

# STOP THE PROPOSED 4-STORY LUXURY HIGH-RISE IN OUR NEIGHBORHOOD – TAKE ACTION NOW!

## THE PRESENT PROPOSAL

Frasier Meadows Manor (FMM) has proposed to develop 96 high-rise luxury senior apartments in a 175,000 sq. ft. 4-story 55 ft.-high single building, with a minimum 25 ft. setback from Sioux Dr. and 18 ft. from Pawnee Dr.

Ponca Pl. will be privatized and may be lost for use as a public street. The south half of Mountain View United Methodist Church (MVUMC) will be demolished to accommodate the new construction.

A 2-story underground parking lot with 229 stalls will be built, and 146 existing surface stalls will be eliminated.

## CONCERNS / ISSUES TO ADVOCATE

Boulder has a 35-ft. height limit; FMM is requesting an exception for a 55-ft. high structure.

FMM's proposal violates Boulder Municipal Code 9-2-14(h)(3)(A)(V), which requires a smooth transition from one zoning (RE, our "Residential Estate" single-family homes) to another (RH5, 35 ft. tall multi-family). The current proposal has no transition from single-family homes to a high-rise building.

Existing Frasier South is 35 ft. tall and set back ~50 ft. from Sioux Dr. The new structure would be 55 ft. tall and set back only 18 - 25 ft.

FMM's proposal violates Boulder Valley Comprehensive Plan chapter 3, section 6.20 regarding large, impenetrable structures, and would result in a 1/4-mile long single building along Sioux Dr.

Pawnee Dr. and Horizons School grounds will be in icy shadows through the winter mornings.

Due to removal of most surface lots, the number of stalls in the underground parking garage will not be adequate to both replace the loss of the surface lots and provide parking for the 96 new apartments and increased support staff. This will dramatically increase street parking by FMM on the neighborhood streets.

Parking garage construction will require an estimated 2,000–3,000 dump trucks hauling debris through our limited-access neighborhood for numerous months.

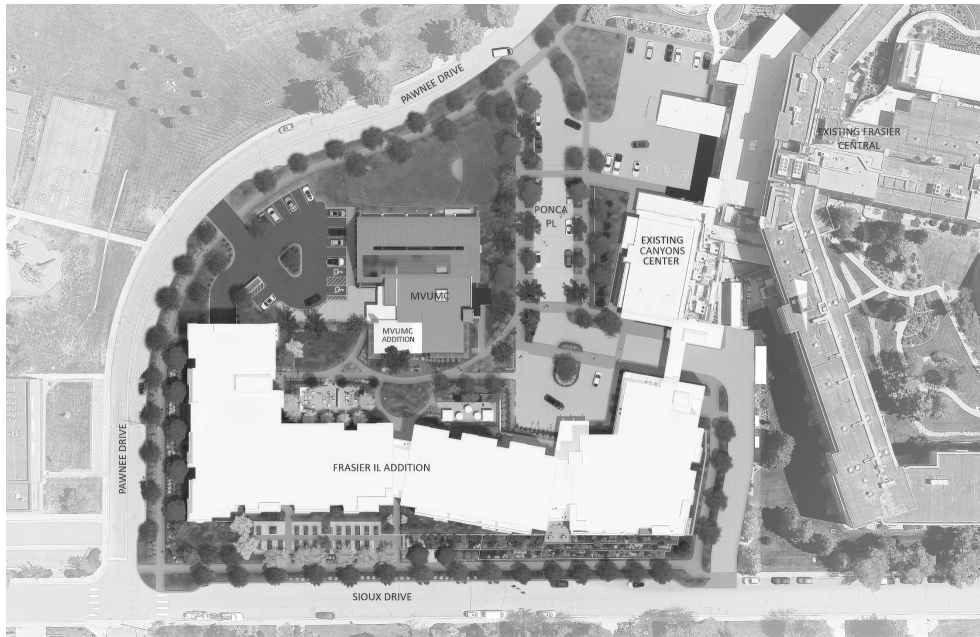
## WHAT WE CAN DO

Email the Planning Board ASAP at [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov), and CC Planning Manager Chandler Van Schaack at [vanschaackc@bouldercolorado.gov](mailto:vanschaackc@bouldercolorado.gov). Emphasize the above criticisms.

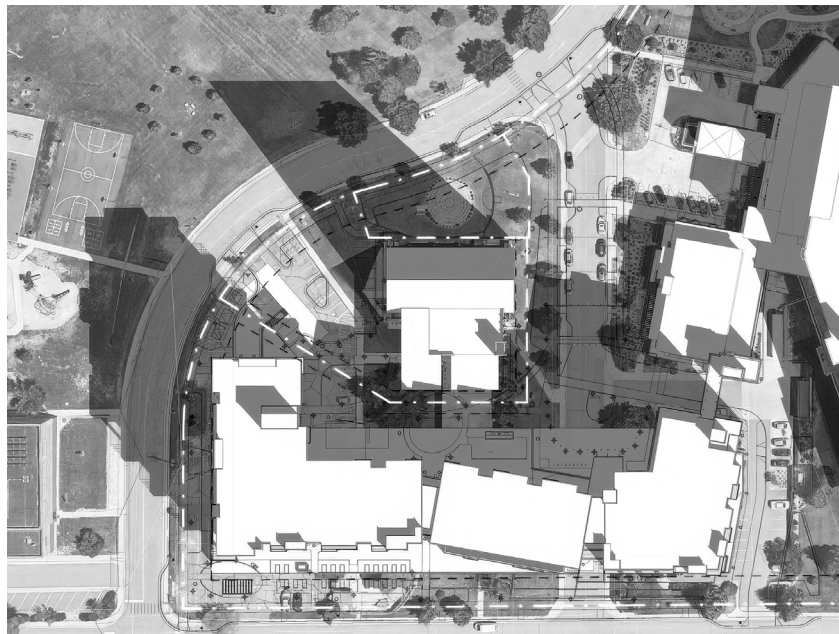
Plan to attend the public hearing, estimated to be **late February 2026**.

Forward this flyer to 5–10 of your neighbors ASAP.

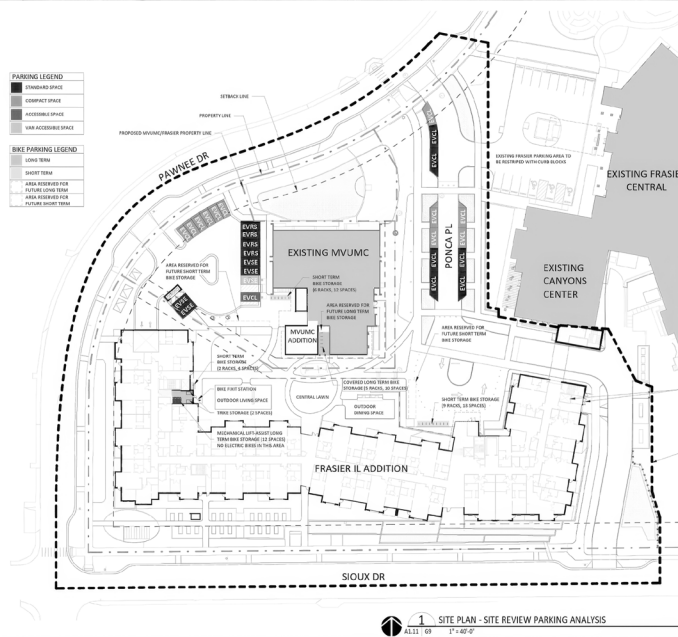
To join our mailing list, ask questions, or make suggestions, please email us at [save.frasier.neighborhood@gmail.com](mailto:save.frasier.neighborhood@gmail.com). For further background and to view the site plans, visit our neighborhood's website at [save-frasierneighborhood.org](http://save-frasierneighborhood.org).



Site Plan



Winter  
Shading  
Analysis



Map Showing  
16 Remaining  
Parking Stalls  
For Horizons  
School Parents