

January 17, 2017

Via E-mail: bdoyle@bouldercounty.org

Ben Doyle
Deputy Boulder County Attorney
Boulder County Attorney's Office
P.O. Box 471
Boulder, CO 80306

Re: Boulder Valley School District's Twin Lakes Property

Dear Ben:

This is in response to the letter, dated January 5, 2017, filed with the Boulder County Planning Commission by Carrie S. Bernstein on behalf of the Twin Lakes Action Group (TLAG). In her correspondence, Ms. Bernstein contends that any land use approval allowing affordable housing to be constructed on the Boulder Valley School District's ten-acre property (referred to as its Twin Lakes property) would violate Colorado dedication law. Based upon that conclusion, she claims that neither the Planning Commission or Board of County Commissioners have legal authority to change the land use designation of the District's property from Public to Medium Density Residential.¹ That assertion necessarily implies that the District's land must be held in perpetuity and used only for a school site.

As counsel for the District, we respectfully disagree. Colorado law expressly authorizes the District to sell the property, using the proceeds for capital outlay purposes; to use it for the construction of housing for its employees either acting on its own or through intergovernmental cooperation; or to do any combination of the two. That authority has not been relinquished or restricted with respect to the Twin Lakes property.

The General Assembly of Colorado has specifically empowered school districts both to hold real property as may be reasonably necessary for its purposes and to sell and convey district property which may not be needed within the foreseeable future for any purpose authorized by law, upon whatever terms and conditions as the board of education may approve. C.R.S. §§ 22-32-110(1)(a) and (e) (2016). The Boulder Valley School District Board of Education, therefore,

¹It should be noted that the current County zoning of the District's Twin Lakes property is Rural Residential.

has the general authority to make decisions regarding the disposition of property held by it in light of changing needs and circumstances.

In addition to selling its property, the Board has broad authority to use its property for any purpose authorized by law including the construction of buildings or structures. C.R.S. § 22-32-110(1)(b) (2016). As relevant here, the Board has the express power “to construct, purchase or remodel teacherages for the employees or any classification thereof, of the district.” C.R.S. § 22-32-110(1)(d) (2016). A teacherage is “a residence provided for teachers.” *Webster’s Third New International Dictionary Unabridged* (1986). With the exception of a duty to “consult with and advise in writing” the relevant planning entity, the Board’s exercise of these rights is unaffected by local government land use and building codes. C.R.S. §§ 22-32-124(1)(a) and (d) (2016).

The District’s ability to dispose of land that has been dedicated or conveyed may be dependent in each case upon the manner in which title was obtained and whether there are any restrictions or reservations in the instrument of conveyance including any underlying, recorded documents to which the property may be subject. None of these exist here.

The District’s Twin Lakes property was not dedicated by plat or other instrument, but rather was conveyed by Warranty Deed, dated May 5, 1967, and recorded May 10, 1967. The Deed contains no restrictions or other limitations on the District’s fee simple interest nor does it incorporate any by reference to any prior recorded instruments. A current title commitment confirms that there are no underlying recorded documents that encumber or impose conditions on the property. The land is not within the boundaries of a subdivision plat that places any restrictions on the parcel. Thus, the Board’s general powers, described above, are not adversely affected or restricted by documents of title.

Ms. Bernstein’s position is that the District’s property must be perpetually reserved only for the specific use as a school site because it was “dedicated” as such. In support, she refers to numerous ancillary documents dating from 1963 through the May 5, 1967 date of conveyance and concludes that the property “was dedicated to BVSD to be used for ‘school sites.’” (Bernstein letter, p. 2) Her references throughout that the land was dedicated as a school site and was restricted to use as a school site overstate the effect, if any, of these extraneous documents on the District’s broad powers and the County’s, too, for that matter.

None of the documents to which she refers, including the agreements dated March 27, 1967, and May 5, 1967, use the words “dedication” or “dedicate.” Rather, the former is an agreement to convey, made specifically enforceable by the District and the latter assures that water and utility easements will be granted to the District in the future. Notably, the same agreement states that it will “dedicate to the County a road right of way. . . .” The distinct use of the terms “convey” with respect to the District and “dedicate” related to the County are significant here because TLAG’s argument is predicated on the theory that the land was dedicated by virtue of these agreements solely for use as a school site and may not be sold. More importantly, her letter fails to mention Colorado school district and county planning statutes that overrule the common law and specifically allow for the alienation of the property.

Although the land was not “dedicated” by any recorded document to any restricted use, the District acknowledges that it was conveyed in satisfaction of the developer’s requirement to meet the section of the County’s Subdivision Regulations in effect at the relevant time, as follows:

“Not less than 5 per cent of the total area of the subdivision shall, when so required by the County Planning Commission, be deeded to the County of Boulder for future school and recreation use.” (emphasis in original). (Boulder County, Colorado Subdivision Regulations, June 1, 1956, p. 26.)

This provision was adopted under the authority of a state statute, C.R.S. § 106-2-35(1) (1953)². There is nothing in this section of the regulations or the statute that precludes the County from conveying property to the District much less placing any limitation upon the District’s authority once land has been conveyed to it. As indicated, in the case of the Twin Lakes property, the parcel was conveyed directly to the District with no restrictions or limitations on the title.

Over time, the statutes authorizing the adoption of subdivision regulations by county commissioners have changed along with requirements related to land dedicated to school districts. While the version of the regulations and statute in effect in the early 1960’s placed no restrictions on the sale of dedicated land, the current version of the statute specifically authorizes county commissioners to sell sites dedicated to the county for school purposes at the school district’s request so long as the funds are used for district capital outlay or planning-related purposes. C.R.S. § 30-28-133(4) (2016). That is consistent with the District’s statutory power as well. *See*, C.R.S. § 22-45-112(1) (2016) (the proceeds from the sale of district lands are deposited in bond redemption and/or capital reserve fund).

Finally, if TLAG’s theory is accepted, that necessarily leads to the questionable and inequitable conclusion that the Twin Lakes property must be held by the District in perpetuity only for a school site, notwithstanding changed conditions or any determination by the Board of Education that a school is not needed there. That result benefits only TLAG and the neighbors, while unfairly shifting the burden to all other taxpayers of the District of financing other needed capital facilities that could be constructed with the proceeds of a sale. That outcome would also

² “Before any planning commission shall exercise the powers referred to in subsections 106-2-9(3), (4), and (5), the commission shall adopt regulations governing the subdivision of land within its jurisdiction and shall publish the same in pamphlet form, which shall be available for public distribution at a nominal fee. Such regulations may provide, among other things, for the proper arrangement of streets in relation to existing or planned streets and to the master plan; for adequate and convenient open spaces for traffic, utilities, access of fire fighting apparatus, civil defense, recreation, sites for schools and educational facilities and related structures, light, and air; for the avoidance of congested population, including minimum area and width of lot; and for such other matters as the commission may deem in the best interests of the public.” This section was unchanged by 1963 when the process for consideration of the Gunbarrel Green Subdivision was commenced. *See*, C.R.S. § 106-2-34(1) (1963).

be directly in conflict with the Board of Education's explicit statutory authority to construct housing for its employees on the property.

In summary, it is our opinion that the Board of Education has the requisite authority to decide whether to sell the Twin Lakes property and/or construct housing for its employees on it, unconstrained by the arguments of TLAG. Similarly, we believe the Planning Commission and County Commissioners are not preempted from considering the District's and Boulder County Housing Authority's proposal under applicable statutes and County regulations and standards.

Sincerely,

CAPLAN AND EARNEST LLC

A handwritten signature in black ink, appearing to read "Richard E. Bump", with a stylized flourish at the end.

Richard E. Bump

REB:bms

cc: Bruce K. Messinger, Ph.D., Superintendent
Melissa Barber, Legal Counsel
Glen Segrue, Senior Planner
Boulder Valley School District

Ben Pearlman, Boulder County Attorney
via e-mail: bpearlman@bouldercounty.org

- ARCTIC RUST -



Buying the land cheap is not a legitimate reason for forging ahead with a project. The land was cheap for valid reasons which presented development restrictions on it. The housing authorities need to stop stealing land from the public that was set aside for uses such as school, church, or park for the citizens of the surrounding area. BCHA would have saved staff and citizens countless hours of work if they only properly sited their projects and dispersed them throughout the community like they used to do.

My advocacy for my community is unwavering. Gunbarrel needs to be respected and planning should reflect that. Is Gunbarrel (with by far the highest concentration of middle income residents in the Boulder Valley) included in the inclusive and diversity policies of Boulder? Or is Gunbarrel, as one person put it, the “New Jersey” of Boulder – a place to put whatever doesn’t fit or go in Boulder but not a place to value and plan on its own accord?

Where is Gunbarrel’s beautiful gathering space – like Chautauqua, Wonderland Lake, and Foothills Park in other subcommunities. The staff would present Eaton Park (which is mainly inaccessible wetlands, situated in a depression surrounded by industrial buildings with a small view of the mountains through power lines). Not exactly one of the beautiful areas Boulder is known for. In contrast, Twin Lakes is in the middle of a rural residential area, functions as an important wildlife habitat and corridor, provides passive recreation for the community, and has beautiful scenic views). Is Gunbarrel valued enough to preserve this same sort of space for its community members? If the County and City of Boulder forge ahead with development of the Twin Lakes parcels they will cement the fact that we have no representation and are not valued by the local government. It will be like launching a torpedo into the heart of the community! The Gunbarrel community is and will continue to protect itself!



Carrie S. Bernstein
720.460.4203

csb@ablawcolorado.com

January 5, 2017

Boulder County Planning Commission
P.O. Box 471
Boulder, Colorado 80306

Via email: Planner@bouldercounty.org

Re: Twin Lakes Property Land Use Designation Reconsideration; Comments for Planning
Commission Public Hearing, January 18, 2017

Dear Boulder County Planning Commission and its Staff:

Our firm represents the Twin Lakes Action Group ("TLAG"), a grass roots neighborhood organization of over 1,600 members in the Gunbarrel area which consists of Boulder County and City of Boulder residents. TLAG opposes changing the land use designation of the Twin Lakes Property (6500 Twin Lakes Road and O Kalua Road) from the current Public Land Use Designation for a variety of reasons. One reason for TLAG's opposition is because changing the allowable use on the Twin Lakes Property from a school site to residential is contrary to Colorado dedication law. This letter explains why the land use change violates Colorado dedication law and urges the Planning Commission to deny the proposed land use change to the Medium Density Residential Designation.

Background of Twin Lakes Property Dedication and Present Land Use Change Request:

As you are aware, a Boulder Valley School District ("BVSD") school and park dedication with Gunbarrel was originally earmarked on in early 1963, as part of the planned development of the Gunbarrel "Country Club Park" subdivision, later renamed Gunbarrel Green (subdivision). This was meant to satisfy the 5% dedication requirement for the Gunbarrel Green Subdivision and Development. On April 5, 1963, the Boulder City Planning Board unanimously voted to recommend to the Boulder County Planning Commission that the Gunbarrel Green Subdivision go forward with several suggestions, including the following: "A school site should be provided to serve the large number of families with school age children who will live in this area. Additional park land could possibly be provided in conjunction with the school site." See City Planners' Memo, dated 4/5/63, attached hereto. On May 10, 1963, the Boulder County Planning Commission approved the final plat for Gunbarrel Green Subdivision, subject to, "Revision of dedication requirement" and "School District requirement". See "CPC: Gunbarrel Green Plat Approval, dated 5/10/63, attached hereto. On June 3, 1963, the Boulder County Commissioners unanimously approved the final plat for Gunbarrel Green. See BCC: Gunbarrel Green Plat Approval, dated 6/3/63, attached hereto. This approval was contingent upon a mandated government requirement for dedication of 5% of the subdivision land for "school or recreational purposes". On May 31, 1963, a letter of confirmation

was sent from East View, Inc., the developer of Gunbarrel Green (with brothers George and Everett Williams as the principals), to BVSD, confirming its understanding concerning the 5% subdivision requirement for Gunbarrel Green. See East View Confirmation letter, dated 5/31/63, attached hereto. On May 31, 1963, a letter of confirmation was sent from BVSD (Theodore Archuleta) to the Boulder County Commissioners with their approval of "the proposed plat of Gunbarrel Green Subdivision in connection with the five percent subdivision requirement." See BVSD letter, dated 5/31/1963, attached hereto.

To comply with the five percent subdivision dedication requirement, the Williams brothers engaged the Twin Lakes Investment Company to facilitate the land transfer of the 10-acre parcel to BVSD as a school dedication. They paid the Twin Lakes Investment Company fair market value cash price for the 10-acre tract of land in Twin Lakes, which was then granted by Twin Lakes Investment Company via warranty deed to BVSD to satisfy the required 5% school/park land dedication.

In a BVSD Record of Proceedings dated February 27, 1967, a motion was passed, on the recommendation of Mr. John Morris, BVSD School Planner, for the school administration to proceed with "... the acquisition of the 10-acre site which the Williams Brothers plan to deed to the School District for an elementary school site to fulfill their five percent subdivision dedication requirement". See Record of Proceedings, dated 2/27/67, attached hereto. An agreement dated March 27, 1967 ("March 27, 1967 Agreement"), attached hereto, stated that East View Inc., agrees to purchase the 10 acre parcel from Twin Lakes Investment Company, that "East View will in turn convey this property to the District in satisfaction of its obligation to provide school sites" in the Gunbarrel Hill development, and that the March 27, 1967 Agreement is entered to "assure [BVSD] of access to the ten-acre site and the creation of easements for water and sewer service to the ten acre site." A Warranty Deed dated May 5, 1967 ("1967 Deed"), attached hereto, recorded the "sale" transaction in the amount of ten dollars (\$10.00) of 6600 Twin Lakes Road and O Kalua Road from Twin Lakes Investment Company to BVSD. A Memorandum for Record, dated May 5, 1967 ("May 5, 1967 Memorandum"), attached hereto, stated that the Twin Lakes Investment Company conveyed by warranty deed the 10-acre Twin Lakes land tract to the Boulder Valley School District. The May 5, 1967 Memorandum, signed by both BVSD and the Twin Lakes Investment Company, further documented BVSD's acquisition of the Twin Lakes Property as a school site dedication, and explained why it was Twin Lakes Investment Company, rather than East View Inc., who became the grantor of the 10-acre school site.

As of result of dedication in 1967, BVSD currently owns the dedicated Twin Lakes Property pursuant to the 1967 Deed, which was dedicated to BVSD to be used for "school sites." See March 27, 1967 Agreement. Based on recent public meetings, hearings and information provided on the BVSD and Boulder County websites, BVSD presently is exploring possible use or disposal of the Twin Lakes Property, working with the Boulder County Housing Authority ("BCHA"), to provide affordable housing units to BVSD employees. The Twin Lakes Property is currently within Boulder County and has a Public land use designation. BVSD and BCHA have requested a land use designation change within Boulder County from Public designation, and neighbors have requested a land use designation change within Boulder County to Open Space. BVSD and BCHA have indicated that they desire to work together to build affordable housing for BVSD employees, seeking to develop 12

units per acre. On January 18, 2017, the Boulder County Planning Commission intends to reconsider this proposed land use designation change to the Twin Lakes Property.

Legal Analysis:

Colorado law prohibits BVSD from using the Twin Lakes Property for employee affordable housing. The Twin Lakes Property was dedicated for a specific use – a school site - and housing does not fall within that use.

A dedication can grant to a local government a certain parcel of land to use solely for the specific uses described in the dedication. *McIntyre v. Bd. of Comm'rs*, 15 Colo. App. 78, 61 P. 237 (1900); see *City of Greenwood Village v. Boyd*, 624 P.2d 362, 364-65 (Colo. App. 1981)(concluding that the dedication was for the “limited purposes” of “open space and non-motorized traffic including horse traffic” and “concurrent use of the area for utility and drainage easement purposes”); see also *Turnbaugh v. Chapman*, 68 P.3d 570, 573 (Colo. App. 2003)(the dedication grants a local government an easement to use the land for purposes described in the plat”).

In *McIntyre v. Bd. of Comm'rs*, 15 Colo. App. 78, 61 P. 237 (1900), a developer created a subdivision and dedicated a parcel of property to a city to be a park for public park use. The city accepted the dedication and used the property for a park, but years later, the city declared its intentions to build a county court house on the property. The Colorado Supreme Court held that the dedication did not authorize the construction thereon of a county court house. The Court stated that where the owner of land in laying out a town site dedicates a parcel of property to public use as a public park, the city or town acquires the right to control and regulate the use of the dedicated ground as trustee for the people of the city or town, but the trustee cannot impose upon it any servitude or burden inconsistent with the purposes of its dedication, nor alienate the ground, nor relieve itself from the duty to regulate its use.

The Court also stated:

There is no question that the complaint sufficiently pleads a dedication of this square for the purposes of a public park. A dedication may be made without writing. It may be made by acts from which the intention to dedicate may be rightfully presumed, and with which any other presumption would be inconsistent. For instance, a town proprietor who exhibits upon his plat a plot or square of ground not subdivided into lots, and who states to intending purchasers of lots that this square or plot is reserved for a public park or for any other public use, and who, upon the face of these representations, sells lots, thereby dedicates the plot to such public use as fully and effectually as if he had expressly done so by deed. When the dedication is accepted, the proprietor cannot be heard thereafter to say that such was not the intent. To hold

otherwise would be to allow him to practice a palpable fraud upon the public, and to take advantage of his own wrong.

15 Colo. App. at 85, 61 P. at 240.

Here, the extrinsic evidence, including written documents, notes, agreements and oral statements, indicate that the conveyance restricted the use of the Twin Lakes Property to a school site. BVSD's own website regarding the Twin Lakes Property, indicates that it was intended to be used as a "future school." BVSD's current attempt to change the use of the dedicated property to housing is contrary to Colorado law and in particular contrary to *McIntyre v. Bd. of Comm'rs*. The fact that BVSD is attempting to change its land use designation to Medium Density Residential from Public, demonstrates that the use it was originally dedicated to (school site) is vastly different and violates Colorado dedication law. Case law outside Colorado further supports the legal argument that a dedicated use cannot be changed. See *Headley v. City of Northfield*, 227 Minn. 458, 465, 35 N.W.2d 606, 610 (1949) ("Use of the public square for a high school athletic field and playground would be a public use, but one not only different in kind from use as a public square, but positively inconsistent therewith and destructive thereof and consequently unlawful," and the Court "hold[s] that it is a diversion from the uses intended by the dedicator, and consequently illegal, to use a public square for purposes either of a school.").

If the Boulder County Planning Commission and the Boulder County Board of County Commissioners proceeds to change the land use designation on the Twin Lakes Property to a Medium Density Residential Designation, TLAG will proceed to take legal action to stop the change in land use designation, through a C.R.C.P. 106 claim, a declaratory judgment and/or a permanent injunction claim. TLAG urges the Planning Commission to reject BVSD's attempt to change the land use designation from Public Designation on the Twin Lakes Property to a Medium Density Residential Designation.

Sincerely,

ALDERMAN BERNSTEIN LLC



Carrie S. Bernstein

Encl.

cc:

Boulder County Commissioners (commissioners@bouldercounty.org)

Boulder City Planning Commission (boulderplanningboard@bouldercolorado.gov)

Cindy Spence (spencec@bouldercolorado.gov)

Boulder City Council (council@bouldercolorado.gov)

TLAG

January 18, 2017

Appropriate Density Discussion:

- This is not about Affordable Housing; this is about the suitability of the proper density for a parcel of land in Gunbarrel
- Leonard May stated in the Blue Line on December 31, 2016 with regards to Co-ops (and it's very applicable way to this case) – *There is a social contract engendered in the zoning, and people in these neighborhoods made life and financial security decisions based upon reasonable expectations that higher density occupancies will not encroach into low density zones*
- Why did TLAG request OS rather than LDR? – it was a binary decision. Selecting “stay current” wasn't an option allowable by the BVCP staff, but LDR can be an allowable outcome
- The mission of TLAG is to “protect and preserve the rural/residential nature of our community” – we did not sign up for “surprisingly urban” as Boulder would desire
- Compromise = 6 units – LDR (TLAG's range) is 0-6 and MDR (BCHA's range) is 6-12 – there's a common number there
- However, the Catholic church wanted to develop the land for senior housing at the existing LDR density, *but they were told that they would not get the annexation required to be able to do so*, so they were persuaded to sell the land, likely at a discount, to the one organization that could make the changes that the church (and any other developer) were seeking – talk about being arbitrary in your allowable land use
- Frank Alexander stated that they could make this project economically feasible at five units in his May 2013 memo – **INCLUDED – Bullet #1**
- And Betsey Martin confirmed this by stating in the Boulder Daily Camera in December 2014 that they had planned for 62 units for the North Parcel, noting that city money had gone into help to acquire the land (*but, it's really taxpayer money*)
- BCHA makes it sound like we're whining, but what we're really doing is standing up for a fair and open process
 - o Such as, the studies being done – the BCHA willfully ignoring the intent of the facilitated discussions and plowing forward with inadequate study of the land in question, Staff is putting their thumb on the scales for speaking and presentations at these hearings, including violations of the Hatch Act
- Would I want this to remain OS? Of course, who wouldn't, but this property isn't deeded to me, so I can't make that decision arbitrarily. I believe in a property owner's rights, but the rights for one owner do not trump the rights of an existing owner, and I'm not talking about views, etc – I'm talking about flooding
- In September 2013, the neighborhoods immediately bordering the land were some of the hardest hit with flooding in Boulder County – Dr. Gordon McCurry stated that this land is hydrologically unsuitable for increased density. TLAG is the only organization that has paid for comprehensive hydrological studies, and in fact, the BCHA tried to cherry-pick our studies to

support their positions, because they didn't do the requisite studies on their own – BCHA has done this on the cheap and they continue to do everything at the lowest dollar possible – instead focusing on political intimidation and name calling (NIMBY, anyone?) – **INCLUDED**
Bullets #2 and #3

- My fear isn't the folks that need AH – my fear is that BCHA will drastically under-engineer this project, causing significant property damage to me and my neighbors and adversely affect our quality of life
- Would you want your (likely) most important investment to be in the hands of the lowest bidder? Especially when there's been documentation of the problems that will occur?
- Any other organization would not be allowed to behave this way – let's make it consistent
- Normally, our County Commissioners would be the ones where we would redress this issue, since they are our only elected representatives in this case, but due to their willing conflict of interest, they have come out against the neighborhoods. The same three people serve BoD of BCHA (etc), as well as the GPID – *talk about conflict of interest*
- The BCHA and the County Commissioners are opening the County up to a plethora of lawsuits, of varying degree – change will be foisted upon the County if you don't work with your constituents
- We are hopeful that we will seek a better alternative at the CPC, so we need your help

Patrick Madden
 4686 Tally Ho Ct
 Boulder CO 80301



Boulder County Housing Department
MEMORANDUM

3

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willla Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

→ At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

#1 → For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000.

#2 Due Diligence:

→ Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
- Possible NIMBY attitude from surrounding neighbors - mitigate by working closely with Planning Staff, neighbors, and elected and appointed officials.
- Tap and development impact fees anticipated to be substantial – mitigate through research during due diligence period and combining with project development financing.
- Another buyer is actively researching the property, and has submitted a letter of intent, albeit with substantial contingencies we believe.

Opportunities:

- Price – unusually low, due to land use constraints
- Limited supply of land and affordable housing in Gunbarrel
- City staff desire to see affordable housing and senior housing supply increased in Gunbarrel
- Affordable Housing project meets “Community Benefit” goal in annexation policy
- Unique position of Boulder County as buyer with the ability to annex
- Opportunity to work with Archdiocese of Denver, an agency with a commitment to affordable housing and community resources
- Opportunity to support or pursue redevelopment of properties in the neighborhood currently experiencing de-investment.
- Possibility for interagency collaboration with BHP and BCHA
- Good proximity to public infrastructure, parks, trails, and green space.

Financing:

We are proposing a cash purchase using Boulder County general funds.

Proposed Timeline

- February 13, 2013 - Commissioner feedback on deal structure and letter of intent
- February 14-24, 2013 - Submit and negotiate letter of intent
- March 2013 - Resolution for purchase contract and associated documents to BOCC business meeting
- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

Hi my name is Lisa Sundell and I live at 4697 Tally Ho Court Boulder

If you truly believe Twin Lakes is the right place to build, then it is up to you to impose limits. I know you are taking the "5,000 foot view", but mark my words - BCHA will build as dense as allowed.

BCHA has said they have worked with neighbors but in reality they have only informed us of what WILL be built. At all of the facilitated meetings BCHA said they would limit development to 12 units per acre because they are "responsible developers". Then at the last meeting they did a 180 and said that they couldn't compromise because they had already come down from the 18 units per acre they wanted.

By voting NO on MR, you are voting YES to a compromise, both sides win some and lose some. Neighbors such as myself, want 0; BCHA wants 12 or 14 or 18. A compromise is 6.

Today you begin considering a yes/no vote to reconsider a MR density designation. I ask you to look at what is appropriate for the area. What density, what height limits, what buffers?

The surrounding area is a bedroom community with 2 story buildings and an average density of less than 4 units per acre. I ask you at a minimum to:

1. Vote NO on MR to maintain a similar average density in the area.
2. Add a requirement for a 100 foot wildlife corridor on all sides.
3. Limit building height to 2 stories

Doing these 3 things will show that you have taken into the consideration the mission of the Boulder Valley Comp Plan to maintain the character of the existing neighborhoods. If you truly believe this is the right place to build, then it is up to you to impose limits, and **yes you can despite what legal counsel, staff and elected officials may or may not want you to do.**

Unpacking the Propaganda of the Twin Lakes Medium Density Change Request

Jessica
Hartman

Assertion:	Research Reveals:
Upzoning is required for housing development	Existing land use designation on north parcel allows housing of the appropriate density. South parcel cannot have housing, regardless, as its dedicated for a school or park. Legal precedent. BVSD benefits from upzoning to flip the land for cash or swap.
BCHA is rightfully advocating for the needs of low income residents	BCHA is advocating for its own development project and its way of making money. Low-income residents would better served by integrated housing closer to services and transportation. Documented unethical pressuring by County official and staff has not been adequately addressed. Government agencies using taxpayer funds to lobby for a legislative amendment violates laws and County policy – Frank Alexander is quoted on this in 2011.
Creating a wildlife corridor will protect nature habitats and serves as a trade-off to Medium Density	Medium density development destroys the corridor that exists. Twin Lakes parcels are currently a wildlife corridor. Maintaining and enhancing this corridor will protect wildlife. Wetland protection is important to Boulder County residents. Twin Lakes is a key connector between habitats.
The BVCP update process is a fair and unbiased evaluation of the needs of the community.	Processes like speaker sign-ups, meeting structures, voting rules, research that is done (and not done), citizen access to decision-makers and control of information flow is one-sided, in favor of the agenda of County and City staff and politicians, not citizens needs or requests. Unincorporated County residents have no specific representation among decision makers. The Twin Lakes Change Request for Open Space or LDR were the only requests supported at listening sessions in Gunbarrel. Medium Density was rejected during BVCP listening sessions.
BC Staff have been forthcoming and transparent	Public trust is eroding from a long-term pattern of giving false information at public meetings and in correspondence. TLAG has challenged this pattern and received rebuff. Many details available. Access to Citizen Representatives was denied but there should be no restrictions on communications with decision makers.
There is adequate infrastructure for medium density at Twin Lakes	County agenda of aggressive growth for Gunbarrel is seen by those who live here as a tragedy, in part because of the lack infrastructure. Adequate urban facilities and services are not present. 13 water main breaks. Red Fox Hills stormwater drainage system is already at capacity. Public parks, library, transpiration, road repair, etc. etc. Many details documented.

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January 18, 2017

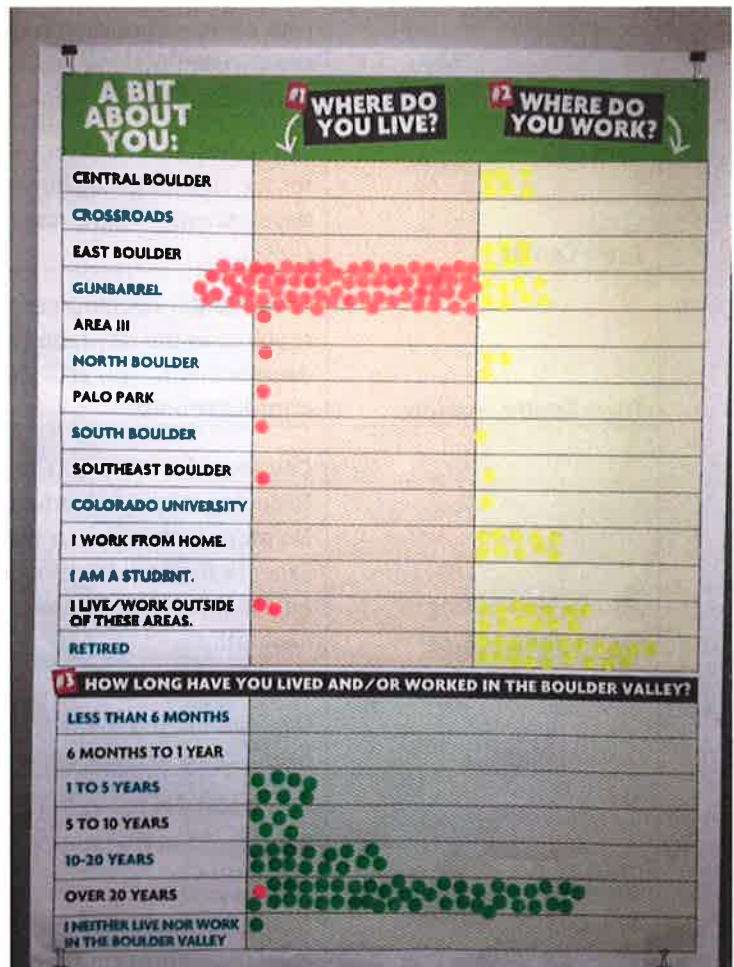
Gunbarrel & Area III Listening Session
December 7, 2015
Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

In the **round table discussions**, people were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.

Suggested topics for discussion in the Gunbarrel & Area III meeting: Twin Lakes Proposal, Equity, High Density Housing, Growth, Open Space, Neighborhood Amenities, Housing Diversity, Neighborhood Character, Gunbarrel Center, Ecological Resilience, Hydrology, Traffic Congestion, Planning, Fracking, Trail Connections, Prairie Dogs, Connectivity, Agricultural Tradition, Environmental Resiliency, Climate Change, Conservation, Improving Bike Infrastructure, Gray Area between City & County, Annexation, Comprehensive Plan, and Natural Ecosystems.





Topics	Summary Notes from Gunbarrel and Area III
Growth In Gunbarrel	
Representation	Lack of representation but feel impacts - Gunbarrel residents' input into the decision-making process. Gunbarrel as dumping ground because people are without a voice.
Town Center	Gunbarrel Town Center - areas around King Soopers. The gathering place is for the residents not for the Gunbarrel Community only for the single development. There was no opportunity for input into the community center.
Town Center Housing	Town Center development was allowed with less open space than is required in the city (equity). Affordable housing was transferred out of the development. The 20% went on 28th street in boulder leaving GB without affordable units.
Affordable Housing Exemptions	City should stick to 10% in all development not all grouped into one place. Grouping is unsafe (came from someone who lived in affordable housing). No more cash in lieu or transfer. Spread the affordable housing around. Exceptions given to developers at various steps including height, aff. housing, parking. Slipping through the requirements. Granting huge #s of exemptions.
Development	Development in the floodplain *Google - example along Boulder Slough - exemptions in these areas. "By-right development" can be done in Boulder.
Design	Don't like the move to flat roofs because they can get more house that way. Need more consideration for design and visual diversity and compatibility.
Fees	Numbers and scale (size) of exemptions and variances. Notice regarding changes. Representation - no one on City Council lives in GB. Fees at city are exorbitant - can't make simple changes to the commercial structure without huge fees.

Services	Confusion around who provides services. Police respond to emergencies.
Nature and Rate of Growth	Want a community designed and developed based on input (Common, well-designed area; visually appealing, walkable). Proactively create a gathering space for the Gunbarrel Community.
Gunbarrel Center	Gunbarrel "Center" should be central - stay within developed Gunbarrel - not an amoeba. Gunbarrel Master Plan update - should be a gathering space, accessible to community.
Open Space within Neighborhoods	"Undeveloped areas" within neighborhoods - what this could be left up to the neighborhoods. Conversion of Gunbarrel from rural to city. Proximity but not with the city a valuable aspect. Food cart rodeo as an example.
Twin Lakes	
Twin Lakes	Lives on the north part of Twin Lakes Road. There are flooding issues, both 2013 and periodically. Who pays for flooding?
Traffic on TL	Future development may compound the issue. Isn't thrilled about new development but it isn't the primary issue.
Studies	Hydrology report should be done before development. Wildlife studies should be done too. Studies should be done before too much planning goes on. Process is backward.
Character	Zoning changes are not characteristic with neighborhood. Currently much lower density. 180 units on 10 acres is not consistent with neighborhood / community. Island of annexation (enclave). Way city is going about it is inconsistent with original intent.
Flood & Groundwater	More extreme events are causing increased flooding. Drainage issues already exist, soils aren't appropriate. More development compounds the issues and impacts existing residents. Even drainage improvements won't work because downstream issues will still exist. This area rated poorly for dealing with water and drainage. The whole area was wetlands in the past.
Lack of Trust	City and county may be opening themselves to legal recourse from the residents. Some residents have sump pumps already in their basements. This will only get worse. Storm sewer lines have already failed and development will make it worse. Problem is widespread, not just immediately adjacent to the Twin Lakes.
Displacement of Owls	What happens to wildlife if we build? Seems like we would run it out of town. Bird-watching is currently a big use for the land.
Wildlife	It's the "park" for the community. It's in the heart (center) of the neighborhood. Close to contiguous wildlife corridor from N. Gunbarrel to Jay Rd. Concerned that there is a lot of opposition, but the city will go ahead anyway. Concerned that the developer will get biased reports.

Twin Lakes	
Transportation / Traffic	Development along a single-entry roadway, potential for increased volume of traffic. Residents noted that there is no transit service to this area and that the lack of this type of service makes the site a poor choice for affordable housing where such services are integral to affordable living. Increased risks to pedestrian uses currently taking place along this narrow travel corridor.
Hydrology / Groundwater	May affect sewer lines. There are already water main breaks currently; can additional development handle that? Steel piping breaks. Not PVC as utilities notes. Residents called for a comprehensive groundwater assessment to consider the impacts of additional development and the ways subsurface disruptions could create additional groundwater impacts on surrounding homes.
Open Space	Area has natural habitat. What are the effects on the foxes, owls? People support maintaining more open space. Possible public/private partnership to maintain land, open spaces. Also for recreation use. There is no other natural park in the area for play. Could a rec center be used as alternative development? Trail through area to connect to trails to Boulder. Residents noted the important wildlife connectivity corridor that the TL site provides between the park to the north and the open space to the south.
Representation	True nature of representation - opposing views from the plan should be considered. Sentiment that there is not true representation from Council. Lack of trust in the process - it feels one sided.
Affordable Housing	Lack of amenities for affordable housing. If more housing, need: supermarket, pharmacy, gas station, banks, more commercial, clarity of jurisdiction with police/fire. Exacerbation of issues if housing is built.
Affordable Housing	Boulder was supposed to have affordable units near the grocery store, but they used the "opt-out" clause. BVCP info sent to all HOAs but the one in Gunbarrel. Gunbarrel is already an affordable community. How does TLAC go through the process to get their desired out come? People making the decision don't come here. Form a taxation group to buy the land. Stop the annexation / zoning; give the citizens time to determine what they want.
Character	
Trail Connectivity	Like separated trails rather than on-street. Some motorists aren't always respectful; Jay Rd. is a barrier (Spine to Cottonwood Trail) between good trails. No safe way to ride out of Gunbarrel. Families won't bike commute with kids to Boulder because it is too dangerous. 63rd toward the Res is dangerous too. Shoulders too small on 63rd / and res. Bus takes too long to get to downtown Boulder - not a viable options.

Character	Gunbarrel Center - concerned it's an urban center; concerned that level of density is what's coming to the rest of Gunbarrel and it would be too much. Concerned if Gunbarrel is annexed, this community won't have a voice at council because there isn't a ward system. Would be represented by people who don't understand the local issue. Affordable housing is needed but Gunbarrel Center doesn't have any affordable units. Could have been 50-60 units of affordable housing at Gunbarrel Center.
Character	Concerned about knee-jerk reactions, not being well represented. Decisions negatively impact the character of the neighborhood. Zoning in place for a reason - affordable housing should fit in with existing zoning and with existing neighborhood. Integrated affordable housing would be better for everyone. Affordable housing should consider amenities available. Should be closer to grocery store.
Density	Concerned about density in Gunbarrel Center. This would have been better area for affordable housing. Likes Twin Lakes natural area. Concerned more density can't be supported by available infrastructure. Land values enabled development.
Neighborhood Services	Post office is in a gift shop next to Quiznos. Don't have the amenities for more people - Gunbarrel isn't a city. No place to get basic services like hardware since Sutherland went out of business. Don't have a town hall - go to the fire station to use a room as a gathering space.
Change	Concerned the future of the community will look like Gunbarrel Center. Would like to see more amenities (but not library or rec centers - go to Boulder / Longmont) such as restaurants. Commuting traffic is a concern. Thinks people would sacrifice amenities for character-keeping. Thinks the same is an adequate trade-off. Would rather bike/drive further to get to amenities than have urban-level densities.
Characteristics of the Neighborhood	Like single-family homes; high density wouldn't be a good fit. Good place to ride bikes and trick or treat for kids. Like knowing neighbors. Like being able to ride in the street.
Density	Plan should match the current zone. Shift from lower to higher density. Building the density - unincorporated is scary because of precedent of more development.
Local Environmental Protection	
Climate Change	This subject is broad. It includes mineral fracking, open space, sustainability, environmental protection, and agricultural use / character, among other concerns/issues.
Impacts of Extra Growth	Growth affects the amount and type of use on Open Space. It also affects transportation. High density poses a threat to environmental beauty and local quality of life.
Neighborhood Voice	Participants would like the city to actually listen to neighborhoods - not try convincing them. We would like a voice in the process that directs the changes affecting our communities.

Threat of Fracking	Participants are worried that both county and city will bend to oil prices after moratorium ends in 2 1/2 years. Most would like to see the moratorium extended despite likely high prices. Gunbarrel: Open, beautiful environment - let's protect it. Protect trails, water, open space. Feel open space is not actually protected – at least that portion is that isn't owned by the city or county.
Mineral Rights	Why can't we protect local mineral rights? Face enormous opposition from energy companies. Area 3 - unclear what land use policies are in effect and where. Worried about other entities grabbing land. Transfer development rights, zoning, and land use are all concerns.
Municipalization & Annexation	Tragedy of Gunbarrel development. Many participants would like to see no Annexation by the city around Gunbarrel**
Bike Trail	Connect Gunbarrel & COB bike networks to make a safer, more feasible route of transportation. Need a more direct route.
Flood Recovery	Longmont is a total failure. Examples: Terrible flood recovery effort; floodouts, infrastructure damage slowly repaired, if at all. Participants would like to see Gunbarrel and COB avoid these same mistakes.
Environmental Protection	Wetland protection is really important. Once wetlands are gone, they're gone. Neighborhoods deserve voice in these policies (e.g. prairie dog regulation). White Rocks needs robust protections.
Neighborhood Voice	
Neighborhood Voice	Developers paying for loopholes through plan codes? Bypasses citizen / neighborhood voice. Specifically related to affordable housing requirements - should be on-site and include neighborhood voice more consistently. Address loopholes in Comp Plan so that what actually happens reflects the political will expressed in the plan.
Growth Impacts	Gunbarrel has grown relatively faster - problematic when the voice of the residents of lower growth areas express approval of high growth. Disconnect between city and county on regional housing goals (i.e. if not enough affordable housing in city then county does it in Twin Lakes). this should be covered by the Comp Plan. If this is not addressed could lead to cessation or annexation. Problematic disenfranchisement of county residents right outside the city limits. Should lead to annexation conversation.
Infrastructure	High density affordable housing without sufficient infrastructure is not good. City needs to consider infrastructure for all new developments.
Listening	How to promote neighborhood voice? Listening sessions that feel open (no foregone conclusions). Establish a voting mechanism for cross jurisdictional decisions (city/county) e.g. Gunbarrel improvement district.
Twin Lakes	
Hydrology	Groundwater mitigation occurring in the area already? How can you build so irresponsibly? Evidence - special water protection of paving of Twin Lakes Road. (Spoke with engineer: "Crazy to build".)

Infrastructure and Urban Services	Adding to the Lookout Road development: a great deal of activity vis a vis growth. "Town Center". Contradiction or seeming contradiction between the.. Transportation is limited, and traffic in a residential neighborhood - Transit non-existent at Twin Lakes / Kalua
Natural Values	92 - 63% prime farmland - remaining is farmland of statewide importance. See natural ecosystem information other page.
Consistency with Comp Plan	Concerned about annexation without representation **. Flagpole annexation to city. Rural area - not urban per housing commitment.
Open Space	It should be OS. Proximity, prime ag land, wildlife habitat, scenic and riparian, land that could provide trail connection - meets all of county OS acquisition criteria.
Trust and Transparency	Commissioners and Boulder Housing Authority are the same people. How can the commissioners be impartial on a housing-related issue?
Solutions	Eaton Park Site or TDRs - Alternative potential development site.
Twin Lakes	
Current Policy Direction	Tolly Ho Resident - Take policy commitments seriously! Feels like this has been a "done deal" with no public input. They have 2013 architectural drawings. Feels like people have been given less than the truth.
Hydrology	Most people say it was a mistake to build the Twin Lakes Condos in the wetlands - many problems with groundwater. Input by hydrologist - hope it isn't a waste of time. Fear "done deal". Brandon Creek Apts - wetlands filled - had to do mitigation for wetlands. Flooding on Tally Ho resulted in costly renovations and the sump pumps don't ever stop.
Quality of Neighborhood	Came from California because we love this place: "gem", low traffic, safe, quiet, kids have freedom. We choose this experience. Putting in any housing will upset the apple cart. Values will go down. Look at investment. People can't sell their homes right now.
Quality of Neighborhood	As a new home owner, want to get involved. Love Twin Lakes. Agree with others - like peaceful environment of this neighborhood, frustrated about misinformation; mistrust.
Quality of Neighborhood	Neighborhood is relaxed, already see impact of development with increased traffic. Concerned for owls, additional impact will change that.
Plan for Area	BVCP is being driven by small group rather than plan driving land use in a low density area. Should be top down - plan directing the land use.
Property Values	Concerned about property values. Not fair to pit neighborhood against affordable housing. Like to see land use driven by broader look at the area.
Affordable Housing	Seems like there is an artificial requirement for #s of affordable units. Put housing near services, transportation. If the goal is 10% don't put in county annexing county OS - put it in the city. Can't trust anything.
Affordable Housing	Not sure the "crisis" is a "crisis". Shouldn't allow developers to opt out of units. Doesn't seem equitable for developers to opt out.

Issues with Twin Lakes Site	I walk my dog in this area and the views are magnificent. These will be gone if 3 story buildings are built. Leap-frog annexation with bad hydrology. The site is away from existing services. Build where the jobs are - closer in Boulder. Why not around King Soopers?
Commissioners	How come the County Commissioners say policies are right or not - acting as heads of the Housing Authority. They are acting as builders. Expect Commissioners to act in our interest - protect us. Maybe have some other body direct.
Longevity	Newer residents feel the same as those who have been here longer.
Quality of Neighborhood	Love building a sense of community, community feel - kids on the block are safe. There is pride in the neighborhood. When economy was down some homes were sold for affordable housing. There were issues about up-keep and pressure from the HOA. Concerned if this is all affordable housing there won't be the same pride in ownership as is in the neighborhood now.
BCHA	BCHA is a single-issue organization - not thinking about who they serve. There is no day care, services, grocery.. It is over a mile to nearest bus. There will be an incredible increase in traffic. There is no direct route.
Hydrology	Prairie dogs won't even make burrows because they fill with water. BCHA is oblivious to the science.
Benefits to Development of Site??	Maybe if it were a lower density - 3 stories. Make official park land but people prefer open space. Maybe senior housing. If it has to be developed - rather low density for seniors. 3 stories is not OK.
Fire Response	Concerned about response times from rural fire department.
Housing Authority	They say "we will listen" but everything to date has been counter to this sentiment. Feelings of outrage - decisions being made without your control.

Comments from Written and Online Comment Sheets

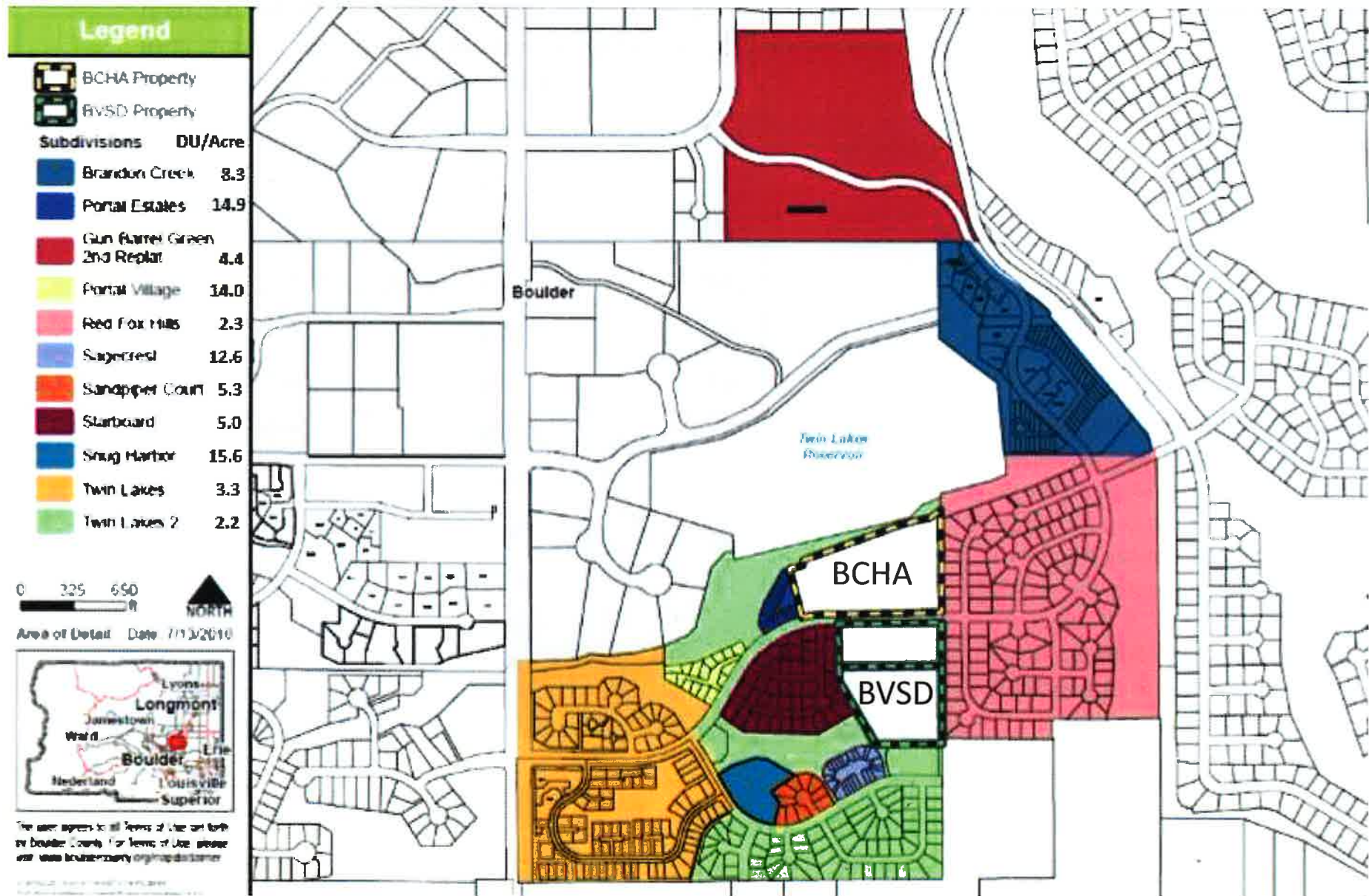
Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- I was unable to attend the listening session for the Gunbarrel area. I live at 4566 Tally Ho Trail in Gunbarrel and would like you to consider the following comments: 1) Twin Lakes affordable housing. Parcels along Twin Lakes Road slated for affordable housing development: zoning on these should not be changed to higher density; we should maintain the more rural feel of the Twin Lakes area and maintain traffic safety along Twin Lakes Road. Affordable housing in Boulder is absolutely important and in this area should be low-density homes or built mixed-use in the downtown Gunbarrel area. 2) Off street bike connections: Improve off-street bike connections from Gunbarrel to the rest of Boulder to the southwest. It's not safe for families to bike along 63rd St. or Jay Rd. to connect to Boulder proper. 3) LOBO trail: Improve bike and pedestrian connections from the Twin Lakes portion of the LOBO trail to the rest of the LOBO trail leading north to Niwot 4) Missing sidewalk links on Twin Lakes Road: Improve safety for pedestrians and bikes by filling in the missing links along Twin Lakes Road east of Spine. To get from Red Fox Hills and other neighborhoods to downtown Gunbarrel pedestrians and bikers

need to travel on Twin Lakes Rd. which is not a safe option currently. 5) Downtown: Long-term, give Gunbarrel a small town feel; develop streetscapes and areas to make it more like a traditional, small downtown area 6) Services lacking: With the massive growth in housing units in Gunbarrel in the last several years, the City should plan to increase services by developing a recreation center/community center/library/children's park/natural area. The Gunbarrel area is underserved in this arena and residents have to drive to other parts of Boulder for these services. Thank you for your consideration.

- Insufficient transit options to Gunbarrel area: I'm a proponent of incorporating radical (!) new ideas for mass transit in the city, combined with a community-wide eco-pass!
- If eco-passes were universal many of our traffic and parking problems would be resolved. Citizens would be more amenable to increased density if it didn't come with increased cars.
- Since the city looks at its rate of growth as it impacts the whole city, and most of the growth seems to be in specific areas (like Gunbarrel) there needs to be more community input as to how much growth can be built in a small area. With those in the community allowed to say "no" especially when the city allows developers to pay to break the rules. There has been too much growth in Gunbarrel.
- Boulder CO should buy the 20 acres on Twin Lakes Rd to make open space for the future – larger parcels are better. The Twin Lakes and Trails were never "wild" but are heavily used and loved and accessible – only trails to walk to for many.

Staff - Surrounding Subdivision Densities



Small Density Variations Do Not Justify Medium Density Residential

	Subdivision	Density (U/A)	Subdivision Size (A)
	Snug Harbor	15.6	2.6
	Portal Estates	14.9	1.3
	Portal Village	14.0	2.1
	Sagecrest	12.6	1.9
> 6 U/A	Brandon Creek	8.3	19.8
< 6 U/A	Sandpiper Court	5.3	1.9
	Starboard	5.0	8.6
	Gunbarrel Green 2 nd Replat	4.4	36.3
	Twin Lakes	3.3	37.0
	Red Fox Hills	2.3	51.3
	Twin Lakes 2	2.2	34.6

- Existing densities for surrounding neighborhoods are shown
- Line represents cut off of Low Density Residential vs. Medium Density Residential
- Total acreage of subdivisions above the red line is a small percentage of the total acreage

Total Area of all subdivisions = 197.4

Total number of acres with densities ≥ 6 U/A = **27.7A (14% of total area)**

Total number of acres with densities ≥ 10 U/A = **7.9A (4% of total area)**

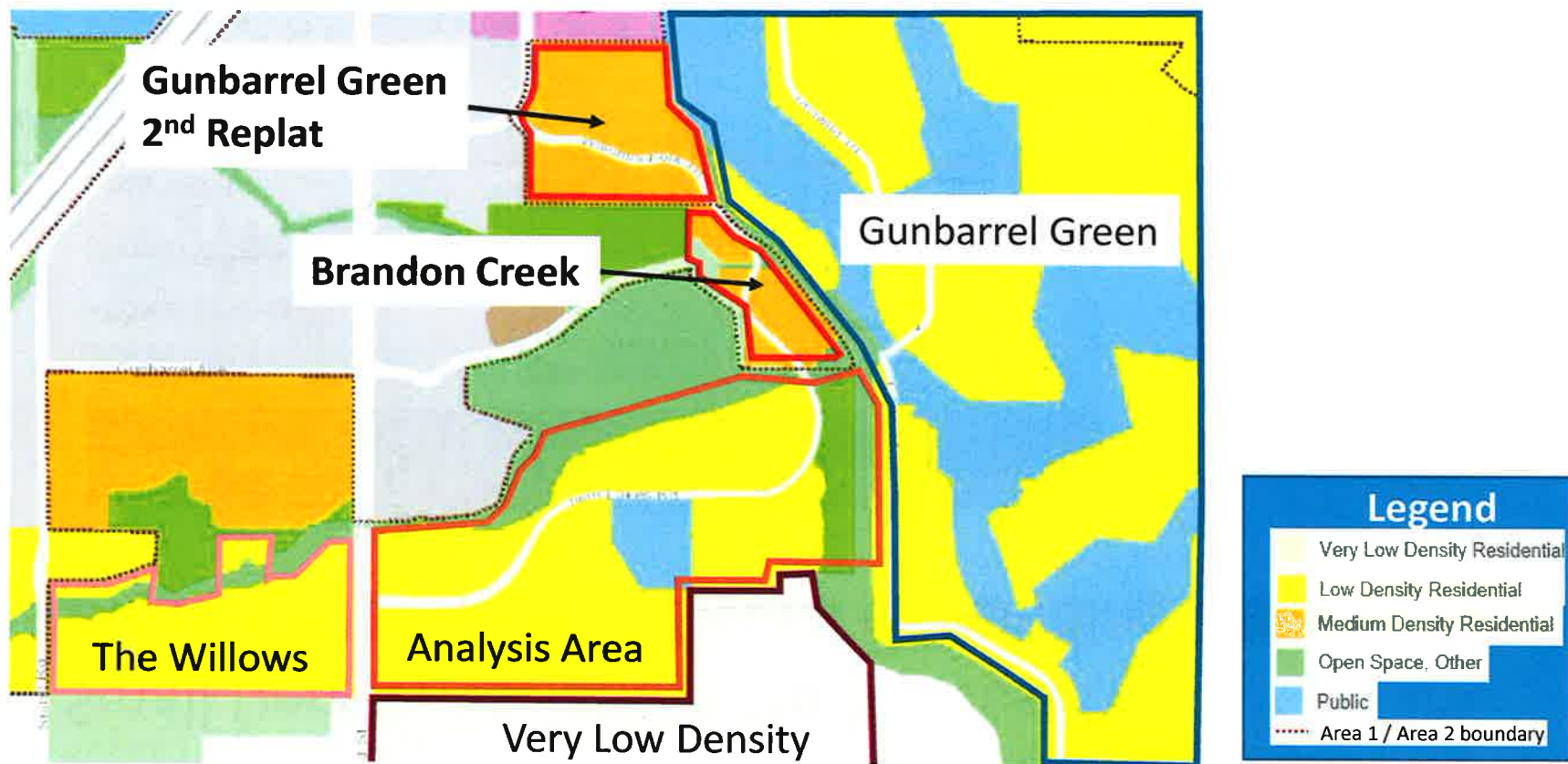
Total number of acres with densities ≥ 14 U/A = **6A (3% of total area)**

Redo Analysis Excluding Two Subdivisions

I contend that we should exclude

- 1) Bandon Creek because
 - a) Subdivision is in the City (Area 1)
 - b) It has a medium density residential land use designation
- 2) Gunbarrel Green 2nd Replat
 - a) Disjoint from contiguous area
 - b) It has a medium density land use designation

Why not include the Willows or Gunbarrel Green or the Very Low Density South of the fields?



Small Density Variations Do Not Justify Medium Density Residential – excluding 2 subdivisions

	Subdivision	Density (U/A)	Subdivision Size (A)	
	Snug Harbor	15.6	2.6	
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	Starboard	5.0	8.6	
	Twin Lakes	3.3	37.0	
	Red Fox Hills	2.3	51.3	
	Twin Lakes 2	2.2	34.6	

- Existing densities for surrounding neighborhoods are shown
- Line represents cut off of Low Density Residential vs. Medium Density Residential
- Total acreage of subdivisions above the red line is a small percentage of the total acreage

Total Area of all subdivisions = 141.3

Total number of acres with densities ≥ 6 U/A = **7.9A (6% of total area)**

Total number of acres with densities ≥ 10 U/A = **7.9A (6% of total area)**

Total number of acres with densities ≥ 14 U/A = **6A (4% of total area)**

Rolf Munson
4554 Starboard Drive
Boulder

The packet you just received has my talk and some legal documents substantiating what I am about to tell you.

First, thank you all for your time and commitment. I appreciate you are all volunteers, trying to do what is right. Today is not a referendum for or against the developer's project. It is simply a deliberation on the appropriate land use designation for three parcels of open land in the county, and I want to lay out some facts for you.

For 6655 Twin Lakes Road, you need to know it is within the boundaries of the Gunbarrel Public Improvement District. This gives rise to serious concerns about the proper use of this land. It means 6655 Twin Lakes must be considered separately from the other parcels, and it precludes increasing the land use designation at this time.

Let me begin with a bit of history. In 1993, the Boulder County Commissioners created the Gunbarrel Public Improvement District, to purchase land within the district for open space. In November 1993, residents within the GPID voted on and passed a ballot measure to increase their property taxes for 11 years, to repay \$1,900,000 in bonds, to buy land within the district for "open space area and public parks." By law, the County Commissioners are also the Board of Directors for the GPID.

In the same ballot there was a commitment that if the County Sales and Use Tax for Open Space passed, The County would provide a matching contribution toward open space purchases within the Gunbarrel Public Improvement District up to a maximum amount of \$1,900,000. The GPID and County Open Space taxes both passed in November of 1993.

Between 1993 and 2007, the GPID purchased undeveloped land within the district, totaling \$2,300,340. The County matching contributions toward these parcels totaled only \$1,305,634.

In 2009, \$17,655 of the original bond money and interest remained in the GPID account. Even though the County had an unmet obligation to the GPID of almost \$600,000, the GPID funds were commingled into the county general fund. It is unclear if, after 16 years, the County was renegeing on its obligation, or had simply forgotten.

In 2013, the County used \$470,000 from the general fund, in which the GPID money was commingled, to purchase 6655 Twin Lakes Road. This land within the GPID's boundary meets the GPID goal for "open space area and public parks."

This is a matter on which my wife and I feel strongly. We voted in the 1993 election, and paid taxes for 11 years to buy open land threatened by development within the GPID. For the county to use our GPID money to buy open land within the GPID


boundary and then attempt to put houses on it is wrong. The County Commissioners are the Board of Directors of BCHA but they are also the Board of Directors of the GPID and they have a prior obligation to the taxpayers of GPID that must be met first.

As a matter of equity and perhaps of law, this land should be designated open space. If absolutely necessary, that can be decided in a court of law. The people of Gunbarrel are ready willing and able to litigate if forced to do so.

Today I ask you to refrain from changing the land use designation for 6655 Twin Lakes until these issues can be addressed. There is no need to rush forward, and every reason to wait until these issues are resolved. Thank you for your attention and consideration.

Gunbarrel Improvement District (GPID)

Est. 1993 for road improvements and open space in GPID boundary

	1993		2002		NOW
	GPID voters approved	County Commitment	GPID spent	County Commitment	Remaining Commitment
OPEN SPACE	\$1.9 mil via property tax	up to \$1.9 mil	\$2,300,340.00	\$1,305,634.00	\$594,366.00
ROAD IMPROVEMENT	\$1.7 mil via property tax	up to \$1.7 mil	\$1,745,050.00	can't find	don't know

In 2007, The remaining \$17,655 of GPID bond funds were merged with the county general fund.

The total, combining the GPID funds and county commitment, is \$612,021.00; not including land leases and water rights of purchased parcels.

Gunbarrel Improvement District (GPID)

Est. 1993 for road improvements and open space in GPID boundary

1. 1993 ballot the county committed “up to a maximum amount of \$1.9 million” in matching funds if GPID and County Open Space taxes passed.
2. Both the GPID and County Open Space ballots passed
- ✗3. The county has a \$600,000 unmet commitment to the GPID open space.
4. In 2013, county purchased 6655 Twin Lakes Road, using GPID funds which were commingled in the general fund.
5. Per the 1993 voter approved ballot commitment from the county, this parcel is GPID open space.
6. Therefore, the land use designation should not be changed or even considered at this time.
7. The GPID taxpayers are irate over the unmatched, unmet, unfulfilled and outstanding financial obligations from the county

ITEM 17 RESTRICTIONS IMPOSED BY RESOLUTION NO. 93-175, RECORDED SEPTEMBER 24, 1993 AT RECEPTION NO. 1340657 PERTAINING TO THE CREATION AND ORGANIZATION OF THE GUNBARREL GENERAL IMPROVEMENT DISTRICT. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]

ITEM 18 ANY EXISTING LEASES OR TENANCIES, AND ANY AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEES. [AFFECTS THE PROPERTY BUT IS BLANKET IN NATURE]

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY; THE ARCHDIOCESE OF DENVER A COLORADO CORPORATION; BOULDER COUNTY; THE HOUSING AUTHORITY OF THE COUNTY OF BOULDER, COLORADO.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11b, 13, 14, 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 15, 2013.



A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.



ALTA/ACSM LAND TITLE SURVEY
A PORTION OF THE SW 1/4 OF SEC.
11, T1N, R70W OF THE 6TH P.M.

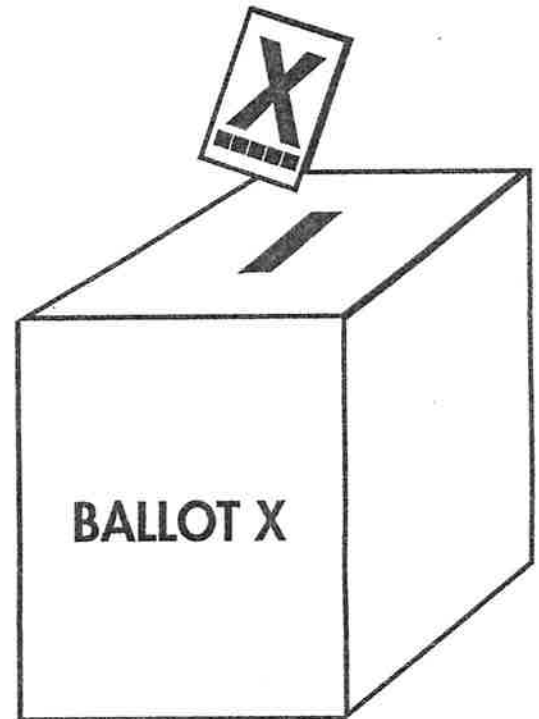
COORDINATED

ELECTION



NOTICE

**Titles, Text, & Pro/Con Summaries For
The Art. X, Section 20 Issues To Be Voted
On At The Coordinated, Non Partisan
Polling Places November 2, 1993**



**Not All Issues Will Be Voted On By Every Elector. The Ballots
You Will Be Issued Are Listed On The Mailing Label.**

This notice is being mailed to each **address** with one or more registered electors. **You may not**
be eligible to vote on all issues presented. If you have any questions, please call **441-3516**.

BULK RATE
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**Jurisdictions participating in the Boulder County Coordinated
Election are as follows:**

The state, Boulder County, Boulder Valley, Park, St. Vrain Valley, and
Thompson school districts; the municipalities of Boulder, Broomfield,
Lafayette, Longmont, Louisville, and Lyons; Allenspark Water and
Sanitation District; and Gunbarrel General Improvement District are
having regular biennial or special elections on November 2, 1993.

Boulder County Clerk & Recorder
Elections Division
P.O. Box 471
Boulder, CO 80306-0471

ELECTION DATE: Tues., November 2, 1993
the polls are open: 7:00 a.m. to 7:00 p.m.

FISCAL YEAR SPENDING INFORMATION

FISCAL YEAR	DOLLAR SPENDING	DOLLAR CHANGE	APPROX. PERCENTAGE CHANGE
1989 Actual	\$1,136,683		
1990 Actual	\$1,120,393	(16,290)	(1.5)%
1991 Actual	\$1,009,016	(111,377)	(10)%
1992 Actual	\$1,247,776	238,760	24 %
1993 Estimate	\$1,311,420	63,644	5 %
1994 Estimated Budget without add'l sales tax revenue	\$1,400,000	88,580	6.5 %
1994 Estimated Budget with add'l sales tax revenue	\$1,590,000	178,580	13.6 %

CURRENT CITY BONDED DEBT REPAYMENT SCHEDULE

WATER & SEWER REVENUE BONDS-SERIES 1991				GENERAL OBLIGATION WATER REFUNDING BONDS SERIES 1990	
ANNUAL REPAYMENT		ANNUAL REPAYMENT		Total Bonds	\$505,000.00
Year	Cost	Year	Cost	Funds of Issuer	99,895.98
1991	2001		15,000	Total Source	\$604,895.98
1992	5,000	2002	25,000		
1993	10,000	2003	25,000	Beg. Cash	
1994	10,000	2004	30,000	Full Cash	\$591,896.88
1995	10,000	2005	45,000	Issuance Costs	4,000.00
1996	10,000			U/W Spread(1.782%)	8,999.10
1997	15,000			Balance	(0.00)
1998	15,000			Total Use	\$604,895.98
1999	15,000				
2000	15,000				
				Ave Rate	6.4817%
				NIC	7,1198%
				Ave Life	2.7929
				Bond Yield	6.4798%
				Accrued Int.	1,077.83

.If Lyons refunds the \$90,000, the average residence will receive a refund of \$186.

.Combined new taxes for town, county, & school district add up to \$541 for 1994, & will increase total taxpayer debt \$5,102 per average Lyons resident.

.The ballot question is vague; percentages of funds to be allocated to streets & water purchases is not defined.

.Explanation of need for additional water resources, how many residents can the existing supply support?

.The Town has a clear need for long overdue street repair; many streets may be beyond inexpensive repair due to years of neglect.

.Part of the ballot issue asks funding for a resource to allow unfettered growth.
.We clearly cannot afford to support the existing Town infrastructure yet we want more?

.By approving ballot question No. 1 you give up your right to a refund of excess revenue.

.Colorado Springs received a \$2,000,000 refund credited to their electric bills, TABOR requires government to share the excess increase above its automatic revenue growth.

.This is a request for a revenue change. Read the ballot issue carefully, it must ask for a specific dollar amount as an override. If a ballot issue violates the Constitution you the voter should vote against the issue.

.Government is asking to return to the bad old days of unlimited spending, which means more bureaucracy and regulation.

.Send the government the message to "Live on a budget and share windfall revenue above your normally allowed growth with the citizens you work for."

.Take into consideration things you may have heard about this government's use of existing taxes. Are the salaries and fringe benefits of these public servants generally higher than those of the taxpayers they work for?

.Is there a specific and good justification for this request? Are there other programs that could be trimmed to provide the money and still allow a refund?

.Voting "NO" will require the government to review their budget priorities.

.Your refund will help you pay for the ballot issues you approve, if you don't vote to give it away.

.Modest tax refunds will help the economy, more money to spend means more jobs.

.Saving one dollar in taxes is like a two dollar pay raise, as taxes are 50% of income now.

.Can government tap from its reserves if this revenue limit override is defeated? Have they truly considered ALL alternatives?

.Who can spend your hard earned money better, you or some bureaucrat?

.If you want unlimited government spending without citizen control, vote yes. If you want government to live on a budget and you want your refund vote no.
(See box at top of page.)

Town of Lyons
Lyons Town Clerk
P.O. Box 40
Lyons, CO 80540-0040
Telephone: 823-6622

ALLENSPARK WATER & SANITATION DIST.
NOTICE OF ELECTION ON A REFERRED MEASURE
TO INCREASE REVENUE AND SPENDING LIMITATIONS

1. The election will be held on Tuesday, November 2, 1993, between the hours of 7:00 AM and 7:00 PM.
2. District's Election Officer's address and telephone number is:

Election Officer
P.O. Box 91
Allenspark, CO 80510-0091
Telephone: 747-2048

3. The ballot title and text are as follows:

A QUESTION REGARDING AUTHORIZATION TO EXCEED REVENUE AND SPENDING LIMITATIONS.

SHALL ALLENSPARK WATER AND SANITATION DISTRICT BE AUTHORIZED TO ACCEPT GRANT MONEYS FROM THE STATE OF COLORADO IN AMOUNT UP TO AND INCLUDING \$500,000 IN THE AGGREGATE, WHEN AND IF SUCH MONEYS BECOME AVAILABLE TO THE DISTRICT OVER THE NEXT FOUR YEARS, AND SHALL THE MONEYS RECEIVED FROM SUCH GRANT OR GRANTS AND INVESTMENT EARNINGS THEREON, BE RECEIVED AND SPENT BY THE DISTRICT IN ANY YEAR WITHOUT REGARD TO ANY SPENDING REVENUE-RAISING OR OTHER LIMITATION IMPOSED BY OR CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SUCH AMOUNTS TO CONSTITUTE VOTER APPROVED REVENUE AND SPENDING CHANGES OF THE DISTRICT?

4. The following comment was received in favor of the ballot proposal:

Approval of this ballot issue will enable the Allenspark Water and Sanitation District to receive state grants from the state of Colorado for purpose of preliminary planning and design of a sewage treatment system. Without such authorization by the voters, the District may be precluded from receiving and spending such funds. There is no assurance that funds will be available this fiscal year, but funds may become available in succeeding fiscal years.

5. The following comment was received against this specific ballot proposal:

This ballot issue should be rejected in order to delay this project until it has been better researched and more equitably planned: the priority wastewater plant sites are on commercial properties outside the District and will result in extensive harm to these businesses and prolonged litigation; property owners within the District will be required to bear the financial burden of participation in the system regardless of their need or financial ability and, for out of state owners, without the opportunity to vote on the issue.

The following is a summary of comments which were received in opposition to all ballot issues in the state regarding increases to established revenue limitations:

The TABOR Amendment requires that governments not spend more than their constitutionally imposed revenue limitation. This is a request for an increase in that limitation, and the request must specify the "dollar amount" of that increase. Are there alternatives available to the government other than this revenue increase? Can the government reduce salaries and fringe benefits of its public servants? Is there specific and good justification for this request? Are there other programs that could be trimmed to provide the money? Voting "NO" is the only way to force the government to review its budget priorities. We must make the hard choices the politicians won't. Government can't do everything for everybody. Can government tap from its reserves if this revenue limit override is defeated? Can their needs be handled in another way? Are there too many administrators? Can some assets be sold?

BOULDER COUNTY GUNBARREL
GENERAL IMPROVEMENT DISTRICT

QUESTION NO. 1:
SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,535,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$3,695,115 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF OPEN SPACE AREAS AND PUBLIC PARKS, INCLUDING IMPROVEMENTS AS DETERMINED TO BE APPROPRIATE FOR THE ACCOMMODATION OF PUBLIC RECREATIONAL USES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$356,118 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

QUESTION NO. 2:
SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,050,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$2,988,015 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE GRADING, PAVING, CURBING, GUTTERING, DRAINING OR OTHERWISE IMPROVING THE WHOLE OR ANY PART OF ANY STREET OR ALLEY WITHIN THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OF RESPECTIVE DATES OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$287,770 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

The actual total of District fiscal year spending for the current year and each of the past four years and the overall percentage and dollar change for the period are as follows:

Fiscal Year	
Year	Spending
1993	\$ 0
1992	0
1991	0
1990	0
1989	0
Total Percentage Change: 0% Total Dollar Change: \$0	

District estimates of the maximum dollar amounts of the proposed tax increases in 1995, the first full fiscal year thereof, and of District fiscal year spending in said year without such increases are as follows:

Question No.	Maximum Tax Increases	Maximum Fiscal Year Spending Without Tax Increases
1	\$356,118	\$0
2	\$287,770	\$0

The maximum principal amount of the proposed District bonded debt, the maximum annual repayment cost thereof and the maximum total repayment cost thereof are as follows:

Question No.	Maximum Principal Amount	Maximum Annual Repayment Cost	Maximum Total Repayment Cost
1	\$2,535,000	\$356,118	\$3,695,115
2	2,050,000	287,770	2,988,015

The principal balance of total current District bonded debt, maximum annual repayment cost and maximum remaining total repayment cost are as follows:

Principal Balance	Maximum Annual Repayment Cost	Maximum Remaining Total Repayment Cost
\$0	\$0	\$0

A summary of written comments in favor of Question No. 1 filed with the County Clerk and Recorder is as follows:
A "YES" vote on this Question indicates that you support providing funds in order to purchase lands for open space preservation and public parks within the Gunbarrel General Improvement District. Specific purposes for open space purchase include: to provide a buffer to preserve community identity, limit future growth and contain urban sprawl; to allow continuation of existing visual corridors; to retain attractive gateways into and out of Gunbarrel; to preserve agricultural lands of statewide or local

significance; and to preserve critical wild life habitats, wetlands and other environmentally sensitive areas.
At this time, the remaining rural and agricultural lands around Gunbarrel continue to be discussed as possible sites for future urban expansion by the City of Boulder. Urban growth on these lands would provide no clear benefits to residents of the Gunbarrel area, but would bring a number of significant negative impacts, including increased traffic, higher road maintenance costs, increased school overcrowding, and the loss of lands considered by many to be fundamental to the identity and beauty of the area. Purchase of rural lands by the General Improvement District to preserve open space around Gunbarrel would provide secure protection for these lands against future urban growth and its attendant negative impacts.
Estimated costs for a property with an assessed value of \$100,000 are approximately \$35 a year for twelve years. The Boulder County Commissioners have indicated that, subject to the passage of this issue and the County Open Space tax, the County will provide a matching contribution toward open space purchase within the Gunbarrel General Improvement District up to a maximum amount of \$1,900,000; this would potentially reduce significantly the net costs to property owners of the District. Further, continued growth pressures are likely to lead to higher future land costs. Postponing support may therefore result in substantially higher total costs, and the possibility that lands desired for open space preservation or public parks would be lost to continued urban growth.
Vote "YES" on this Question to indicate your support for the purchase of lands for open space preservation and public parks within the Gunbarrel General Improvement District.

A summary of written comments against Question No. 1 filed with the County Clerk and Recorder is as follows:
Gunbarrel proposed that taxes be increased \$356,118 next year to pay for open space and parks. Of the total debt requested \$3,696,115, only two and one half million actually go for open space, and nearly one-third \$1,161,115 goes to pay the finance charges. A more fiscally responsible approach would be to purchase the land as the tax revenue came in, thus saving the taxpayers over a million dollars.
Combining all taxes requested from the city, county and school district new taxes run as high as \$659 for next year, and add total new debt of \$10,925 for the average residence. Open space is expensive to buy and maintain. When purchased it comes off the tax rolls, and adds to your property tax bill.
Considering that federal taxes have just been raised, retroactively to January, a new gas tax has just started, and national health care will boost taxes next year, all on top of rapidly rising property valuations. When are enough taxes enough?
Vote "NO" on this ballot issue.
In addition to the specific comments received against the proposal which are summarized above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

A summary of written comments in favor of Question No. 2 filed with the County Clerk and Recorder is as follows:
A "YES" vote on this Question indicates that you support providing funds for road repairs, maintenance and safety improvements within the Gunbarrel General Improvement District. The rapid growth and urban densities of unincorporated Gunbarrel subdivisions have placed great strains on the County road maintenance budget. Over the next five years, the County Transportation Department estimates that costs to repair and maintain Gunbarrel neighborhood roads will be approximately \$2,300,000, or approximately \$460,000 per year. This compares with the total 1993 County paved road maintenance budget of \$520,000. Further, County priorities for road repairs and maintenance are given to mountain and high volume arterial and collector roads; funds available to improve neighborhood roads are quite limited. Raising County taxes to perform road repairs and maintenance in Gunbarrel is unlikely, as this would require approval by voters in a County-wide election. Put simply, with-

out additional funds provided through the General Improvement District, there will not be sufficient resources available for the County to repair and maintain neighborhood roads in Gunbarrel.
The County Transportation Department has performed a detailed evaluation of all County roads in Gunbarrel and has developed a plan to bring these roads up to proper maintenance levels. Required repairs range from complete surface reconstruction on some older roads to overlays and minor patching on newer roads. The costs for major road repairs are roughly three times those of minor repairs. Therefore, deferring maintenance to a later date will result not only in a degradation in road safety, but also in substantially higher total costs. Preventative maintenance is a more cost effective approach.
Estimated costs for Gunbarrel road repairs, maintenance and safety improvements for a property with an assessed value of \$100,000 are approximately \$31 a year for twelve years. The Boulder County Commissioners have also indicated that, subject to the passage of this issue, the County will contribute an additional \$1 for every \$2 of principal contributed by property owners in the District, thus significantly reducing the net costs to property owners of the District.
Vote "YES" on this Question to indicate your support for providing funding for road repairs, maintenance and safety improvements within the Gunbarrel General Improvement District.

A summary of written comments against Question No. 2 filed with the County Clerk and Recorder is as follows:
Gunbarrel proposes that taxes be increased \$287,770 next year to pay for street maintenance and repair.
Of the total debt requested, \$2,988,015, only about two-thirds actually goes to maintenance. Nearly one-third \$938,015 goes to pay the finance charges. Street repair and maintenance are normally paid out of the regular operating budget, and the need to raise taxes shows poor financial management.
Combining all city, county and school district tax increases they run as high as \$659 for next year, and add total new debt of \$10,925 for the average residence.
Considering that federal taxes have been raised, retroactively to January, a new gas tax has just started, and national health care will boost taxes next year, all on top of rapidly rising property valuations. When are enough taxes enough?
Vote "NO" on this ballot issue!
In addition to the specific comments received against the proposal which are set forth above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

Boulder County Clerk & Recorder
P.O. Box 471
Boulder, CO 80306-0471
Telephone: 441-3516



SOURCE: CAFRS

GUNBARREL PUBLIC IMPROVEMENT DISTRICT, GPID
(Formerly known as Gunbarrel General Improvement District, GGID)

REVENUES:	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	1994 – 2009
Taxes – property		447,425	401,204	371,315	321,672	412,264	411,349	371,455	427,084	424,773	447,516	448,963		2			\$4,485,022
Specific ownership		33,216	33,711	32,047	28,265	36,162	38,564	35,191	32,254		6,210						\$275,620
Interest on investments	41,111	144,978	123,201	82,125	55,354	51,980	66,654	42,526	18,279			14,527	12,680	11,473			\$664,888
Intergovernmental										5,139							\$5,139
Charges for services			320														\$320
Sale of fixed assets						3,000											\$3,000
Miscellaneous			1,200	1,200													\$2,400
Total revenues	41,111	625,619	559,636	486,687	405,291	503,406	516,567	449,172	477,617	429,912	453,726	463,490	12,680	11,475			\$5,436,389
EXPENDITURES:																	
Capital outlay			845,056														\$845,056
Engineering fees	77	822,156	4,533														\$826,766
General government			1,287														\$1,287
Highway & street				71,941													\$71,941
Total non-open space	77	822,156	850,876	71,941													\$1,745,050
Open space purchases/ conservation	291,711	575,069		1,500	572,078	24			300,000	300,000			422	259,536			\$2,300,340
Debt service																	
Principal			265,000	275,000	295,000	305,000	325,000	340,000	360,000	375,000	395,000	415,000					\$3,350,000
Interest & fiscal charge	45,806	433,221	172,973	161,380	148,255	134,200	118,950	102,375	84,695	65,615	44,965	23,640					\$1,536,075
Total expenditures:	337,594	1,830,446	1,288,849	509,821	1,015,333	439,224	443,950	442,375	744,695	740,615	439,965	438,640	422	259,536			\$8,931,465
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(296,483)	(1,204,827)	(729,213)	(23,134)	(610,042)	64,182	72,617	6,797	(267,078)	(310,703)	13,761	24,850	12,258	(248,061)			
OTHER FINANCING SOURCES (USES)																	
Bond proceeds	3,512,731																\$3,512,731
Operating transfers in																	
Operating transfers out to General Funds																17,655	
Total other financing sources (uses):	3,512,731	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(17,655)	
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES AND OTHER FINANCING USES	3,216,248	(1,204,827)	(729,213)	(23,134)	(610,042)	64,182	72,617	6,797	(267,078)	(310,703)	13,761	24,850	12,258	(248,061)	0	(17,655)	
FUND BALANCES, BEGINNING OF YEAR		3,216,248	2,011,421	1,282,208	1,259,074	649,032	713,214	785,831	792,628	525,550	214,847	228,608	253,458	265,716	17,655	17,655	
FUND BALANCES, END OF YEAR	3,216,248	2,011,421	1,282,208	1,259,074	649,032	713,214	785,831	792,628	525,550	214,847	228,608	253,458	265,716	17,655	17,655	0	\$17,655

GUNBARREL PUBLIC IMPROVEMENT DISTRICT (GPID) OPEN SPACE PURCHASED (Formerly known as Gunbarrel General Improvement District, GGID)																	
OPEN SPACE PURCHASES:	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	1994 – 2009
Parcels #:	LOT L	LOT M			LOT A				LOT J	LOT I				LOT B			
Warranty deed title:	Wholly owned	Wholly owned			Wholly owned				Jointly owned	Jointly owned				Jointly owned			
Purchase Price:	\$291,711	\$575,069			\$572,078				\$680,000	\$785,170				\$700,000			
GPID money	\$291,711	\$575,069	\$0	\$1,500	\$572,078	\$24	\$0	\$0	\$300,000	\$300,000	\$0	\$0	\$422	\$259,536	\$0	\$0	\$2,300,340
County contribution:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$380,000	\$485,170	\$0	\$0	\$0	\$440,464	\$0	\$0	\$1,305,634

A Win-Win for Boulder

Proposal for an alternate location at 5145 63rd Street for BCHA development



The City of Boulder owns this site. The City was reviewing it and 5 other locations for a potential transitional village. This site's proximity to schools, however, and the tabling of the project leaves this parcel open to (and ideal for) affordable-housing development. This site offers many advantages, shown in the table below.

This parcel would better serve its future residents; is more appropriate for high-density development, and would entail far fewer hydrologic, environmental, and infrastructure risks. It would also allow the creation of a Greater Twin Lakes Open Space. This truly would be a win-win for all.

	Capacity for desired 120 units?	Cost of land	Access to water, sewer	Access to site	Distance to bus stop	Distance from grocery store	Distance from Urgent Care	Flood risk	Environmental risk	Infrastructure risk
5145 63rd Street	Yes (up to ~140 on its 2 acres; see page 2)	As little as \$0. City of Boulder owns land already.	Already has access	Two roads (63 rd and Spine)	0 mile. Routes to Longmont, Boulder, Gunbarrel	0.5 mile (plus direct bus service)	0.7 mile (plus direct bus service)	NA	Would need to relocate ~15 prairie dog burrows	NA
6655 Twin Lakes Road	No (hydrologic, and environmental constraints limit density)	Paid \$470K. TLAG has offered to purchase land as open space.	None currently. Site has no contiguity with the City. ¹	One road (Twin Lakes)	0.5 mile. No routes to Longmont. Fewer bus times and line	1.5 miles (no directly accessed bus service)	1.6 miles (no directly accessed bus service)	High ²	High ³	High ⁴

¹ Annexation would involve unprecedented annexation through County Open Space to obtain contiguity.

² Proximity to Twin Lakes results in a high water table that makes the land have "very limited suitability" for large structures (McCurry 2015). This significantly increases the cost of construction (pylons, water retention ponds, water treatment); and greatly raises the risk of diverting water into neighboring homes and dewatering wetlands.

³ Destruction of habitat for Boulder County Wildlife Species of Special Concern dwelling on the grassland; severing of wildlife corridor; and drying of federally designated wetlands

⁴ With 12 water main breaks in the last 12 years and crumbling roads, the Twin Lakes site presents significant safety concerns.

Comparable examples to 5415 63rd Street

BCHA's Coffman Street Proposal

- **50 to 80 units on 0.8 acre site**
- "The development being considered for a 0.8-acre site on the east side of the 500 block of Coffman Street would be a mixed-use building with 50 to 80 affordable-housing units, a parking garage and about 10,000 square feet of commercial office space."
http://www.timescall.com/longmont-local-news/ci_30619017/boulder-county-considering-downtown-longmont-affordable-housing-project

Iris & B proposal

- Private developer proposed **50 apartments/townhomes (originally 94), plus wellness center, café, and other commercial space on roughly 1 acre.** "The Boulder City Council is interested in the potential of the vacant, roughly 1-acre plot at 3303 Broadway as a housing site in the future." http://www.dailycamera.com/news/boulder/ci_30702318/boulders-rejection-iris-b-housing-stands-but-city
- Planning Board rejected plan because it wasn't compatible with neighborhood density and infrastructure. This gives an idea, though, of what's possible on 1 acre assuming it's near a good location.
- High-density would be compatible at 5145 63rd Street. This site is also close to transit, stores, and services; and it's accessed by two streets that have a traffic light.
- Using the same densities as the above projects (about 100 units per acre) **yields up to 140 units for 5415** (which is currently zoned Public/Industrial-General). Assumed here is that the fire station takes up one-third of the lot (it probably takes up less), leaving about 1.4 acres. So $1.4 \times 100 = 140$ units.

Boulder County considering downtown Longmont affordable housing project

By John Fryer

Staff Writer

POSTED: 11:00PM ON SEP 19, 2017 | LIVES: ABOUT A MONTH AGO



The camera on the left is the 10th floor of the building. The camera on the right is the 10th floor of the building. The camera on the left is the 10th floor of the building. The camera on the right is the 10th floor of the building.



This rendering shows a proposed mixed-use development with commercial space and 50 middle-income housing units near the corner of Broadway and Iris Avenue. (Courtesy image)

Kestrel Site Plan Legend

1. Senior Living Building
2. Senior Courtyard and Community Garden
3. Roof Deck
4. Multi-Family Building
5. 'Carriage House' Building
6. Children's Discovery Garden
7. Multi-family Building
8. Central Park
9. Outdoor Garden and Play Area
10. Future Residential Development Site
11. Future Northward Connection
12. Regional Bike Path
13. Future Bicycle Underpass
14. Stormwater Quality Area
15. Community Garden
16. Orchard
17. Play Area
18. Future Commercial Development
19. Multi-Family Building
20. Community Center and Multi-Family Building
21. Future Southward Connection

- a. W. Hecia Drive
- b. Kaylix Avenue
- c. Kestrel Lane
- d. N. 96th Street/Highway 42

Location is Everything!

Kestrel is located in Louisville, northwest of the intersection of 95th Street (also known as Highway 42) and South Boulder Road. The current site address is 245 N. 96th Street, although once the development is completed that address will change to numbers reflecting individual buildings and units.

Within ¼ mile of Kestrel are two grocery stores, banks, gas stations, medical offices, and multiple shops. Historic downtown Louisville, located ½ mile to the south, is the primary community gathering space and includes a library, municipal offices, cultural center, and restaurants, shopping, and a seasonal farmer's market. A number of schools - preschool and elementary through high school - are within 1½ miles. Also in close proximity are the Louisville Recreation and Senior Center and two full service hospitals (within three miles), and a local health clinic offering bilingual comprehensive medical services (one mile away).





Equity and **equality** are two strategies we can use in an effort to produce fairness. **Equity** is giving everyone what they need to be successful. **Equality** is treating everyone the same. **Equality** aims to promote fairness, but it can only work if everyone starts from the same place and needs the same help.

TLAG Infrastructure and Metrics

January 18, 2017

Deb Prenger
4572 Starboard Dr

Key points: Infrastructure and Metrics

By the Twin Lakes Action Group, January 18, 2017

The Gunbarrel community was planned to support a particular density in order to provide quality of life for the community residents and families. The Gunbarrel area, includes a mixture of city and county properties. The Twin Lakes area contains the properties under review and discussion. There are three (3) separate properties or parcels, each with a long standing planned density:

- South two parcels are a legal dedication for the purpose of a school or park as an agreement between developer, planners (City and County), along with the BVSD school district. The land use designation is Public for supporting the community gathering as a school or park to add to the community quality of life.
- North parcel, separate and distinctly independent site, and should be treated so. This site is designed to have one (1) unit per acre, serving up to a total of 60 units for the density value. The developer built area supporting the infrastructure based upon the 60 unit maximum density (plus support the dedicated park or school). This was to include city and county services of water, sewer and road, as well as gas and electric services. This property was originally owned by the Archdiocese, again potential for community gathering.

The focus and concern is related to the increase of the density and implications on the infrastructure and which affects the community quality of life. One clear issue regardless of the statements (we will demonstrate later), there will be an increase of Vehicle Miles Travelled (VMT), either by busing, vehicle travelled.

The county had a walk score of 18 out of 100 for Twin Lakes area. My home **walk score is 13 out of 100, here lower is not better!** This low number means the area is vehicle dependent.

Information from www.walkscore.com, and according to the published report, https://www-static.boulder.colorado.gov/docs/BVCP_Projections_Summary_Formatted_082815-1-201508281637.pdf

Gunbarrel	2015
Dwelling Units	5,600
Population	10,800
Jobs	12,750

Challenges that exist today in the Gunbarrel Boundary and Community:

- As of 2016, there were thirteen (13) significant water main breaks along the Twin Lakes Road impacting the community basic service need
- A single day care center
- A single gas station
- A single grocery store
- Gunbarrel 'City Center' is extremely challenging for walking, parking and driving, the area is dangerous already. Even worse during peak times due to even higher volume of in addition to the current business and tenant parking
- There two bus stops at Twin Lakes Road and 63rd, no shelters or benches at these stops. They small setbacks, a single street lamp on the west stop. Clearly, comfort and safety issues, especially during inclement weather such as rain and snow days and obviously at night.

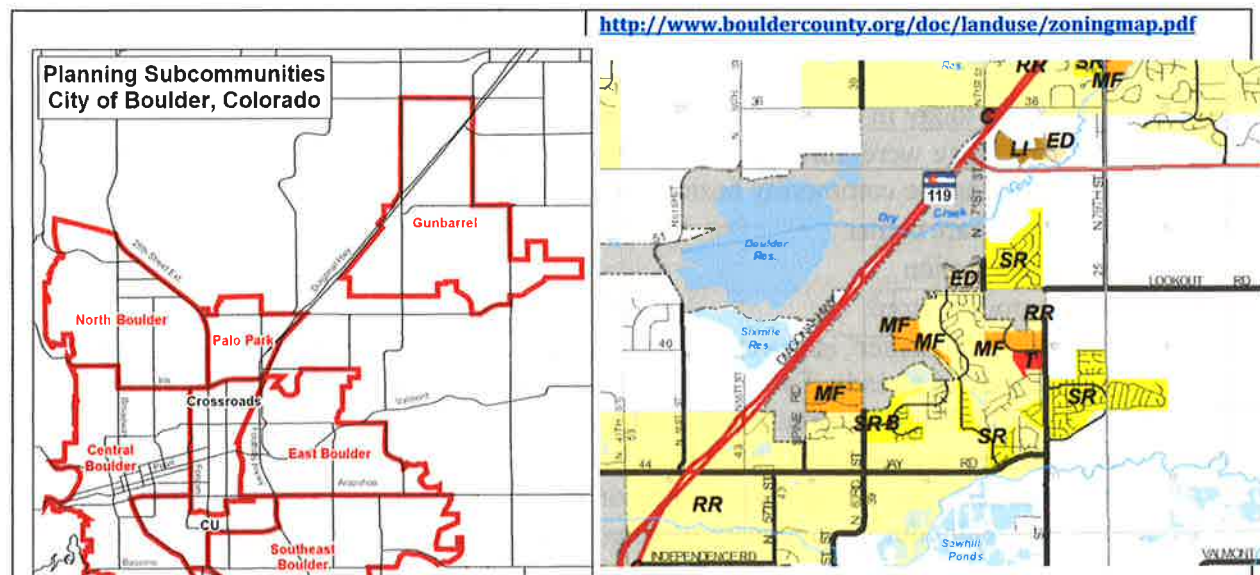
Key Points Regarding Infrastructure and Metrics, most notably, any significant changes to the Twin Lakes area density will increase the VMT by either busing or vehicle travel:

- Limited public schools in Gunbarrel community, per the Boulder Valley School District (BVSD) website. In Gunbarrel, a single Elementary and High School exist within the Gunbarrel boundary and **NO local public middle school**. For our children to obtain education, it would require transportation to the educational facility.
- No local Gunbarrel libraries (vehicle traffic required for onsite visit, roughly 5 or more miles to the nearest location either the main location or satellite near Baseline)
- Limited Gunbarrel public parks, Eaton Park and Twin Lakes are walkable areas, primarily are paths because they consist largely of water or wetlands. Vehicle transportation likely required to visit Tom Watson Park, which has the only public playground in the Gunbarrel boundary.
- Lack of walkability, limited sidewalks to reach services (e.g. King Soopers grocery and pharmacy); trails mentioned in staff report have restricted hours; sidewalks are non-contiguous, which means walking in the street at times, which is dangerous, especially during snow days.

This table was generated by using Google maps, using my home address and the location address, taking the lowest value for all transportation modes noted in **miles** and **minutes**. Note: Nevin Platt and Fairview require bus transfers. Plus length of travel times are dependent on the time of day and route direction as well as miles – driving miles used as the baseline.


My Home Starboard Dr	Tom Watson Park	King Soopers	Boulder Prep	Heatherwood Elementary	Nevin Platt Middle School	Fairview High School
Distance	2.6	1.7	1.3	2.9	5.3	9.3
Drive Time	7.0	5.0	4.0	8.0	13.0	19.0
Bus Time	36.0	14.0	12.0	23.0	67.0	56.0
Walking	50.0	32.0	25.0	51.0	97.0	167.0

The subsequent pages will be information using my home address which is in near proximity of the parcels being discussed. The sources will be noted. Overview of the Gunbarrel Boundary:



Walkability Overview, from walkscore.com

Walk Score  [Get Scores](#) [Find Apartments](#) [My Favorites](#) [Add to Yo](#)

 Type an address, neighborhood or city





Go

4572 Starboard Drive

[Add scores to your site](#)

Boulder, Colorado, 80301

Commute to **Downtown Boulder** 

 19 min  27 min  37 min  60+ min [View Routes](#)

Favorite

Map

Nearby Apartments

[More about 4572 Starboard Drive](#) 

Walk Score
13

Car-Dependent

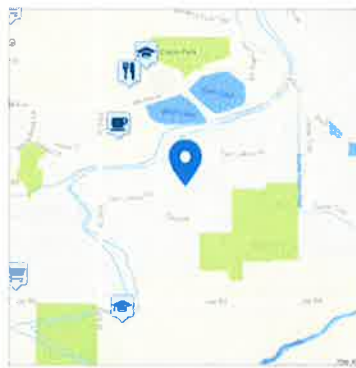
Almost all errands require a car.

Transit Score
26

Some Transit

A few nearby public transportation options.

[About your score](#)

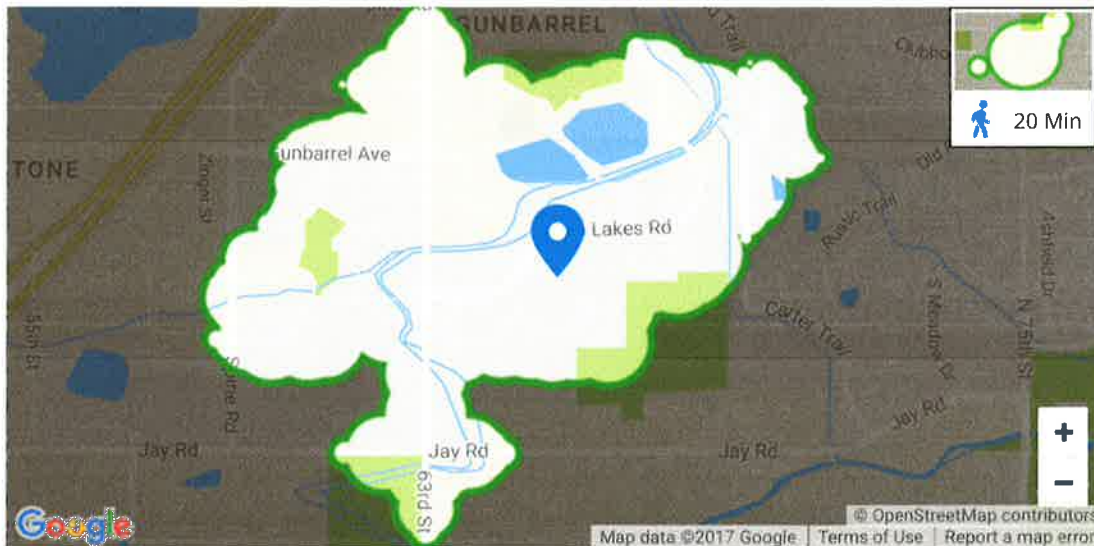


[Embed this map on your site for free](#)

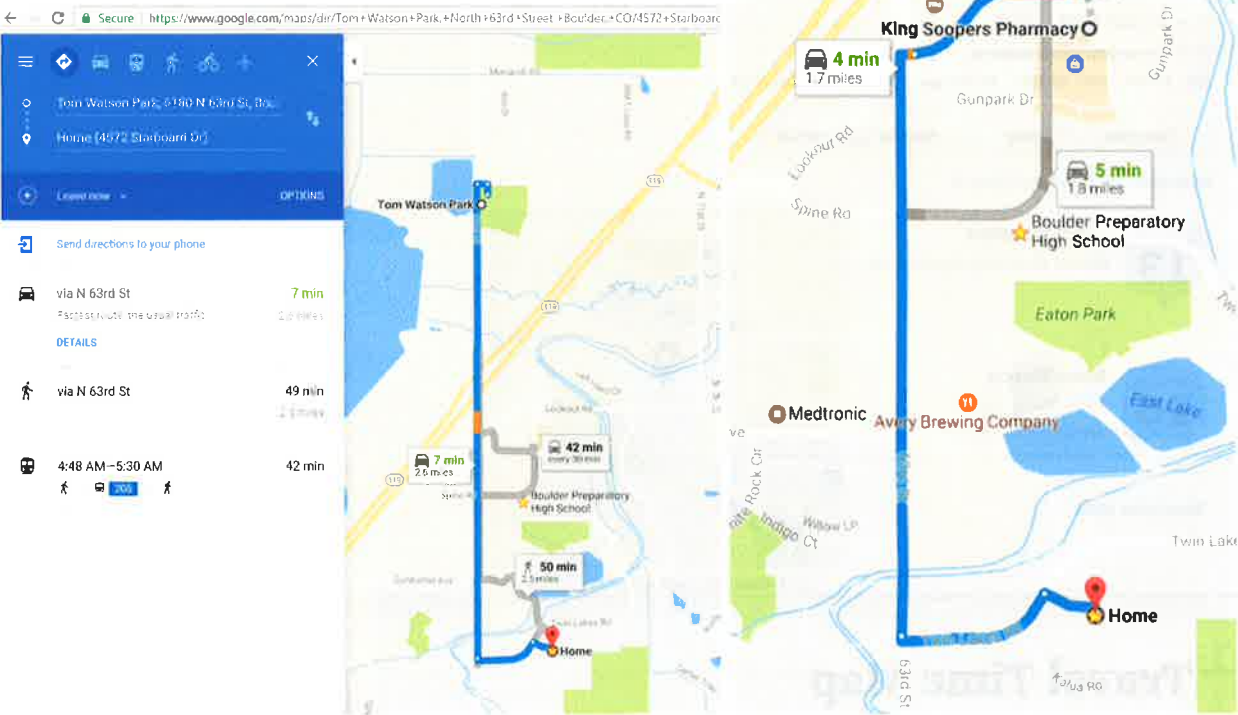
Travel Time Map

[Add to your site](#)

Explore how far you can travel by car, bus, bike and foot from 4572 Starboard Drive.



Tom Watson Park / Playground – King Soopers:



Public Schools Information:

<http://www.bvsd.org/schoolfinder/Pages/default.aspx> using my address again (note, I included the Boulder Preparatory High School in Gunbarrel, it does not come up on the BVSD. I have excluded private schools beca.use of tuition costs)

BVSD School Locator

Or you can view our school attendance area maps via the following link...

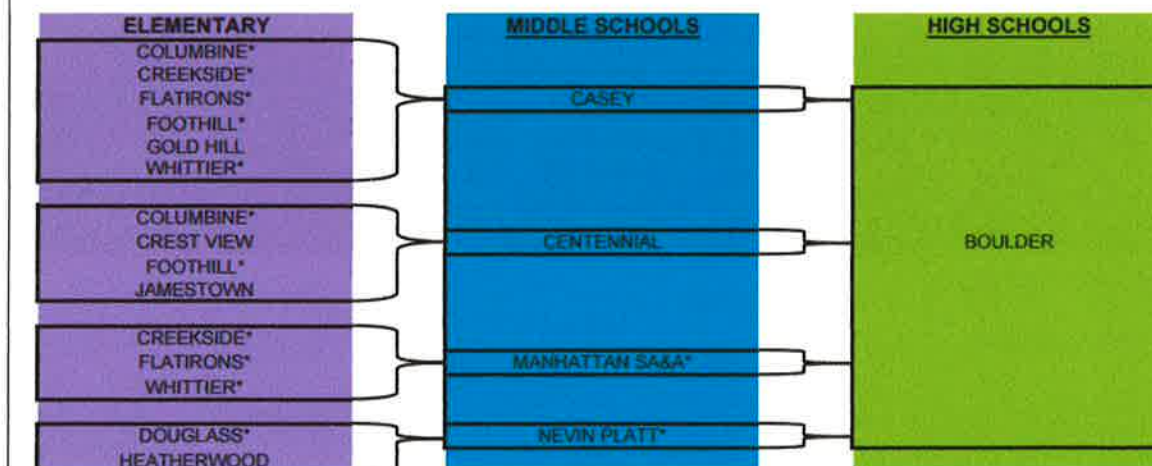
[Neighborhood Schools Attendance Area Maps](#)

[School List](#)

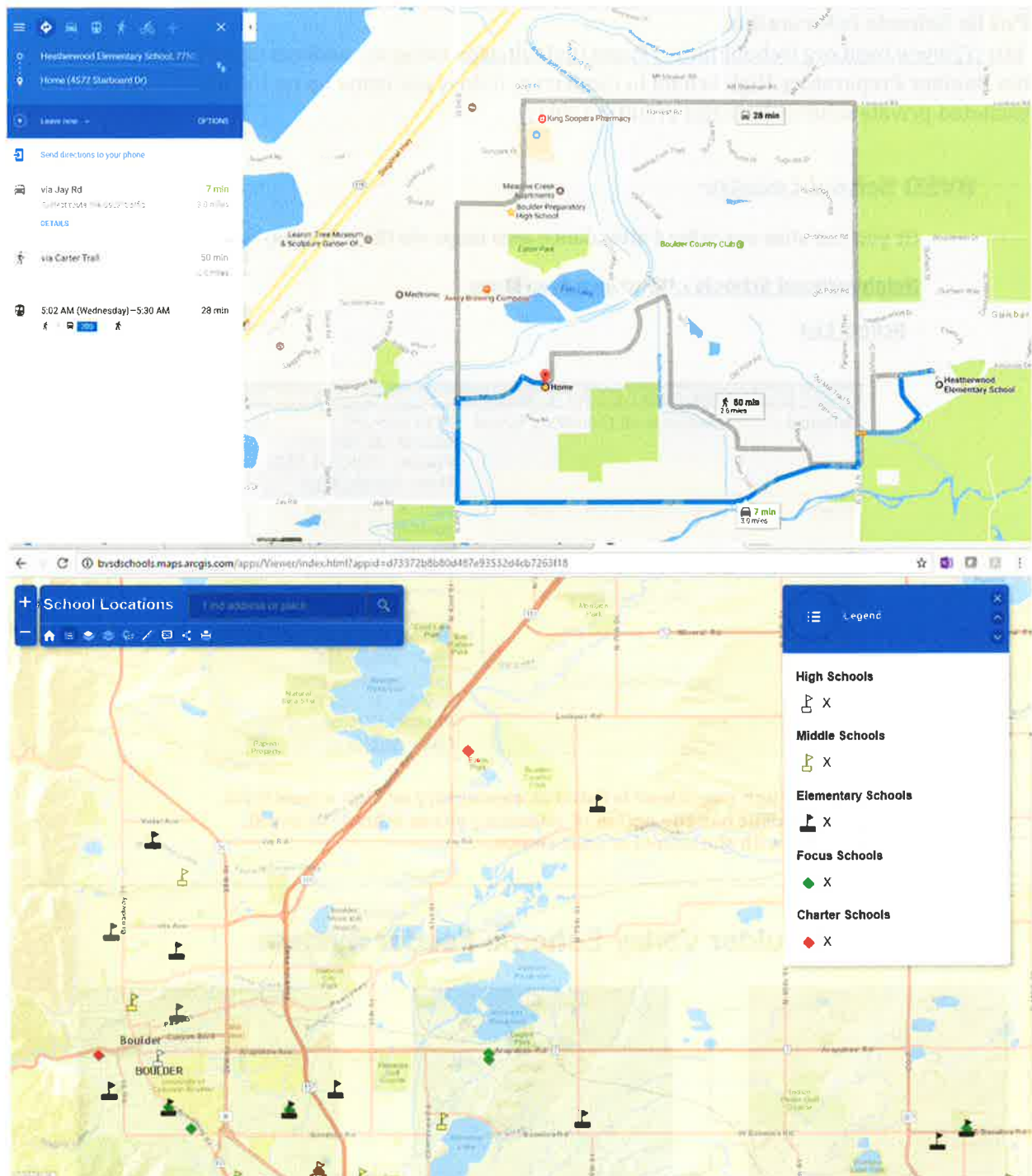
Type of School	School Name	School Contact Information
Elementary	Heatherwood Elementary School	7750 Concord Dr Boulder CO, 80301 Phone: (720)561-5586 Map: Google Maps™
Middle	Nevin Platt Middle School	6096 Baseline Road Boulder CO, 80303 Phone: (720)561-5536 Map: Google Maps™
High	Boulder High School	1604 Arapahoe Ave Boulder CO, 80302 Phone: (720)561-2200 Map: Google Maps™
High	Fairview High School	1515 Greenbriar Blvd. Boulder CO, 80305 Phone: (720)561-3100 Map: Google Maps™

Address: **If more than one school is listed at elementary or high school level, your student has the option of attending either school. To enroll, register with the school of your choice.**
4572 STARBOARD DR
BOULDER, CO

Boulder Valley Schools Feeder System



<http://bvdschools.maps.arcgis.com/apps/Viewer/index.html?appid=d73372b8b80d487e93532d4cb7263f18>



In Summary:

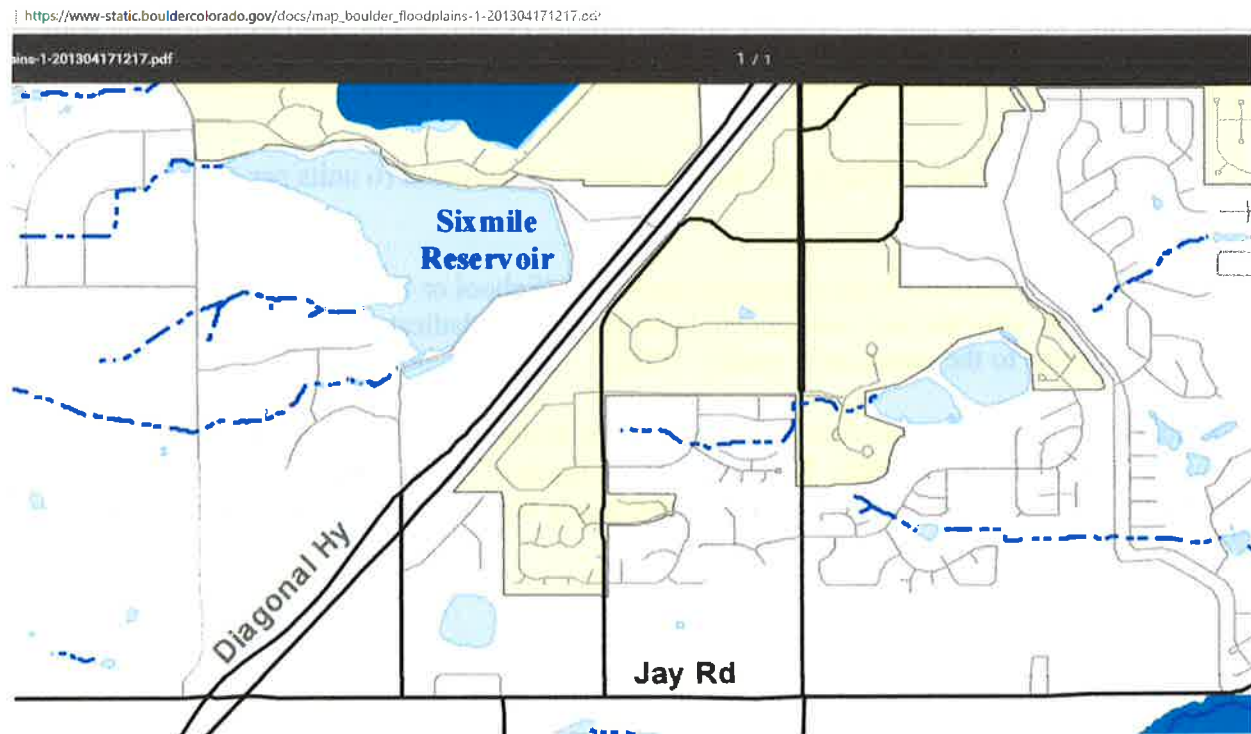
The community was designed and planned jointly with the land developer in conjunction with the City and County planning staff to support a specific density. This density dictated the infrastructure build out, and specifically critical utilities (water, sewer, gas/electric) along with roadways. Each site density was purposefully planned to meet the community needs and quality of life.

- The North Parcel is designated as Low Density Residential (6 units per acre, maximum of 60 units).
- The South Parcels (2) are designated as Public (School or Park). These parcels are distinctly separate and independent because they are dedicated land, and should contribute to the community quality of life.

The density must not increase from the original plan. If the density increases, the quality of the community will diminish further. Regardless of the mode of travel (bus or vehicle), Twin Lakes Gunbarrel is a vehicle dependent area for critical needs for education our community children. What about healthcare, emergency services?

Context of my Home and location to the parcels Information and Maps:

https://www-static.bouldercolorado.gov/docs/map_boulder_floodplains-1-201304171217.pdf



Google Maps of my Home



in etc,

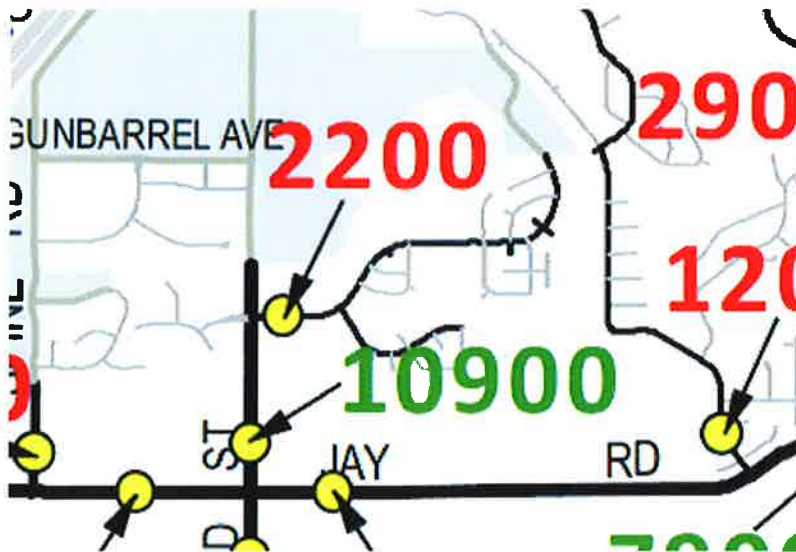
If it would help for the internal discussion we could do order of magnitude traffic impacts, listing out some of the assumptions that we made. Assumptions would be the increase in existing traffic from the 2200 vehicles per day (which is a 2012 data point below) and the directional split (which I would guess be 80%-20% west-east). Without better information we would use the ITE Trip Generation manual. If it were information you were going to share with other agencies I think it would be wise to hire a consultant to 1) collect better traffic data including the very important time of day travel and 2) to avoid the perception of conflict of interest.

If you would like transportation to do some estimates I think a 30-minute meeting would be useful to better understand how accurate you need this at this point.

Lesley,

Have I missed anything?

Scott



From: Fogg, Peter

Sent: Wednesday, October 14, 2015 11:46 AM

To: McCarey, Scott; Whisman, Janis

Cc: Shannon, Abigail; Giang, Steven; Grimm, Denise

Subject: BVCP 2015 Update Information Request

Good Morning:

Perhaps you or your departments have already been in conversations with the Boulder County Housing Authority (BCHA) and the BOCC prior to the purchasing the 10 acre+/- parcel at 6655 Twin Lakes Drive with the intent of building work force affordable housing. If so please bear with me .

The intent is to build up to possibly 120 affordable units. The pdf shows the location, which is in Area II of the Boulder Valley Comprehensive Plan and therefore eligible and expected to be annexed at some point. The first and crucial step is to apply for a Boulder Valley Comprehensive Plan 2015 Update land use designation change from Low Density Residential to Mixed-Density Residential. If successful in obtaining the change, the BCHA will then need to submit an annexation petition along

with a zoning change request from county Rural Residential to city Residential – Mixed 2 (RMX-2), which would permit a range of densities and “complementary uses.” The adjacent Boulder Valley School District (BVSD) properties, two parcels also totaling 10+/- acres, are partnering with BCHA and seeking the same land use designation change (from Public to Mixed-Density Residential) for the same purpose – affordable workforce housing.

The BCHA and BVSD requests can only be realized if all four decision making bodies to the BVCP (Planning Commission, BOCC, Planning Board, and City Council) approve them. The criteria for approval include a demonstration that the proposed change will (1) not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside of the city; and (2) not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder.

A number of residents in the subdivisions next to and near the BCHA/BVSD properties, who are also in Area II, are very much opposed to the proposal and have actively expressed their opposition by also submitting applications to either retain the Low Density Residential and Public land use designations or, more emphatically, to change the designation on the BCHA/BVSD properties to some type of open space/environmental resource area category and, ultimately, to have them acquired for preservation. Among their concerns are the adequacy of the existing road system to handle the increased traffic that would be generated by the BCHA proposal, with safety and congestion being specific issues.

I have two questions:

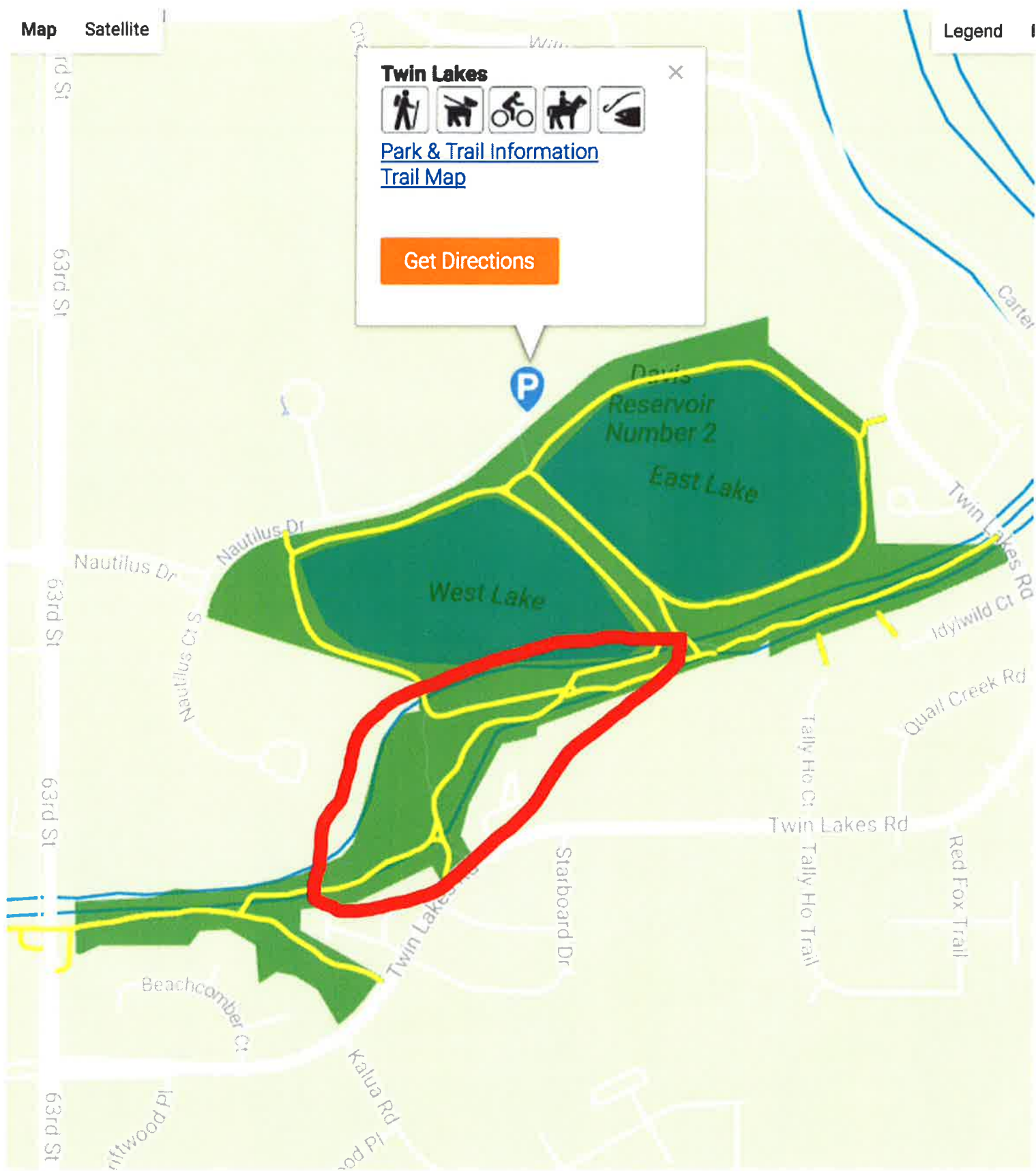
Scott – can your folks do a trip generation, road capacity and trip dispersal analysis (what roads would likely be used in leaving and returning to the site) based on an assumption that 120 affordable dwelling units will be built on the BCHA/BVSD properties? This would help us evaluate the proposal's cross-jurisdictional impacts per criterion (1) above. If annexation is to occur the city, which does not have the necessary contiguity at this time, would either have to annex south down N 63rd to Twin Lakes Rd, then east on that road to the properties, or...

Janice – the county's open space policies have not supported annexation of open space to obtain contiguity to other properties, but would this also be the case here if the city wanted to annex the BCHA/BVSD parcels?

I'd be more than happy to chat with either or both of you about this BVCP change application if you'd like. Just let me know. The BVCP Update “listening meeting” for Gunbarrel is set for December 7th (not a very auspicious date in my opinion). I may ask that someone from each of your departments attend as resource people, but more about that later.

Merci beaucoup

Pete



planning department

p.o. box 471 13th and spruce st. boulder, colo. 80302 441-3930



September 22, 1976

edward a. tepe
planning director

Twin Lakes Homeowners Association

RE: Outlot 7 of Twin Lakes Subdivision

Gentlemen:

Attached you will find a copy of a letter sent from the Homeowners Association to me on May 16, 1976 outlining the Twin Lakes Homeowners Association desire to pursue the possibilities of deeding Outlots 2 and 7 to Boulder County. I discussed this possibility with the County Staffs (Planning and Parks and Open Space) and sent a memo to the Board of County Commissioners which is also attached, dated September 15, 1976, where I specifically discussed Outlot 7 with the Commissioners.

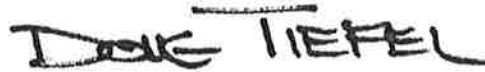
On September 16, 1976 I discussed this matter with the County Commissioners, and they have authorized me to pursue this matter with the Homeowners Association in order for the County to obtain title to Outlot 7. The Commissioners suggested that any delinquent taxes plus interest could be paid out of the County's Parks and Open Space Fund subject to a written final agreement between the Homeowners Association and the County with the approval of the County Attorney, of course.

Secondly the County Commissioners also expressed a desire that the County obtain ownership of Outlot 2, which would be a vital link to the County Open Space System through the Twin Lakes area. Apparently the back taxes for Outlot 2 would be in the neighborhood of \$700 - \$800, and the Commissioners are also prepared to pay the delinquent taxes. Similar to Mr. Kroyman's letter of May 16, 1976, the County would agree to the three conditions as outlined and the approved PUD Plan would guarantee that that open space designation could never cease unless an amended PUD would be submitted and adjacent property owners comments solicited before approval by the County Commissioners.

continued . . .

There is a possibility that the deed from the Homeowners Association to Boulder County could be restricted for open space with a reversionary clause to the Homeowners Association if that open space use would ever cease. The County's concern is that if Outlot 2 would be proposed to be publicly owned, it is imperative that we discuss the possibility of transferring both Outlots to the County Open Space System at this time.

Very truly yours,

A handwritten signature in black ink that reads "DOUG TIEFEL". The signature is written in a bold, slightly stylized font with a horizontal line above the name.

Doug Tiefel
Operational Planner

cc/Paul Maxwell, Parks and Open Space

Enclosures 2

DT/ps





Memorandum

To: Boulder County Planning Commissioners
 From: Gordon McCurry, Ph.D.
 Date: January 18, 2017
 Subject: Flooding Issues on Twin Lakes Properties

This memorandum presents a brief summary of issues associated with surface water runoff and flooding at the BCHA and BVSD properties (6655 and 6600 Twin Lakes Rd, respectively) should those properties undergo medium density development. Prepared on behalf of the Twin Lakes Action Group, this memorandum should be considered in conjunction with previous memoranda that focused on groundwater impacts associated with medium density development.

Current hydrology. The BCHA and BVSD properties are within a drainage basin in which water flows to the east and southeast. The Red Fox Hills neighborhood is located east of these properties and is downstream of them. The drainage study for the Red Fox Hills subdivision states that approximately 15 acres of land north of Twin Lakes Road would drain into the subdivision, including the 10-acre BCHA property. Runoff from the BVSD property flows to the south and southeast, and helps maintain high groundwater levels that allow the wetlands that are located along the southern border of this property to survive.

The stormwater runoff system for the Red Fox Hills subdivision was designed for undeveloped conditions upstream of it and, even under those conditions, allows overtopping of curbs in the southeast part of the subdivision for 100-yr storm event (at Red Fox Trail and Bugle Court; Figure 1) with floodwaters encroaching 18 ft onto private properties. The subdivision's stormwater system also contains an open culvert at its upstream end, near the southeast corner of the BVSD property, that currently collects runoff from the BVSD property (Figure 2). The Red Fox Hills subdivision's stormwater system, as designed, is barely adequate to accommodate 100-year storms and would do worse under larger storm events.

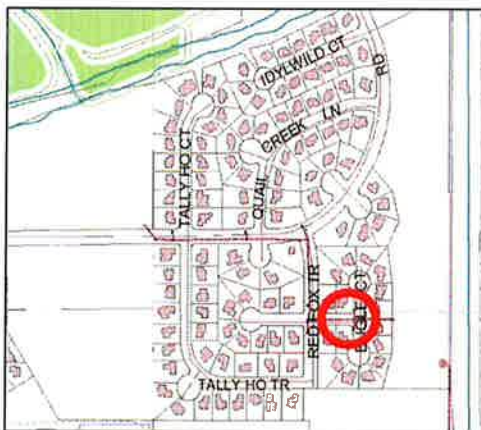


Figure 1. Area of projected flooding



Figure 2. Stormwater inlet on BCHA property

Hydrology after Development. Development on the BCHA and BVSD properties will result in these properties containing a high percentage of paved and impervious surfaces (roofs, roads, driveways, parking areas) that will cover undeveloped land. These impervious surfaces will cause stormwater to runoff more quickly and at higher peak flow rates than from undeveloped land due to reduced infiltration and natural surface storage (Figure 3).

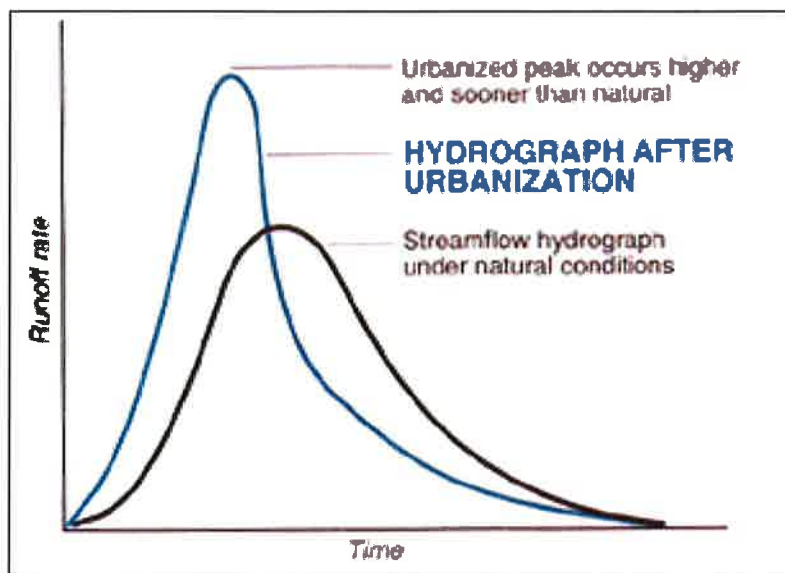


Figure 3. Stormwater hydrograph before and after urbanization

Due to the greater potential for flooding, the State and County require new developments to install stormwater runoff detention ponds. Stormwater detention ponds are designed to capture runoff and release it at a rate similar to the rate that occurred prior to development (See Section 1200 of the Boulder County Storm Drainage Criteria Manual). Detention facilities may include extended detention basins, constructed wetlands, sand filters, and rain gardens that comply with Urban Drainage and Flood Control District storm drainage requirements (see UDFCD Urban Storm Drainage Criteria Manual, revised in 2016).

Detention basins will need to be placed within the BVSD and BCHA properties so as to replicate the historic pattern of infiltration and recharge to the shallow groundwater system. This is needed because the wetlands located south of the BVSD property are supported by high groundwater levels. The BCHA's hydrology study confirmed that groundwater flows to the south-southeast. Detention basins are normally located at the downhill edge of a property in order to capture the most stormwater. In this case, due to the presence of the wetlands along the entire southern edge of the BVSD property and the southeast direction of groundwater flow, there will be a need to construct a series of detention ponds in the western and central portions of the properties in order for their water to infiltrate in the correct locations so as to maintain the high groundwater levels

throughout the wetlands. Detention basins constructed along the eastern edges of the BCHA and BVSD properties are not recommended since the infiltrating water will elevate groundwater levels and could lead to increased risk of flooding in nearby homes.

All new developments also require water quality treatment for stormwater. Treatment methods are designed to reduce sediment, nutrients such as nitrate and other fertilizer products, oil, grease, metals and other hazardous chemicals contained in runoff water. Since the performance of treatment facilities is so dependent on their maintenance, Boulder County requires an enforceable maintenance agreement to be in place prior to issuing any applicable local permits. The agreement must include the party responsible for maintaining the facility, inspection frequency, and proposed maintenance activities.

Each of these aspects – design and construction of multiple stormwater detention ponds, monitoring them for water quality and treating the water as needed - are within the abilities of qualified engineering and construction companies. The cost to implement these items, however, may be considerable and will add to the overall cost of the development. This calls into question the viability of affordable housing for these properties and is an issue that should be considered as part of current deliberations.

These two lots were **always** meant to be developed. As a church and a school or park.

Changing the density designation of these lots will destroy the character of the surrounding neighborhoods. Most of the residents surrounding twin lakes are middle and lower income people who cannot afford to live in Boulder, and scraped and saved to live here, myself included. The voices not being heard are the people in the middle. Who support affordable housing but do not support the staff recommendations. I was raised by a single mother, I appreciate the need for affordable housing, I do not appreciate working so hard to buy a home in a community to only have that community destroyed so that the city can reach some quota.

Building at medium density on these lots will drive out wildlife and will also put a strain on our crumbling infrastructure. With the high water table it will likely also cause flooding problems to our surrounding homes. I am certain that this land use change would not even be considered for any other developer.

The only logical answer I see is to keep the current land use designations. With the current low density designation Boulder could add 60 permanently affordable homes. That housing would be integrated and fit within the current character of the surrounding community. Building at the current density will leave room for wildlife to move through the area, it would allow for better water mitigation and wouldn't be as much strain on the roads and water systems.

Keeping the current land use designations would mean that 60 families can get affordable housing. The public land would remain public and those families would have a park for recreation, a community garden, or eventually a school.

That density would fit with the surrounding neighborhoods and would still allow for the free movement of wild life between Twin Lakes and Walden Ponds.

Land that is dedicated for public use should not be used to make a profit for the school district, it should not be turned in to a housing project. The land is public for community use. It was dedicated public by a developer who chose not to go with the cash in lieu route, and that should be respected and preserved for the use of wildlife and the community.

Please keep the current low density and public land use designations, and build affordable housing that is integrated with the surrounding community. It is financially feasible according to Frank Alexander himself in this attached memo from February 2013.



BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willi Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,000, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000.

Due Diligence:

Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
- Possible NIMBY attitude from surrounding neighbors - mitigate by working closely with Planning Staff, neighbors, and elected and appointed officials.
- Tap and development impact fees anticipated to be substantial – mitigate through research during due diligence period and combining with project development financing.
- Another buyer is actively researching the property, and has submitted a letter of intent, albeit with substantial contingencies we believe.

Opportunities:

- Price – unusually low, due to land use constraints
- Limited supply of land and affordable housing in Gunbarrel
- City staff desire to see affordable housing and senior housing supply increased in Gunbarrel
- Affordable Housing project meets “Community Benefit” goal in annexation policy
- Unique position of Boulder County as buyer with the ability to annex
- Opportunity to work with Archdiocese of Denver, an agency with a commitment to affordable housing and community resources
- Opportunity to support or pursue redevelopment of properties in the neighborhood currently experiencing de-investment.
- Possibility for interagency collaboration with BHP and BCHA
- Good proximity to public infrastructure, parks, trails, and green space.

Financing:

We are proposing a cash purchase using Boulder County general funds.

Proposed Timeline

- February 13, 2013 - Commissioner feedback on deal structure and letter of intent
- February 14-24, 2013 - Submit and negotiate letter of intent
- March 2013 - Resolution for purchase contract and associated documents to BOCC business meeting
- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

The currently proposed "Twin Lakes" development should be abandoned. Alternatives should be considered for land use and affordable housing.

To date, significant input, including public opinion, scientific assessments, environmental studies, infrastructure inadequacy, considerations of potential ethical and legal wrongdoings during due process, and more has been submitted to the governing bodies responsible for voting on land use designation.

Your comprehensive understanding of the entire issue, and your vote, ultimately influences and determines not just a new affordable housing development, but the character and environmental integrity of a key neighborhood, as well as future government policy and practice.

Despite unprecedented resistance supported by evidence and law, new proposed land use designations with the intention of building at higher density have proceeded. This is disturbing and alarming, particularly in a City that purports to value and respect citizen input and lifestyle.

Thank you for having the ethical and public servitude decency to offer a re-hearing and for reviewing the input from citizens thoroughly before casting your vote.

To the point:

Affordable housing is necessary. But the current agenda favors sequestration of affordable housing in far-away parcels outside of the city. In the case of Twin Lakes, it is far from amenities, lacking effective public transportation, and at the expense of the neighborhood, citizen outcry, wildlife and the environment. It calls into question interpretation of the BVCP when it comes to annexation and open space. It places a burden on citizens and requires significant infrastructure upgrades to provide adequate and reliable utilities.

The City is effectively implementing a gentrification plan. Whether intentional or accidental, they are allied with developers who are no longer required to meet the previously mandatory 20% affordable build rule.

- Protecting developers from litigation and using no rent control as a loophole is not acceptable.
- Collecting more than \$50 million in cash-in-lieu but not building affordable housing in the City proper is not acceptable.
- Constructing "reservations" of affordable housing in the far outskirts of Boulder County to meet a mandate that, in reality, promote gentrification, discrimination and unaffordable housing for many, is not acceptable.

If the same dedication and effort were committed to finding effective solutions and overcoming rent-control and other obstacles, we would have real-life plans that integrate our citizens and workers into the heart of our City communities. Gunbarrel does not have any bona fide representatives on any of the decision-making boards and has felt like the proverbial black man with an all-white jury.

A study may show that owls will endure with some houses in place, but how many owls, hawks, coyotes, and other animals will endure 9 months of construction, added human presence, and significantly increased traffic and pollution, in combination with reduced habitat and hunting grounds?

There exists alternative locations for such a development closer to amenities and resources, and it would be refreshing to see something besides high-rent apartments going up in Boulder proper.

At this point, in considerations of the facts and citizen input, as well as the confused if not duplicitous process of land acquisition and recommendations for change in land use, it is your duty to vote no.

- Vote no and ask the commissioners and BCHA to examine their responsibilities to the public.
- Vote no and ask them to restructure their supervisory arrangement to eliminate what has been perceived as biased and possibly even coercive influence on decision-making and recommendations.
- Vote no and stand up for the right of citizens to effectively influence local politics and policy.
- Vote no and honor the voice of those who will bear the burden.
- Vote no and preserve a key suburb of Boulder that is the precious, valued home and community to thousands of residents.
- Vote no, and start the work of effective planning, reestablishing the affordable build rule, and doing what you can to save Boulder from becoming an upper-class, gentrified town.
- Vote no, and know that you will be an inspiration for others to find their voice, and to find a new way to work together towards effective compromise and mutual goals.

William Faulkner said, "Never be afraid to raise your voice for honesty and truth and compassion against injustice and lying and greed. If people all over the world...would do this, it would change the earth."

Thank you!

January 18, 2017

Appropriate Density Discussion:

- This is not about Affordable Housing; this is about the suitability of the proper density for a parcel of land in Gunbarrel
- Leonard May stated in the Blue Line on December 31, 2016 with regards to Co-ops (and it's very applicable way to this case) – *There is a social contract engendered in the zoning, and people in these neighborhoods made life and financial security decisions based upon reasonable expectations that higher density occupancies will not encroach into low density zones*
- Why did TLAG request OS rather than LDR? – it was a binary decision. Selecting “stay current” wasn’t an option allowable by the BVCP staff, but LDR can be an allowable outcome
- The mission of TLAG is to “protect and preserve the rural/residential nature of our community” – we did not sign up for “surprisingly urban” as Boulder would desire
- Compromise = 6 units – LDR (TLAG’s range) is 0-6 and MDR (BCHA’s range) is 6-12 – there’s a common number there
- However, the Catholic church wanted to develop the land for senior housing at the existing LDR density, *but they were told that they would not get the annexation required to be able to do so*, so they were persuaded to sell the land, likely at a discount, to the one organization that could make the changes that the church (and any other developer) were seeking – talk about being arbitrary in your allowable land use
- Frank Alexander stated that they could make this project economically feasible at five units in his May 2013 memo – **INCLUDED – Bullet #1**
- And Betsey Martin confirmed this by stating in the Boulder Daily Camera in December 2014 that they had planned for 62 units for the North Parcel, noting that city money had gone into help to acquire the land (*but, it's really taxpayer money*)
- BCHA makes it sound like we’re whining, but what we’re really doing is standing up for a fair and open process
 - o Such as, the studies being done – the BCHA willfully ignoring the intent of the facilitated discussions and plowing forward with inadequate study of the land in question, Staff is putting their thumb on the scales for speaking and presentations at these hearings, including violations of the Hatch Act
- Would I want this to remain OS? Of course, who wouldn’t, but this property isn’t deeded to me, so I can’t make that decision arbitrarily. I believe in a property owner’s rights, but the rights for one owner do not trump the rights of an existing owner, and I’m not talking about views, etc – I’m talking about flooding
- In September 2013, the neighborhoods immediately bordering the land were some of the hardest hit with flooding in Boulder County – Dr. Gordon McCurry stated that this land is hydrologically unsuitable for increased density. TLAG is the only organization that has paid for comprehensive hydrological studies, and in fact, the BCHA tried to cherry-pick our studies to

support their positions, because they didn't do the requisite studies on their own – BCHA has done this on the cheap and they continue to do everything at the lowest dollar possible – instead focusing on political intimidation and name calling (NIMBY, anyone?) – **INCLUDED**
Bullets #2 and #3

- My fear isn't the folks that need AH – my fear is that BCHA will drastically under-engineer this project, causing significant property damage to me and my neighbors and adversely affect our quality of life
- Would you want your (likely) most important investment to be in the hands of the lowest bidder? Especially when there's been documentation of the problems that will occur?
- Any other organization would not be allowed to behave this way – let's make it consistent
- Normally, our County Commissioners would be the ones where we would redress this issue, since they are our only elected representatives in this case, but due to their willing conflict of interest, they have come out against the neighborhoods. The same three people serve BoD of BCHA (etc), as well as the GPID – *talk about conflict of interest*
- The BCHA and the County Commissioners are opening the County up to a plethora of lawsuits, of varying degree – change will be foisted upon the County if you don't work with your constituents
- We are hopeful that we will seek a better alternative at the CPC, so we need your help

Patrick Madden
 4686 Tally Ho Ct
 Boulder CO 80301



BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

3

Date: February 11, 2013
To: BOCC
From: Frank Alexander
Willi Williford
RE: Acquisition recommendation for landbank parcel in Gunbarrel

Recommendation

We are recommending that we submit a letter of intent to purchase 6655 Twin Lake Road for \$450,000, with the opportunity to negotiate up to \$490,000. The property is 10 acres, located in the Twin Lake neighborhood of Gunbarrel. The property is currently in Boulder County, but could likely be annexed into the City of Boulder in the future.

Property profile:

The site is flat with existing residential on two sides and Boulder County Parks and Open Space land immediately adjacent to the north. The site is well served with street connectivity, open space trails, and utilities, with the exception of a sewer line that would require extension to serve the site.

Density:

The current zoning of the site is Boulder County Rural Residential. Any redevelopment for affordable housing would require annexation into the City of Boulder. Under the current Boulder Valley Comprehensive Plan, the site intended zoning for the site is Low Density Residential. However, City of Boulder planning staff indicated that a request to change the zoning designation to medium density at the next Comp Plan update (2015) could be reasonable based on densities in the surrounding neighborhood.

→ At the current intended zoning, the site could accommodate 20-60 units, and at the medium density level, the site could accommodate 60-140 units, depending on open space and parking requirements. Under either scenario, the site is well positioned from a pricing and affordable housing perspective.

#1 → For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,000, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000.

#2 → Due Diligence:

(?) → Staff has had several site visits and conversations with the Seller, City Planning Staff, County Parks and Open Space staff, and our design consultant. Staff has also reached out to Betsey Martens and Stuart Grogan at Boulder Housing Partners, both of whom have expressed support for the acquisition. To date, no information has emerged that has presented risks we feel are inappropriate or cannot be mitigated. Further investigation of soil conditions, Phase I, etc. would occur once we are under contract.

Risks:

- Entitlement process – The site would need to go through City of Boulder annexation and Site Plan Review. Boulder County is uniquely positioned to lead this process, because we own the parcel to the north that would allow contiguity for annexation and have strong support from BC POS to proceed with this strategy. Other buyers would likely have to annex down Twin Lakes Road, a more difficult process. BCHA staff recommend timing the project such that the BVCP Comp Plan update occur prior to annexation.
- - Possible NIMBY attitude from surrounding neighbors - mitigate by working closely with Planning Staff, neighbors, and elected and appointed officials.
- Tap and development impact fees anticipated to be substantial – mitigate through research during due diligence period and combining with project development financing.
- - Another buyer is actively researching the property, and has submitted a letter of intent, albeit with substantial contingencies we believe.

Opportunities:

- Price – unusually low, due to land use constraints
- Limited supply of land and affordable housing in Gunbarrel
- City staff desire to see affordable housing and senior housing supply increased in Gunbarrel
- Affordable Housing project meets “Community Benefit” goal in annexation policy
- Unique position of Boulder County as buyer with the ability to annex
- Opportunity to work with Archdiocese of Denver, an agency with a commitment to affordable housing and community resources
- Opportunity to support or pursue redevelopment of properties in the neighborhood currently experiencing de-investment.
- Possibility for interagency collaboration with BHP and BCHA
- Good proximity to public infrastructure, parks, trails, and green space.

Financing:

We are proposing a cash purchase using Boulder County general funds.

Proposed Timeline

- February 13, 2013 - Commissioner feedback on deal structure and letter of intent
- February 14-24, 2013 - Submit and negotiate letter of intent
- March 2013 - Resolution for purchase contract and associated documents to BOCC business meeting
- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

Members of the Planning Commission, thank you for your time.

In the last two years, I have spent enough time studying, attending meetings, chasing around supposed facts offered by staff, reading reports and talking with independent experts that I am newly an expert in Boulder's comprehensive planning process and Boulder County government.

Because of this, I am also newly appreciative of the critical role each of you plays in this review process. Going into this process, I naively believed each proposed change in land use designation would be evaluated objectively by public employees interested only in the highest and best use of the land and determined to provide interested members of the public with unbiased recommendations based on factual analysis that was clear and untainted.

I have come to be especially thankful for volunteers like you who serve as a firewall of sorts between the expectations among the public for how things are "supposed to work" and the obedience of staff.

I say the obedience of staff because I've formed a new appreciation for how deep their servitude to their bosses, the County Commissioners, really is.

Staff's three masters have been allowed to advance their political agenda concerning these parcels through special treatment to the requests of Boulder County Housing Authority for upzoning and annexation of these properties. This is after the previous owner, the Archdiocese of Denver, was denied the same request.

The same three Commissioners were simultaneously entrusted to negotiate for and to buy that same land with Gunbarrel Public Improvement District money. Then, those same three people unilaterally transferred that land from the County to the Boulder County Housing Authority without so much as a public hearing.

They were able to do so because those same three commissioners are the same three people who are the board of directors of BCHA. Did you know that?

They are also you guessed it, the same three who, with their developer hats on, caused the highly unconventional change in land use petition before you to be submitted.

They are the same three who are thumbing their nose at Colorado Law on the matter of the school dedication that binds one of the parcels, on unlawful comingling of GPID funds, and on unprecedented annexation of County Open Space.

The very same three who also got to change hats from purchaser, owner, developer, petitioner to decision maker as the first body to vote on their own change petition.

These are the same three at whose pleasure the County Attorney and Kathy Parker serve.

The same three at whose pleasure Frank Alexander and the entire Housing Authority work. The same three for whom the entire Planning Staff works.

Against this background and with my new understanding for what REALLY is driving this process, I have a newly-found appreciation for the challenging role you play. I regret that all of these so-called public servants put you in this position.

I urge you to help restore my confidence in Boulder government– to send a message that land use decisions are made based on facts and that the rules apply equally to everyone involved. Send the message that the process that has gotten it this far is greatly flawed and compromised and will not survive public scrutiny.

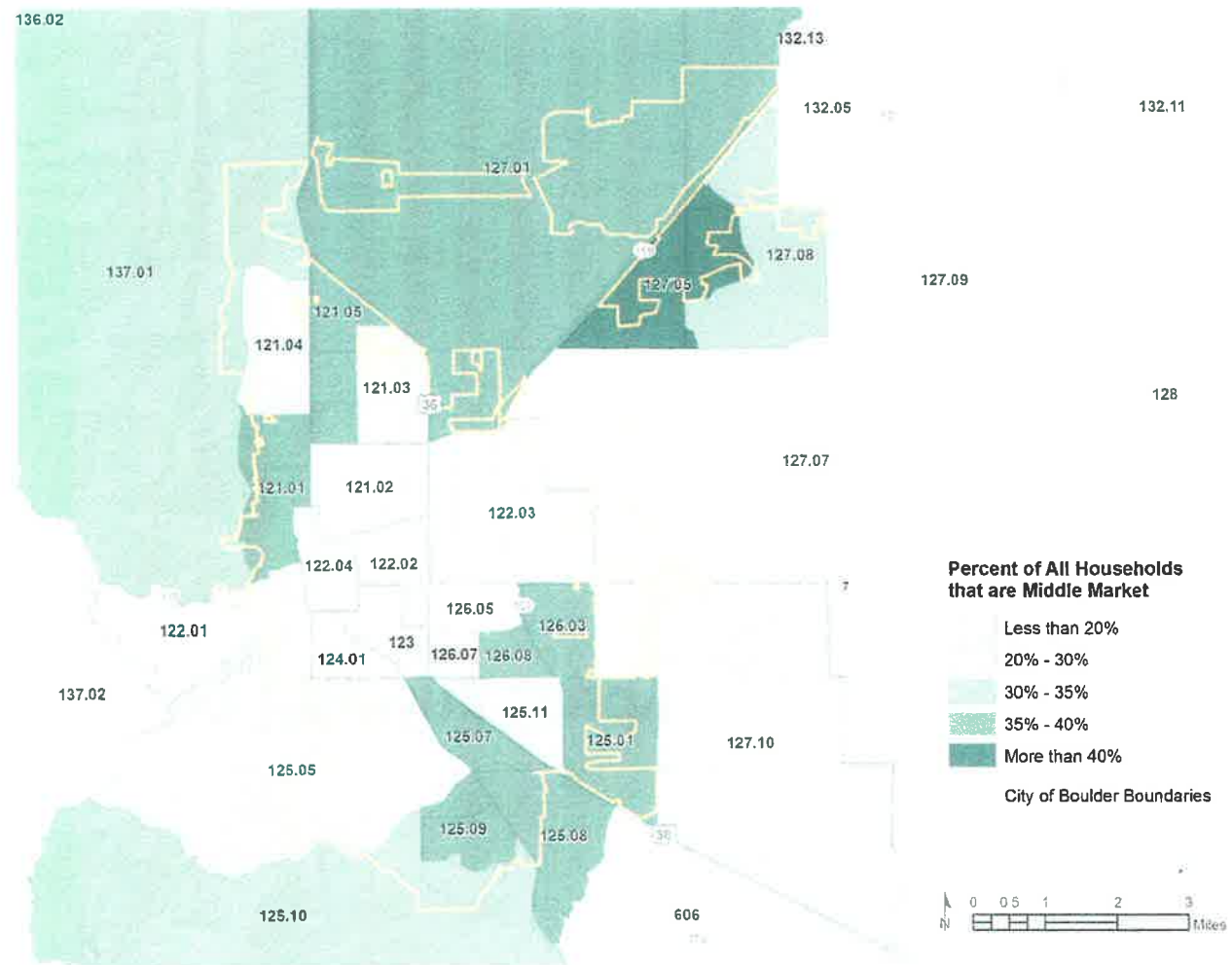
Please honorably serve the role you volunteered to fill and reject the County's self-serving proposal.

SECTION II. Middle Market Housing Products

Figure II-9.
Percent of All Households
that are Middle Market

Source:

2009-2013 ACS and BBC Research &
Consulting.



MDR land use change would jeopardize federal wetlands

Among the many important functions of wetlands are flood mitigation, wildlife habitat, and filtering of pollutants. There are four federally designated wetlands on or adjacent to the Twin Lakes properties. These Waters of the United States provide homes to diverse species, trap floodwater, and remove nitrogen and other pollutants. Development of the Twin Lakes properties would divert the groundwater that charges these wetlands and threaten their survival and health.

Policy 3.06 of the Boulder Valley Comprehensive Plan states that “The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.” And Policy 3.28 of the BVCP states: “Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems.” Approving an Open Space designation and denying a MDR designation would align with these policies.

Important facts about the Twin Lakes wetlands

- These wetlands help protect flood-prone homes from additional inundation. One acre of wetlands can store up to 1.5 million gallons of floodwater.
- Soils in the Twin Lakes parcels are saturated for long enough durations that they are federally listed as hydric soils, characteristic of soils in wetland areas.
- Mountain rush (*Juncus arcticus*), a wetland grass that signifies ephemeral wetlands, has been mapped in large swathes on both the north and south fields. Mountain rush is an important food source for birds.
- Muskrat, a species present at Twin Lakes Open Space, use mountain rush for hut construction and food.
- Section 404 of the Clean Water Act protects ephemeral wetlands and wetland connectivity.
- The Boulder Parks & Recreation sign shown below talks about the cattails and rushes providing a safe environment for many animals. It also states: “Wetland habitats are extremely threatened. More than a quarter of all animals in Colorado depend on wetlands to survive.”



Ephemeral wetlands on the north field, March 2016



Eaton Park/Twin Lakes sign on the importance of wetlands

The Issue: The Twin Lakes properties have a high water table. The federally designated wetlands nearby are fed by the groundwater traveling through these fields. Development of these fields will affect the flow of water to these wetlands. Development will also require extensive mitigation of the high groundwater, greatly diminishing the fields' water-retention capacity. This displaced water has to go somewhere. The engineering that would be required to mitigate and divert water from the development and existing surrounding structures would change the flow of water to the wetlands on the properties and to those nearby. If the wetlands get too little flow, they will dry out. If they get too much flow, they will scour out, increasing sediment load and promoting erosion. A National Academies of Sciences study found that it is almost impossible to replicate the natural charging of wetlands. Maintaining and protecting these wetlands is critical for mitigating flooding and for providing habitat for the many wildlife species at the Twin Lakes Open Space.

Cross-jurisdictional impact: An almost certain loss of federal wetlands and increased risk of flooding.

References

- <https://www.epa.gov/cwa-404/protection-wetlands>
- https://www.plants.usda.gov/plantguide/pdf/pg_juarl.pdf

April 30, 2014

Rachel Lee
Mental Health Partners
1333 Iris Avenue
Boulder, CO 80304

RE: *Letter of Intent for the Purchase and Sale of 3303 Broadway, the People's Clinic.*

Dear Rachel:

Over the course of the past several months, Boulder Housing Partners (BHP), Boulder Valley School District (BVSD) and Mental Health Partners (MHP) have entered into a dialogue together to craft a deal that could meet each other's needs through the sale and purchase of several parcels of land. The three non-profit driven entities are natural partners, promoting education, health and affordable housing to the Boulder and greater Boulder County region. If this transaction between the parties is successful, the entire community will benefit.

To provide background information, BHP is the housing authority of the City of Boulder and has been serving the community since its founding in 1966. We build, own and manage approximately 1,700 units for low and moderate income households. Our mission is to provide homes, create community and change lives. We operate under the leadership of a volunteer board of directors appointed from the community by the Mayor.

BVSD is the owner and operator of 56 schools over 500 square miles covering Boulder, Gold Hill, Jamestown, Lafayette, Louisville, Nederland, Superior, Ward, and parts of Broomfield and Erie. We employ 4,000 staff members and have approximately 30,000 students enrolled. BVSD stands as a leader in academic excellence with outstanding classroom teachers, exemplary schools, and programs that support student achievement.

As an overview of the deal being considered, Mental Health Partners would like to sell their property, the People's Clinic, located at 3303 Broadway. The location of this property is an ideal location for BVSD to expand their property, Foothill Elementary, which is adjacent to the People's Clinic. In order to purchase the People's Clinic, BVSD would like to sell some of their excess properties. The location of these properties are ideal for future housing developments, making BHP a natural partner.

With this letter, BHP and BVSD would like to express its interest in working with you, your staff and the Board of Mental Health Partners to discuss the terms of a future contract, plan for due diligence, and arrange for the future purchase of the property.

BHP Purchase of BVSD Properties:



Since late 2013, BHP and BVSD have had preliminary discussions about the opportunity for BHP to purchase the two parcels of land located east of 63rd Street at approximately 6600 Twin Lakes Road. The 10 acre is located south of Twin Lakes Rd between Starboard Drive and Tally Ho Court in Boulder County. Recently, BHP has been entertaining an opportunity to purchase four additional parcels of land from BVSD in the Hoover Hills neighborhood of Boulder County. The parcels are located at 1119 Stearns Ave and approximately 0 Glenmoor Drive, Boulder, CO 80303.

Based on BHP's initial research, the Twin Lakes property is designated Low Density Residential in the Boulder Vally Comprehensive Plan. The property is currently situated in Boulder County but will not become eligible for annexation for several years. BHP intends to land bank the property until is eligible for annexation. Land banking is one of the most successful ways to create affordable housing because it keeps the cost of land relatively low allowing financial resources to be concentrated on unit creation.

The four additional parcels of land BVSD is interested in selling to BHP are under Boulder County's ER – Estate Residential zoning. This zoning only allows 1 dwelling unit per parcel which is not conducive for affordable housing. All the lots are connected to City of Boulder water and sewer making them very attractive properties for single family home developers. It is BHP's intent to purchase the lots from BVSD and then resell them to private, single family home developers.

Intent:

BHP intends with this Letter of Intent (LOI) to provide the basic terms for the purchase of the BVSD Property. Buyer intends that this LOI is non-binding, in the event it is not accepted by the Seller, it will become null and without effect. In the event that it is accepted, the parties would work towards a Purchase and Sale Contract that would incorporate these terms but would likely also include some terms and conditions that are typical but are at a level of detail that is not critical at this time.

Purchase Price:

Subject to appraisal of properties.

Property Description:

Site 1: Approximately 6600 Twin Lakes Rd, Gunbarrel, CO 80301. Parcel 1 is 3.95 acres/172,232 SF. Parcel 2 is 6.08 acres/264,672 SF. Total: 10.03 acres/448,668 SF.

Site 2: 1119 Stearns Ave, Boulder, CO 80303. The site is subdivided into 3 parcels that total 2.16 acres/94,089.6 SF.

Site 3: Approximately 0 Glenmoor Drive, Boulder, CO 80303. The site is 7.84 acres/341,510.4 SF.

Inspection & Due Diligence:

A due diligence period shall be included, during which Buyer shall review items that include but are not limited to:

- Appraisal and market research,



Closing costs will be allocated between Purchaser and Seller in accordance with customary practice in the vicinity of the Property.

Brokers

Purchaser and Seller acknowledge that they have dealt with no brokers in connection and therefore will not be responsible to pay commissions. Each party agrees to hold the other party harmless and defend it from claims made by or arising from any broker claiming by, under or through the indemnifying party.

BVSD Purchase of People's Clinic

BVSD is very interested in purchasing Mental Health Partner's property, the People's Clinic, located at Hawthorne and Broadway. The site is located adjacent to BVSD's property, Foothill Elementary. The school has long been a source of traffic congestion on Hawthorne and Broadway during school drop off and pick up times. Through the acquisition and repurposing of the People's Clinic site, BVSD would be able to ease the traffic congestion at the site and create a smoother commute along Broadway for Boulder residents. Additionally, BVSD to tear down one of the two existing structures located on the site to allow for more available space for any is exploring the utilization of at least one of the existing structures on the site to house any one of a number of future BVSD programmings in need of space.

In order to purchase the People's Clinic, BVSD is looking to partner with Boulder Housing Partners (BHP) who is interested in purchasing excess land the school district owns for future housing and affordable housing. Through these sales, BVSD will be able to generate enough equity to purchase the People's Clinic.

Intent:

Buyer intends with this Letter of Intent (LOI) to provide the basic terms for the purchase of the Property. Buyer intends that this LOI is non-binding. In the event it is not accepted by the Seller, it will become null and without effect. In the event that it is accepted, the parties would work towards a Purchase and Sale Contract that would incorporate these terms but would likely also include some terms and conditions that are typical but are at a level of detail that is not critical at this time.

Purchase Price:

\$2.9 million. Price can not be renegotiated based on appraisal.

Property

Description:

3303 Broadway, Boulder, CO 80304. The site is 1.27 acres/55,489 SF.

Inspection &

Due Diligence:

A due diligence period shall be provided, during which Buyer shall review items that include but are not are limited to existing due diligence items the seller has in their control. Items may include:



- ALTA Survey,
- Soils Report,
- Environmental Reports/Phase I/II,
- Topographic Map,
- Utilities to the Site,
- Easements,
- Flood Plain,
- Any other reasonable due diligence items.
- Confirm development potential under City and County land use regulations.

Board of

Commissioners: Execution of the final Purchase and Sale contract by BHP shall be contingent on final approval by BHP's Board of Commissioners at a regularly scheduled (monthly) meeting.

Closing: 120 days from execution of a Contract for the Purchase and Sale of the Property.

Seller to Provide: Seller to provide: any and all items identified under the Inspection & Due Diligence category, including but not limited to: ALTA Survey, Phase I/II Environmental Reports as available, Soils/Geo-Technical report, leases, title documents, leases, off record matters and any other useful site information.

Earnest Money: Buyer will provide \$ _____ in earnest money at the time of execution of the purchase contract. The earnest money will be a credit towards the purchase price at time of closing.

Access to Property: During normal business hours and with at least 72 hours notice, Buyer shall be granted access to the property to conduct its Due Diligence investigation. The investigations may include third-party engineers and contractors. Buyer will provide a complete list of all third-party engineers and contractors who will tour the property. Seller shall provide its approval for Buyer's testing which may include drilling test wells or bore holes. Any invasive testing will be repaired by Buyer's engineers and contractors to a commercially-reasonable standard. Buyer and its engineers, contractors and agents shall make best efforts to avoid any disturbance of existing tenants.

Existing Leases: For any leases remaining in effect as of the Closing, Seller and Buyer shall execute an Assignment and Assumption of Leases in a form reasonably acceptable to each.

Seller's Covenants: **Cooperation** – During the pendency of this Agreement and at all times before and after the Closing Date, Seller agrees to cooperate reasonably with Purchaser in regard to the Property.

Payments at

Closing: Each party shall pay its own legal fees except as otherwise provided herein.



- Appraisal and market research,
- ALTA Survey,
- Soils Report,
- Environmental Reports/Phase I/II,
- Topographic Map,
- Utilities to the Site,
- Easements,
- Flood Plain,
- Review of existing and proposed leases,
- Any other reasonable due diligence items.

School Board: Execution of the final Purchase and Sale contract by BVSD to BHP shall be contingent on final approval by BVSD's School Board at a regularly scheduled (monthly) meeting.

Execution of the final Purchase and Sale contract by MHP to BVSD shall be contingent on final approval by BVSD's School Board at a regularly scheduled (monthly) meeting.

Closing: 120 days from execution of a Contract for the Purchase and Sale of the Property.

Seller to Provide: Seller to provide: all items identified under the Inspection & Due Diligence category, including but not limited to: ALTA Survey, Phase I/II Environmental Reports as available, Soils/Geo-Technical report, leases, title documents, leases, off record matters and any other useful site information.

Seller also agrees to support the rezoning-related documentation process by reviewing and signing, if required as the property owner, documents required by the City or County.

Earnest Money: In consideration of the purchase price, Buyer will provide \$_____ in earnest money at the time of execution of the purchase contract. The earnest money will be a credit towards the purchase price at time of closing.

Access to Property: During normal business hours and with at least 72 hours notice, Buyer shall be granted access to the property to conduct its Due Diligence investigation. The investigations may include third-party engineers and contractors. Buyer will provide a complete list of all third-party engineers and contractors who will tour the property. Seller shall provide its approval for Buyer's testing which may include drilling test wells or bore holes. Any invasive testing will be repaired by Buyer's engineers and contractors to a commercially-reasonable standard. Buyer and its engineers, contractors and agents shall make best efforts to avoid any disturbance of existing tenants.



Existing Leases: For any leases remaining in effect as of the Closing, Seller and Buyer shall execute an Assignment and Assumption of Leases in a form reasonably acceptable to each.

Seller's Covenants: **Cooperation** – During the pendency of this Agreement and at all times before and after the Closing Date, Seller agrees to cooperate reasonably with Purchaser in regard to all proceedings related to any development of the Property including but not limited to zoning/master planning, site plan, a zone lot-split or equivalent subdivision approvals and in obtaining any and all agreements, permits, approvals and authorizations reasonably deemed necessary by Purchaser for its intended use and development and construction permitting for the Property.

Payments at Closing:

Each party shall pay its own legal fees except as otherwise provided herein.

All other costs will be allocated between Purchaser and Seller in accordance with customary practice in the vicinity of the Property.

Brokers

Purchaser and Seller acknowledge that they have dealt with no brokers in connection and therefore will not be responsible to pay commissions. Each party agrees to hold the other party harmless and defend it from claims made by or arising from any broker claiming by, under or through the indemnifying party.

Thank you for your consideration. If these terms are acceptable, please sign and return this Letter of Intent.

Sincerely,

Betsey Martens
Executive Director
Boulder Housing Partners

Date

Bruce Messigner
Superintendent
Boulder Valley School District

Date

Agreed and Accepted:



Rachel Lee

Date

Title

Partnership

DRAFT



Stuart Grogan

From: Dani Vachon
Sent: Tuesday, April 01, 2014 2:48 PM
To: Jim Koczela; Betsey Martens
Cc: Stuart Grogan
Subject: Twin Lakes Follow Up

Hi all,

I spoke with Glen Segreue at Boulder Valley School District after our conversation yesterday. It seems they only have 4 viable plots for us to purchase, in addition to the Twin Lakes property. They are listed below and the map of the properties can be found here: <S:\Development Division\New Projects and Opportunities\Twin Lakes Road\Swap Properties>

-3 subdivided lots (.3 acres each) located in Hoover Hills in Boulder County. Connected to City water and sewer. Asking price \$800,000 per lot.

-7.8 acre lot near Hoover Hills but not in the subdivision. Connected to City water and sewer. Asking price, \$1.1 million.

BVSD put the 3 subdivided Hoover Hills lots on the market a year or two ago and generated lots of interest but were not nimble enough to sell to individual buyers. Glen seemed confident we could get the \$800,000 for each.

An idea is, BHP purchases the Twin Lakes Property and the 3 subdivided lots. With the cash BVSD purchases the People's Clinic. BHP then sells the 3 lots to individual home developers and land banks the Twin Lakes property.

To run basic numbers:

Twin Lakes - \$500,000

3 Hoover Hills lots - \$2,400,000

= \$2.9 (Asking price for People's Clinic)

What are your thoughts?

Dani

Danielle Vachon, LEED Green Associate

Project Assistant | Development Division
BOULDER HOUSING PARTNERS

www.BoulderHousingPartners.org

4800 North Broadway | Boulder, Colorado 80304
(720) 564-4619 | (248) 321-1404 Mobile

A Real Estate Appraisal
In a Summary Report
Of
9.78 Acres of Vacant Land located at
6655 Twin Lakes Road
Unincorporated Boulder County, Colorado 80301

FOR
Ms. Linda L. Bishop
Archdiocese of Denver
1300 South Steele Street
Denver, Colorado 80210-2599

Date of Value - September 20, 2012
Report Date - October 15, 2012

BY
Bristol Realty Counselors of Colorado, Inc.
5345 Arapahoe Avenue, Suite 7
Boulder, Colorado 80303-8150
(303) 443-9600

October 15, 2012

Ms. Linda L. Bishop
Archdiocese of Denver
1300 South Steele Street
Denver, Colorado 80210-2599

Re: Appraiser's File 12BC190
6655 Twin Lakes Road
Unincorporated Boulder County, Colorado 80301

Dear Ms. Bishop:

At your request, we have prepared a real estate appraisal of the above referenced property which is presented in a summary report. The property rights appraised for this analysis is the fee simple estate interest. The type of value in the analysis is the market value. The definition of value is described in the report. The date of the subject's "as is" value is September 20, 2012, the date the property was inspected for appraisal purposes.

Pursuant to Standards Rule 2-3 in the 2012-2013 Edition of the Uniform Standards of Professional Appraisal Practice (USPAP), it is noted that we have performed no services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The intended user of the report is our client, Archdiocese of Denver, and the intended use of the appraisal is to estimate the market value of the property to assist in establishing a potential list price for the property. This appraisal report is prepared for the sole and exclusive use of the client. No third parties are authorized to rely upon this report without the express written consent of the appraisers.

The appraisal is based on standard assumptions, extraordinary assumptions, and hypothetical conditions. This report has been prepared in conformity with the appraisal standards required by Title XI of FIRREA, the Office of the Comptroller of the Currency, the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Foundation and the instructions provided by our client, Archdiocese of Denver.

This letter of transmittal has attached a report that contains 55 pages and three addenda items. Methods used and all pertinent data gathered in our investigation are included in this report.

CERTIFICATE OF APPRAISAL

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

- To the best of our knowledge and belief, the statements of fact contained in the appraisal report, upon which the analyses, opinions and conclusions are based, are true and correct.
- The analyses, opinions and conclusions expressed in this report are limited only by the assumptions and limiting conditions stated in the report and are our personal and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- Our compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, this report.
- To the best of our knowledge and belief, our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the appraisal standards required by Title XI of FIRREA, the Office of the Comptroller of the Currency, the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Foundation.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- On September 20, 2012, Matthew W. Awsumb inspected the subject property, the neighborhood, and the comparables employed in arriving at the value estimates stated herein. Burton S. Lee has inspected the subject property, reviewed the analysis, and concurs with the value estimate stated herein.
- Except as noted hereafter, no one other than the undersigned assisted in the preparation of the analyses, conclusions and opinions concerning real estate that are set forth in the appraisal report.
- As of the date of this report, Burton S. Lee, MAI, FRICS, has completed the requirements of the continuing education program of the Appraisal Institute.
- As of the date of this report, Matthew W. Awsumb has completed the Standards and Ethics Requirements for Associate Members of the Appraisal Institute.
- We have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The estimated value of the fee simple estate interest in the subject property as of September 20, 2012, was:

Final Opinion of Market Value:
\$500,000

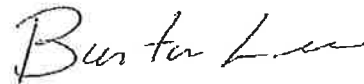
The market value conclusion is based on a reasonable marketing period estimated to be 12 to 24 months and exposure time of 12 to 24 months.

For this analysis, we have specifically assumed the following extraordinary assumptions and hypothetical conditions. If any of these proves to be different or incorrect, we reserve the right to amend our analysis as it may have an effect on the value conclusions stated herein.

1. The appraisers were not provided with a Phase I environmental site assessment for the subject property. In the absence of this information, our analysis specifically assumes that there are no environmental conditions that would be detrimental to the site.
2. The appraisers were provided with a survey of the subject property; however, this document did not report a total site size. We applied the measurements of this survey to the deed plotter program, which indicated a total site size of 425,998 square feet, or 9.78 acres. The assessor has reported a size of 434,340 square feet, or 9.97 acres square feet. For our analysis, we have relied on the site size according to the survey we were provided.
3. Our research indicates that the subject parcel is zoned RR, Rural Residential, in Unincorporated Boulder County and the likelihood of annexation into the City of Boulder is very low for the foreseeable future. Our value conclusion is based on the assumption that this information is correct.
4. Our research indicates that the subject parcel is unsubdivided land. According to the Boulder County Land Use Regulations, any new subdivisions would require annexation and connection to City of Boulder utilities. Our value conclusion is based on the assumption that development of a subdivision on the subject site would not be permitted for the foreseeable future.



Matthew W. Awsumb
State-Certified General Appraiser
No. CG100032453



Burton S. Lee, MAI, FRICS
State-Certified General Appraiser
No. CG00001742

Stuart Grogan

From: Dani Vachon
Sent: Monday, March 24, 2014 9:00 AM
To: Stuart Grogan
Subject: Twin Lakes

Stuart,

I left Glen a message Friday. He is out of town until March 26th. I will try back Thursday or Friday of this week.

I also reviewed the documents Willa provided you. The appraisal was done for the Archdiocese. I'm assuming Willa was granted authority to use their report.

- The property was valued in September of 2012. They found the market value to be \$500,000.
- The appraisers did not have a Phase I to reference for their report. Ben Doyle at Boulder County told me a few months ago that Boulder County never did a Phase I either; they did a quick and dirty search to see if there were any large contaminants nearby and didn't find anything alarming. The land has been vacant so they assumed there was nothing to be concerned about buried underground.
- The appraisers assumed that it was a very low likelihood that the parcels would be annexed into the City of Boulder. Due to its RR, Rural Residential, zoning designation the likelihood of developing a subdivision on the site in the near future was also very low. Both of these contribute to why the valuation was so low.
- Taxes were valued at \$6,800.24 per annum.
- Final sale was completed in May 2013 for \$470,000 to Boulder County.

If I had to speculate, the Twin Lakes properties would still have a similarly low valuation because of the RR zoning and the lack of a contiguous border with the City of Boulder.

Anything else you would like me to dig up regarding this property?

Thanks,

Dani

Danielle Vachon, LEED Green Associate

Project Assistant | Development Division
BOULDER HOUSING PARTNERS
www.BoulderHousingPartners.org
4800 North Broadway | Boulder, Colorado 80304
(720) 564-4619 | (248) 321-1404 Mobile

Stuart Grogan

From: Williford, Willa <wwilliford@bouldercounty.org>
Sent: Monday, July 01, 2013 8:52 AM
To: Stuart Grogan
Subject: Re: Quick question? Can you tell me about how much a sqft for the Arch D property in Gunbarrell?

Good morning Stuart! Sorry to hear that about Bluff... next time!

Gunbarrel was \$490,000 for approx 10 acres... so \$1.12/sq ft? This price was WAY better then anything else we've looked at because of the annexation constraints... Alkonis was \$4.59/sq.. and we are negotiating on another similar sized piece at around \$2/foot.

Sent from my Verizon Wireless 4G LTE DROID

Stuart Grogan <grogans@boulderhousingpartners.org> wrote:

Talking to the school district today. I heard Millender White is selling to a private sector person ... cash offer, quick close. Rats ... missed out on that one tho sounds like Shannon and Isabelle had a great meeting while I was away



Short Elliott Hendrickson, Inc.
2000 South Colorado Boulevard
Tower One, Suite 6000
Denver, Colorado 80222
720.540.6800

BOULDER COUNTY HOUSING AND HUMAN SERVICES

2525 13TH STREET, #204
BOULDER, CO 80506

Twin Lakes Property

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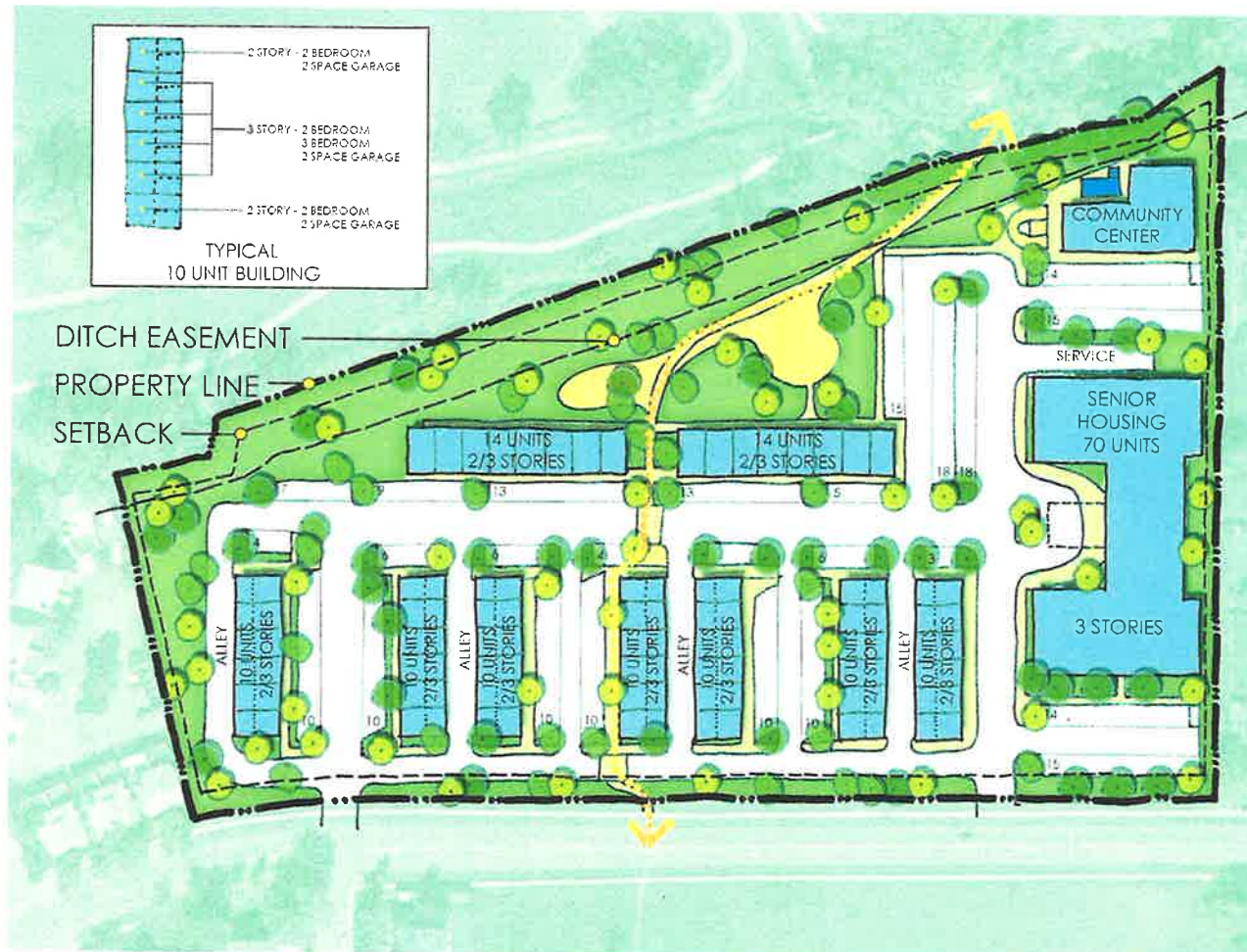
6655 Twin Lakes Road

SEH Project No. 104717

DATE: FEBRUARY 27, 2013

DESIGN
OPTION

B



6655 TWIN LAKES ROAD

Estimated parcel area: 434,340 SF (9.97 Acres)
Current zoning: RR (Rural Residential)
Proposed zoning: RH-2 (Residential High 2)
Boulder Valley Comprehensive Plan (BVCP): Residential - Medium Density (6-14 units per acre)
Boulder Revised Code: RH-2 Residential High 2

Maximum number of dwelling units for RH-2: 13.6 (up to 27.2 by review)/per acre
Minimum lot area per dwelling unit: 16.9 x 9.97 = 168 Units
Minimum open space per dwelling unit: 3,200 SF
600 SF
168 Units X 600 SF = 100,800 SF

	Units	Senior Housing	10-Unit Buildings with garages	14-Unit Buildings	
# of Buildings		1	7	2	10
# of Units		70	70	28	168
Unit Mix					
1 Bedroom	40	-	-	-	40
2 Bedroom	30	-	42	16	88
3 Bedroom	-	-	28	12	40
Total	70	70	28	168	
Average unit SF					
1 Bedroom	650 SF	-	-	-	
2 Bedroom	818 SF	933 SF	933 SF		
3 Bedroom	-	1,116 SF	1,399 SF		
Required parking					
1 Bedroom	-	-	-	-	
2 Bedroom	70	126	48		
3 Bedroom	-	112	48		
Total	70	238	96	404	
With 17% Reduction:					336
Parking Provided:					336

Area Breakdown:

70 Unit Senior Housing (Three Story): 28,317 SF
9 - 10 & 14 Unit Townhomes (Three Story): 53,901 SF
Community Building (One Story): 5,651 SF
Roads (60' ROW): 83,560 SF
Ditch Easement: 44,876 SF
Parking & Drives: 70,469 SF
Open Space (includes Softscape, hardscape, etc.): 147,566 SF
Total: 434,340 SF

Parking Requirement calculation:

Senior Housing:	70 (Assumption of 1 per DU)
2 Bedroom: 933 SF	3
3 Bedroom: 1,116 SF	4
1,399 SF	1

My name is Susan Lambert and I live at 4696 Quail Creek Lane in Gunbarrel. I'm here today to specifically to address the 10-acre parcel owned by the Boulder Valley School District.

I'd like to ask two questions: First, why has Staff allowed BVSD's Twin Lakes dedication to be part of this Comp Plan update process? And second, in this same process, why are the four governing bodies voting on the density of housing development for a property not legally eligible for housing development?

On April 5, 1963, a school & park dedication was earmarked as part of the planned Gunbarrel Green subdivision, satisfying the government-imposed 5% land dedication requirement.

Later that month, the City Planning Board approved the Gunbarrel Green Subdivision, on condition that: "A school site should be provided to serve the large number of families with school age children who will live in this area. Additional park land could possibly be provided in conjunction with the school site."

In May of '63, the County Planning Commission approved the final plat for Gunbarrel Green, and in June of '63, the Board of County Commissioners did the same, contingent upon the mandated government requirement that 5% of the subdivision land be dedicated for "*school or recreational purposes*".

An agreement was signed in March of '67 by all parties, marking the conveyance of the Twin Lakes 10-acre parcel to BVSD to satisfy the obligation to provide a school site for Gunbarrel Green.

A warranty deed for the Twin Lakes dedication to BVSD in the amount of \$10 was executed in May of '67.

Finally, a letter dated May 24, 1967, from BVSD to the County Planning Commission stated that the School District was in receipt of a warranty deed for a 10-acre tract to "satisfy the understanding approved in 1963 by the County Planning Commission between the School District and East View, Inc., with respect to the 5% requirement of the Gunbarrel Green Subdivision."

It is abundantly clear that the BVSD dedication was legally intended for a school site or a park. The dedication requirement was *never* intended for housing of any type. For Staff to label these dedications as potential "infill" is egregiously irresponsible, and for Staff to deny the validity of them is equally irresponsible.

And likewise, it is egregiously irresponsible for BVSD to openly violate the agreements their predecessors signed in good faith by treating these lands as disposable, unwanted assets to be sold to the highest bidder. Make no mistake: that is what will happen at Twin Lakes if this request is allowed to go through. That

designation will stay with the land and benefit whomever the buyer may be — clearly not the intent of this process, but clearly not the concern of BVSD.

The City and County have time and again turned a blind eye and allowed BVSD to act in direct violation of their signed agreements and the laws encompassing dedications. If government requires dedications from subdivision developers, and that some of those go to local school districts, why is *this* school district allowed to treat them as liquid assets ready for sale? In fact, why not require Boulder County subdivision developers to just cut a check to BVSD, with no strings attached?

The continued abuse of entrusted and well-loved dedicated lands must stop, and support of this abuse by Staff, the County Attorney's office and the County Commissioners must also stop.

Dedication agreements are enforceable by law, and you, the County Planning Commissioners, should not be made to be complicit in the breaking of them. You need to understand what Staff has asked you to enable. As the first objective governing body to hear this issue, I ask that you carefully consider your decision by weighing *all* the facts. Remember, the County Attorney's office has declared the BVSD Twin Lakes dedication as valid while in the County, as it will be when you vote.

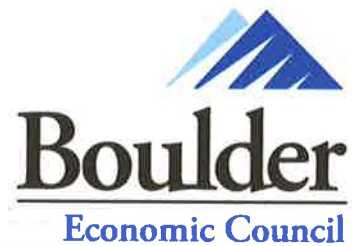
So I will end with one last question: why has Staff knowingly enabled all four governing bodies to vote on an issue that by law is not allowed to be part of this Comp Plan update process?

DeSalvo
Lambert

Demographic Profile

Boulder, Colorado

December 2011



Boulder Economic Council
An affiliate of the Boulder Chamber
2440 Pearl Street
Boulder, CO 80302
303.938.2081
www.BoulderEconomicCouncil.org

Economic Sustainability through Collaboration

This report summarizes the most recent data available on the city of Boulder including population estimates, growth trends, and the demographic characteristics of the city’s residents.

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The data in this report has been compiled from multiple sources and is intended for informational purposes only. The Boulder Economic Council and Boulder Chamber assume no responsibility or legal liability for the accuracy, completeness or usefulness of any information in this report. For more information, contact the Boulder Economic Council at 303.442.1044 or www.bouldereconomiccouncil.org.

Home to a world-class research university, major government research facilities, visionary entrepreneurs and the nation's most highly educated population, Boulder is a center of innovation for Colorado. Ideally located at the base of the Rocky Mountains, the city is surrounded by the scenic beauty and recreational opportunities afforded by over 45,000 acres of open space and 150 miles of biking and hiking trails. Boulder offers an impressive choice of art, cultural, dining, entertainment, and shopping options, as well as excellent schools, high-quality healthcare, and earth-friendly policies.



The city of Boulder is located in Boulder County, part of the seven-county Denver metro area and the only county in the Boulder-Longmont MSA. The following report summarizes population and demographic information for the city of Boulder and Boulder County.

Population & Growth

Boulder has a population of approximately 97,948. University of Colorado (CU) students represent an estimated 22% of Boulder's population. The presence of the university has a significant effect on the demographic characteristics of the city's residents, evidenced by a higher than average percentage of residents in the 18 to 24 age group, high rate of renter-occupied housing, and a relatively high percentage of residents with annual household incomes under \$25,000. The university is also one of the factors influencing the high educational levels of Boulder residents.

Total Population: City of Boulder *(includes University of Colorado students living in Boulder)*

2010 Population	97,948
2010 Housing Units	43,479

US Census, City of Boulder

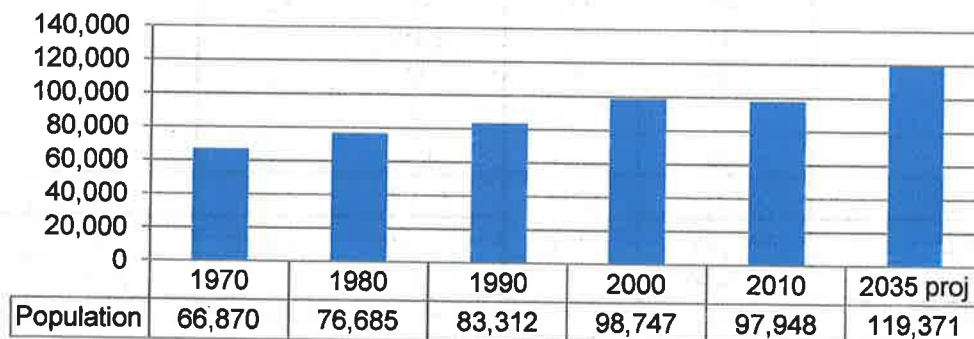
University of Colorado Boulder Enrollment *(included in population numbers above)*

Fall 2011 Enrollment	30,417
Students living in Boulder <i>(on- and off-campus)</i>	21,596

University of Colorado Boulder *(Approximately 71% of CU-Boulder students live in Boulder during the academic year. Estimate includes students living in residence halls.)*

Between 1970 and 2000, Boulder's population increased from 66,870 to 99,093 for an average annual growth rate of 1.6%. From 2000 to 2010, the city's population remained relatively stable. The city's population is expected to grow by an average of .8% a year through 2035.

Total Population: Boulder, Colorado

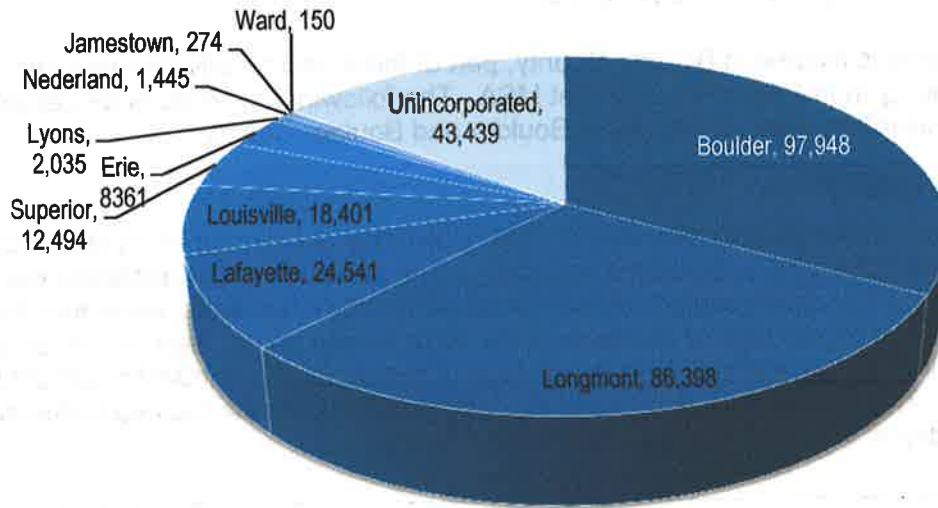


US Census, City of Boulder

Boulder County has an estimated 295,487 residents. Between 1970 and 2000, the county's population increased from 131,889 to 291,288 or an average of 4% annually. From 2000 to 2010, the county's population grew by 0.7%.

Boulder is the largest city in Boulder County and approximately one-third of the county's residents live in Boulder. Population estimates for cities within the county are listed below.

Boulder County Population by Municipality



Colorado State Demography Office

Boulder County Population by Municipality

	July 2000		July 2010		Change 2000 – 2010	
Boulder	98,747	35.7%	97,948	33.2%	-799	-.8%
Longmont*	72,372	26.2%	86,398	29.2%	14,026	19.4%
Lafayette	23,344	8.5%	24,541	8.3%	1,197	5.1%
Louisville	19,053	6.9%	18,401	6.2%	-652	-3.4%
Erie*	4,512	1.6%	12,494	4.2%	3,198	34.4%
Superior*	9,296	3.4%	8,361	2.8%	3,849	85.3%
Lyons	1,642	.6%	2,035	.7%	393	23.9%
Nederland	1,397	.5%	1,445	.5%	48	3.4%
Jamestown	291	.1%	274	.1%	-17	-11.2%
Ward	169	.1%	150	.1%	-19	-11.2%
Unincorporated	45,473	16.5%	43,439	14.7%	-2,034	-4.5%
Boulder County	276,296**	100.0%	295,486	100.0%	19,190	7.0%
Colorado	4,338,801		5,050,870		712,069	1.5%

Colorado State Demography Office; *Cities in more than one county (figures include Boulder County population only); **Includes Broomfield's 38,544 residents (the city became a separate county in 2001)

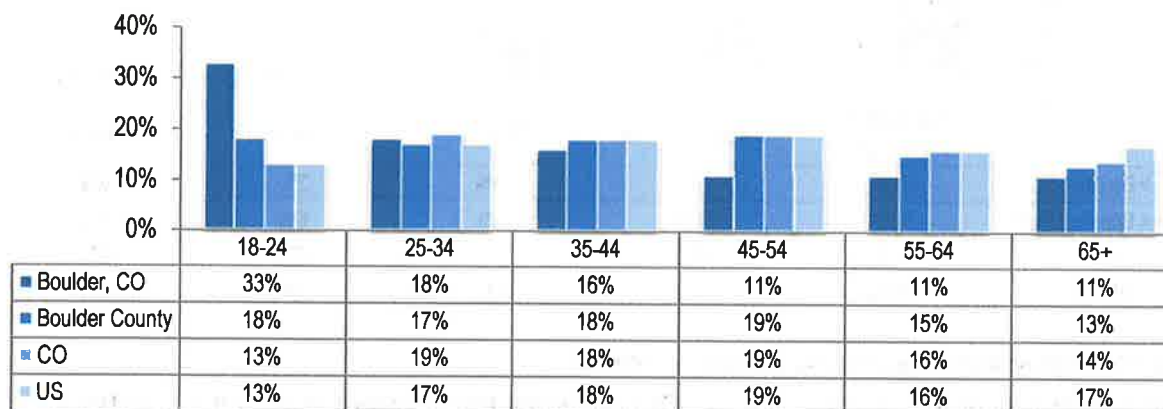
Population Characteristics

The following information is from the US Census Bureau's 2010 American Community Survey (ACS) released in September 2011. ACS data includes population in group quarters including college dorms.

Age

The median age of Boulder's population is 28.8 compared to the national median of 37.2 years. One-third of the city's adult population is between 18 and 24, reflecting the influence of the university on the area's demographic profile. By comparison, 13% of US adults are 18-24.

Age Distribution of Adults 18+

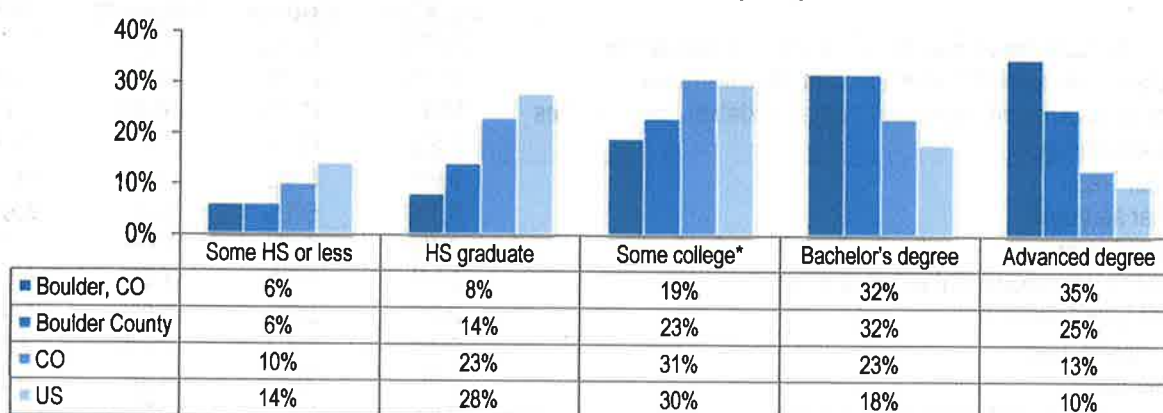


US Census, 2010 American Community Survey

Education

Boulder's population is highly educated (the Boulder MSA has the nation's highest percentage of residents with a bachelor's degree or higher). Ninety-four percent of city residents 25 or older have a high school diploma and 67% have earned a bachelor's or advanced degree, more than twice the US average of 28%. Many factors influence the high number of area residents with college degrees, including the presence of the university, research labs and a heavy concentration of businesses in advanced technology.

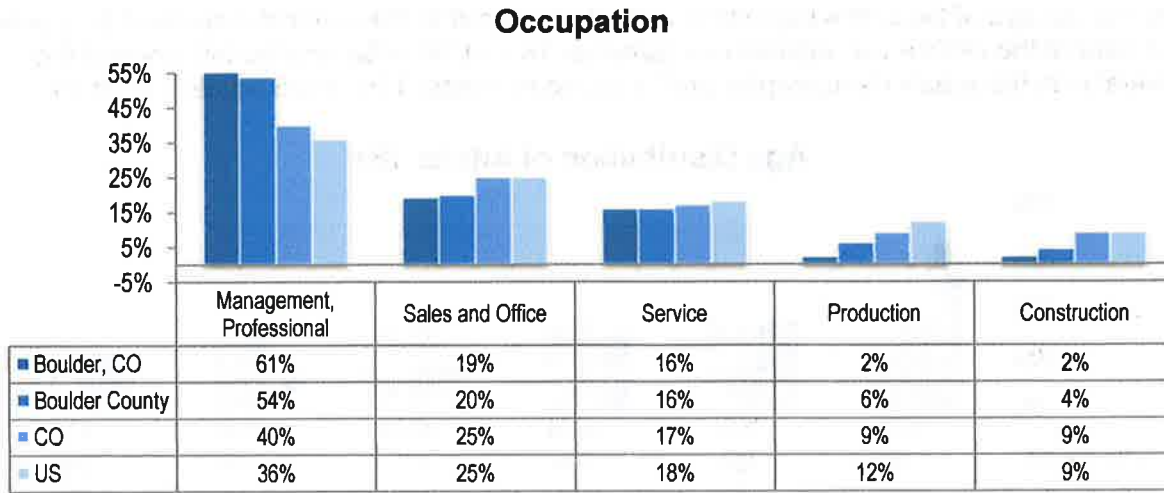
Educational Attainment (25+)



US Census, 2010 American Community Survey (* includes Associates degree)

Occupation and Industry

The majority of working residents of Boulder are employed in white collar occupations. Over 60% of the city's civilian labor force is employed in managerial, professional or related occupations compared to 36% of the nation's workers.



US Census, 2010 American Community Survey (based on SOC codes)

Data from the Bureau of Labor Statistics Occupational Employment Survey (May 2010) illustrates the Boulder area's high concentration of employment in computer, mathematical, science and engineering occupations. Boulder has a very high concentration of computer software engineers (5 times the national average), physicists, hydrologists, chemists and environmental scientists (3 to 6 times the national average), computer hardware engineers (8 times the national average) and aerospace, electronics and materials engineers (4 to 5 times the national average).

The Boulder area has a higher than average percentage of residents employed in the educational services, health care and social assistance, professional, scientific, management, and administrative industries.

Industries where residents are employed	City of Boulder	Boulder County	Colorado	US
Educational services; health care and social assistance*	29.6%	23.8%	20.4%	23.2%
Professional, scientific; management; administrative	17.7%	17.7%	13.1%	10.6%
Arts, entertainment, recreation; accommodation, food services	12.8%	11.2%	10.7%	9.2%
Manufacturing	7.5%	12.3%	7.4%	10.4%
Retail Trade	9.6%	8.9%	11.4%	11.7%
Other services	6.1%	5.1%	5.0%	5.0%
Construction	2.4%	4.5%	7.6%	6.2%
Finance, insurance; real estate, leasing	5.1%	4.9%	7.2%	6.7%
Public administration	2.2%	2.8%	5.0%	5.2%
Wholesale Trade	2.1%	2.4%	2.6%	2.8%
Information	2.0%	3.1%	3.0%	2.2%
Transportation and warehousing; utilities	2.6%	2.5%	4.5%	4.9%
Agriculture, forestry, and fishing; mining	.3%	.8%	2.2%	1.9%

US Census, 2010 American Community Survey (based on NAICS codes) *Includes universities and public schools

Income

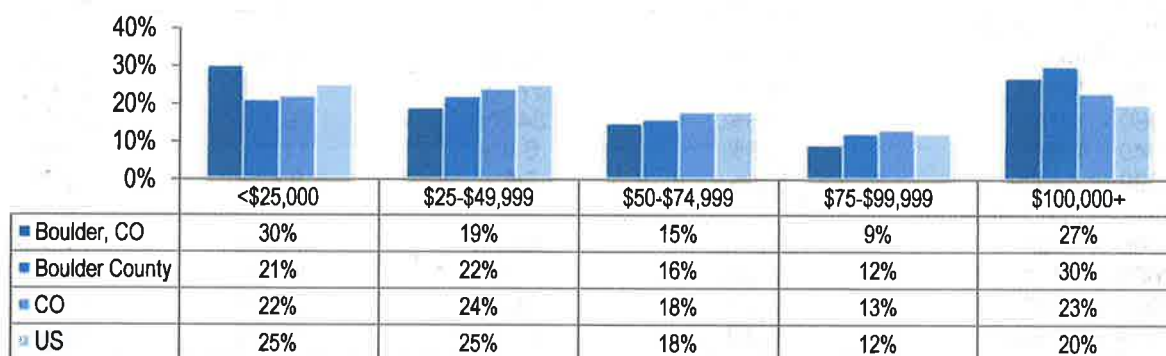
The influence of University of Colorado students can be seen when comparing the median household income and median family income for city residents. While the median household income in city of Boulder is less than state and national averages, the median family income and per capita income is significantly higher.

Annual Income	City of Boulder	Boulder County	Colorado	US
Median Household	\$52,618	\$61,859	\$54,046	\$50,046
Median Family	\$92,540	\$86,145	\$67,800	\$60,609
Per capita income	\$33,981	\$35,988	\$28,723	\$26,059

US Census, 2010 American Community Survey

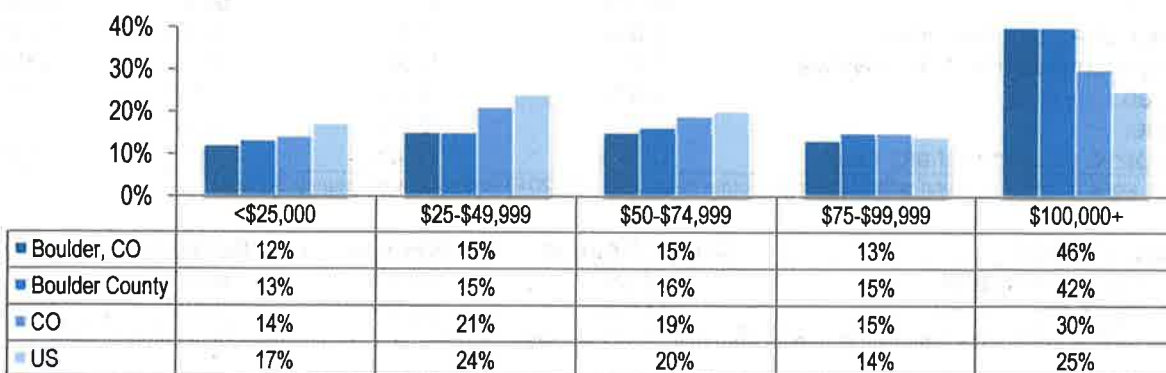
High education levels contributes to a higher than average percentage of residents with household and family incomes over \$100,000. The city's student population contributes to a higher than average percentage of households with incomes under \$25,000.

Household Income



US Census, 2010 American Community Survey

Family Income



US Census, 2010 American Community Survey

Housing

Boulder's comparatively high home values and percentage of renter-occupied housing are influenced by a number of factors, including the presence of the University of Colorado and the city's desirable location and amenities.

Census data indicates 93.9% of the city's housing units were occupied when the survey was conducted in 2010. Owner-occupied housing represented 47% of occupied housing in the city and had a median value of \$529,300. Renter-occupied housing represented 53% of occupied housing units. The median gross rent in the city was \$1,082/month.

Nearly two-thirds of the city's residents moved into their current homes in 2005 or later.

Housing	City of Boulder	Boulder County	Colorado	US
Overall occupancy rate	93.9%	94.2%	88.5%	86.9%
Owner-occupied	46.9%	62.3%	65.9%	65.4%
Avg household size	2.42	2.55	2.59	2.70
Median value	\$529,300	\$352,800	\$236,600	\$179,900
Vacancy rate	2.6%	1.6%	2.5%	2.5%
Renter-occupied	53.1%	37.7%	34.1%	34.6%
Avg household size	1.97	2.07	2.38	2.50
Median gross rent	\$1,082	\$996	\$863	\$855
Vacancy rate	1.7%	2.4%	6.7%	8.2%
Housing Units built:				
2000 or later	10.3%	13.6%	18.6%	14.9%
1980 – 1999	25.8%	37.1%	32.1%	27.9%
1960 – 1979	42.6%	34.6%	29.7%	30.0%
1940 – 1959	12.8%	6.9%	11.1%	16.4%
1939 or earlier	8.6%	7.8%	8.4%	13.7%
Moved into housing unit:				
2005 or later	63.1%	52.9%	51.3%	44.8%
2000 to 2004	13.6%	17.6%	18.2%	17.7%
1990 to 1999	13.0%	18.5%	17.3%	18.5%
1989 or earlier	10.3%	11.1%	13.2%	19.0%

US Census, 2010 American Community Survey

Ethnicity

Race*	City of Boulder	Boulder County	Colorado	US
White	90.4%	89.9%	86.4%	76.4%
Black or African American	2.5%	1.6%	4.9%	13.6%
American Indian or Alaska Native	1.8%	1.3%	2.2%	1.6%
Asian	6.4%	5.2%	3.8%	5.6%
Other	3.2%	5.3%	6.6%	5.7%
Hispanic or Latino (of any race)	10.4%	13.4%	20.8%	16.4%

*Race alone or in combination with one or more other races. Source: 2010 American Community Survey

Place of Birth	City of Boulder	Boulder County	Colorado	US
Born in United States*	88.5%	89.8%	90.1%	87.1%
Foreign born	11.5%	10.2%	9.8%	12.9%

*includes Puerto Rico, US Island areas or born abroad to American parent(s). Source: 2010 American Community Survey

Demographic Snapshot

The table below includes select data from the US Census Bureau's 2010 American Community Survey for the city of Boulder, Boulder County (Boulder-Longmont MSA), Colorado and the US. More detailed information is available on the American Fact Finder website at <http://factfinder.census.gov>.

2010 Demographic Snapshot

Population Characteristics	City of Boulder	Boulder County	Colorado	US
Total Population	97,948	295,487	4,302,086	281,424,600
Number of Households	39,893	119,774	196,585	114,567,419
Average Household Size	2.18	2.37	2.52	2.63
Average Family Size	2.79	2.95	3.12	3.23
% Family Households (families)	45.5%	59.1%	64.2%	66.4%
% Households with children under 18	21.0%	27.6%	30.0%	29.7%
Male	50.2%	50.0%	50.1%	49.2%
Female	49.8%	50.0%	49.9%	50.8%
Age				
Median age	28.8 years	35.9 years	36.0 years	37.2 years
Under 5 years old	4.4%	5.6%	6.8%	6.5%
18 years or older	85.1%	78.8%	75.7%	76.0%
65 years or older	9.6%	10.0%	10.9%	13.1%
Education (Population 25 or older)				
High school graduate or higher	94.1%	94.1%	89.7%	85.6%
Bachelor's degree or higher	67.2%	57.5%	36.4%	28.2%
Graduate or professional degree	34.8%	24.5%	13.0%	10.4%
% of population in workforce (16 or older)	66.1%	70.5%	69.4%	64.4%
Civilian labor force (16 or older)	55,855	168,798	2,714,224	155,917,013
Occupation				
Management, business, science, arts	60.9%	53.7%	39.7%	35.9%
Sales and office	18.5%	20.3%	24.8%	25.0%
Service	15.7%	15.6%	17.1%	18.0%
Natural resources, Construction, maintenance	2.2%	4.4%	9.4%	9.1%
Production, transportation, material moving	2.8%	6.1%	9.1%	11.9%
Mean travel time to work	18.8 minutes	22.0 minutes	24.1 minutes	25.3 minutes
Drive alone to work	51.5%	65.5%	75.5%	76.6%
Use alternative transportation	35.7%	23.6%	18.1%	19.1%
Work at home	12.8%	10.9%	6.4%	4.3%
Income				
Median household income	\$52,618	\$61,859	\$54,046	\$50,046
Median family income	\$92,540	\$86,145	\$67,800	\$60,609
Median non-family income	\$47,056	\$35,834	\$33,148	\$30,440
Per capita income	\$33,981	\$35,988	\$28,723	\$26,059
Housing				
1-unit detached housing (single family)	43.2%	61.0%	62.4%	61.4%
Built 2000 or later	10.3%	13.6%	18.6%	14.9%
Owner-occupied housing units	46.9%	62.3%	65.9%	65.4%
Renter-occupied housing units	53.1%	37.7%	34.1%	34.6%
Vacant housing units	6.1%	5.8%	11.5%	13.1%
Median value owner-occupied homes	\$529,300	\$352,800	\$236,600	\$179,900
Average Rent	\$1,082	\$996	\$863	\$855

US Census, 2010 American Community Survey; Colorado State Demography Office

*Less than 0.5%

About the Boulder Economic Council

This report is an example of the information and support the Boulder Economic Council provides to local businesses and companies interested in relocating to Boulder. Additional reports and information are available at www.bouldereconomiccouncil.org.



Established in 1997 by the Boulder Chamber, the Boulder Economic Council is a group of prominent business and community leaders committed to Boulder and its economic well-being. The council supports the healthy business sector necessary to sustain the cultural amenities, education, transit, open space and other facets of Boulder's outstanding quality of life.

The group helps lead the community in creating an economic vision and strategy that fosters business retention and growth. Boulder Economic Council members are uniquely positioned to help formulate major economic initiatives that shape Boulder's future by virtue of their individual standings in the community, knowledge of the market, familiarity with available resources and the collaborative relationships they have established. Council members and staff work to promote Boulder's economic vitality through work with both emerging and established enterprises.

Economic Sustainability through Collaboration

Our Mission

Grow, retain and attract businesses that reflect Boulder's values and contribute to our community's economic sustainability.

Our Strategy

*Create partnerships and connections,
Provide information and support,
Serve as an advocate for Boulder's business community.*

Boulder Economic Council activities include working to retain Boulder's home-grown businesses that have helped to create the character of our community; supporting organizations that provide entrepreneurs with training, networking, mentoring and access to funding sources; creating a unified voice for a strong local economy through private/public partnerships; providing information and support for local businesses and companies interested in Boulder; and participating in regional and statewide economic initiatives.

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LOCAL INDICATORS OF QUALITY OF LIFE: A Preliminary Look at the Pikes Peak Region

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CENTER FOR COLORADO POLICY STUDIES

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LOCAL INDICATORS OF QUALITY OF LIFE: A Preliminary Look at the Pikes Peak Region Introduction

Concern with preserving and enhancing quality of life has stimulated the development of indicators beyond the traditional economic numbers to try to measure a broader concept of quality of life. Many communities around the country have explored the usefulness of expanded indicators of well-being.¹ Here in Colorado, the development of indicators in a number of communities (not including the Pikes Peak region) was a priority for a major Colorado Trust initiative in the mid-1990's. While a valuable dialogue regarding problems and priorities occurred in many communities, few actually reached the point of data collection and analysis.² This experience is not uncommon. It is also not unusual to find that what are called "community indicators" are actually limited to one particular area of concern: health, environmental issues, economic factors, or children's well-being.

Three communities in the U. S. stand out for their development of locally based indicators that incorporate economic, environmental and social factors and the linkages among these areas. For that reason, we consider them here before turning to the Pikes Peak region. We can learn from the experience of other communities as we move forward in measuring quality of life or its long-term sustainability in this region.

Jacksonville, Florida was a pioneer in developing local quality of life indicators in 1986. In the early 1990's Seattle, Washington developed community indicators centered on the concept of sustainability.³ The Central Texas Indicators focused on greater Austin, Texas were first published in the year 2000. This paper examines data for the Pikes Peak region that is similar to information collected in these community-based projects, and goes on to identify areas where the Pikes Peak region does not appear to

¹ See Greenwood, 2000 and Mueller, 1999 for more thorough discussions of these.

² One of the more successful endeavors (for the Roaring Fork Valley) can be seen at www.hmccolorado.org. For a discussion of the entire initiative see Connor, Tanjasiri and Easterling, 1999.

³ Although theoretically distinct, in practice the terms quality of life and sustainability tend to be used almost interchangeably in local projects. Quality of life measures imply an orientation toward current

have readily available data necessary to make a comparison.⁴ By using the references provided in Appendix A and the links to local area websites, many more indicators in related areas can be found.

I. Why quantify “quality of life”?

Sustained economic growth in the U. S. and other industrialized countries has led to a resurgence of interest in how we ensure that quality of life is increasing along with the level of income. In the U. S. today, even after adjusting for inflation and population growth, we have over 50% more output per person than we did a generation ago in 1975. For many years, most economists and political leaders believed that if we could “increase the size of the pie”, i.e. the total output of goods and services (Gross Domestic Product)⁵ this would improve the standard of living of everyone. It was also widely argued that increased national productivity and incomes would create the additional resources necessary to protect the environment and broaden access to quality education and health care for citizens without giving up other elements of our standard of living. This appears less true today, and raises questions about relying too heavily on income and output as measures of success.⁶

Here in the Pikes Peak region, for example, there have been enormous successes in the last decade in bringing down unemployment, stimulating new job growth, and raising average household incomes. Yet housing and transportation are less affordable for many people, while traffic congestion and greater crowding of parks and open spaces have raised concerns about the impacts of continued growth on what is often termed

outcomes and specific community values, while sustainability refers to the preservation of capital stocks used to produce quality of life, now and in the future.

⁴ While footnotes explain some differences in data collection between communities, it is important to remember that data may not be strictly comparable and are presented only as a starting point for discussion.

⁵ It is important to remember that the developers of the Gross National Product concept, including Nobel Prize winner Simon Kuznets, cautioned from the beginning it should not be used as a measure of national well-being. Nevertheless, what is now GDP, or gross domestic product, has taken on a life of its own in the popular media as well as in political, and some economic discourse.

⁶ On a national level, the Genuine Progress Index modifies gross domestic product by additions and subtractions reflecting environmental, social, and economic equality trends. The Index of Social Health is constructed of many measures of social well-being not included in most economic reports.

“quality of life”. Our situation is not unusual. Communities around the nation – particularly those experiencing rapid population growth -- are grappling with ways to move beyond traditional economic measures to broader concepts termed “quality of life”, “healthy communities”, or “sustainable development”.

II. Why collect quality of life information at the local level?

Indicators as a means to encourage local action

While economic forces are largely national, or even global, many changes necessary to improve other aspects of quality of life – altered development patterns, better public schools, less racism, or community policing - require collective action at the local level. For this reason, it makes sense for communities to work toward a shared vision and priorities. In the 1960’s, Daniel Patrick Moynihan wrote

“the way in which ...indicators are developed is likely to have considerable influence on the level of government – and of abstraction- at which the problems are dealt with. Specifically, if urban indicators remain for the most part “national” statistics, a powerful, built-in tendency to seek “national” solutions will emerge.”⁷

The use of broadly based community indicators is often based on the premise that collecting new data will lead to addressing problems previously ignored. A leading guide for the development of community indicators says:

“By convening citizens to consider how to measure their overall well-being, the community as a whole is spurred to create new visions of the future, develop new working relationships across old boundaries, and define its assets, problems, and opportunities in new ways.”⁸

Passage of growth management legislation by the Nevada state legislature led to an indicators project for the greater Reno (Truckee Meadows) area, where growth patterns could be compared with target quality of life variables to assess needed policy changes at the city and county level.⁹ In the Jacksonville, Austin, and Seattle experiences, combinations of concerns about rapid population and land-use growth, along

⁷ Moynihan, 1967, pp. 159-77.

⁸ Norris, et al. 1997

⁹ Besleme, Maser and Silverstein, 1999.

with inequality of economic opportunity, led to citizen based initiatives with local government support.

*Choosing key indicators*¹⁰

All around the United States much more information on a variety of subjects is available today than was in past generations. This is due both to technologies that allow cheaper and timelier data collection and storage, as well as to greater accessibility for the general user through the Internet and other electronic media. However, the volume of available data is overwhelming to almost all users. Identifying key indicators makes it possible for policymakers and interested citizens to look at a more manageable set of numbers when assessing changes in quality of life over time.

The process of choosing key indicators also helps citizens and policymakers realize gaps in their current information. Despite the enormous volume of numbers available on a variety of subjects, we may not always be collecting what we most need to know to meet our goals in the twenty-first century! Many times data is collected because “we have always collected it” or because it is easy to collect as a by-product of an ongoing government program. Although indicator projects rely on existing data wherever possible, they seem to lead to the collection of new information, sometimes by survey. Rather than a series of one-time surveys, an indicator project can result in regular collection over time so that meaningful comparisons can be made.

The process of choosing key indicators also leads a community to focus on what the real problems and priorities are, and to recognize the linkages between them. The community indicator projects discussed here – Seattle, Austin, and Jacksonville – all devoted substantial time to looking at the relationships, or linkages, between indicators.

¹⁰ Jacksonville, Austin, and Seattle each involved many community groups in their selections over a several year period. From all the kinds of indicators available from health and police departments, departments of transportation, etc. citizens chose between forty and sixty as “key indicators” and then grouped these into four to eight categories. Appendices C-E list the indicators and groups chosen by each of these projects.

The high school dropout rate, for example, is heavily influenced by student reading performance in earlier grades, which is heavily influenced by the child poverty rate and by the quality of prenatal and early childhood health care. A good indicator project makes understanding the relationships between the economic, the environmental and the social a more manageable task for policymakers and interested citizens.

III. Problems with measuring quality of life at the local level

Defining quality of life

Decisions about which indicators will be used to quantify quality of life are difficult, and vary by community. However, it is interesting to see the similarity of ideas and of indicators chosen in the Jacksonville, Seattle, and Austin projects (although Austin and Seattle define themselves as sustainability indicators).

- The Jacksonville project defines quality of life as “a feeling of well-being, fulfillment, or satisfaction resulting from factors in the external environment.”¹¹ While stressing the importance of interpersonal relationships to actual feelings about quality of life it concentrates on the external environment.
- The Seattle project focuses on sustainability although the term quality of life is also used. It asks “How do we protect our environment, meet everyone’s basic needs, keep our economy dynamic, and maintain a just society? How do we make difficult trade-offs and balanced judgments that take everyone’s interests into account, including those of our children and grandchildren?”
- The Central Texas Indicators, based in Austin, also focuses on sustainability as the guiding principle while acknowledging the importance of quality of life. They state their goal as “recognizing the interdependence of the environment, economic development, and social equity...with a decision-making climate that invests in what is good for today without compromising the future for our children, a climate that benefits each person and the common good.”

¹¹ Jacksonville Community Council, Inc., p. 1.

If we look at the kinds of indicators community-based groups choose, we find that they expand the scope of traditional economic indicators in three ways.¹² First, many quality of life measures simply extend the range of “having” beyond goods and services that we purchase in the private market with income. For example, air quality is a privately consumed good which we cannot pay for in the private market. Such measures are needed to supplement income and arrive at a broader measure of standard of living.

But there are two important ways in which quality of life measures generally go further than extending the idea of consumption beyond the private sector to public goods. A second set of measures extend into the social realm by attempting to measure the quality of relationships between members of the community and the larger community. Examples are the many indicators of racial relations, of child abuse or family violence and of neighborliness. These reflect concerns with human relationships as well as with consumption of material goods. A third set of indicators measure access to cultural resources, nature, and recreation and civic participation, based on concern with opportunities for personal development in a community.¹³

Confusing the average with the experience of everyone in the community

A common limitation of locally collected indicators is reliance on simple averages that fail to reflect the distribution of highly skew indicators, such as income or health status. While median income is a far superior measure to the simple average, which gives undue weight to the town billionaire, even increases in median income do not always reflect gains for all the population. Without supplementary measures about what is going on at the lower end of the income or wage distribution, these numbers will not be fully representative. Levels of crime or of educational quality may differ greatly in the more affluent suburbs vs. the central core of a city and may not be indicative of the experience

¹² This discussion draws on the model of “having, loving, and being” developed by Erik Allardt which is discussed in Greenwood 2001.

¹³ See Putnam 1993 for a discussion of social capital and its importance in economic development and social well-being.

of large groups of citizens. Many of the popular “rating systems” ranking communities in terms of desirability as a place to live or to start a business are rife with this problem.

However, by using a number of measures regarding income, for example (the ratio of median income to median housing price, the poverty rate, the hours of work necessary to meet basic needs at a typical wage) a more realistic picture of the community can be formed from the results. The cities whose indicators are cited here all attempted to address the concern of representing all segments of the community.

Local economic or civic agendas

Many local quality of life studies are based on a desire to attract capital or jobs or by the agendas of local civic groups for environmental improvement, growth limits, or other social concerns. In order to achieve an accurate picture which helps the community plan for the future, it is desirable to avoid striving for “positive” or “negative” results. Many communities have not progressed as far as Jacksonville, Seattle, and Austin because they have either not been able to achieve consensus on which indicators are key to quality of life or build support for funding the data collection and analysis.

IV. What do local indicators reveal about the overall quality of life?

Comparisons between areas

Below, information from the Austin, Jacksonville, and Seattle indicator projects is compared to the best and most recent available information for the Pikes Peak region. In some cases, data is for the city of Colorado Springs, but where possible values are reported for El Paso County or the Pikes Peak region (which also includes Teller *and Park* counties). This mirrors the approach used in the three comparison cities. Appendix A lists the sources of information for each Pikes Peak region or Colorado Springs indicator.¹⁴

¹⁴ Much of the information was collected for the Center for Colorado Policy Studies by Katie Donnelly, CU-Colorado Springs candidate for a masters in sociology, during an internship in Spring 2001. Jay Gary also provided assistance.

Where there is federal collection or national guidelines for an indicator (air quality, crime rates, median income) there is fairly direct comparability between the Pikes Peak region and other areas. Other numbers such as vehicle miles traveled per capita are self-explanatory. Where definitions and data are less standardized, the user should look carefully at differences in the definitions, criteria or collection processes used by Jacksonville, Seattle, and Austin as documented in each of their studies (see reference section for web addresses). While data from Austin and Jacksonville is generally for year 2000, the most recent Seattle data is from 1996 and 1997, also limiting its comparability. The reader seeking to compare cities based on the limited data presented here should bear in mind all these cautions.

Table 1 shows several economic indicators often used to supplement traditional income and job growth measures. Table 2 includes some typical environmental and land use indicators, while Table 3 covers health and public safety indicators. Civic indicators are included in Table 4, cultural and educational indicators are in Table 5 and transportation and mobility indicators in Table 6. Many indicators could easily be classified in two or three different categories, and in different cities and different projects they often are. Should vehicle accidents per 1000 be part of health and public safety, or part of transportation? Different communities make different decisions about these categorizations, as well as about the choice of key indicators, as Appendices C-E demonstrate.

Table 1, supplementary economic indicators includes measures of the diversification of the employment base, the affordability of housing, and the degree to which income growth is spread throughout the community. If available, the overall poverty rate or child poverty rate can indicate how widely the benefits of job and income growth are spread throughout the community. Where recent poverty rates are not available, the percentage of K-12 pupils on free and reduced lunches shows the incidence of poverty and near poverty in this population.¹⁵ The percentage of jobs, or job growth

¹⁵ Recent studies of the income level needed to meet what are sometimes termed “basic needs” or “self-sufficiency” establish levels between 175% and 200% of the official poverty line. The Colorado Fiscal

from the largest employers or industrial sectors gives an indication of the stability of employment over the business cycle. Measures of the number of new businesses and their viability over time are important to communities such as Austin because they view the entrepreneurial sector as a vital source of income and jobs. Housing affordability measures compare both rents and home prices to wage and income levels. To be comprehensive, measures of housing affordability must address more than what is happening to the “average” buyer and find ways to capture the experience of lower middle income buyers and low income renters.

Table 1. Sample Supplementary Economic Indicators¹⁶

Indicator	Colo Spgs (El Paso Cty)	Austin (Travis Cty)	Jacksonville (Duval Cty)	Seattle (King Cty)
Child poverty or <i>overall poverty</i> rate	14.1	13		15.7
Hourly wage rate for single worker with child to meet basic needs level	\$12.73-16.97			
% of children in families below basic need level/ <i>on school lunch program</i>	27.6		46.5	33
Median home price/median income	2.9		2.25	
% of households able to purchase median priced home	62	59		
Rental affordability ¹⁷	82	59		
% avg rent above affordability for low income households ¹⁸				60
Rate of change of median income/rate of change in CPI	1.55	3.6		
% of new businesses surviving 3+ yrs		75.6		
% of total jobs in public sector	15.8	21.5		
% of total jobs from top 10 private employers		11.1		16
% of new jobs in top 10 industry sectors		37		

Policy Project recently reported levels of income working parents needed to maintain self-sufficiency and calculated the minimum necessary hourly wage to meet those working year round full-time.

¹⁶ We focus primarily on traditional economic indicators not already covered in reports such as the CU-Colorado Springs’ Southern Colorado Business Economic Outlook Forum.

¹⁷ Percent of households for which average apartment rent would be less than 35% of household income

¹⁸ Affordability defined as no more than 30% of income for households at 50% or less of median income

Table 2. Sample Environmental and Land Use Quality Indicators

Indicator	Colo Spgs (El Paso Cty)	Austin (Travis Cty)	Jacksonville (Duval Cty)	Seattle (King Cty)
Toxic releases in lbs, annually	750,000	243,296		750,000
Solid waste generated per capita per day		8.6		8.1
Solid waste recycled per capita per day				4.0
Good air quality days	328		325	320
Days not meeting natl ozone standards	0	20		
Open space/park acreage per 1000 ¹⁹	27.6	60.3	13.02	
% living near urban open space				87
Newly platted acreage as % of total undeveloped land approved for conversion		1.06		
Water bodies meeting state standards (%)		45.5	59	
Daily per capita water consumption (gal)	127	194	49.6	92.5
% of land surface impervious to water				32
Gasoline consumption per capita, annual	623		607	530

Table 2 includes a sample of environmental and land use measures used by communities. Open space per capita, proximity to open space, and the percent of undeveloped land newly platted are all measures relating to land use. There are enormous differences in measurement between areas making these difficult to compare between communities. Other measures such as per capita consumption of water or gasoline, or the number of good air quality days, are much more directly comparable. Toxic release data is influenced by the amount and type of industry within a community. Many of these measures are more useful to a particular community over time, as it tracks changes that occur and their effects on other aspects of quality of life.

Table 3 includes a variety of measures used to assess the quality of health and public safety in a community. Surveys asking the population the quality of their health or their health care are a start. Lung cancer death and suicide rates are more objective measures of more limited dimensions of health. Use of cigarettes and alcohol, especially among the youth population can be leading indicators for future health problems. The

infant mortality rate, or the discrepancy between races in mortality along with the percentage of babies born at low birth weight and the percentage of pregnant mothers receiving prenatal care in the first trimester indicate how broadly good health and health care are shared among the population. Measures indicating the share of the population with no health insurance or the percentage of emergency room applicants who appear for non-emergencies due to lack of other health care options are important indicators.

Along with the indexed crime rate, more specific measures of child abuse or family violence, along with survey question asking the percentage of people who feel safe walking alone in their neighborhood at night, can help to get a broader measure of public safety. Some included motor vehicle accidents, but we have grouped them with transportation data in Table 6.

Table 3. Sample Health and Public Safety Quality of Life Indicators

Indicator	Colo Spgs (El Paso Cty)	Austin (Travis Cty)	Jacksonville (Duval Cty)	Seattle (King Cty)
% with no health insurance	13.4	20	8	
Emergency room use for non-emergencies				89.6
% reporting good health status/ <i>health care</i>	90.3	51	62	
% with prenatal care in first trimester	84			
% of babies born at low birthweight	9			5.7
Infant mortality rate per 1000	7		10.2	
% of youth (12-17) reporting alcohol use			51	
Packs of cigarettes sold per person			90	
Lung cancer deaths per 100,000	38.8		61.2	
Suicides per 100,000	18	10		
% feeling safe walking at night	70		62	
Indexed crime rate per 100,000	5210	6373	6900	
Family violence/ <i>child abuse</i> reports per 1000	6.8	10	13.5	

¹⁹ The Austin figure is for a three county area but includes only publicly owned parks, recreation areas, wildlife preserves and hunting grounds.

Table 4. Sample Civic Quality of Life Indicators

Indicator	Colo Spgs (El Paso Cty)	Austin (Travis Cty)	Jacksonville (Duval Cty)	Seattle (King Cty)
% of registered voters voting in local elections ²⁰	26.3	19.3	22.8	22
% reporting trust in city leaders/govt	47		71	
% believing city moving in right direction	63			
% reporting very good quality of life ²¹	58			55
% perceiving racism a local problem			49	
Racial disparities in juvenile courts ²²		1.8		3.3
% volunteering time without pay		47	67	
% who know or help neighbors		72		56

Civic participation measures, as in Table 4, generally include voting in local elections as well as some survey questions about quality of life, trust in government, confidence in elected officials, etc. Where available, Pikes Peak region measures are very similar to the others presented here. Communities also attempt to measure volunteer activities, the degree of neighborliness its members feel, and either access to or participation in cultural activities. They also generally attempt to measure racial inequities or tensions in a variety of ways. Jacksonville asked survey questions of its' citizens, while Austin and Seattle used racial disparities in juvenile courts as a measure of racial problems.

²⁰ El Paso County data is for November 1999, when tax issues but no major races were on the ballot. Austin data is a composite of local and school election turnouts, Seattle is for primary, and Jacksonville is for local elections.

²¹ The "very good" rating was the top category of 4 for Seattle, but encompassed the top two of five categories for Colorado Springs.

²² For Austin, the likelihood of an African American youth being prosecuted in criminal court is 1.8 times their population representation, while for whites it is .78 and for Hispanics 1.15. For Seattle, the likelihood of an African American youth being prosecuted in juvenile court is 3.9 times greater than their population representation, while for whites, Asians and Hispanics the ratio is 1:1.

Table 5. Sample Cultural and Educational Quality of Life Indicators

Indicator	Colo Spgs (El Paso Cty)	Austin (Travis Cty)	Jacksonville (Duval Cty)	Seattle (King Cty)
High school graduation rate	81		59	60
% of students at or above grade level according to state test		74	18 math 9 reading	
% of licensed child care workers replaced annually		31		
% attending artistic or cultural activities during past year		61	40	69
Library circulation per capita	9		4.9	10.2

Educational quality may be measured by high school graduation rates, performance on achievement tests, turnover among child care workers, and a host of other variables. The Pikes Peak region ranks much higher in high school graduation rates than the others we look at here. While Colorado has recently instituted state achievement tests, conclusive results are not available and would not be comparable to those given in other states. Performance across time or in comparison to other Colorado communities would be more valuable. Increasing awareness of the importance of early childhood development has led many communities to search for measures of child care quality.

Table 6. Sample Transportation Quality of Life Indicators

Indicator	Colo Spgs (El Paso Cty)	Austin (Travis Cty)	Jacksonville (Duval Cty)	Seattle (King Cty)
% with commuting time < 25 minutes	91		70	
Average work commute (min)	18.8	21.4		
Vehicle miles per capita (daily)	21.9	27.6		25.9
Vehicle accidents per 1000	35	18.6	17.9	10.8
% street miles with sidewalks	76			80
Street miles with striped bike lanes				16
Direct air flight destinations daily	12		59	

With traffic congestion a major issue and transportation costs a rapidly rising share of the consumer's budget, indicators about transportation quality are important. Despite major complaints, commuting time in the Pikes Peak region appears substantially

less than in Austin or Jacksonville, the cities which have comparable data. Vehicle accidents per 1000 are substantially higher than that reported by Jacksonville, Austin or Seattle. This may be due in part to measurement for the City of Colorado Springs vs. the counties in the comparison cities. It is also possible that there are differences in the definition of the level of accident recorded (i.e. the dollar amount of damage necessary to reach the threshold of accident status). The percentage of street miles with sidewalks, a partial measure of “walkability”, is close to that reported by Seattle, while destinations reachable by direct flight from the Colorado Springs airport are substantially lower than that reported by Jacksonville.

What Can We Learn from looking at Local Indicators?

Although each community is unique, it is not unusual for many local trends to track national patterns. When unemployment rates or the percentage of individuals without health insurance falls nationally, they fall in most communities around the country. Even when worsening or improved performance is counter to the national, it is difficult to say whether this was caused by local actions or policy decisions or by forces outside the control of the community. Climate patterns influence air quality, immigration patterns influence student performance in schools, and state laws influence the definition of child abuse and domestic violence, and hence the increase or decrease. Indicators generally raise as many questions as they answer. Their value lies in stimulating debate within a community about the special factors and problems that cause better performance in some areas and weaker performance in others.

This preliminary comparison of Pikes Peak region data, where available, to some of that collected by three communities intensively involved in the quality of life/sustainability indicator process, points out some areas where we lack information that might be of interest to citizens and policymakers. For example:

- Future flooding as well as drainage system costs are influenced by the percentage of land impermeable to water. As more development occurs, the need for

incentives for alternative building techniques could be better assessed if this indicator were readily available.

- Comparing the hourly wage needed for single or two parent families to support a family at the most basic need level ²³ to the wages paid by existing and potential new companies would help us to 1) anticipate shortages in affordable housing in response to certain kinds of growth and 2) improve economic development strategies to broaden the benefits of growth.
- Measures of racial inequities in employment, housing, or the justice system, as well as perceptions of racism in the community could be helpful in preventing the kinds of problems which have divided other cities and in improving the performance of minority students in schools.

Colorado Springs and the Pikes Peak region stood out as substantially better in:

- High school graduation rate
- Share of population reporting good health status
- Commuting time to work

However, we have less favorable results when it comes to

- Toxic releases in total pounds
- Gasoline consumption per capita
- Vehicle accidents per capita

For most of the information presented here, direct comparisons are not possible or would be misleading. These six should also be interpreted with caution, as there may be measurement differences that explain part of the differences in performance. The data from other communities has been presented for the purpose of increasing awareness of what other communities are doing to track their own progress over time and how we might expand the indicators we use locally to fit our vision of the future.

²³ See the Colorado Fiscal Policy Project's study on self-sufficiency for a good explanation of the basic needs concept. School lunch programs, Medicaid eligibility, and a host of other government programs recognize the inadequacy of current poverty level measurement as an adequate barometer of economic well-being.

V. Economic analysis of quality of life differentials

Rather than measuring a set of “quality of life” variables, many economists advocate instead that we observe peoples actions to infer what they value.²⁴ It makes sense that people will be willing to pay more – i.e., to accept lower wages relative to housing costs -- in order to live in desirable (high quality of life) locations.²⁵ If housing costs are persistently high relative to incomes in an area, this discrepancy indicates the presence of amenities for which people are willing to pay a premium. These amenities might be geographic/climactic conditions or they might be cultural and educational opportunities. While many factors limit mobility between cities (jobs, family responsibilities, ties of friendship) the more mobile part of the population with less strong ties will move to areas with lower housing costs and/or higher wages if they are not willing to “pay” the premium. This net out-migration works to lower previously high housing prices once there are more sellers than buyers. Net out-migration also works to raise previously low wages as labor becomes in shorter supply. The combined effect pushes housing prices and wages toward more equality as time goes by.

Along these lines, an economic study based on 1980 and 1990 census data shows males in their prime labor market years (the most mobile group) moving to Los Angeles and San Francisco, from places such as Houston or Chicago, presumably in pursuit of amenities since there was an economic cost.²⁶ However, it is likely that analysis of the year 2000 census data will show an opposite action with the exodus from California to the Rocky Mountain states and the Pacific Northwest in the mid-1990's.

Clearly, the components and perceptions of quality of life are highly fluid. The relative quality of life (or at least beliefs about relative quality) can change rapidly. Much of the out-migration from older urban areas to the South and West has been driven by quality of life variables rather than traditional economic concerns although economic

²⁴ This “revealed preference” approach is discussed further in Greenwood 2001.

²⁵ See also Powell 2001.

²⁶ Kahn, 1995.

concerns still have an important role.²⁷ Climate and geography are critical variables in the aspects of quality of life that are location-specific, according to both popular ranking systems and econometric analysis. However, neither can be changed by economic growth, local policy decisions, or individual behavior

The Cycle of the Pursuit of Quality of Life

The increased popularity of Sunbelt cities owes a great deal to the availability of air-conditioning technology and relatively cheap energy, while increased settlement in the arid west has been aided by the ability to transport food cheaply over long distances. Both of these are results of economic growth and the ability to make more choices regarding location, as well as the availability of relatively cheap energy sources.

It seems that cheap energy, along with a desire to escape some of the costs of growth, has led to a quest for the “best places” to live. This, in turn, has put increased population pressures on the environment, community, and economy in the “desirable” areas. Some communities use quality of life ratings to attract new businesses or retirees but then have to deal with declines in particular elements of quality of life from rapid growth. In Colorado, so many people have come seeking wide-open spaces that most of Colorado’s urban communities have passed special sales taxes to finance the purchase of open space before it disappears. An influx of people attracted to inexpensively priced housing has driven up housing prices to above the national average, faster than local wages have risen. As a result, although conventional economic measures look good, there are increasing numbers of people who cannot afford basic housing in Colorado. This pattern is typical of many desirable areas of the U. S. today.

²⁷ See Powers (1993) as well as Greenwood 2001.

VI. Concluding Remarks about Local Indicator Projects

It is not surprising that pollution, traffic congestion and child poverty are of greater concern to more people when they are a mile or two away rather than half a continent away. While nationally based decisions, such as vehicle fuel standards, energy policies, or income and estate tax changes have major impacts on local outcomes, a great many critical decisions are made at the local level. Through their public and private decisions, people have more control over what can be influenced locally.

Local land use and zoning determine patterns of sprawl and traffic, and thereby influence levels of air quality and access to open space. Local school boards still have the major role in spending patterns, curriculum, and discipline policies in public education. Changes in welfare and housing policies at the federal level have increased the importance of local decision-making. For these reasons, developing locally based indicators and holding local officials accountable for how their policies affect key indicators can have substantial popular appeal.

However, despite their popularity, most local indicator projects have not made much progress toward their stated goals. Even the three reviewed here have major gaps in their usefulness. Greater standardization, mirroring that of nationally collected economic, demographic, or environmental data, would make comparisons between communities easier. It would also allow researchers to explore cross-sectional statistical relationships in a more rigorous way and facilitate tracking change over time. This would require a continued commitment to high quality data collection. At present, two of the cities discussed here now have over fifteen years of data in some areas. But other variables are not collected on a regular basis due to lack of funds or shifting priorities. All of these factors limit our ability to use local or regional indicators to say as much as we would like to about changes in quality of life across time.

The three communities studied here used fairly similar criteria to select indicators. These criteria include clarity, availability, reliability, policy relevance, and reflection of

community values. If there were adequate data for statistical analysis, this analysis could be helpful in several ways. First, correlations between indicators could be established, which might save resources used tracking measures that have similar patterns. Second, although selecting indicators that lead performance was a priority for these three projects, most of the indicators used are coincident rather than leading. For example, the high school graduation or dropout rate is an outcome. In order to influence it, progress on leading indicators about children and schools must be tracked so as to anticipate and intervene to lower the dropout rate. As there is more data available, analysis of which indicators lead various outcome statistics can improve the usefulness of indicators for policy purposes.

Developing more measures to reflect geographic diversity or skew distributions in the population would address the criticism that local indicators average over too large and diverse a population and are not representative for many groups. If the move toward locally based quality of life and sustainability indicators continues, perhaps it will be the impetus needed to eventually collect these local indicators nationally. Then we will have more and better information about changes in the quality of life in our nation as a whole, as well as in local communities.

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Appendix A: Sources and Notes for Colorado Springs/ El Paso County Data

The following are presented in alphabetical order for ease of use

Average commute time to work – Pikes Peak Area Council of Governments, 1999

Child poverty rate – El Paso County, 1999, Regional Economic Review, p. 13, Colorado Legislative Council, Denver, Colorado, Nov 2000.

Commuting time to work < 25 minutes – El Paso County, PPACG, 1999

Direct air flight destinations daily- Mary Collins, Director of Marketing, Colorado Springs Airport, 2000.

Family violence reports – include child abuse and domestic violence, Colorado Springs Police Department, 2000

Gasoline consumption per capita – year 2000 estimate, El Paso County, PPACG

Good air quality days – El Paso County Department of Health , 1999

Government going in right direction – City of Colorado Springs, Talmey-Drake survey, 2001

Health status reported good - El Paso County Department of Health survey, 1999-2000

High school graduation rates – weighted average of school districts in El Paso County, 1999, Colorado Department of Education, <http://www.cde.state.co.us>

Hourly wage rate necessary to meet basic needs- El Paso County , *Self-Sufficiency Study*, 2001. Colorado Fiscal Policy Institute <http://www.cofpi.org>

Housing affordability at median income – 1999 data from National Association of Homebuilders, 2001.

Infant mortality rate – El Paso County Department of Health, 1999

Library circulation per capita – Pikes Peak Library District, 2000.

Low birth weight babies, % of total births- El Paso County Department of Health, 1999

Lung cancer deaths per 100,000 - El Paso County Department of Health, 1999

Median housing cost/median income - family of four, National Association of Homebuilders, 2001.

Motor vehicle accidents per 1000- Colorado Springs, 1998, Colo. Spgs. Police Dept

Ozone violation days – El Paso County Department of Health, 1999

Percent feeling safe walking alone at night – Colorado Springs Police Dept., unpublished survey, 2000.

Percent of households able to purchase median priced home – National Association of Homebuilders, 1st quarter 2001

Percent of registered voters voting – November 1999, El Paso County election dept

Perception of quality of life - City of Colorado Springs Talmey-Drake survey, 2001

Prenatal care in first trimester – El Paso County Department of Health, 1997

Rate of change in median income/rate of change in Denver-Boulder CPI- 1999

Rental affordability – average rent is 35% or less of household income, PPACG Market Housing Analysis, 2001, p. 44

Street miles with sidewalks – City of Colorado Springs, Dept. of Transportation

Students on free and reduced lunches – weighted average of El Paso County school districts, 1999 – Colorado Dept. of Education

Suicides per 100,000 – Colorado Department of Health, 1999

Toxic releases in pounds – El Paso County, Environmental Protection Association, www.scorecard.com, 1998

Trust in government - City of Colorado Springs, Talmey-Drake survey, 2001

Uninsured population, health care – El Paso County, Colorado Dept of Health, 2000

Vehicle accidents per 1000 – Colorado Springs police department, 1999

Vehicle miles per capita – Pikes Peak Area Council of Governments

Most of the data was collected and documented by Katie Donnelly, intern in the Center for Colorado Policy Studies, during Spring and Summer 2001. Jay Gary, Trevor Russell, and Abbey Robin-Durkin also provided assistance. The data presented here reflects our best attempt to get the most recent and accurate information available in the Pikes Peak region. We appreciate any help in correcting omissions, updating information, and providing cautions and caveats as to interpretation as this is a work in progress.

Appendix B: Partial List of Community Indicator Projects in the U. S.

Alaska – Juneau
Arizona – Phoenix, Sonora, Tucson
California – Pasadena, San Francisco, Santa Monica, San Jose, Silicon Valley
Colorado – Boulder, Healthy Mountain Communities Indicator Project, Yampa Valley
Connecticut – New Haven, Hartford
Florida- Gainesville, Tallahassee, Jacksonville
Georgia – Atlanta
Kansas – Manhattan
Massachusetts – Cape Cod, Boston, Cambridge
Maine – Statewide Economic Growth Council, statewide Sustainable Maine group
Mississippi – Jackson
Missouri – Kansas City, St. Louis
Montana – Flathead County, Missoula County
Nevada – Truckee Meadows (Reno/Sparks)
New Jersey – Sustainable State
New Mexico – Sustainable Albuquerque
Ohio – Cleveland
Oregon – Portland Benchmarks, Sustainable Sherwood
Pennsylvania – Delaware Valley
South Carolina – Greenville County, Spartanburg County
Tennessee – Chattanooga
Texas – Austin, Amarillo
Virginia – Russell County
Washington – Seattle, South Puget Sound
Wisconsin – State of Public Wisconsin, Wausau

SOURCE: Norris, Tyler and Associates, et al. 1997. *The Community Indicators Handbook*. San Francisco: Redefining Progress.

Appendix C: Jacksonville (Duval County), Florida Quality of life Indicators

Note: + indicates improvement, - a decline, ~ mixed or unclear trends, ? lack of data

Cultural and recreational opportunities seem, on balance, to have improved. The key indicators had only been measured during the last few years.

- Number of major events and performances open to the public (+)
- Attendance per 1,000 at major musical and sports performances (+)
- Per capita financial support for key arts organizations (+)
- Public park acreage per person (+)
- Library circulation per capita (+)

Political/governmental aspects of quality of life were measured by

- A survey evaluating local leadership (+)
- The percentage of the adult population registered to vote (+)
- The percentage of registered voters actually voting (~)
- The percentage reporting “keeping up with local government news” ²⁸(~)
- The percent of adults naming two current city councilpersons ²⁹(~)

The **economic area** also included, along with net employment growth

- The child poverty rate rose from 36% in 1984 to 46.5% in 1999 (-)
- The ratio of housing costs to income, which fell to target level (+)
- The level of real monthly utilities costs also falling to target level (+)

Mobility indicators included

- Increase in average commute to work time (-)
- Decline in bus ridership (-)
- Increase in miles of bus service increased (+)
- Accessibility to airline flights and destinations via air (~)

Social environment indicators also include

- Child abuse and neglect, which declined somewhat from 1993 to 1999 (~)
- Births to mothers under 18 also decreased fairly steadily as a percentage of total but remain above target level (~)
- Data on volunteerism and charitable giving showed no clear trends (~)

The natural environment section also included measures such as

- Gallons of motor fuel sold per person (~)
- Water level in aquifer wells (~)
- Compliance with water standards in major rivers (~)

Source: Jacksonville Community Council. 2000. *Quality of life in Jacksonville: Indicators for Progress*. Jacksonville, Florida

²⁸ This ranged from 43% to 58% throughout the decade, with no clear trends

²⁹ This fell from 43% in 1986 to the mid 20 percent range by the late 1990's, jumping to 37% in year 2000

Appendix D: Sustainable Seattle Indicators, 1998

Note: + indicates improvement, - a decline, ~ mixed or unclear trends, ? lack of data

The category of environment has seven sub-categories, some of which are built from several indicators. These are:

- open space acreage near urban villages (?)
- the level of air quality (+)
- the percentage of drainage lands now impervious to surface water (?)
- soil erosion (~)
- pedestrian and bicycle friendly streets (?)
- ecological health: condition of a sample of local streams and loss of natural vegetative cover due to urban development(?)
- wild salmon runs (~, short term) (-, 15 yr/long term)

Other environmental variable are placed in the population and resources category, such as

- solid waste generated and recycled (-)
- use of renewable and nonrenewable energy (-)
- direct toxic releases and sewage heavy metals (+)
- water consumption (+) 12% less use since 1990

Along with

- population (~) less growth, still pressure on environmental systems
- local farm production (-)
- dependence on automobiles (-) : vehicle miles traveled per capita
fuel consumption per capita

In the category of economy, Sustainable Seattle lists

- energy use per dollar of income (+)
- employment concentration (+) – more diversification
- unemployment rates (+)
- distribution of personal income (-)
- children living in poverty (-)
- work required for basic needs (-)
- housing affordability (~) : stabilizing in short term, worse long term
- community reinvestment by banks (?)
- emergency room use for non ER purposes (~)
- health care expenditures per capita (-)

Under “Youth and Education” is information on

- high school graduation rates for all groups (?)
- Ethnic diversity of teachers (~)
- Youth involvement in community service (?) – higher than national averages at almost 50%
- Juvenile crime (~) – relatively stable

- Volunteer involvement in schools (+)
- Arts instruction (?)
- Adult Literacy (?)
- Equity in justice (+) – proportion of minority youth in juvenile justice system falling

However, other youth related variable appear under “Health and Community”

- Low birth weight infants (~)
- Asthma hospitalizations for children (~)

Along with adult oriented variables such as

- Voter participation (+)
- Gardening (+)
- Perception of “quality of life” (~)

And those which include both adults and children

- Library and community center use (~)
- Public participation in the arts (+)
- Neighborliness (?)

Source: Sustainable Seattle. 1998. *Indicators of Sustainable Community*. Seattle, Washington.

Appendix E: Austin, Texas (Travis-Hays-Williamson counties) Indicators

I. Community/Children

1. Community Safety – indexed crime rate
2. Safety in the Home – family violence incidents
3. Adult Literacy – national survey data
4. Student Academic Performance – performance on state test
5. School Quality – state rating system
6. Equity in Education – race/ethnic disparities among top rated schools
7. Equity in Law Enforcement - race/ethnic disparities in justice system
8. Equity in Access to Capital – race/ethnic disparities in loan rejections
9. Equity in Leadership Positions – race/ethnic/gender disparities in civic and business leadership
10. Participation in the Arts – percent attending two or more activities
11. Philanthropy and Volunteerism – incidence of volunteering/giving
12. Neighborliness – percent comfortable asking a neighbor for help/favor
13. Quality of child care – turnover rate of child care workers
14. Access to child care – number of subsidized child care spaces
15. Civic Engagement – voting in local elections by registered voters

II. Workforce/Economy

16. Government Effectiveness – cost of local govt/median hh income
17. Cost of Living- % increase in median hh income/% increase in CPI
18. Housing Affordability - % able to buy median priced home or rent median priced rental unit
19. Household Income – poverty rate
20. Labor Availability- net chg in labor force/net chg in employment
21. Job Training Availability – number of training slots in high demand occupations relative to identified new job openings
22. Exporting Industries Growth- net new jobs in “exporting” industries
23. Job Opportunities – unemployment rate
24. Diversity of Industries - % of total job growth from top ten private industry sectors
25. Diversity of Employers -- % of total job growth by top ten private employers
26. Entrepreneurship- % of new businesses surviving third year
27. Technological Innovation – patents issued to institutions and individuals

III. Health/Environment

28. Individuals’ Physical Health –% reporting good/excellent health
29. Individuals’ Mental Health – suicide rate
30. Health Insurance Coverage - % adults with health insurance
31. Air Quality – days failing to meet national ozone standards
32. Hazardous Materials – pounds of toxic release (EPA)
33. Water Quality - % of monitored water bodies meeting state standards

- 34. Energy Use – per capita consumption of nonrenewable energy³⁰
- 35. Solid Waste – solid waste sent to local landfills, per capita³¹
- 36. Water Availability – per capita water consumption

IV. Our Land/Our Infrastructure

- 37. Attractiveness of the Landscape -- % seeing improvement in natural and built environments in recent years
- 38. Rural land in the region -- % of farm/ranch/other undeveloped land approved for conversion to residential and commercial use
- 39. Public open spaces – acres of public land per 1000 residents
- 40. Density of new development – population per developed acre
- 41. Vehicle miles traveled – daily vehicle miles traveled per capita
- 42. Time spent commuting – average commute time

Source: Sustainability Indicators Project of Hays, Travis and Williamson Counties. 2000. *Central Texas Indicators, 2000*. Austin, Texas.

³⁰ Does not include energy used in products imported into the area

³¹ Does include landfill waste from other regions