

# Neighborhood Meeting

High Mar

February 18, 2010

Approximately 10 neighbors attended the High Mar redevelopment outreach meeting on February 18<sup>th</sup> at the South Boulder Church of the Nazarene. The development team, which is comprised of Boulder Housing Partners (BHP) and Morgan Creek Ventures (MCV), provided an overview of the site's opportunities and constraints. Attendees participated in round table discussions and voiced their hopes and dreams, concerns and fears about the future of High Mar. The primary comments and requests were summarized as follows:

## Neighbor Comments and Requests:

- **Create a better alternative to the empty site**
  - Ensure the new community is well-kept
  - Plant new trees
  - Ensure the site is no longer a “doggy dumping ground”
  - Underground the utilities
  - Place the buildings in such a way that they will buffer traffic noise from Table Mesa and US-36
  - Reduce the presence of noxious wildlife (i.e. skunks)
- **Make the density on-site compatible with the surrounding densities**
  - Transition the density on-site from high density near the neighboring apartment complexes to low density near the single family houses
  - Include a mix of larger and smaller scale buildings
  - Avoid high density buildings on internal property lines to avoid the “wall effect” to the neighbors
  - Gather buildings toward the center of the site to leave an open buffer around the edges
- **Connect High Mar with the surrounding properties**
  - Remove the fencing between the Coronado Apartments and High Mar
  - Create attractive pathways leading to surrounding properties
  - Provide access to the site from other neighboring properties
  - Maintain access to the local retail
- **Design the site to be reflective, inspirational: “Martin Acres, Updated!”**
  - Design the site and buildings to fit in with the feel of Martin Acres
  - Target a similar, diverse population: families, seniors, and singles
  - Architecture should be inspiring and set a good example of what Martin Acres could look like
  - Avoid housing that screams “low-income housing:” bold colors, etc.
  - Plant native trees
- **Be conscientious of privacy issues**
  - Avoid the “windows across” phenomenon present when neighboring properties are too close and/or have poorly-placed windows facing the neighboring properties
  - Include a vegetated fence line between the new bike path and the neighboring properties

- **Include ample on-site parking and ensure safe traffic flow**
  - There is no place in the neighborhood for overflow parking
  - Provide underground or tuck-under parking
  - Place the driveway carefully to avoid accidents on the Moorhead curve
  - Consider installing speed mitigation features along the Moorhead curve
  - Be conscientious of how the new bike path will intersect the Moorhead bike path and traffic lanes
- **Provide on-site features that benefit the whole neighborhood**
  - Include a community center where the High Mar and Martin Acres neighbors can interact and be “real neighbors”
  - Install a playground
  - Construct a sidewalk along Coronado and build the multi-use path. Both should be sinuous with ample landscaping
  - Install additional street lighting on Moorhead
  - Consider parking sharing options with Coronado
- **Stay in contact with the neighborhood during the design/construction process**
  - Inform neighbors of construction start, maybe hold a meeting
  - Provide a communication avenue in case noise, utilities, other construction issues arise
  - Uphold strict standards for workers on-site such as no cigarettes, no loud radios, clean up all trash at the end of the day
  - Communicate the ways in which High Mar will benefit the community

# 2<sup>nd</sup> Neighborhood Meeting Minutes

High Mar

March 30, 2010

Approximately 25 neighbors attended the High Mar redevelopment outreach meeting on March 30 at The Bixby School. The development team, which is comprised of Boulder Housing Partners (BHP) and Morgan Creek Ventures (MCV), provided a detailed update on the project and presented preliminary concept plans. Comments and feedback on the plans and the project in general were solicited from the attendees. Their primary concerns are as follows:

## Neighborhood Concerns:

- Pedestrian safety when crossing Moorhead from Hi Mar to the bus stop on the east side of the street
- Car headlights shining into the Ingram Court neighbor's windows
- Overflow parking on adjacent streets
- Large buildings along Moorhead will make the street feel like a canyon
- Affordable rental housing will reduce neighboring property values and rents go down
- The multimodal path and adjacent landscaped areas will become "doggy dumping grounds"
- The building facades and grounds will not be well maintained
- Construction traffic and noise

## In an attempt to address concerns the concerns outlined above, BHP and MCV are:

- Working with the City's Transportation Department to determine whether the installation of pedestrian safety measures are warranted
- Working with a landscape architect to assess the impact of fencing and landscaping features on privacy, particularly with regards to car headlights
- Providing 20-30% more parking spaces than are required by the City and implementing a transportation demand management strategy in an attempt to reduce overflow parking into adjacent streets
- Designing the building facades such that they create a neighborly feel and a pedestrian-friendly environment
- Reviewing the assessors records to determine the impact of BHP's affordable rental properties on the values of surrounding homes
- Incorporating design strategies such as benches, lighting, trash cans, and doggy bags in an attempt to mitigate improper use of the landscaped areas along the multimodal path
- Coordinating a tour of BHP properties for neighbors to show how well they are maintained and operated
- Requiring the general contractor to implement a construction traffic and noise mitigation strategy