which a saturation limit of one (not two) ADU projects every 200 feet be maintained. That's conceding some density. We also request that the off-street parking requirement be maintained because of parking problems many parts of our neighborhoods already experience.

Additionally, we respectfully request that the City not suggest that if we have issues with noise, trash and parking, that we "just call Code Enforcement." For those of you who aren't cast into the unfortunate position of having to regularly utilize enforcement, we assure you that is not at all a successful or satisfactory option. That is a myth. Contacting Code Enforcement is almost totally ineffective. Boulder's deeply flawed "complaint-based system" forces the burden of proof

onto the victims. We are told that we must document, photograph, find the source of noise ourselves, create logs of incidents, etc. None of us wish to spend our lives that way. We are not (nor do we wish to become) investigators, detectives or prosecutors, such as Boulder's current complaint based code enforcement requires.

Instead, a far better strategy would be to maintain guardrails to prevent problems from developing in the first place, rather than trying in vain to fix them on the back end. Please recognize that if you don't take steps to prevent it, the ADU ordinance, like others before it, will take the form of additional "piling on" to the neighborhoods least able to handle more impacts.

2. There are better ways of creating affordable housing; please utilize them instead.

We feel that ADUs do not represent a significant increase for affordable housing, at \$1,650/month when 98% of Boulder renters are paying \$1,000/month per bedroom in shared rental houses or apartments. We strongly feel that the City should instead **increase the required percentages of inclusionary housing in new residential developments, and increase linkage fees for new commercial developments**. Both policies directly and irrefutably create true affordable housing, while ADUs don't. We don't understand why the City would ignore these indisputably successful, surgical tools, but instead be so eager to further compromise neighborhoods that are already near the tipping point.

\$1650/month rent for an "affordable ADU" is not at all affordable, compared to the \$1,000 per bedroom average going monthly rent in shared rental houses. A quick craigslist search reveals many 3 bedroom rental houses in Boulder renting for around \$3,000/month, or \$1,000 per person. We, and everyone we know in Boulder, lived in shared rental houses earlier in our lives. We don't know anyone who had the money to enjoy the privilege of private kitchens and bathrooms, such as a private ADUs and private apartments provide. So we don't understand why \$1650/month is considered affordable, and the City is prepared to grant concession after concession for them, when the normative renter experience in Boulder (by far) is \$1000 per bedroom.

3. Conflict with Boulder's "maximum surface coverage" law:

Boulder currently has a very worthy, intelligent requirement that only approximately 25% of the surface area of a residential lot can be built upon. This is so that 75% of the yard is maintained as "permeable surface" that can absorb water from severe rainstorms and potential flood events. Already, a 1,000 sq ft house + a driveway + a backyard shed or two + a backyard patio = about 25% of the lot. How will 3 houses on a lot not vastly exceed Boulder's current maximum surface coverage law?

4. Increased risk of urban wildfires:

Recall that the Superior Fire Marshall attributed "housing density" as one of the leading causes for the Marshall "urban wildfire" - both its severity, and how quickly it spread. As such, it seems foolish to allow, as this ADU proposal would, a tripling of density in all neighborhoods in Boulder - a town with much more of an urban/forest foothills interface, compared to Superior and Louisville.

In closing: A sobering, cautionary tale from the City of Austin, TX:

Around the year 2010, Austin, TX passed a "city-wide" law known as the High Occupancy Unit (HOU) ordinance. As the following summary shows, actual HOU deployment wasn't anything approaching city-wide. HOUs coagulated and concentrated in the already-beleaguered neighborhoods closest to the University of Texas. The effects on those neighborhoods were devastating, leading Austin to repeal its HOU ordinance just a few years later. Can Boulder learn from history, and other cities' mistakes, or are we condemned to repeat those mistakes?

In particular, Austin's experience regarding loss of families (which we're also seeing in Martin Acres, as quality of life deteriorates each year) speaks directly to Councilman Benjamin's publicly-stated concern over decreasing BVSD enrollment in South Boulder. To quote the Austin report:

(Austin report): “...**today, our community is losing a most important component of that diversity: its families.** This loss is already complete in areas zoned and thought protected for single-family use. It may be irreversible, and many areas have reached the tipping point. **The trend began near the campus...**”

“**Single family uses** in the 78751 zip code, most particularly the Northfield Neighborhood, **have been devastated. HOU’s have placed many of their blocks beyond the tipping point of recovery.** Northfield has experienced the brunt of conversions of buildings to High-Occupancy Units (HOU), and **the disappearance of families, long term renters, and the historically contributing structures** they once lived in.”

“Based on rents published in listings, **HOU’s have not created household affordability for the people who rent them,** nor as a class, have they delivered meaningful supply to the market to reduce rents elsewhere. Conversely, HOU’s have increased the prevailing rents on a per-person basis, compared to rents in denser multi-family uses and less restrictive zoning districts.”

“**When HOU structures reach a tipping point in an area, family flight accelerates.** These areas become a street with **yards that are not maintained, parking that is inadequate, and a monoculture that lacks social cohesion and continuity.**”

Link to the full Austin report is here:

https://centralaustincdc.org/fair_affordable_housing/Family_Displacement_in_Central_Austin.pdf

Thank you for considering our earnest requests and deep concerns regarding ADU de-regulation.

The Martin Acres Neighborhood Association steering committee

Jan Trussell
Bob Porath
Dorothy Cohen
Bennett Scharf
Mike Marsh
Ron DePugh
Lisa Harris

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:22 PM
To: Houde, Lisa
Subject: FW: ADU update

From: Kurt Nordback <knordback@yahoo.com>
Sent: Monday, January 16, 2023 10:55 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU update

External Sender

Dear Planning Board,

I'm writing in regards to your discussion tomorrow night of proposed changes to the city's ADU regulations. As you see in your memo, at a series of meetings HAB has discussed extensively how to encourage more ADUs. HAB's proposal is a well-thought-out suite of reforms that would make it easier and cheaper for Boulderites to create ADUs, which would increase our supply of moderate-price housing at zero cost to the city and simultaneously make it easier for homeowners to afford rising taxes and insurance.

On Staff's recommendation, City Council elected not to include HAB's full set of proposals in this phase of the project. I want to encourage you to recommend that all of the HAB proposals be incorporated into these reforms. The proposed code changes (eliminating the parking requirement, eliminating the lot-size minimum, and modestly increasing allowable ADU sizes) are straightforward and don't require any additional study. Creating pre-approved plans obviously would take some time, but we should start on it now.

There's no good reason to delay. Please urge Council to incorporate all of HAB's -- really very modest -- suggestions into this project.

Thank you.

Kurt Nordback

Houde, Lisa

From: Emily Reynolds <emily2reynolds@gmail.com>
Sent: Tuesday, January 17, 2023 9:39 AM
To: boulderplanningboard
Subject: ADUs NO!
Attachments: IMG_0512.JPG; IMG_0933.jpeg

External Sender

Hello Planning Board,

Presto change-o! Cha ching! Your view and mine can be taken over this same way. No view of the weather coming in, no mountain views, no afternoon sunshine in one of Boulder's earliest solar homes.

A worker on the monstrosity to the west asked if he could work from my side of the fence during construction because he **couldn't open his ladder** in the 3-foot space left. Of course the owner (from Pennsylvania) installed a toilet before that was legal. Of course he pretended it was an office when that was the only allowed use. Of course he lied to neighbors saying he was building a 10 x 12 shed. Of course he doesn't live on the property. And of course he has made radical changes to the appearance of the historic home on the lot altho that too is illegal.

Please check the attached pix to get an idea of the wanton destruction caused by people like your own ml robes, who clearly represents a **conflict of interest**.

Can you guess which attached picture was before and which one was after?

Before ADU:

After ADU:

So sad what Boulder has become! How sad that Planning Board won't protect Boulderites from out-of-state, out-of-mind developers!

Sincerely, Emily

Houde, Lisa

From: Mueller, Brad
Sent: Tuesday, January 17, 2023 9:34 AM
To: Houde, Lisa
Subject: FW: Destruction of Neighborhoods via ADUs

From: Emily Reynolds <emily2reynolds@gmail.com>
Sent: Tuesday, January 17, 2023 8:21 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Destruction of Neighborhoods via ADUs

External Sender

Dear Planning Board,

I am writing today about the destructive move to densify every neighborhood in Boulder with more and more and more ADUs. I am adamantly opposed to this move. You got all that nasty stuff at 30th & Google and countless massive new developments all around town. Now you need to further degrade our established neighborhoods in search of more money for developers and greedy landlords, along with higher housing prices? Let's not pretend this will help chip away at Colorado's housing shortage. In case you missed it, this would be the third and most ghastly relaxing of regs for ADUs within a few years. Please do not allow this!

Also, it is critical to note that Board member ml robes has a clear and obvious CONFLICT OF INTEREST being a developer of ADUs and should NOT be allowed to vote on an issue that clearly benefits them personally. Please do not allow this travesty!

Please do the right thing instead of mindlessly approving yet more development. You're destroying what used to make Boulder special.

Thank you, Emily
Emily Reynolds
2030 Mesa Drive, Boulder, CO 80304

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:21 PM
To: Houde, Lisa
Subject: FW: ADU Reform

From: Paul Anthony Saporito <saporitoarchitects@gmail.com>
Sent: Monday, January 16, 2023 10:20 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

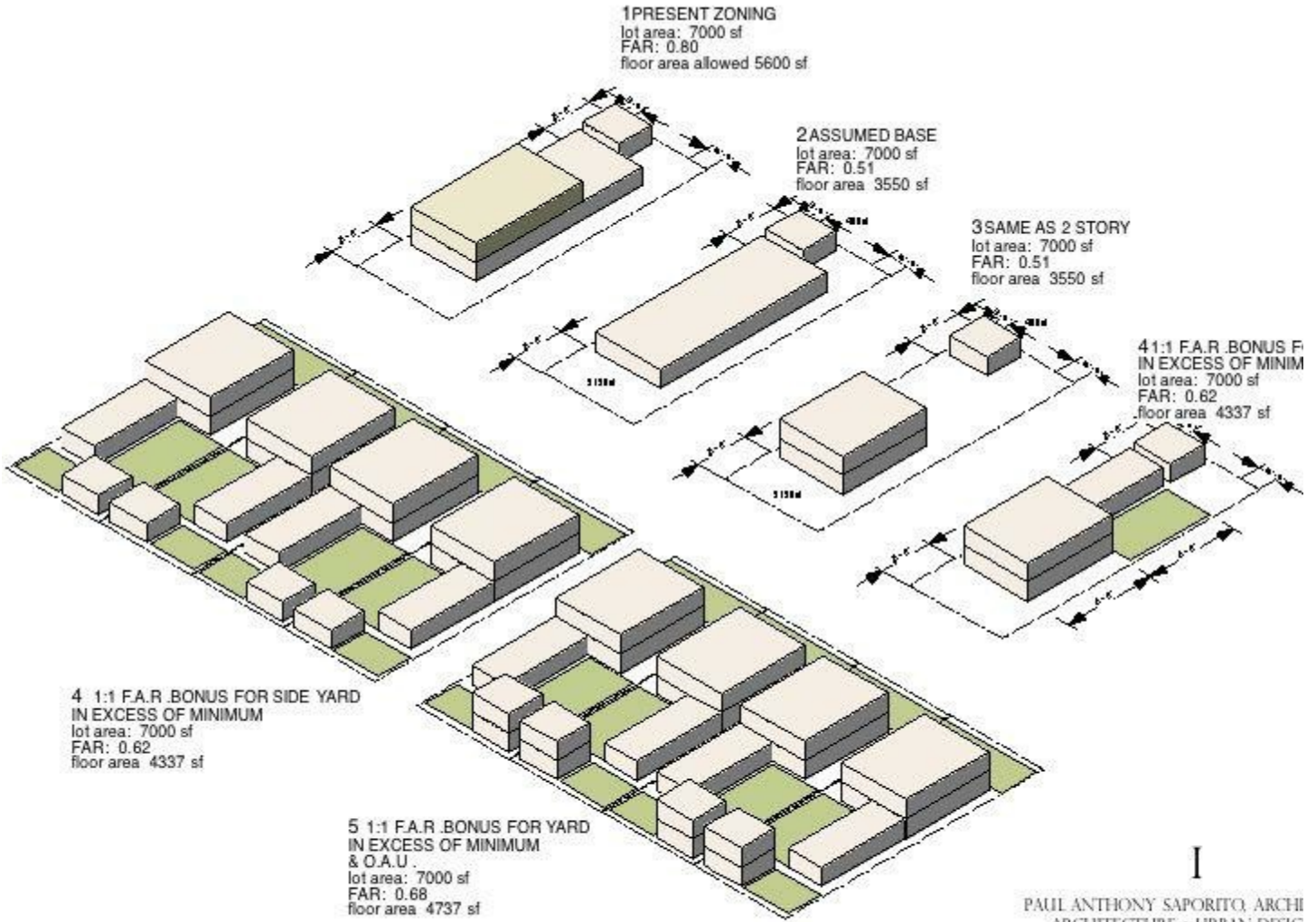
External Sender

Dear Planning Board:

I write in support of proposed modifications to the current ADU regulations. These reforms will address the inequities and challenges facing the supply of available housing within the city, and create alternatives to continued suburban sprawl.

To those concerned about the negative perception of greater densities, please consider linking additional units with meaningful urban spaces, the courts and semi private yards at the interior of blocks. As shown in the attached image, 2,3 or even 4 units on a lot can contain such spaces. You might also refer to the book "Courtyard Housing in Los Angeles" by Tice, Sherwood, and Polyzoides.

Thanks for your consideration,
Paul Saporito



I
 PAUL ANTHONY SAVORITO, ARCHITECT
 ARCHITECTURE + URBAN DESIGN
 303 443 8605

Sent from my iPhone

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:20 PM
To: Houde, Lisa
Subject: FW: 8 Benfits of updating ALL staff recommended ADU changes

From: Jerry Shapins <jshapins1@gmail.com>
Sent: Monday, January 16, 2023 10:04 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: 8 Benfits of updating ALL staff recommended ADU changes

External Sender

Dear Planning Board:

Of coarse you should approve ALL of the recommended changes to the ADU regs. Why?

1. To strengthen and deepen the demographic , neighborhood and housing complexity and supply throughout the city.
2. To provide and encourage more affordable, smaller and more sustainable housing choices.
3. To reduce wasted urban land.
4. To provide citizen a means to additional personal income.
5. To encourage more rapid implementation of increased housing supply.
6. To offer a way for seniors to age in place by allowing a place to build a ground level bedroom, a caregivers bedroom, or a temp home for relatives.
7. To reduce the frustration and costs of using the existing regs.
8. To encourage creative and surgical land development.
9. To make the ADU regs proactive!

Thank you so much for considering these ideas!

With Appreciation,

Jerry Shapins

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Jerry Shapins, ASLA Emeritus 644 Dewey Avenue Boulder, Colorado 80304 Tel 7208396280
www.jerryshapins.tumblr.com Art /Design /Advocacy

Houde, Lisa

From: Ferro, Charles
Sent: Wednesday, January 18, 2023 4:17 PM
To: Houde, Lisa
Subject: FW: ADU Reform

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

From: Ellen Stark <starkellen@gmail.com>
Sent: Wednesday, January 18, 2023 3:44 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board: i support A.D.U's. First because it can provide affordable housing for people within established neighborhoods. Secondly, because it enables people whose children have moved out to be able to remain in their homes. It has been wonderful for me and there has been no complaints from neighbors and the young couple living in the ADU are very happy.

Yes to ADU's.

Thank you,
Ellen Stark

Sent from my iPad

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:20 PM
To: Houde, Lisa
Subject: FW: ADU Reform

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

From: Isaac Stokes <isaacstokes@gmail.com>
Sent: Monday, January 16, 2023 10:00 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform

External Sender

Dear Planning Board:

Please adopt all 6 of the potential measures to loosen and encourage more ADUs.
Meet need more housing. Period.

Thank you,
Isaac Stokes
457 Pearl St

Sent from my iPhone

Houde, Lisa

From: Mueller, Brad
Sent: Monday, January 16, 2023 7:20 PM
To: Houde, Lisa
Subject: FW: ADU Reform - Support the quickest, most comprehensive changes possible

From: Vida Verbena <islandlark@gmail.com>
Sent: Monday, January 16, 2023 10:17 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: ADU Reform - Support the quickest, most comprehensive changes possible

External Sender

Dear Planning Board,

Greetings and thank you for your service! I wanted you to hear from someone who is:

- from Boulder (born and raised)
- rented over 20 houses and apartments here (including ADUs) between 1980-2009
- owned a mobile home/rented land here 2009-2015
- now owns a single family home (without an ADU) in East Aurora, one of the few neighborhoods with a healthy mix of family, student rental, and elderly homeowners in Boulder.
- is supporting aging parents in Boulder, who would benefit from being able to move into an ADU (ours or another)
- would love to have an ADU that we could earn rent from to supplement the insane costs of homeownership

We would heartily support our neighbors or us — every house on the block, even! — to be able to build ADUs of any size that fits on their lot (not limited to 500 sq ft).

Please do:

1. Remove the saturation limit, so that ADUs are not limited to the first 20% of homeowners within a 300 foot radius.
2. Increase the permitted maximum size of ADUs, which for detached market rate units is now limited to 500 sq. ft.
3. Give owners more time than one year after a permit is issued to actually complete construction
4. Provide a route by which a property owner can get a height variance on an ADU if there is a difficult condition or lot.
5. Simplify the code sections on ADUs to eliminate repetitive, wordy and confusing language.
6. Improve the process, getting rid of red tape. For example, permit a property owner to apply for an ADU permit AND a building permit at the same time

Thank you!

E & B