

From: [Kay Rippy](#)
To: BVCPchanges@bouldercolorado.gov; planning@bouldercolorado.gov; EllisL@bouldercolorado.gov
Subject: twin lakes action group
Date: Saturday, August 06, 2016 5:04:32 AM

Hi,

I sent this to one email already but thought I'd try these too.

We are very opposed to wildlife infringement, cramped quarters and too many cars.

There are plenty of reasons to find life worth living....but my number one pick would be nature.

Imagine living on this ball suspended in space if it looked like Mars. Our planet is beautiful, enchanting, mysterious, volatile, nourishing, fascinating, and rapturous. I love a commercial I've seen that shows nature to be the ultimate anti-depressant.

My husband and I wanted to retire somewhere beautiful which is certainly not what Dallas, Texas is. So we moved here last summer and haven't regretted it a minute. The "open space" we kept hearing about was as big a draw as any of our reasons to relocate. So here we are in Gunbarrel, loving our neighborhood and enjoying the open spaces and Twin Lakes.

Naturally, we are upset about more apartments proposed to be built. It seems to me that the hundreds of units on Lookout Road should be quite enough already. There is already so much traffic and congestion from that.

To build this complex is infringing on precious wildlife, and ravaging our precious space which is what makes people like us come to Boulder in the first place. Take away the pastoral areas and you are taking away what makes Boulder a great place to live. So then people move away to somewhere more respectful of nature, and eventually you don't have the same town anymore.

My husband and I are approaching 70 (egad!) and moved here to enjoy a richer, more beautiful environment in our retirement years. You can easily imagine how distressing it is for us to have made the gamble to relocate, to a very expensive place, and then to see it being corrupted & compromised.

I hope the right thing to do will prevail, instead of the urge to capitalize.

Sincerely,

Kay Rippy

Gunbarrel

From: [Steven Albers](mailto:Steven.Albers)
To: BVCpchanges@bouldercolorado.gov; planning@bouldercolorado.gov
Cc: EllisL@bouldercolorado.gov; tlag@dmrgrouppllc.com
Subject: 6655 Twin Lakes Draft Plan
Date: Saturday, August 06, 2016 1:18:25 PM

Greetings,

I would like to comment by email in case I'm unable to attend the August 8th open house. As a resident of Boulder County I would like to express my strong support for a different recommendation, namely we should leave the fields south of Twin Lakes undeveloped, or with minimal park amenities such as a trail. I think the scenic quality of the area should be paramount. There is no need to increase the population of Gunbarrel or of Boulder city/county. Traffic is already plenty sufficient (with enough obstacles to negotiate) as I can see when walking and driving around the streets in the Gunbarrel area. If we need affordable housing we should redesignate existing developed areas. For example condos can be purchased by the city to make available to low income residents. Future condos already being planned should require affordable housing on-site. The cost of these things should be considered part of a sustainable economic model. The economic model of continued (even perpetual) population and land use increase is flawed and unsustainable.

I think the density listed in the Gunbarrel Green 2nd Pleat may be factually incorrect. The 159 units stated I believe are just for the southern half (Stonegate). The sum of Stonegate and Meadow Creek is more than this. These dwellings are already reasonably affordable and thus there's already plenty of housing in the Twin Lakes vicinity. Why do we need more?

Also, I think the future use of Eaton Park should remain as is. We already have a developed field for recreational use there. I recall the rest was supposed to remain undeveloped in the original planning. The hilly area actually wasn't supposed to be there as I had seen the dirt piles being dumped there about 20+ years ago. Presently the interpretive signs indicate it is yet a habitat for local wildlife, so would benefit the environment (and recreational use including environmental appreciation) as is.

Thanks,

Steve Albers

From: [Boulder County Contact US/Feedback](#)
To: [#LandUsePlanner](#)
Subject: Boulder County Contact Us/Feedback Form [#148]
Date: Saturday, August 06, 2016 7:47:24 PM

Name * shane williams

Email * tintala@gmail.com

Select a Subject * Land Use Planning

Comments *

You abuse of your powers and total and blatant disregard to the Twin Lakes Community is a travesty. You have no right to the infilling development of mid density housing at TL. I have lived here in this community for 25 yrs, the open space is much needed and something we do NOT HAVE ENOUGH OF ! Who do you think you are to rubberstamp such a disgusting development plan? This land was gifted to you and should be kept as open space, my 2 yrs old love to play in the field I walk my dog there daily, not to mention the abundant wildlife you are blatantly disregarding... I will use my vote to vote you all out during election time, you have zero compassion for our community therefore you must have been paid off by someone.. You should be impeached .mid density housing built on this property is totally inappropriate? we do not need the excess traffic nor are there enough amenities in the area to support such a development. You have given me no choice b ut to become proactive and oppose you at every turn, I will now be present at all meetings to oppose you You all are a disgusting excuse for being with your constituents. Our neighborhood does not need this.. you should have built that on lookout or any other luxury locations for the development you so desperately want. No one here wants this, so who are you to impose this on our community?

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Thomas Veblen](#)
To: [BVCPchanges](#); [City of Boulder Planning](#)
Cc: [Ellis, Lesli](#)
Subject: BVCP changes
Date: Sunday, August 07, 2016 1:09:23 PM

To Whom It May Concern:

I oppose Request 35 to change the Twin Lakes properties to Mixed Density Residential use.

Chief reasons for opposing this development are: 1) inadequate services available at the Gunbarrel Town Center where parking and traffic have become major problems as a result of nearby residential development during the past year; 2) exacerbation of basement flooding hazard due to the shallow water table at the proposed development site.

I support Request 36 to designate the Twin Lakes properties as Open Space. This Open Space currently serves locally residents and visitors as an important site for walking, running, and viewing wildlife.

Sincerely,

Thomas T. Veblen
Zip code 80301

From: susan.williams12@comcast.net
To: [#LandUsePlanner](#); [council](#); boulderplanningboard@bouldercolorado.gov
Subject: Fwd: Save TWIN LAKES & GUNBARREL GREENS Dedicated Land
Date: Sunday, August 07, 2016 2:14:57 PM

This Land should be dedicated as OPEN Space. I fully support the Twin Lakes Action Group. this proposed project would add an outrageous Number of cars and people to our community. We have limited services & even King Soopers was not allowed to expand. There is abundant wildlife in our neighborhood & the open space is what brought most of us to this area. Having been a resident in Boulder since 1994 I am appalled that the Boulder County Housing Authority& BVSD are asking the city and county to change the fieldsland use designation even though the State and County rules say such dedicated lands can be used ONLY for school ,park or open space that benefits the contributing subdivision... and that is not MXR!! All other sub-communities of Boulder have 1.7 fold to 3 fold more public amenities than Gunbarrel. The city itself states of Gunbarrel,"Deficiencies exist in the developed park facilities and services" yet you look to add more cars, more people, with roads in disrepair and very few parks for kids and families to play, on land that is DEDICATED for a neighborhood park or school. I support the TWIN LAKES ACTION GROUP.

Susan Schatz Williams & Carter Williams
4889 Country Club Way
Boulder, CO 80301

From: [Sarah Bexell](mailto:Sarah.Bexell@boulder.colorado.gov)
To: BVCPchanges@boulder.colorado.gov; planning@boulder.colorado.gov
Cc: EllisL@boulder.colorado.gov; [Rick Adams](mailto:Rick.Adams@boulder.colorado.gov)
Subject: From Twin Lakes Gunbarrel Resident
Date: Sunday, August 07, 2016 7:55:06 PM

Dear BVCP Staff:

I am writing with my concerns about the planned development of housing on the two lots next to the Twin Lakes Natural Area in Gunbarrel. I have lived next to the lakes for 7 years and the area and the area's wildlife are precious to me. The quiet, the serenity, and the fact that we still have wildlife who can coexist with us (some of the hardier species of course) makes this area a rare gem. In the late winter and early spring, people come from all around to see the owls, they bring children, the next generation, who has scant chance to see wildlife, and to fall in love and wonder at their lives and as co-habitants on this wondrous planet. Without this love developing in young children, we will have a hard time getting the next generation to protect this planet. If this area is developed we will have to say goodbye to the this amazing pair of owls that we all consider neighbors on equal scale, as well as many others who inhabit our area.

I am deeply cognizant of the need for affordable human housing globally and study and teach about the global human overpopulation problem which is and will continue to force humans to live in high density areas and we WILL lose all of the worlds wildlife if we do not devise humane and wise measures to communicate and address the human over population problem (as well as our consumption habits). I say this not because this is a concern your department deals with, but it is a reality and while there may be money driving some of these decisions to develop, I wanted to acknowledge the real need for human housing, that is destroying our entire planet. I chose not to have children and this is why.

We are at a point in human history where it is imperative that we save every inch of unpaved and unexcavated terrestrial space (to to mention protecting marine environments) and start saving space for the others. There is little time to waste. You may be familiar with E. O. Wilson's (the premier ecologist of our time) new and provocative book, *Half-Earth* which is a plea to humanity to protect at least 1/2 the Earth for the others, because if we do not, Earth's ecosystems will also not provide for us, humanity is in the balance.

Please consider seriously the preservation of these lands and annex them with the Twin Lakes Natural area and allow this part of Boulder to stay healthy and just a little bit wild.

Sincerely,

Sarah M. Bexell

(4803 Brandon Creek Drive)

Sarah M. Bexell, PhD

Institute for Human-Animal Connection | Research Associate Professor

University of Denver | Graduate School of Social Work | Adjunct

2148 S. High Street | Denver, Colorado 80208-7100

Contact: 303.871.3497 | Sarah.Bexell@du.edu

<http://www.du.edu/humananimalconnection/>

<https://www.facebook.com/humananimalconnection>

From: [Jim D](#)
To: [BVCPchanges](#)
Subject: Twin Lakes Open Space
Date: Sunday, August 07, 2016 8:13:02 PM

The intention of the Boulder Valley Comp Plan has always been to keep those properties as open space to provide a needed wildlife corridor and ecosystem connectivity. That's still needed and not too hard to understand. Right?

Jim D

From: [Robert Mansour](#)
To: BVCPchanges@bouldercolorado.gov
Subject: Gunbarrel
Date: Monday, August 08, 2016 6:15:14 AM

It is not fair to add 500+ cars to the area with 640 more homes - there is already so much traffic and just adding more homes to make someone more money is not fair.

Is there any plans to expand roads and put money into nature the snug harbor pond needs work and money what is being done for more schooling more restaurants you can't expect the community to be ok with just adding that many more homes without any plans to build up the area to make it work better.

Same thing happening in lafayette

Robert Mansour
(303) 641-8302

From: Margaret Flaherty [<mailto:margaret.flaherty@mockpropertymanagement.com>]
Sent: Monday, August 08, 2016 6:57 AM
To: City of Boulder Planning <planning@bouldercolorado.gov>
Subject: Twin lakes parcel developments

To Whom This May Concern

Please see attached. I elected you to represent our property interest in the County of Boulder.

Sincerely,

Margaret Flaherty, REALTOR, GRI
Mock Property Management Company
Celebrating 35 years!
Since 1981
303 497-0668 - Desk
303 497-0666 - Fax
303 668-2926 - Cell
Mailing Address: 825 So. Broadway, Suite, 200, Boulder, CO 80305
margaret.flaherty@mockpropertymanagement.com
margaret@mockpm.com
www.mockpropertymanagement.com

VIEW ALL AVAILABLE RENTALS AT www.mockpm.com

August 8, 2016

To: Boulder County Commissioners & Planning Commission

From: Margaret & Nick Flaherty
6845 Bugle Court
Boulder, CO 80301

Re: Annexation and development of 6655 & 6600 Twin Lakes Rd.

Dear Commission & Council Members,

Our family have been residents of Red Fox Hills since the fall of 1989. We am contacting you to voice our concerns over the possible re-zoning and of 6655 & 6600 Twin Lakes Rd. We firmly believe this proposal is a bad idea for the members of the local community

Our personal residence along with many other homes in the neighborhood have flooded on several occasions since 1989. The homes in our development were built with French draining systems around the foundations to promote positive drainage and to accommodate the high water table. There is a storm sewer that runs under a sidewalk between our home and a home to the south of us. This drain moves the surface water from Red Fox Hills and beyond to connection in the open space behind us. The sewer lines also run under this area, there are two man holes out in the open space.

We flooded in 1995 when we had record rains in the month of May. The open space to the east of our property had turned into a lake. At the same time our basement was filling up with water quickly. We have flooded twice with flood/ground water and now have a sump pump that works on regular bases. Many other homes in our cul- de- sac also flooded when we did and have working sump pumps.

We flooded again in 2012 with raw sewage, several homes backed up on our street, the City of Boulder would not take responsibility for any of the damage. In fact right after this sewer back up the city put a MH marker at the end of the side walk on a man hole that I know they have never serviced. We all flooded again with raw sewage and ground water on or around September 12, 2013. Since both of these flood's a couple sections of the sewer lines failed in Red Fox Hills and had to be repaired in 2015.

I walked around Twin Lakes on September 12, 2013 and witnessed saturated open space, the ditch ways over flowing uncontrollably and the north side walkway of the west lake ankle deep in water. I also have witnessed the surrounding homes from 63rd, down Twin Lakes road on to Gunpark experiencing individual water issues because of the snow, rains, and floods.

From information received from experts, this area should have never become housing and with added housing, it hard surfaces, waste water and sewagenwe are very concerned that this will compound the water problems residents of this area already experience on a daily basis. We are at the bottom of the flow of the natural waters in this area. I am concerned that my home will take on more water with any development. Are you going to repair my basement should it flood again?

The streets, gutters and water flow of this are all in poor condition. Each time a snow mover comes through our street they tear up our asphalt roads, leaving divots and pot holes and piles of crumbled asphalt. The ramps to the sidewalks that were added along Twin Lakes and in the Red Fox subdivision are too low and had created dangerous sheets of ice damning up into the sidewalks last winter. The ice

had to be chipped away in order for the water to flow. In my 26 years of living here this is the first time this has happened. There is no way a person with special needs could navigate these locations.

The roads from Twin Lakes into Williams Fork Trail and onto Gunpark have become dangerously congested with cars. With the roads natural curves it makes the congestion even worse. When it snows they are sometimes down to one lane. More traffic will make this even worse.

The newly built Boulder View and Gunbarrel Center, with absolutely no low income units, in Gunbarrel have made the road conditions even worse, the wear and tear on the natural areas has increased, more trash is everywhere, more dog crap everywhere, and increased bicycle use on the trails combined is destroying the pathways and roads and interfere with the natural habitats. Our local King Soopers Shopping Center has already become inconvenient to use because of the increased traffic from the new housing on Lookout Road.

I have managed property and sold property as a licensed realtor in the city and county of Boulder for 35 years now. I have always followed the City Licensing and now Smart Regs requirements. I have worked with rentals in all markets from low income to high income. I follow the occupancy requirements. As a provider of housing, I just cannot get my head around all of the new housing that is springing up everywhere in the city of Boulder, the outlying cities and the county of Boulder and that most of this housing does not have any affordable housing. So many of the added housings locations would work so well for those on limited incomes and of special needs. The fact that Gunbarrel Center and Boulder View does not have any affordable housing is an irresponsible decision on the City of Boulders part.

See the Comprehensive Plan vision that was created 40 years ago, regarding Twin Lakes, Gunbarrel is not the vision of all of us who live here, and does not have any idea what makes this area so special. Development of these two parcels will not only have an impact on the human population that already exist in this area but, it will also have a huge impact on the wildlife habitat of owls, coyotes, red fox, geese, ducks, robins, red winged blackbirds, mice, snakes, snapping turtle, hawks, herons, rabbits, woodpeckers, doves, flickers, finches and many the species of wildlife that migrates to this areas natural and very established habitat. The wildlife that has made this their home so many years ago was established way before any Comprehensive Plans. The owners of the two parcels in Twin Lakes are insensitive to the wildlife and the humans that have lived in these areas by mowing these lots on an annual basis. Just pack us in like cows or sardines.

The growth that has been happening in Boulder and Boulder County needs to allow the new housing already constructed to settle itself in to the area it has been built in. The rental market is already experiencing a vacancy throughout the area and rents are starting to drop.

The Comprehensive plan is not a Bible, as one your representatives referred to it, and if it is your bible what give you the right to force your beliefs on others already existing in a specific area? Just because you point your finger on a parcel and suggest this could be a good spot for future development. Once this land is torn up it will never be the same again.

There is also the infrastructure of Red Fox Hills. I am very concerned what will happen to my property should more hard surfaces be added to this already very wet area. The cat tails are in bloom in the wetlands located directly east of my home. If this area is developed what is the City of Boulder going to do to improve our sewers, storm sewers and deteriorating roads? Are you going to take responsibility for any damage to my property should it flood again? How are you going to preserve the wildlife around these lots, by not cutting off the natural flow of water to these wetlands?

What happened to the County Commissioners responsibility to represent our needs? Now in bed with the City Council, who we do not get to vote for, now you the commissioners, are going to allow them to put their fingers in our homes by suggesting that these parcels be annexed to the city and now you our representatives will allow the city to have their finger in between Red Fox Hills and Twin Lakes. This action is irresponsible and not compatible with what our community represents. You are not representing those of us who voted for you, shame on you. While I understand that housing has always been option for this area, building up to 12 unit per acre will also be an irresponsible act by you our County Commissioners.

We are absolutely against allowing these two parcels to be annexed to the City of Boulder. We are absolutely against allowing more properties to being built than the current zoning allows. We are absolutely against the destruction of our natures habitat.

Sincerely,

Margaret Flaherty, Property Owner (with rights)

Nick Flaherty, Property Owner (with rights)

From: [Ken Beitel](#)
To: tips@cuiindependent.com; [denverpostnewsroom](#); [Boulder Weekly](#); joe.hight@gazette.com; [Colorado Daily Editor](#); newstips@9news.com; 7NEWS@thedenverchannel.com; [Susan Greene](#); [Matea Gold](#); btrollinger@summitdaily.com; [Council](#); [Aurelia Pollard](#); [Kyle Horan](#); [boulderplanningboard](#); [Matt Sebastian](#); [Amy Bounds](#); newstips@cbs4denver.com; [Fox31TipsDesk](#); tips@kwgn.com; Tips@coloradoindependent.com; [John Fryar](#)
Subject: Boulder County Bulldozers Move Closer to Shredding Owl Hunting Meadow
Date: Monday, August 08, 2016 7:09:08 AM
Attachments: [Owl Coalition Press Release Aug8 2016.pdf](#)

For Immediate Release – Monday Aug 8, 2016 (Broadcast News Quality Owl Video and Press Photos Media Kit available)

Coalition Backing Great Horned Owl Preserve is Shocked and Dismayed by City-County Draft Recommendation

Key Owl Habitat Threatened by Boulder County Bulldozers



Photo Credit: Alexa Boyes. See media kit at: <http://boulderowlpreserve.org/mediakit/>

(Boulder, Colorado) A coalition of community, business, outdoor and spiritual groups has been working to create the Boulder Great Horned Owl Preserve to protect Colorado's most famous owl family.

Open space advocates and community members that have been in discussion with Boulder County on creation of a Greater Twin Lakes Open Space are angry and upset by the just announced draft recommendation that calls for as many as 280 condo or apartment units to be built on key owl habitat.

"Boulder County and City of Boulder planning staff have betrayed our community by recommending the bulldozing of the 20 acre owl hunting meadows", explains Ken Beitel, spokesperson for the Owl Preserve. "We are encouraging all people in Boulder and Gunbarrel who love owls and open space to express their anger at tonight's Boulder County open house and call for an open space land use designation. There is no reason to tear up the Owl Hunting Meadow - alternate locations have been identified for the proposed development that would better serve

people and not impact critical wildlife habitat.”

Concerned citizens can attend the City of Boulder and Boulder County open house on Monday, Aug. 8, 2016, 5 to 7 p.m. Calvary Bible Church 3245 Kalmia Ave, Boulder, Colorado to protect the Twin Lakes owl hunting meadows. Media interviews will be available at 5:30pm.

With announcement of the draft land-use change the owls face an impending threat: construction bulldozers, as the Boulder County Housing Authority (BCHA) gears up to transform the owl hunting meadow into dense urban housing—despite the vast opposition of the surrounding Gunbarrel community, wildlife photographers, school children and Coloradans who love the Great Horned owls at Twin Lakes.

The county's own [Twin Lakes Open Space Management Plan](#), speaks to the area's high wildlife value. Boulder County is also violating its own Parks and Open Space acquisition criteria by seeking to develop land adjacent to existing open space.

“The Twin Lakes Owls are a gift to the people of Colorado. It's amazing to see young children gazing wide-eyed at the baby owls, and to see the smiles on everyone's faces,” says Ken Beitel. “If we can successfully fight off Boulder Country from destroying the owl hunting meadow, the Great Horned Owl Preserve will be a wonderful place for owls and people for decades to come.”

More than 2,100 people have already signed a petition to create the Owl Preserve at www.BoulderOwlPreserve.org

-30-

Background Information

For nearly three decades, great horned owls have nested in a huge cottonwood tree near the Twin Lakes in northeast Boulder. Thousands of visitors from all over Colorado come each year to see the owl babies peering out from their nest and making their first flights. The parent owls regularly swoop over the 20-acre Owl Hunting Meadow, just south of the nesting tree, to bring back a morsel for the downy owlets.

Dozens of species live on or use these meadows, including bald eagles, red-tailed hawks, great blue herons, geese and osprey, as well as red foxes, coyotes, mink, raccoons, rabbits, bats and other mammals.

Dave Rechberger, a spokesperson for the Twin Lakes Action Group (TLAG), is hopeful: “Together, City Council and the County have an opportunity to protect a remarkable place for people and owls.”

Supporters of the Great Horned Owl Preserve to Date

- Boulder Owl Preserve – www.BoulderOwlPreserve.org
- Twin Lakes Action Group (TLAG) - <http://tlag.org>
- Sacred House - <http://www.sacredhouse.org/>
- Wildlands Defense - <http://wildlandsdefense.org>
- ProTrails.com – www.ProTrails.com
- Boulder Colorado Hiking and Outdoor Club (1,600 members, approved by steering committee)

Media Kit

High-resolution owl and owl baby photos/medium-resolution video are available for print, TV display and web publication: <http://boulderowlpreserve.org/mediakit/>

Media Contact:

Ken J. Beitel - spokesperson, Boulder Great Horned Owl Preserve.org
email: info@BoulderOwlPreserve.org m: 720 436 2465
web: www.BoulderOwlPreserve.org

Interview Opportunities

Interviews will be available via phone or on location at the Boulder County – City of Boulder open house at 5:30pm. Please pre-arrange interview in advance via the above contact information.

Draft development recommendation will be unveiled Monday, Aug. 8, 2016, 5 to 7 p.m. Calvary Bible Church 3245 Kalmia Ave, Boulder, Colorado.

From: [Melanie](#)
To: planning@bouldercolorado.gov; plandevelop@boulderco.gov; [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; wwilliford@bouldercounty.org; [Swallow, Ian](#); BVCPCchanges@bouldercolorado.gov; EllisL@bouldercolorado.gov; [Heather Bergman](#)
Subject: Twin Lakes Development: Please respond
Date: Monday, August 08, 2016 8:25:39 AM

Dear Governing Bodies and those who work within them:

I have written many, many letters and have never received a response. I am sure you all very busy finding ways to change forever my gorgeous neighborhood but I thought I would reach out again...and again.

My husband and I do our best to make it to meetings but have a family and as you might imagine it's tough to do all the time. But we are so deeply saddened that we do not really have a voice within all of this. I apologize in advance for the tone of this letter but am very very frustrated with the lack of transparency and information. I want to continue to enjoy the neighborhood we worked very hard to live in. I want to enjoy it's beauty and safety.

I have added all the email addresses I could think of here...I would like some answers but can't seem to get from anyone. Yes I have read reports and my husband has gone to several meetings and open houses. But we still have questions.

Would someone on this email list please answer the following questions:

-If affordable housing is so very important to you why do you allow cash in lieu? There are apartments and townhouse going up EVERYWHERE but no affordable housing??? I'm sorry, I must be very ignorant but I really don't understand why hundreds of units could go up in Gunbarrel Center and NONE of them be affordable housing??

-Are all these open houses and times for the community to speak just lip service?? It seems to my BCHA will just go ahead and do whatever it likes even if that means doing what TLAG does not like!

Where is the compromise? Why can't we meet in the middle? You have asked us for our opinion. Please take it to heart.

-Why does BCHA want so many units????? Yes we want open space but I think folks would be amenable to 1-8 units per acre. Something much lower. 12-18 BCHA? We do NOT have the infrastructure for this. AT ALL!!

-Why is no one taking the hydrology and wildlife issues seriously??? AS an avid naturalist, I can boldly say YES there these fields are loaded with wildlife. Spend some time here and stop mowing so much. And it actually really floods terribly here.

-Is anyone taking these studies seriously???

-Please speak who this will affect safety/traffic/light and noise pollution. I have a toddler and live right on Twin Lakes Rd. Folks already zip by way too fast. Scary.

How would you deal with this?

-How come you all seem to be in cahoots?

-Do any of you actually live in Gunbarrel?

Thanks to any human being who responds to this wildlife protecting, neighborhood loving, mama!

Melanie

ps

Why I love Twin Lakes: My Top Ten

10. A place to call home
9. It's a gorgeous, small, and safe neighborhood minutes from the foothills.
8. Kid and dog friendly
7. Peace and Quiet!
6. The Lakes!
5. Abundant wildlife
4. We are surrounded by wildlife corridors, open space, waterways, and farms. We literally live in a nature preserve! Could you ask for more?
3. Awesome friends and neighbors live here!
2. The South Field

Wetlands, secret trails, bike trails, places to run, walk, and play. We love to stop and listen to the red winged blackbirds singing or the ducks quacking away!

1. The North Field

There is a wonderful path you can take all along the perimeter of the field. My dog goes crazy for running it! I also love to take my son out here and go all the way to the creek. We love to sit under the Cottonwoods and Willows and have snack and play. But my favorite thing to do in this lovely wild field is this: I walk all the way to the line of Cottonwoods and Willows at the northern most part of the field, without looking back. Once there I turn around and admire the jaw dropping views of the front range. Perfect! I can't imagine not walking here several times a week and taking in the green, the wildlife, the beauty.

What could be better than this? Hmm...maybe just bulldoze it...

--

"Nature does not hurry, yet everything is accomplished." ~Lao Tzu

If you have a moment consider supporting Twin Lakes in protecting our beloved Owls and other abundant wildlife in their natural habitat.

<http://boulderowlpreserve.org>

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in-www.tlag.org>

From: [ml](#)
To: [boulderplanningboard](#)
Subject: middle income housing strategy
Date: Monday, August 08, 2016 8:59:23 AM

Good morning Planning Board (sorry about the group email but your individual email was not available on the web page),

My name is Mary Lou Robles, I go by ml, I am working on a neighborhood pilot to address the middle income housing crisis growing in our city and in support of city Council's adopted goals for housing strategy:

1. Strengthen Our Current Commitments
2. Maintain the Middle
3. Diverse Housing Choices
4. Create 15-Minute Neighborhoods
5. Strengthen Partnerships
6. Enable Aging in Place

The project is hosted in 2 non-profits: Goose Creek Neighborhoods and Newlands, and is led by my self, an architect and resident of Newlands for over 35 years. I would love to meet with you and introduce myself and the project: **small > BIG**. I have met with Councilwoman Jan Burton, who has given it her support, and with city housing staff. I am hoping this project will move forward as one of the city strategies for neighborhood pilots to test out solutions to the middle income housing problem.

Aug 8-12

I can meet anytime between 10 -2 on Tuesday

I can meet anytime on Wednesday

I can meet anytime after 10 on Thursday

I have more flexibility next week if you are unable to meet this week.

I will appreciate your response and look forward to meeting.

Kind regards, ml

ml Robles, NCARB Architect LEED A-P

Principal Architect

Studio Points Architecture + research

Believing your dream.

303 443 1945

www.studiopoints.com

From: [Melanie](#)
To: [City of Boulder Planning](#); plandevlop@boulderco.gov; [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [Council](#); wwilliford@bouldercounty.org; [Swallow, Ian](#); [BVCPchanges](#); [Ellis, Lesli](#); [Bergman, Heather](#)
Subject: Twin Lakes Development: Please respond
Date: Monday, August 08, 2016 9:10:48 AM

Dear Governing Bodies and those who work within them:

I have written many, many letters and have never received a response. I am sure you all very busy finding ways to change forever my gorgeous neighborhood but I thought I would reach out again...and again.

My husband and I do our best to make it to meetings but have a family and as you might imagine it's tough to do all the time. But we are so deeply saddened that we do not really have a voice within all of this. I apologize in advance for the tone of this letter but am very very frustrated with the lack of transparency and information. I want to continue to enjoy the neighborhood we worked very hard to live in. I want to enjoy it's beauty and safety.

I have added all the email addresses I could think of here...I would like some answers but can't seem to get from anyone. Yes I have read reports and my husband has gone to several meetings and open houses. But we still have questions.

Would someone on this email list please answer the following questions:

-If affordable housing is so very important to you why do you allow cash in lieu? There are apartments and townhouse going up EVERYWHERE but no affordable housing??? I'm sorry, I must be very ignorant but I really don't understand why hundreds of units could go up in Gunbarrel Center and NONE of them be affordable housing??

-Are all these open houses and times for the community to speak just lip service?? It seems to my BCHA will just go ahead and do whatever it likes even if that means doing what TLAG does not like!

Where is the compromise? Why can't we meet in the middle? You have asked us for our opinion. Please take it to heart.

-Why does BCHA want so many units????? Yes we want open space but I think folks would be amenable to 1-8 units per acre. Something much lower. 12-18 BCHA? We do NOT have the infrastructure for this. AT ALL!!

-Why is no one taking the hydrology and wildlife issues seriously??? AS an avid naturalist, I can boldly say YES there these fields are loaded with wildlife. Spend some time here and stop mowing so much. And it actually really floods terribly here.

-Is anyone taking these studies seriously???

-Please speak who this will affect safety/traffic/light and noise pollution. I have a toddler and live right on Twin Lakes Rd. Folks already zip by way too fast. Scary.

How would you deal with this?

-How come you all seem to be in cahoots?

-Do any of you actually live in Gunbarrel?

Thanks to any human being who responds to this wildlife protecting, neighborhood loving, mama!

Melanie

ps

Why I love Twin Lakes: My Top Ten

10. A place to call home
9. It's a gorgeous, small, and safe neighborhood minutes from the foothills.
8. Kid and dog friendly
7. Peace and Quiet!
6. The Lakes!
5. Abundant wildlife
4. We are surrounded by wildlife corridors, open space, waterways, and farms. We literally live in a nature preserve! Could you ask for more?
3. Awesome friends and neighbors live here!
2. The South Field
Wetlands, secret trails, bike trails, places to run, walk, and play. We love to stop and listen to the red winged blackbirds singing or the ducks quacking away!
1. The North Field

There is a wonderful path you can take all along the perimeter of the field. My dog goes crazy for running it! I also love to take my son out here and go all the way to the creek. We love to sit under the Cottonwoods and Willows and have snack and play. But my favorite thing to do in this lovely wild field is this: I walk all the way to the line of Cottonwoods and Willows at the northern most part of the field, without looking back. Once there I turn around and admire the jaw dropping views of the front range. Perfect! I can't imagine not walking here several times a week and taking in the green, the wildlife, the beauty.

What could be better than this? Hmm...maybe just bulldoze it...

--

"Nature does not hurry, yet everything is accomplished." ~Lao Tzu

If you have a moment consider supporting Twin Lakes in protecting our beloved Owls and other abundant wildlife in their natural habitat.

<http://boulderowlpreserve.org>

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in-tlag.org>

From: [tintala](#)
To: [BVCPchanges](#); [City of Boulder Planning](#)
Subject: Twin Lakes- Inappropriate infilling - we want open space not concrete jungle
Date: Monday, August 08, 2016 10:54:27 AM

I'm writing to you to let you know my vehement opposition to the mid density concrete jungle infilling you are presently **rubber stamping** in Twin Lakes open space. I have lived here for 30 yrs, where do you live, not here I will presume ? Of Course my letter will fall on deaf ears , because we all know that's how you treat your constituents, you ignore our needs and suggestions as if you think you are some kind of god. I use this open space daily with my family, i have been walking my dog thru the open space and thoroughly enjoy it... This imposition on our neighborhood is a travesty. I'm quite sure NONE of you live or reside in Gunbarrel next to TL. My house sits within 2 blocks of it. I get to see first hand the amount of wildlife that runs these corridors. Not to mention the Great Horned owl that resides on the edge of the east lake, this will disappear. Since none of you live here it's not in your best interest, so its blatant you are corrupt and have other motives. You have forced me to stand in firm opposition to you dictatorship and therefore I now have to be active in protesting your fast tracking of our precious open space.

My son, 3yrs old, loves to play at the bmx track on the south parcel. He also likes to ride his little scooter through the field. Once you add 600 units , that will all be gone! FOREVER! Not to mention the ridiculous amount of traffic this will bring to our community and severe pollution and twin lakes road will suffer terribly with construction traffic. I foresee stop lights or sings posted at intersections due to high volumes of traffic, as well as drivers speeding thru. therefore it will not be safe enough to ride bikes on the road, as the congestion and pollution will ruin any sort of openness we have here. You will ruin our lifestyle. Who do you think you are? This make us so angry that come next election I will be using my vote to vote everyone of you corrupt people out.

Furthermore, the amount of pollution , construction traffic, light pollution, noise pollution you will force onto our neighborhood is unacceptable , you cant build high density housing without severe pollution consequences. Not to mention Twin lakes road is not maintained, is in horrible shape to begin with , but once Semi trucks, excavators, trucks, cement trucks all start using our road it will deteriorate rapidly. There are already potholes this construction will add to the road issues immensely. This proposal is extremely inappropriate and should NOT move forward.

Sincerely,
A very concerned and disappointed resident of Twin Lakes.

From: [McCabe, Daphne](#)
To: [BVCPchanges](#)
Subject: Support of changes to Comp Plan
Date: Monday, August 08, 2016 11:34:09 AM

Hi,

I'm writing in support of the changes to the Comp plan for Twin Lakes to be zoned Medium Density.

Because some neighboring acres have 14 units per acre, and some have 2.3 units per acre, this Medium Density seems like an ideal compromise to the situation.

Thanks,

Daphne McCabe, MBA MSW

Housing Stabilization Program

Phone: 720.564.2278

Fax: 303.648.4718

3460 Broadway

Boulder, CO 80304

HSPpaperwork@bouldercounty.org

www.BoulderCountyHHS.org



BOULDER COUNTY
**HOUSING
& HUMAN
SERVICES**



Hope for the future, help when you need it.

CAUTION: This email or attachments from the Boulder County Department of Housing & Human Services may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient (or authorized to act on behalf of the intended recipient) of this message, you may not disclose, forward, distribute, copy, or use this message or its contents. If you have received this communication in error please notify the sender immediately by return email and delete the original message from your email system.

From: [Joan LaBelle](#)
To: [BVCPchanges](#)
Subject: Twin Lakes Development
Date: Monday, August 08, 2016 1:26:22 PM

Hello and thank you for the opportunity to comment via email for the August 8th meeting.

I am opposed to the development of apartment style affordable housing. I am currently in an apartment, but have been searching for the past year for a home that is affordable...and there is none to be found. What I need, and I hear this from people with disabilities as well as other professionals in Boulder County, is affordable single dwelling homes built with Universal Design.

We want homes, not apartments, not condominiums. We want homes in a community with backyards for our pets and our children to play in. We want neighbors that live next door, not above or below or a single wall next to us. We want porches to hang out with neighbors on.

That is what I need and I hear from others of that need. I hope they speak out. The proposed plan would be a disaster and makes me sad to think of the lost opportunity for people seeking homes that are affordable.

Joan

Joan LaBelle
Director of Programs
Center for People with Disabilities
1675 Range Street
Boulder Colorado 80301
303.442.8662 Ext 103

From: [A.J.](#)
To: [BVCPchanges](#)
Subject: Twin lakes meeting tonight
Date: Monday, August 08, 2016 2:12:04 PM

Hello,

I got the e-mail that there is a meeting regarding twin lakes tonight. Unfortunately, I'm not able to attend. The e-mail said to see the comp plan website for details, but I'm unable to locate where the details are. I found a tab for twin lakes on this page:

[http://boulder.maps.arcgis.com/apps/MapSeries/index.html?](http://boulder.maps.arcgis.com/apps/MapSeries/index.html?appid=cf5fd7455d244ade9d1b9e4938306352)

[appid=cf5fd7455d244ade9d1b9e4938306352](http://boulder.maps.arcgis.com/apps/MapSeries/index.html?appid=cf5fd7455d244ade9d1b9e4938306352) – however, I don't know what all the acronyms are in the description:

Request 34: 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #1 – *maintain LR*

Request 35: 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #2 – *LR & PUB to MXR*

Request 36: 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #3 – *LR & PUB to OS (w/Natural Ecosystems or*

Environmental Preservation designation)

Request 37: 6655 Twin Lakes Rd. #4 –*Area II to III*

I'm hoping that the properties were proposed to be changed to open space. If not, please voice my concern. Especially if the land doesn't at least stay low density housing.

Thanks,
A.J.

From: [Ryan Eisenbraun](#)
To: BVCPchanges@bouldercolorado.gov; planning@bouldercolorado.gov; EllisL@bouldercolorado.gov
Cc: [Dave Rechberger](#)
Subject: Twin Lakes Apartment Development
Date: Monday, August 08, 2016 4:41:13 PM
Attachments: [August 8 letter to BVCP.pdf](#)

Please see the attached letter.

Regards.

August 8, 2016

Dear Boulder Valley Comprehensive Plan Staff and Board Members:

I am writing this letter to express my concerns and outrage over the proposed high-density apartment development on Twin Lakes Road in Boulder, Colorado. As someone who lives and works in this area I find it very disturbing that the BVCP would allow such a development to proceed, and question whether or not the BVCP has the best interests of Boulder residents in mind.

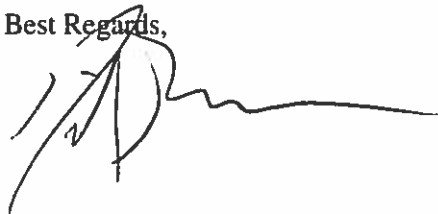
Specifically, the proposed apartment development on Twin Lakes Road will cause several problems to the immediate area, including:

1. Increased water flow and hydrology problems. The current infrastructure is not prepared for this influx of water and will lead to increased groundwater and flooding problems for existing residents.
2. Open Space will be negatively affected. The addition of such a high density development will decrease the amount of Open Space at Twin Lakes and will significantly impact wildlife and trail use.
3. Increased traffic and parking congestion. The proposed development will significantly increase the amount of traffic in the area and create a bottle neck of cars and overflow parking.

Furthermore, the overall concept of introducing such a high density development seems to go against the very basic role of the BVCP, which is to "help the community create and preserve a sustainable future for the Boulder Valley and a high quality of life". Nowhere in the recent proposal submitted by your staff is this fundamental role of the BVCP identified; rather, the proposed high density development goes against every conceivable aspect of creating and preserving a sustainable future for Boulder Valley and the high quality of life that exists here.

You have an obligation to re-study this proposal and find a better alternative. Your absence of thought has not gone unnoticed and the residents of Twin Lakes, as well as those that live and work in this area, will continue to make their voices heard until your plan is defeated in its entirety. I strongly encourage you to do what is right and abandon this over reaching and ill-conceived development.

Best Regards,

A handwritten signature in black ink, appearing to be a stylized name, possibly "J. [unclear]". The signature is written over the "Best Regards," text.

From: [Chris OBrien](#)
To: BVCPchanges@bouldercolorado.gov
Subject: Letter of comments for tonight's meeting
Date: Monday, August 08, 2016 4:55:23 PM
Attachments: [Letter to BCVP open house 8-8-16.pdf](#)

Dear Boulder/Boulder County planning staff,

I am submitting written comments for inclusion in your discussion and assessment following tonight's open house. I am unable to attend, but request that you add my comments to what you receive tonight.

Thank you for receiving these, and please confirm that they will be considered.

Best regards,

Chris O'Brien

August 8, 2016

Dear Boulder/Boulder County planning staff,

I am writing to offer feedback on your proposed affordable housing development in Gunbarrel.

In short, I am opposed to this development for many reasons. Primarily, as someone who works in the non-profit area and deals with many people of lower income and people with disabilities, I am getting feedback that the proposed development would not benefit them. Some indicate they want single family affordable homes to raise families and have private garden space; others point out the lack of amenities and poor access to public transportation.

To take the bus to the Hospital on Arapahoe Ave, it would take an hour if transit was on time – for a 9-mile trip. The nearest grocer, King Soopers, is more than 1.5 miles away and no public transit is available for that trip. The list goes on...

It is ironic and sad that you allowed two massive apartment developments within 500 feet of the Gunbarrel shopping center without stipulating for affordable housing. The same is true with the development on 30th Street in Boulder behind Macys and the one on Pearl (Solana Apartments) – both close to amenities and public assistance.

It appears that the true well-being of low-income citizens is not considered in your plan, as they are sequestered in out-of-city reservations in Louisville, Erie, Longmont, and now potentially Gunbarrel, far from amenities and with long public transit commutes. Meanwhile, developers are allowed and perhaps encouraged to buy out the affordable option. I understand the Armory area in North Boulder will be the next affordable housing-free development.

This policy and tactic is antithetical to your mission, as it will undoubtedly over time continue to price residents out of Boulder. With the Google influx and Boulder being a sought after locale to live, rising apartment rents and real estate costs will essentially guarantee that from here on out, only the wealthy can live in town. You are effectively discriminating against lower income people and offering limited and unconsidered options for residences based on financial advantages for the city and developers.

Further, Gunbarrel is a suburban environment with clear density restrictions outlined in the comprehensive plan. Residents self selected this locale for the quiet, lack of density, safety and spaciousness. In your email, you say that you have talked to the residents. That is duplicitous, as I am aware you have received significant pushback from the community regarding this development, none of which has been publicized by you. It appears to be ignored.

It is highly unlikely that had a resident submitted an application to build an apartment complex on a piece of property in Gunbarrel, that it would have been approved. And yet the City is finding ways to circumvent laws and policy that were put in place to prevent this for its own benefit.

Further, in order to do so, you will have to convert open space to city property (for annexation) and will also impact the ecosystem in the region. Whether the fields are barren or lush is not

the point. 250 more residents and who know how many more cars, trash cans, etc. will forever change the ecosystem of the twin lakes themselves and the area.

Child and personal property safety will become a greater concern; ground and air pollution will increase; noise pollution will increase. What animals were present – coyotes, foxes, birds of prey, even a moose, deer, and so forth – will no longer have hunting grounds and egress between the twin lakes and the open space to the south.

With one road going in and out of the proposed development, traffic and road safety will be significant concerns, as well as emergency response. Can you imagine, in your neighborhood, the proposition of another 300 cars on your street every day!? Would you feel good about letting your kids ride bikes alone, enjoy the additional noise and air pollution, feel safe in your home with the added circumstantial population that was financially and not community incentivized to reside in your neighborhood?

I understand that studies have shown faulty hydrology in the area and high risk of flooding. This will cost the city significant emergency dollars and raise insurance premiums for all, increase mold and other related health risks including mosquitos and Zika.

It is incomprehensible to me that given all of the reasons why this development is a bad idea, the city continues to push its agenda blindly. One can only assume that the committee is not truly concerned about its citizens and the impact on its communities, but purely motivated by cost and profit, and meeting a mandate at any human expense. We have seen examples of this type of behavior around the world and throughout history, and this, in fact, is what has led to divided communities, economic and racial gaps, and much greater social and criminal problems.

I used to believe in a greatness in Boulder – championing nature, open space, diversity, and consistent regard for its citizens. Now I am starting to see ulterior motivations by council members and commissioners that disrespect and disregard these core values.

Perhaps if something with this magnitude of impact were happening in your neighborhood, you would be more considerate to all of the facts and less wooed by the financial opportunity.

I hope that you take these considerations seriously, not just for Gunbarrel, but for the entire community. This development would set a precedent that would allow a future planning committee to annex any open space in Boulder for development. That is a scary thought – it could be in your backyard next.

Thank you very much for considering my opinions and please enter these thoughts into the staff discussion following your open house tonight.

Best regards,

Chris O'Brien
Cob321@gmail.com
(303) 808-1142

From: [Patty Nilsen](#)
To: BVCPchanges@bouldercolorado.gov
Subject: NO!
Date: Monday, August 08, 2016 7:37:08 PM

We moved to Gunbarrel a year ago for many reasons including slower growth, open space specially the lakes and are gravely against this new proposed housing development! Thank you for listening

Patty Nilsen

Sent from P@ty's iPhone

From: [Sarah Nuese](#)
To: BVCPchanges@bouldercolorado.gov
Subject: Twin Lakes Staff Recommendation Comments
Date: Tuesday, August 09, 2016 10:09:51 AM

I live very close to the planned project on Twin Lakes Road.

I'm not affiliated with TLAG, because I'm not opposed to this project. I think more affordable housing is needed in Gunbarrel, and the partnership with BVSD is a brilliant idea. However, I do have concerns about increased density and its impact on infrastructure demands (traffic, street maintenance, storm drains, etc). I would also love to have better trail connections in the neighborhood.

Having reviewed notes from the Twin Lakes advisory committee and the draft staff recommendations for the site, I'm pleased to see that some common ground has been found. I support the draft staff recommendations.

Sarah Nuese
4631 Starboard Drive

From: [Sandy Stewart](#)
To: [BVCPchanges](#)
Subject: Affordable housing Proposal at Twin Lakes
Date: Tuesday, August 09, 2016 10:36:56 AM

The Twin Lakes project directly affects two groups: those in need of affordable housing and the Gunbarrel community. At the last open house, I was criticized for commenting on an issue that does not affect me directly. I live in Louisville and I am not in need of affordable housing but, as a member of the Boulder County Aging Advisory Agency, I am very aware of the need for such provision for many of our County residents, particularly for seniors. I do not speak for my own interests, I do not speak for Louisville, I do not speak for Boulder County but hopefully I can speak for those in need. Both sides on this question need to show honesty. It would be dishonest for me to lobby for a plan that I would object to if it were in my immediate neighborhood but it would be equally dishonest for anyone to object just because it affects their immediate neighborhood. At the previous open house, concepts ranged from a tax-payer funded park to a major apartment complex. The plan I would support, were it to be in my immediate vicinity, is for a development similar to the Kestrel development that was welcomed by Louisville. Boulder County Housing Agency is a first-class developer that pays attention to the needs for housing in conjunction with sympathy for the environment and addresses wildlife concerns. I hope that the Gunbarrel residents will join with them and with the City and County Authorities to agree on a quality development that provides essential housing to those in need while being an asset to the immediate neighborhood.

Sandy Stewart
649 Augusta Drive
Louisville CO 80027

Sent from [Mail](#) for Windows 10

From: [John Osborn](#)
To: [BVCPchanges](#)
Subject: Twin Lakes - BVCP comment
Date: Tuesday, August 09, 2016 9:39:31 PM

We are residents of Gunbarrel and my wife and I cycle through the Twin Lakes area regularly. We do not live adjacent to the properties at issue.

We understand the concerns of the residents in the immediate neighborhood. However, we agree with staff that the greater issue is the lack of affordable housing in the city and county. Staff's plans are reasonable and we are happy to support them.

John & Ursula Osborn
7273 Siena Way
Boulder

From: [JerryG](#)
To: [BVCPchanges](#)
Subject: Twin Lakes properties
Date: Wednesday, August 10, 2016 2:16:42 PM

My wife and I moved to Gunbarrel, when we retired, picked a lot backing to this beautiful open field. We moved here because we loved the look and feel of the rural community. We built a house and have loved living here for 24 years. Now the Country and City officials are attempting to take our field away that is treasured by our community.

I know that Affordable Housing is needed, but this is a terrible location for that endeavor. It is over a mile to the only grocery store, and that store is extremely over crowded, primarily because the County and City officials allowed over 600 condominiums were allowed to be built adjacent to the store. Then to add insult to injury, they allowed to contractor to buy out of the affordable units. This location would have been ideal for affordable housing. It is adjacent to all amenities offered in the area, including bus pick -up stations. The closest pick-up station to the open field behind our home is over one half mile.

In my opinion, to build affordable housing on in this field is not providing housing, it warehousing individuals and families that you want place in a remote location away from all amenities. Many of the families looking for affordable housing cannot afford multiple autos, thus they are warehoused without a means to get to amenities. In inclement weather a walk of over one half mile is totally unexceptional.

Please treat these individuals and families with the respect they deserve and do not warehouse them where they cannot conveniently get to medical facilities and amenities.

Thank you for considering everyone as human beings deserving to be providing access to necessary facilities without owning multiple vehicles.

Sent from my iPhone

From: [JerryG](#)
To: [BVCPchanges](#)
Subject: Twin Lakes response
Date: Thursday, August 11, 2016 1:08:59 PM

This property is so valuable to the Gunbarrel community that only Open Space is suitable. This property is one of the very few spaces that the residents can come to relax and enjoy the wonderful surrounding. This space is adjacent to the twin lakes, with one of the lakes fenced and allowing off leash dogs to run. The open fields are considered as an extension of the lakes as a recreation area.

Sent from my iPhone

From: [Anne Sheehan](#)
To: BVCPCchanges@bouldercolorado.gov; [Anne Sheehan](#)
Subject: Comments on proposed BVCP changes
Date: Sunday, August 14, 2016 10:57:57 PM

I am writing to express my opposition to the BVCP change Request 35: 6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #2 – **LR & PUB to MXR**. I have been a Gunbarrel resident for 23 years and have lived at 6856 Twin Lakes Road since 2000. In Gunbarrel we are not close to schools, and have none of the nice city services such as public parks with athletic fields or playgrounds, recreation centers, and libraries. What we do have is some open space, a prairie ecosystem, views of the mountains, and an uncrowded feel relative to Boulder. The fields at 6655 and 6500 Twin Lakes Road are the closest thing that we have to a North Boulder Park or a Harlow Platts Park. I favor keeping the zoning as it is (low density residential and public) or adopting BVCP change request 36 (LR&PUB to Open Space). I am strongly opposed to Request 35 (LR&PUB to MXR).

Sincerely,

Anne Sheehan
6856 Twin Lakes Road
Unincorporated Boulder County (Gunbarrel area)
(303)530-9120

From: [Ask A Planner](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Juliet Gopinath -
Date: Monday, August 15, 2016 11:49:13 PM

Boulder County Property Address : -6655 and 6500 Twin Lakes Road and 0 Kalua Road
Name: Juliet Gopinath
Email Address: julietgopinath@yahoo.com
Please enter your question or comment: Dear Boulder County Planning Commission,

I wanted to make you aware of TLAG's opinion about the RFPs and studies themselves of the Twin Lakes properties. The RFPs were posted without TLAG input, are biased in favor of development and winning proposals were selected that are biased in favor of development. You can read more in my guest opinion in the Daily Camera, which I have also attached as a pdf.

http://www.dailycamera.com/guest-opinions/ci_30185931/juliet-gopinath-twin-lakes-studies-sham

Best Regards,

Juliet Gopinath

Attach a File (optional):

https://bouldercounty.wufoo.com/cabinet/ejdtMngz/6x6aV1fic8U%3D/gopinathrfps_guestopinion_final.pdf
- 96.39 kB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

Twin Lakes Studies a Sham

A poorly designed study is worse than none at all as it creates the illusion of knowledge. So, it is regrettable that taxpayer money is funding two seriously flawed studies at the Twin Lakes fields in Gunbarrel.

The unincorporated fields, immediately south of the Twin Lakes, currently have land-use designations of Public/Low-Density Residential (LDR: 2-6 units per acre) for the south parcel and LDR/Open Space for the north parcel and are zoned Rural Residential. As part of the Boulder Valley Comprehensive Plan Update, the City and County are reviewing two competing requests for those parcels: one from the Boulder County Housing Authority and Boulder Valley School District for Mixed Density Residential (MXR: 6-18 units per acre) and one from the Twin Lakes Action Group for Open Space.

In early 2016, all four governing bodies—the Planning Commission, County Commissioners, Planning Board and City Council—approved further study of both requests. City Council also passed a resolution for facilitated discussions between BCHA, BVSD and TLAG.

Phase 1 of these talks was for the stakeholders to *“jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area.”*

At the first talk, however, TLAG was startled to learn that no studies would be mutually formulated. Instead, before the talks began, BCHA initiated its own hydrology and wildlife studies without input from TLAG. Any studies should objectively consider both land-use change requests, addressing suitability for development *and* suitability for sustaining open space/environmental preservation. But the current studies presuppose approval of development, which is irrelevant to a scientific study. There was no mention of preserving wetlands, maintaining open space or avoiding construction on flood-prone areas. BCHA's Requests for Proposals treated development as a given, tainting the study results. Input determines output.

Our dismay deepened when we looked closer at the RFPs. The geotechnical and hydrology RFP received responses from nine bidders, ranging in cost from \$15,000 to \$71,000. BCHA selected the \$15,000 proposal, which included only six wells, no on-site slug testing and no standard penetration depth testing. For soil testing, the winning proposal included six soil samples but lacked moisture and density analysis, water-soluble studies, grain-size tests, compressive strength tests and Atterberg limit studies. The only criteria it included was a swell/condensation study.

The winning proposal was not only the cheapest proposal, but also the weakest. Of the 10 study criteria that TLAG retroactively recommended be included, only one suggestion—to include transducers in the monitoring wells—was implemented.

Perhaps most egregious, the winning bid included conclusions about the hydrology conditions prior to actual evaluation! An example: *“All of these things combined would indicate that general groundwater conditions in the area are probably deeper than 6 feet below the ground surface in general.”*

The wildlife study contract to a civil engineering firm is equally unsound. Stunningly, it only considers one of the five criteria for open space (wildlife) while disregarding the other four (land threatened by development that is near or adjacent to existing open space; prime agricultural land; riparian and scenic corridors; and land that could provide trail connections.) Again, the winning bidder arrived at its conclusions before starting the study, stating, *“Based on our initial site visit, the project area has limited wildlife habitat potential.”* Assured that the results would be favorable for development, BCHA selected them.

Scientifically credible studies are held to a higher standard. Proceeding with the existing RFPs runs the risk of uninformed studies that further BCHA's desire to “mitigate” hydrology and wildlife concerns while green-lighting development. That agenda is directly contrary to the competing “Open Space—Natural Ecosystems, and Environmental Preservation” change request, which was also approved for study.

Even more concerning, the next phase of the Boulder Valley Comprehensive Plan Update is the formal review process to finalize land-use change requests. How can staff and the four governing bodies make educated, informed recommendations and decisions without adequate, unbiased studies?

Why should citizens settle for poor scientific analysis on a land-use decision that could permanently destroy wetlands and wildlife corridors, and cause hydrology problems for existing residents?

Whether at the Twin Lakes or other locations dealing with different issues, our elected officials owe their constituents objective, high-quality analyses. We respectfully request that these inferior studies be shelved and new ones jointly formulated between TLAG, BCHA and BVSD, as the City Council motion states. We should insist on robust, unbiased research from our public servants.

Juliet Gopinath, Board of Directors
Twin Lakes Action Group, tlag.inbox@gmail.com
www.tlag.org

From: [Jesse J Manno](mailto:Jesse.J.Manno@colorado.edu)
To: BVCPchanges@bouldercolorado.gov
Cc: [Rasmussen Tambre](mailto:Rasmussen.Tambre@colorado.edu)
Subject: 6655 and 6600 TWIN LAKES ROAD ZONING COMMENTS
Date: Tuesday, August 16, 2016 10:48:35 PM
Attachments: [video support for Twin Lakes comment.mov](#)
[ATT00001.htm](#)

Greetings Boulder Planners-

Thank you for all you do, and for the opportunity to comment on your ideas!

My wife and I have been resident/homeowners of 4554 Beachcomber Court in the western part of Twin Lakes HOA since 2005. We were residents of the city of Boulder since 1984 and 1996 respectively, before we were priced out when seeking to purchase our own home.

It seems to us that political/ideological concerns in support of affordable housing are causing uncharacteristic behavior on the part of the commissioners and planning board when it comes to Open Space policy, hence the refusal to accept the reasonable offer from the Archdiocese on this property. We also perceive a possible annexation agenda (using "back door" methods) for contiguous parts of this neighborhood, of which this proposed plan is a necessary step. Is this an accurate perception?

Without one or both of these two external motivators, this would be a slam dunk Open Space purchase.

Surely, the important issue of affordable housing can be addressed without throwing out this open space baby with the bathwater.

We oppose the proposed medium density residential plans for these open fields for all the same reasons the Twin Lakes Action Group does, although we are not affiliated with the group. I don't envy anyone in your position, as some people in the action group are probably annoying, but we ask that you please try to see that their argument is multi-faceted and sound, and makes sense to educated outside observers.

We would be honored if you would watch the attached short 4.6 mb video of our 5 year old son's comments in your committee meeting. He rides his bike on the "bumpy trails" in the field north of Twin Lakes road that would be sacrificed under the proposal. Check it out for its cuteness, but also because his opinion matters, and he uses this area every day this time of year. It directly enhances his quality of life.

Thank you for your attention to our neighborhood's interests, and to our own family's opinions as you deliberate on -and hopefully defeat- this proposal.

Jesse Manno
Senior Instructor, Music Director
Department of Theatre and Dance
University of Colorado, Boulder
Jesse.manno@colorado.edu
303-492-1576

Tambre Rasmussen, CPI, Boulder Body Works

From: [Kami White](#)
To: [#LandUsePlanner](#)
Cc: ["Andy White"](#); ["Justin Springett"](#)
Subject: opposition to Twin Lakes development
Date: Wednesday, August 17, 2016 10:58:23 AM

Regarding; Aug 30 planning meeting Twin Lakes Open Space development.

Dear County Planners,

This letter is to advise that we are opposed to the Twin Lakes Development. Not only is it prime wildlife habitat open space, that area is already at capacity regarding the one lane road each way on Lookout Rd. The huge amount of apartments and retail mix just built in that area did not take into account the needed infrastructure to accommodate on Lookout Road. Further dense development as proposed would not serve the existing community.

We live in the Boulder Country Club subdivision as of last week. We moved from city of Boulder after 25 years to get a quieter and less congested living experience.

The development proposed is not right for the current state of infrastructure in Gunbarrel.

Thank you,

Kami and Andy White

4399 Lariat Way Boulder, CO 80301

303-442-1761 land

877-442-1761 toll free

720-233-1909 cell

kwhite@corptravelservices.net

www.corptravelservices.net

EMERGENCY SERVICE IF AFTER HOURS AND UNABLE TO REACH KAMI 800-346-4747



From: [Karyl Verdon](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes rezoning and annexation
Date: Wednesday, August 17, 2016 1:23:30 PM

To whom it should concern,

I am writing again today regarding the properties at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Rd. and the 'Twin Lakes Neighborhood & Structure Analysis' draft proposal by the city and County planners.

As you know, this proposal seeks to modify the Boulder Valley Comprehensive Plan (BVCP) to rezone the current land use designations from low density residential to mixed density residential allowing up to 14 houses and/or apartments per acre (14 x 20 acres = 280 homes).

This is the wrong place for medium density affordable housing for many reasons, the main ones being -

- lack of nearby family-related services (no nearby public schools, libraries, recreational centers, or Housing and Human services).
- poor 'walkability' score (a vehicle is needed to access the local grocery store, banks, restaurants, shopping, and medical center);
- distance of the RTD bus service route 205 located about a third of a mile on 63rs St. (not walking distance for everyone);
- increased traffic, on-street parking needs, and pollution on the one poorly maintained road in and out of Twin Lakes/Red Fox Hills;
- threat to the local wildlife; critters like Great Horned owls, herons, foxes, coyotes, raccoons, and many others live in and hunt in these fields. The fields are also wildlife corridors to/from the Twin Lakes Open Space and other County open space
- the homeowners/people that live here already are very opposed to this, are you listening to us?

I am not against affordable housing and see the obvious need for it, but I do not think these 3 sites' zoning designations should change. Rezoning as medium density will radically change the character of the surrounding neighborhoods and isn't this exactly what the BVCP was put in place to protect against?

What has/is happening to Gunbarrel (and all around Boulder County) regarding development seems to be all about developers and their cronies making lots and lots of money and not about affordable housing at all. Explain to me again why a developer can pay a fee to get around the 'affordability' requirement if this is really so important. . .

The scary thing and what REALLY concerns me is what can happen after the rezoning – from what I've read the County is proposing the City annex part of the LoBo trail on the south side of the Twin Lakes Open Space to establish contiguity for annexation and allow for the development of the sites. The County owned Twin Lakes Open Space will be used to allow annexation of adjacent county land into the City of Boulder. Annexing the open space around a neighborhood creates an enclave for the City of Boulder, after 3 years the enclave can be annexed into the city – without a vote or any public hearings/notifications/discussions. This sounds sneaky,

heavy handed, borderline illegal, and just plain wrong to me. Actions like this erode the publics' trust in our elected leaders. Please do NOT move forward with medium density zoning and annexation of these properties into the City of Boulder

Thank you for reading,
Longtime Twin Lakes resident – Karyl Verdon

From: [Kristin Bjornsen](#)
To: [Boulder County Board of Commissioners](#); [Krezek, Michelle](#)
Subject: Important: Letter regarding today's consent item
Date: Thursday, August 18, 2016 10:30:50 AM
Attachments: [letter_architect_consent.docx](#)

Dear Commissioners,

Please consider the attached letter for today's consent item

Best,

Kristin

TWIN LAKES ACTION GROUP

August 18, 2016

Deb Gardner, Chair
Elise Jones, Vice Chair
Cindy Domenico
Boulder County Commissioners

*Transmitted via email c/o Commissioners Deputy Michelle Krezek --
mkrezek@bouldercounty.org and commissioners@bouldercounty.org*

re: BVCP Update, Twin Lakes Change Requests, and Wildlife RFP

Dear Commissioners:

I write on behalf of the Twin Lakes Action Group (TLAG) with regard to the Housing Authority consent item on today's BOCC agenda for a "contract with Coburn Development for architecture and design services for the Twin Lakes project (\$50,000)."

The Board of County Commissioners, along with the three other governing bodies involved in the Boulder County Comprehensive Plan Update, unanimously voted to move forward for further study two change requests with regard to the Twin Lakes parcels. Request 35 seeks Mixed Density Residential (MXR), whereas Request 36 is the consolidated requests of TLAG and residents seeing Open Space, Natural Ecosystems, and/or Environmental Preservation.

TLAG requests that Commissioners deny this architectural contract request on several grounds:

- It is extraordinarily premature for BCHA to contract with an architect. The governing bodies have yet to vote on the land-use change requests as part of the final hearings. Also, to date, no formal study has occurred to assess the wildlife and open space value, nor has there been an evaluation of eligibility under the acquisition criteria.
- This contract is unnecessary to inform the land-use decision because BCHA has already commissioned initial sketches and renderings. The Twin Lakes Stakeholder Group also has mocked up renderings for a range of densities, from 18 units/acre down to zero.
- Consenting to this contract would be capricious and make it impossible for the BOCC to be objective about Request #35 and Request #36 at the County final hearing.
- In the case of MXR being denied, this contract would be a gross misuse of taxpayer money.

TLAG looks forward to collaborating with County and City government as the BVCP process moves forward.

Respectfully,

Kristin Bjornsen
TLAG Boardmember

From: [Mike Chiropolos](#)
To: [Krezek, Michelle](#); [Boulder County Board of Commissioners](#); [Doyle, Ben](#)
Subject: Twin Lakes Contract Agenda Item - Urgent
Date: Thursday, August 18, 2016 10:40:52 AM

August 18, 2016

Boulder County Commission

Dear Commissioners:

TLAG has learned that today the Commissioners will be considering whether to award a \$50,000 contract for architecture and design service in regard to potential projects at Twin Lakes.

HOUSING AUTHORITY CONSENT ITEMS 1. Contract with Coburn Development for architecture and design services for the Twin Lakes project (\$50,000). ACTION REQUESTED: Approval / Signature

Awarding this contract is premature given the long list of pending votes and decision points regarding the project, and the fact that existing land use and zoning precludes development at the level that BCHA is currently advocating.

At a minimum, the County should defer this matter until the BVCP land use change requests process has been completed. The County is well aware that the development sought by BCHA requires the affirmative vote of all four bodies, and final decisions are several months out.

Proceeding with the contracts at this time risks being perceived as pre-judging the outcome of the BVCP process, perhaps seeking to unduly influence that process because public funds are being spent contingent on a specific outcome, and sending a message to the public that the BVCP Update process is a mere formality when change requests are submitted by governmental bodies.

In the interest of good government and to retain the appearance of fairness and objectivity in the BVCP Update, TLAG asks that the contract not be awarded at this time.

At this time, the final staff report and recommendations on Twin Lakes change requests are still pending. Regardless of the recommendation, all four bodies will vote on whether to retain existing land use, or grant one of the requested changes. The DRAFT staff recommendation was to approve a change other than the specific land use change requested by BCHA. Unless the process is pre-determined, there is every reason to believe the final outcome might be different than that currently sought by the landowner requesting a series of approvals to allow development of these open lands.

The initial votes by the County Planning Commission, the County Commission, and the City Planning Board are neither final nor irreversible.

Possible options if a proposed land use change is denied:

- Each subsequent body may decide to take a different action on the previously denied requested change or they may not take action on the requested change effectively denying the change.
- If County PC first denies a proposed change, BOCC may still consider the item.
 - o Regardless if BOCC agrees or disagrees with PC, city bodies still receive information about the requested change and hold a public hearing on the proposed change. City PB and CC can decide to take action or let the denial stand. If they consider the change and approve, CC would request one or both county bodies to reconsider the item.
- If BOCC denies a proposed change, city bodies may still consider the item, and if approved, CC requests reconsideration by BOCC.
- If PB denies a proposed change that has been approved by both county bodies, CC may consider the proposed change and if approved, ask city PB to reconsider.

Proposed Guidelines at 2. https://www-static.bouldercolorado.gov/docs/BVCP_Process_for_review_of_public_requests_July_28-1-201607281014.pdf

Much remains to be decided. If land use changes move forward in 2016, annexation is not a foregone conclusion. Award of architecture and design contracts is premature at this time, and not a good use of public funds. For the expenditure of public funds in this context, the integrity of the process should take precedence over the developer's interest in moving quickly and disregarding the good-faith efforts of citizens to fully and meaningfully participate in the BVCP and related processes.

Please do not hesitate to contact me with any questions regarding TLAG's position on this matter.

Sincerely,

/s

Mike Chiropolos
Attorney for TLAG

Cc: County Attorney Ben Doyle
Boulder County Planning Commission
Boulder City Council
City of Boulder Planning Board

Mike Chiropolos
Chiropolos Law LLC
1221 Pearl Street - Suite 11
Boulder CO 80302
mikechiropolos@gmail.com
303-956-0595

This message may be privileged, confidential, or otherwise protected from disclosure

From: [Diana Gamboa](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Thursday, August 18, 2016 1:04:05 PM

Greetings,

When I came to teach in Boulder Valley School District I was a single Mom with two daughters. At the time, housing was scarce for those with lower to average incomes. I sought help from a realtor who helped with the mortgage process; I was able to qualify as below the poverty line in Boulder County! The qualification allowed me to purchase a townhouse in Lafayette for my children. As my children entered high school, I tried to find a little larger place for us - only to find that housing was out of reach again. I was fortunate to find affordable housing in Brighton and have been driving to Boulder since then. I also decided to rent my townhouse - and offer discounts to teachers, police, fire and others serving the community. This allowed another teacher to live closer to work so she could do more for the school - sponsoring the marching band, sports, etc.

Looking at the current housing available in Boulder, Lafayette, and Louisville - homes start at over \$400,000 and housing is very scarce under that. Even older condos in the area sell quickly to buyers able to pay cash and offer \$20,000 or more over the asking price.

I am asking that our communities collaborate to develop affordable housing for teachers, fire, police, and hospital workers. The Boulder community has long been a positive supporter of our schools, non-profits, police, and fire. We hope that our community can support this housing project as well.

Thank you,

Diana Gamboa

Director, Online Learning & Education Options, Boulder Valley School District
and Mom!

Learning - online, blended; anytime, anywhere, for a lifetime!

From: isabellehope245@yahoo.com
To: [#LandUsePlanner](#)
Subject: To the Planning Commission
Date: Thursday, August 18, 2016 1:36:52 PM

Dear Planning Commission members,

Thank you for all the important, selfless work you do!

I was surprised to hear that the County Attorney's office was advising against you meeting with citizens regarding the Twin Lakes legislation. Ex parte discussions are prohibited for zoning and other quasi-judicial matters, of course, but the Boulder Valley Comprehensive Plan is legislation. According to BVCP section II, "Any amendment to the plan is also legislative in nature."

Note the use of the word "Any." So even land-use amendments for single properties (which probably constitute most amendments) are legislative.

That is important, because with legislative issues, there are no prohibitions against meeting with representatives, including Planning Commission members. Free and healthy access is actually encouraged. Think of people meeting with their Senators, for example.

So I'm troubled about the County stifling conversation in this manner--especially since it regards a property they own and are trying to upzone.

The county attorneys themselves admit that it's fine for you to meet with citizens about land-use change requests, if you so choose.

In any case, it's a moot point now, but I wanted to mention my concerns. Thanks for your time!

Sincerely,

Isabelle

From: [David Rechberger](mailto:David.Rechberger@bouldercolorado.gov)
To: BVCPchanges@bouldercolorado.gov
Subject: Issues with BVCP
Date: Thursday, August 18, 2016 2:25:51 PM

I have a number of concerns with the proposed STAFF changes to the BVCP (that, by the way are not posted on the BVCP site, just the 3 requests that were passed by the governing bodies are there)

1. Let's start with the core values: Who determines these are the values of Boulder? Is it put to a vote??
2. 3.04 – why is “undeveloped” being struck from the document?
3. 3.10 – you have stripped ALL teeth from this by removing “the overall environmental quality of the urban environment will not worsen and may improve”. Basically, all you're saying is ‘hey, if it's easy, we'll give it a try....” VERY bad form
4. 4. Any particular reason you don't come right out and say you're going to drive municipalizations of the power grid at all costs??
5. 4.07 The whole section on Waste and Recycling seems very much to be a pet project for certain members of our representatives..... I would say that it would be time to scrap an action plan from 2010 after losing so much money – that's how a business should work.
6. 5.01 – how could you possibly encourage redevelopment of commercial areas without sub-community plans. It's already been stated by the City Council there aren't the resources to plan Gunbarrel.....
7. 6.0 – how can you have a transportation policy that does not address county roads and the commitments made by our representatives to maintain them??
8. 8.11 – couldn't agree more... too bad that actions of the Staff don't reflect this.

In general, I'm disappointed that this comprehensive plan document has become so watered down and soft, that it would allow interpretation in just about any case for or against just about any cause.

dave

David L Rechberger
Managing Director

DMR Group, LLC

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From: [Elliott Smith](#)
To: BVCPchanges@bouldercolorado.gov
Subject: Comment on 6655 and 6500 Twin Lakes Road (#35)
Date: Thursday, August 18, 2016 2:34:28 PM

The following comment applies to 6655 and 6500 Twin Lakes Road (#35).

What assurance is there that the proposed Mixed Density Development in Twin Lakes will actually result in a net gain in permanent affordable housing in Boulder? It is entirely possible that the developer in this case would exercise his cash-in-lieu option to buy out of this obligation. And even if the city used this funding only to support affordable housing elsewhere, how do we know that this would create as many units of affordable housing as would be lost by a cash-in-lieu buy-out? What statistics support the logic of this cash-in-lieu policy?

If Boulder is going to use the affordable housing rationale for inflicting high-density housing on residential areas such as Twin Lakes, they should provide evidence that the cash-in-lieu policy actually results in a net gain in permanently affordable housing. Or is this policy simply a fund-raising strategy to subsidize fewer affordable housing units in areas where such developments are actually more suitable?

From: [Mike Chiropolos](#)
To: BVCPchanges@bouldercolorado.gov
Subject: TLAG Comment Letter on Draft Staff Report - Twin Lakes Parcels
Date: Thursday, August 18, 2016 2:59:53 PM
Attachments: [TLAG comments on draft staff report Twin Lakes parcels 8 18 2106.pdf](#)
[Att 1-wild-corridors-CBD.pdf](#)

Dear Staff,

Please find attached TLAG comments on the BVCP 2016 Update - DRAFT Staff Report & Recommendations for Twin Lakes Parcels

This comment goes to the report and recommendations regarding 6655 and 6650 Twin Lakes and 0 Kalua Road, including change requests #35 and #36.

Do not hesitate to contact me or other TLAG representatives with any questions or to discuss any of these issues.

best,

Mike

Mike Chiropolos
Chiropolos Law LLC
1221 Pearl Street - Suite 11
Boulder CO 80302
mikechiropolos@gmail.com
303-956-0595

This message may be privileged, confidential, or otherwise protected from disclosure

MIKE CHIROPOLOS
ATTORNEY & COUNSELOR, CHIROPOLOS LAW LLC
1221 PEARL SUITE 11
BOULDER CO 80302 303-956-0595 -- mikechiropolos@gmail.com

August 18, 2016

Boulder County and City of Boulder Land-Use & Planning Staff

Re: BVCP 2016 Update
DRAFT Staff Report & Recommendations for Twin Lakes Parcels
Transmitted via email to BVCPchanges@bouldercolorado.gov

Dear BVCP Staff:

The Twin Lakes Action Group (TLAG) appreciates the ability to comment on the August 4, 2016 DRAFT Staff Report and Recommendation for 6655 and 6650 Twin Lakes and 0 Kalua Road (the “Twin Lakes parcels”). Three options are presented: 1) recommend retaining existing land-use designations; 2) recommend the up-zoning change requests to allow development of the parcels; or 3) recommend the down-zoning requests to protect the parcels. The first and third options are most consistent with the plans and policies governing planning and land-use changes in unincorporated Boulder County, the Boulder Valley, and Gunbarrel.

The final recommendations and analysis should be better informed by the BVCP core values, overall intent, and understanding of the unique conditions of these properties and the surrounding communities.

1. Introduction and Summary

Careful and objective consideration of the general principles and specific policies from the Boulder County Comprehensive Plan (BCCP), the Boulder Valley Comprehensive Plan (BVCP), and other applicable sources points to a different outcome than Staff’s current draft recommendation to allow “Medium Density Residential” (MR) changes for these parcels. The analysis selectively relied on sources that support the change requests submitted and supported by governmental bodies.

A balanced review of governing law and policy would not tilt the scales in favor of the governmental requesters. Such a review supports the first and third options more than prematurely recommending changes to grease the wheels for annexation and eventual development of these parcels – before requested Gunbarrel subcommunity has occurred; and before responsible bodies have prepared a comprehensive analysis of affordable housing options and tradeoffs in the Boulder Valley.

TLAG expects that, once informed by independent conclusions on the merits, the new BVCP will either continue existing land-use for these parcels, or move forward with the Open Space, Natural Ecosystems, or Environmental Preservation designations submitted by TLAG and local citizens. The Draft Report either omitted consideration or gave short shrift to several important aspects of the issue.

The final decisions should be fully informed by applicable policies and guidance, stressing the core planning principles and taking account of public input from communities that will be most affected by the decisions. If the Final Staff Report sticks by the preliminary findings of the Draft Report, it will be incumbent on the Boards and Commissions with the final decision-making authority to exercise independent judgment in reviewing the recommendations. The fundamental question to be answered is whether *any* development at the proposed densities is appropriate for the Twin Lakes properties.

The issue is land use changes to accommodate development that would change the neighborhood character and threaten the community. While TLAG recognizes the interest in affordable housing, we note that 1) in the absence of a broader plan, piecemeal decision-making risks undercutting the core principles and time-honored land use decisions that enjoy great support across the community; 2) no such plan exists; and 3) in the last few years, the City approved hundreds of new rental and other units in industrial Gunbarrel without requiring any affordable housing component to these massive projects.

All of these factors council caution before making irreversible decisions to alter the Twin Lakes community in terms of rural residential character and incorporated/unincorporated status. Just as with the Planning Reserve, these important decisions are worth taking the time to get right.

At the outset, staff's final report should consider the following three questions:

- 1) Would the MR requests be recommended, and would they be approved, if parcels were not owned by governmental entities such as the Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD)?
 - 2) Given public ownership of these parcels which were originally dedicated for public uses of surrounding subdivisions in incorporated Gunbarrel, which outcomes are most consistent with the BCCP, BVCP, and other applicable law and policies?
 - 3) Notwithstanding the current interest in attempting to "develop our way out" of affordable housing issues in parts of the County and the City of Boulder, a) is any development appropriate at these sites, and b) are there more appropriate locations for the affordable housing development proposed for these sites?
- 2. Change requests that would protect the natural environment and Twin Lakes ecosystem are consistent with the core principles and values of the BCCP.**

The BCCP is based on three core planning principles to guide decisions and decision-makers.

The Boulder County Comprehensive Plan (BCCP) was developed to respond to the widely accepted principle that the myriad of future land use decisions affecting the county's lands should be made in a coordinated and responsible manner.

The Boulder County Comprehensive Plan philosophy is that:

- **Growth should be channeled to municipalities.**
- **Agricultural lands should be protected.**
- **Preservation of our environmental and natural resources should be a high priority in making land use decisions.**

BCCP homepage (**bold emphasis in original**).

Since 1978, the BCCP has emphasized environmental protection as a core value:

To summarize, restoring, protecting and preserving our natural environment and all of its interdependent components upon which all things depend have been core values and objectives of Boulder County since the adoption of the first county-wide comprehensive plan in 1978. Numerous initiatives, plans and programs have been diligently pursued and implemented in this quest, and have benefited from the involvement of many stakeholders and interested parties in both the public and private sectors. The Environmental Resources Element is both a compass and a tool for use in sustaining and advancing these efforts.¹

Boulder County Land Use Department May 15, 2013 Staff Report, Appendix A at 4, <http://www.bouldercounty.org/doc/landuse/bccp08003pcrec20130515.pdf>

Hasty land use changes not coordinated with local communities risks irresponsible, haphazard, piecemeal development – of a sort that planning staff and governmental officials would be highly unlikely to endorse if the change use requests were submitted by private parties.

The next section considers the three BCCP core principles in turn.

A) Would the MR Staff Rec channel growth to municipalities according to the first BCCP guiding principle?

This question is readily answered. Rather than channeling growth to municipalities, the MR Staff Rec would channel growth and development to lands in unincorporated Boulder County. The Twin Lakes parcels are currently Area II lands – *outside* the City of Boulder. Few or none of the surrounding subdivisions or residents supports directing growth to these unincorporated lands. This principle does not contemplate channeling growth to allow municipalities to expand at the expense of unincorporated areas which are outside municipal boundaries by choice.

Contrary to the BCCP and BVCP, the BCHA and BVSD proposals would channel growth towards undeveloped, unincorporated lands, outside municipalities, surrounded by Open Space and other unincorporated lands.

The BVCP recognizes the uniqueness of the unincorporated Gunbarrel subcommunity. It pledges that annexation would be negotiated by the city in county in the event of “resident

¹ In regard to initiatives furthering the environmental resources element, it bears mention that the County recently announced that an extension of the open space tax will be on the ballot this November. Open space is among the most popular and successful government programs in County history. At a time when the voters are being asked for continued support of land acquisitions and management, it would seem important that decision-making will comply with established policies, and be cognizant of overwhelming citizen support for expanded open space properties in locations offering ready access to thousands of residents.

The Draft Report did not consider whether consolidating and improving existing open space properties – by seriously considering the proposal for a Greater Twin Lakes Open Space – might be most consistent with our open space policies and dedication to the environmental resources element of the BCCP.

interest in annexation[.]” BVCP at 13-14. In full, the provision regarding unincorporated Gunbarrel and annexation provides as follows:

h) The Gunbarrel Subcommunity is unique because the majority of residents live in the unincorporated area and because of the shared jurisdiction for planning and service provision among the county, the city, the Gunbarrel Public Improvement District and other special districts. Although interest in voluntary annexation has been limited, the city and county continue to support the eventual annexation of Gunbarrel. If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.

BVCP at 13-14 section 1.24(h).

The Draft Report violates the first core principle of the BCCP.

B) Would the MR Staff Rec advance the protection of agricultural lands?

This question is also readily answered. Rather than advancing the protection of agricultural lands, the MR Staff Rec would result in the destruction of agricultural lands.

The Staff Report acknowledges that soils on the Twin Lakes parcels “are rated by the NRCS as Farmland of Statewide Importance and prime farmland if irrigated.” Staff Rec at 11. That would appear to be dispositive. The Staff Report, however, notes that the BCCP “does not recognize these parcels as being of statewide or local importance.” Id. The report does not appear to have asked whether the federal designations were unknown by the County when the BCCP was approved.

The solution to this oversight is to either update the BCCP, and/or to take the new information into account when making land use and planning decisions. Staff does not appear to have considered whether the lack of agricultural use may have been due to disinterest on the part of two long-time absentee owners: BVSD for the southern parcel, and the Archdiocese of Denver for the northern parcel. Because BCHA seeks to develop the north parcel, it had no reason or incentive to evaluate these lands for agricultural uses.

The Staff Report notes that the parcels are an enclave in a developed area, and that Area II lands are not anticipated for use as farmland. Id. These considerations would appear to be relevant to a comprehensive sub-community planning process, but inappropriate for a definitive draft conclusions proffered by staff that would entirely preclude future agricultural use of these prime farmland parcels, rated to be of “Statewide Importance”. Ignoring these qualities in the absence of such broader discussion or planning exercise would be contrary to the principle of intelligent tinkering, and inconsistent with fidelity to the County’s agricultural heritage, and present-day resource policies in the BCCP and BVCP. Further, premature decision-making would inhibit our ability to meet sustainability goals and promote resiliency as the impacts of climate change and industrial agriculture increasingly threaten Boulder values. These prime farmland parcels might have strong potential for community gardens or small organic farming operations, now or in the future.

The BVCP provides that sustainability is advanced by “[p]reservation of agriculturally significant lands and environmentally sensitive areas.” BVCP at 26. At Section 2.06, the BVCP commits to attempt to protect “agriculturally significant lands[.]” Id. at 27. The BVCP section on the Area III Planning Reserve Area notes that characteristics of this land make it potentially suitable for

development, based in part on the believed absence of “significant agricultural lands.” *Id.* This indicates that where significant agricultural lands exist, development would be inappropriate.

This is supported by BVCP Section 3.25, where the City commits to the goal of “preventing the permanent removal of land from agricultural production *elsewhere* in the state.” BVCP at 38 (emphasis added). Charity – and protecting prime farmlands – starts here at home in Boulder County.

In Section 9.01, Support for Agriculture, provides: “The city and county will demonstrate and encourage the protection of significant agricultural areas and related water supplies and facilities, including the historic and existing ditch systems, through a variety of means, which may include public acquisition, land use planning, and sale or lease of water for agricultural use.” BVCP at 56 (emphasis added).

Section 9.05, Urban Gardening and Food Production, provides that “[t]he city will encourage community and private gardens to be integrated in the city.” *Id.* at 57. This is another potential use of some of the prime agricultural land in the Twin Lakes parcels which could be considered through sub-community planning, which has yet to occur.

The Draft Report violates the second core principle from the BCCP. The rationale that Area II lands are inappropriate for agriculture is a broad-brush statement uninformed by any actual analysis of historic agricultural practices, or the future potential of these parcels to support agriculture.

C) Would the MR Staff Rec advance the commitment to making environmental and natural resource preservation a high priority in making land use decisions?

Like 1) and 2), this question is readily answered. Rather than making preservation of our environmental and natural resources a “high priority,” the MR Staff Rec would pave the way for development. It tends towards a principle that development of affordable housing on undeveloped open lands trumps all other considerations in City and County land-use and planning processes. Rather than preserving valuable habitat, treasured open space, and important natural resources – MR would facilitate develop that would compromise or eviscerate these key values.

When the community submits information verifying the environmental values of these lands for habitat, wildlife, and ecosystem purposes, government has responded by emphasizing the lack of species of special concern, and falling back on County POS’ unwillingness to assess open space potential by applying its own principles.

To cite one notable example of critical information not referenced by the Draft Report, the presence of the best-known and most-loved pair of nesting and fledging Great-Horned Owls in all of Colorado goes unmentioned and unanalyzed. The importance of these hunting grounds for the Great-horned Owls constitute “significant and unique” habitat conditions, contrary to the assertion in the Draft Report at 11-12. Questions include:

- Can the owls continue to survive and thrive if the meadows that provide 20 acres of habitat for their prey base is bulldozed and developed?
- Will they relocate due to the disturbance of construction?

- Are the quarter-mile setbacks recommended by the U.S. Fish & Wildlife Service and Utah Bureau of Land Management compatible with the down-zoning requests?
- What are the intrinsic values of the ability of local residents to experience and appreciate these magnificent nesting raptors and nocturnal birds of prey?
- In what ways do these birds and other species dependent on the Twin Lakes parcels contribute to the health and function of the natural ecosystem centered around Twin Lakes Open Space?
- Might that broader ecosystem be irreparably harmed by developing these parcels as proposed?
- Should the County and City be limiting environmental protections to species listed under the federal Endangered Species Act, or should our environmental ethic be observed by recognizing that other species are highly valued by citizens, and play a vital role in maintaining healthy functioning ecosystems?

Instead of recommending land use changes contingent on annexation to allow development of the parcels, this core BCCP goal is easily reflected by an informed staff recommendation: maintain the current zoning, or advance the citizen land-use change requests that would preserve the rural character of these unincorporated lands by retaining their open space character. As the Stakeholder Group recognized, the parcels provide great environmental, scenic, and cultural values to residents.

Experienced environmental advocates know that interests seeking to develop natural areas usually have a ready rationale to establish the urgency and importance of the proposed use. Strong environmental leaderships hew to our principles in the face of tradeoffs and tough choices. The downzoning change requests will further the third BCCP principle in the long-term, whereas retaining existing designations would be a step towards environmental stewardship and informed decision-making in the short- and medium term.

Constituents expect government to strive to achieve environmental preservation in making land use decisions. Boulder County and the City of Boulder have earned a global reputation as leaders in environmental protection. Now is the time to put our principles into practice.

The Draft Report violates the third core principle from the BCCP.

3. The Draft Report did not consider the larger picture for affordable housing that could serve the City and Gunbarrel

The Draft Report did not consider the pending requests in light of either 1) recent governmental actions with regard to housing construction in incorporated Gunbarrel, or 2) a comprehensive plan regarding affordable and other housing stock in the community, including potential alternatives to the Twin Lakes parcels. The staff assertion (Report at 5) regarding the scarcity of housing sites in Boulder Valley may be widely accepted, but it is unsupported by a comprehensive study and contradicted by recent governmental actions declining to proceed with affordable housing projects proposed for suitable private lands.

TLAG documented foregone opportunities and alternatives at pages 13-16 of its November 2015 Brief in the change requests at 13-15. Relevant excerpts provide:

Gunbarrel Center, the 251-unit mixed-use development at 6685 Gunpark Drive was allowed to build 69 affordable units at 2685 28th Street, miles away in the City of Boulder

proper. Apex 5510, a 232-unit apartment project at 5460 Spine Road was allowed to contribute 10% of their per-unit cost to fill a financing gap in an affordable housing project at 2810 and 2850 29th Street. Doing the math conservatively, had the approving authorities required that the ratio for Gunpark Drive was applied as an affordable housing component *within Gunbarrel* for both projects, at least 120 affordable units would now be available in Gunbarrel. [. . .]

Ready alternatives exist to provide affordable housing in close proximity to Gunbarrel. First Yarmouth Holdings LLC submitted a BVCP change request that would allow affordable housing development on 80.41 acres of private lands it owns in the City Planning Reserve at the northeast intersection of Jay Road and 28th. This privately owned vacant parcel is four times the combined size of the 20 acres targeted by BCHA for intensive development on Twin Lakes Road. The Yarmouth properties represent just 16% of the 500-acre planning reserve. Dedicating just 40 acres of the Yarmouth parcel could provide double or more affordable housing units as are proposed for Twin Lakes Road, and those 40 acres represent less than 10% of the Reserve. The Yarmouth parcel is located on major arteries, and residents would have ready access to Gunbarrel: approximately five minutes by car and ten by bike.

Second, on August 6, 2015, the City Council nixed a proposal for a mixed use development at Foothills and Diagonal that would have provided at least 83 affordable units in even closer proximity to Gunbarrel. This proposal encompassed “a 29-building plot, including almost 300 apartments, 82 affordable-rate units and 54,000 square feet of office space, all connected by a bike-friendly scheme that’s state-of-the-art, even by Boulder’s standards.” This site is almost 50% larger than the three Twin Lakes Road parcels combined; so it could comfortably provide as many or more affordable units if entirely devoted to that use. As to the concerns about the Foothills and Diagonal site, many of Boulder’s neighborhoods east of Broadway are bordered by busy streets on one or more sides. This is also true in Longmont, Louisville, and Lafayette. Berms, setbacks, placing the business district component nearest to roads, and one or more traffic lights for ingress and egress to the development would cushion houses from the roads and calm traffic.

The takeaway is obvious. There appear to be multiple more suitable, readily available sites that could address any need for affordable housing for the Gunbarrel work force. When the MDX change requests are denied as premature, responsible agencies should thoroughly study these potential alternatives.

The Draft Report did not consider these facts.

Earlier this year, the BVCP Update process denied change requests that would have allowed affordable housing on the Yarmouth parcels in the Planning Reserve Area. According to the BVCP at Section 2.07(b):

The Area III-Planning Reserve Area (PRA) is that portion of Area III with rural land uses where the city intends to maintain the option of limited Service Area expansion. The location and characteristics of this land make it potentially suitable for new urban development, based on the apparent lack of sensitive environmental areas, hazard areas, and significant agricultural lands, the feasibility of efficient urban service extension, and contiguity to the existing Service Area, which maintains a compact community.

BVCP at 27 (emphasis added).

In contrast to the Twin Lakes parcels, the Planning Reserve lands are bordered on two sides by lands within the contiguous City of Boulder boundaries. The need for comprehensive planning with resident involvement makes sense for the Planning Reserve. It is equally compelling and far more urgent for unincorporated Gunbarrel in light of the pending Twin Lakes change requests. Gunbarrel is notorious for the lack of community-wide planning at the time of original subdivision plats and approvals. Now is the time to correct that historical oversight – *before* final decisions are made that would allow development of open lands that were dedicated for public uses.

Residents familiar with both the Twin Lakes parcels and the Planning Reserve Area report that the latter is characterized by dryer conditions, sparser vegetation, less valuable habitat, less productive soils, more weeds and invasive species, and significantly less agricultural potential than the Twin Lakes parcels. If planning and land-use staff are aware of the marked differences, however, they did not apply the knowledge in the Twin Lakes Staff Report.

Affordable housing strategies should be informed by a comprehensive assessment of what locations, number of units, and densities make sense for various potential sites on both private and public lands. The BVCP establishes that responsible governmental authorities have long anticipated that some development may be appropriate within the PRA, and the Yarmouth requests establish that private owners have proposed development on at least 80 acres. The future of Twin Lakes should be informed by the outcome of sub-community planning for these lands.

The Yarmouth parcels could house four times or more the number of units as the Twin Lakes parcels based on area and lack of known hazards. To date, however, staff analysis has failed to disclose that the Yarmouth parcels could house 800 or more affordable units, or consider how this potential might influence the potential “need” to develop the Twin Lakes parcels. Nor is there any evidence in the record as to whether either BCHA or BVSD have investigated partnerships or cooperation with regard to the Yarmouth site. These avenues should be pursued before up-zoning the Twin Lakes parcels.

Potential private purchasers walked away from the northern Twin Lakes parcel because they were told and reasonably believed that development and annexation approvals would be unobtainable. This raises troubling and unanswered questions about whether public entities should be able to “game” BVCP processes.

BVCP decisions should adhere to core principles, support comprehensive planning at subcommunity levels, and be informed by regional efforts and opportunities on issues including supply and demand for open space, environmental protection, and community amenities.

4. Comparing the Twin Lakes parcels to 2801 Jay Road supports the case for protection at Twin Lakes

Although one 4.76-acre private parcel proposed for MXR was recommended for medium density residential, in February 2016 the governing bodies and staff declined to consider a similar request for the 80.4 acres in five contiguous Yarmouth parcels in the same vicinity. The Yarmouth parcels are adjacent to infrastructure, across 28th from significant housing development. Unlike the Twin Lakes parcels, they are privately owned.

The Report does not compare access to infrastructure and services for the Twin Lakes parcels to such access for other parcels proposed for affordable housing. This information – highly relevant to residents – is needed to better inform decisions. As Plan Boulder’s comprehensive study discloses, the assumption that residents of affordable housing will work in the nearest community is not borne out by empirical evidence or studies. That study should be referenced and analyzed. The walk score for the Twin Lakes parcels should be compared to the score for parcels in Boulder. The commercial and governmental services available in Gunbarrel quantitatively and qualitatively compared to those in the City proper.

The privately owned parcel at 2801 Jay Road could contain 29-86 dwelling units if the owners land-use change request from public to MXR were approved. At the MR density recommended by the Draft Report, the site could house 40-50 units.

Like the Twin Lakes parcels, Jay Road is zoned public and designated Area II. Unlike the Twin Lakes parcels, 2801 Jay Road already contains a 14,000 square foot structure and parking. In other words, it is already developed. The existing structure is a church built in 1979. Also unlike the Twin Lakes parcels, 2801 Jay Road looks like it could be annexed without first annexing County Open Space to achieve connectivity.

“In 2015, the requestor submitted a Concept Plan for the site proposing a residential development with 94 permanently affordable units.” 29 at 6. The Planning Board did not approve that plan, but the “Board agreed they would support a lower density development, and supported including the property as part of larger Comprehensive Plan Land Use Change request process.” Community input for Jay was analogous in some ways to that for the Twin Lakes parcels.

But 2801 Jay differs from Twin Lakes in that it does not meet open space acquisition criteria, include wetlands, or pose hydrological hazards – among other difference. Neighboring densities are similar to the Twin Lakes parcels, except that no apartments are adjacent to Jay. The development would have “minimal traffic impacts” on the system, and the 205 bus connects to Gunbarrel as well as Boulder proper locations and work-places. *Id.* at 8. 2801 Jay Road is in close proximity to water, stormwater, and wastewater infrastructure - and is already served by city water.

Given the marked differences, it is hard not to conclude that the decision to recommend the same MR zoning for the Twin Lakes parcels as 2801 Jay is arbitrary and capricious.

5. The Open Space and environmental protection change requests are consistent with planning objectives dating back to the 1977-78 BVCP.

Staff acknowledges that “[a]lthough a 40-acre community park was envisioned for the area south of Twin Lakes in the 1977 and 1978 versions of the BVCP, those plans were contingent on residential areas of Gunbarrel annexing, which did not occur.” Draft Report at 11. This is much more consistent with what TLAG and citizen change requests seek for the Twin Lakes parcels. By contrast, the MXR requests and MR recommendation would pave the way to developing lands treasured for open space benefits for roughly 50 years, and slated for parkland uses by early versions of the BVCP.

If it was in the best interests of the community for these lands to be parkland in 1978, isn't the need for parks and open space even greater today? If the City of Boulder desires to "walk away from" or "wash its hands" of the Twin Lakes area because annexation did not occur, how can it turn around and propose to annex only the remaining undeveloped parcels to the detriment of the larger community. How does the City's (and County's) disavowal of the original BVCP vision for these lands square with the expectation that "all Area II land will eventually annex into the city"? Staff Report at 6.

If the City is no longer interested in pursuing eventual annexation in this area, the BVCP should be revised accordingly. Area III designations should be applied to lands not expected to be incorporated as part of the City. How is it acceptable to use the current Area II designation to selectively "poach" parcels lacking contiguity to advance the City's goals, but ignore the fact that the BVCP originally recognized that these parcels should be undeveloped consistent with sound planning principles and community needs?

The Staff Report appears to assume that Eaton Park can provide some of the park uses and amenities that are currently severely lacking in the community.

[The Boulder Parks and Recreation] master plan indicates the need for future development of Eaton Park to serve the needs of the Gunbarrel area and provide typical amenities of a neighborhood park including a play area, an open multi-use field and other park amenities for active and passive recreation. These amenities would be implemented in the upland areas that are not wetland habitat or conservation areas and are currently identified by the existing piles of fill material that was left on the site from previous uses.

First, TLAG and residents do not consider developing Eaton an acceptable substitute for losing the Twin Lakes parcels. Second, absent funding and implementation, the master plan only serves to highlight what is lacking in the Gunbarrel area. If improvements to Eaton were a priority, they would have been done long ago. In fact, Eaton was not mentioned in the recent Daily Camera article on capital expenditures, and TLAG is unaware of any plans or community outreach regarding specific projects.

Undeveloped Eaton Park cannot satisfy acknowledged and long-neglected community needs. Questions going to community amenities and needs are appropriate for subcommunity planning. Until needs are actually met by government working collaboratively with the community, it is inappropriate to rely on "indicated needs" to justify planning decisions.

In 2016, the logic behind protecting the Twin Lakes parcels as open space and parkland is far more compelling than it was in the 1970s when the commitment first appeared in the BVCP. Gunbarrel residents are left wondering why aspects of past and current plans intended to foster community and protect and enhance residents' quality of life continue to be neglected by actual and proposed planning land-use decisions. Getting back on the right track starts with avoiding decisions that run counter to longstanding goals and objectives for the community.

6. The affected community must have a voice.

As staff knows and is emphasized by the BVCP and BCCP, community support, involvement and meaningful participation are leading measures of developing and successfully implementing planning charters. Communities are defined by planning – or lack thereof. And public ownership

and buy-in is essential to successfully implementing planning visions and principles, and achieving community goals and objectives.

Currently, Gunbarrel is characterized by a lack of comprehensive planning, and repeated failures to achieve the

A. Recent precedent in Lyons supports allowing the community to vote.

Recently in Lyons, BCHA proposed an affordable housing project. The community voted on whether the project, as designed, was the right project at the right time for Lyons. The Twin Lakes community should be allowed the same courtesy of expressing its position on the proposed Twin Lakes process at the ballot box.

Unlike Lyons, unincorporated Gunbarrel currently lacks elected representatives to defend the community's interest. Yet the Gunbarrel community ranks among the ten most populous in Boulder County. Although Gunbarrel lacks a city charter legally requiring a vote, sponsoring such a vote would be expected to result in a spirited public debate on planning and land use issues, and provide valuable information to public officials on how residents envision the future of the community.

An acceptable alternative might be arrived at by developing a sub-community plan with participation by local citizens and other stakeholders. The Draft Report does not mention the community proposal to develop a sub-community plan. At this time, land use changes that would transform the existing rural residential community character by developing these open parcels are premature. The County and City commit to a belief in the value of planning communities and engaging the public – an approach that has served us well over the years. The need for broader planning is especially important for Gunbarrel, which just kind of “happened” through ad-hoc subdivision approvals, and where the existing sub-community plan for the industrial area has been largely ignored by actual events.

B. Subcommunity planning must precede in advance of decisions that would preclude future planning options

In conjunction with, or possibly as an alternative to a community-wide vote – subcommunity planning would further the myriad policies in our planning charters emphasizing the importance of meaningful community involvement.

Both options would advance the environmental resources element of the BCCP. Section 1.04 provides that “Boulder County shall work with federal, state, municipalities and other public or quasi-public entities that have a jurisdictional or property interest in unincorporated lands within or surrounding any designated environmental resources to achieve the protection of these resources.” BCCP at 7. TLAG, subdivisions, HOAs, homeowners, and other residents are asking to work with local government to develop a subcommunity plan, and request that significant interim actions that could foreclose future options be put on hold pending the outcome of a vote and/or planning process.

The Draft Report appears to be silent on three important issues: 1) the lack of sub-community planning for unincorporated Gunbarrel; 2) the community interest in sub-community planning for Gunbarrel to compliment the limited scope of the existing subcommunity plan for Gunbarrel's “industrial” area; and 3) the degree to which the existing Gunbarrel Community Subcommunity

Plan has been ignored or unheeded in recent decisions – including the lost opportunities and the future challenges of achieving the Plan’s goals and objectives in light of the current status quo with regard to land use and development.

One thing is sure: subcommunity planning must be expanded – and adhered to - if BVCP, BCCP, and sub-community goals, objectives, and principles are to be achieved in the future. As with the Planning Reserve, comprehensive planning must precede major land allocations decisions. The land isn’t going anywhere, but the ability to achieve goals, objectives, and desired future conditions could be precluded by planning and land-use decisions made in a vacuum absent a broader sub-community plan.

The BVCP thus recognizes the importance of any future annexations being both voluntary and negotiated, in the context of limited resident interest in annexation and the inadvisability of forced annexation. Yet forced annexation is just what is being recommended by the current Draft Report for the Twin Lakes parcels.

Staff should reconsider and revise its recommendations to reflect the key BVCP provision regarding Gunbarrel’s future. Absent revised recommendations consistent with the guiding philosophy of the BCCP and the commitment to incorporated Gunbarrel in the BVCP, proposed changes that violate or undercut the planning charters should be denied. Long-term goals are better achieved by improved relationships with unincorporated Gunbarrel communities.

The Boulder County Land Use Code and development policies currently apply to unincorporated Gunbarrel. Annexation without consent is contrary to the BCCP principle of “increased regional cooperation.” BCCP, Introduction at 1. Indeed, governmental bodies appear to be attempting to annex the two parcels as an enclave surrounded by unincorporated lands to evade state and local law requiring a vote of residents who will be affected by annexation. The scheme looks much like unlawful “spot zoning,” as argued in the TLAG November 2015 brief at 9-11.

Proposed land-use changes contingent on future annexation that will significantly impact surrounding unincorporated neighborhoods should be denied where they are overwhelmingly opposed by the residents that will be directly affected. That is the case here. The policies and processes that should govern proposed development of the Twin Lakes parcels are those set forth in the BCCP: County subdivision review. *Id.* at 2. The proposal to annex the lands to exclude them from County processes and policies is an end-run around the Comp Plan.

The high value that the Gunbarrel community places on the disputed parcels is recognized by the BCCP:

C.3 Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic or cultural value.

BCCP Goals at 2.

OS 1.02 requires that “in reviewing development or other land use applications, the county shall consider the open space values and other characteristics which contribute to the open and rural character of unincorporated Boulder County.” In this context, the opinion of the current County Parks and Open Space Director as to whether he wants these open space lands to be added to the County Open Space system is not determinative. There is no cite to any section in the

BVCP, BCCP, or BCPOS policies regarding the land not being an open space priority because it “is within a developed area.” Report at 9.

Because Twin Lakes parcels contribute to the “open and rural character” of unincorporated Gunbarrel, these values must be taken into account when considering competing change requests. At a minimum, as was decided for the Planning Reserve parcels at Yarmouth, the undeveloped Twin Lakes lands should retain their existing character until the proposed subcommunity planning has occurred.

The sustainability element of the BCCP recognizes:

- “the essential rural, low-density character of the unincorporated county;” and
- “the special historic, cultural and geographic composition of distinct rural communities within the county[.]”

For rural, low-density, unincorporated Gunbarrel, both resources would be eviscerated by the BCHA and BVSD land use changes under the draft staff recommendation – were annexation and development to proceed.

7. Open space values and acquisition criteria need to be recognized and analyzed in the Staff Report, and adhered to in decisions on the change requests

Both the Staff Report and the disinterest of County and City Open Space in a Greater Twin Lakes Open Space are contrary to the BVCP at 3.10:

[T]he city and county will seek to protect the environmental quality of areas under significant human influence such as agricultural and urban lands and will balance human needs and public safety with environmental protection. The city will develop community wide programs and standards for new development and redevelopment so that negative environmental impacts will be mitigated and overall environmental quality of the urban environment will not worsen and may improve.

Two of the highlighted goals of the BCCP provide that:

- “Environmental preservation is a dominant theme of the Plan.”
- “Boulder County’s unincorporated areas should remain rural in character.”

BCCP Goals at 2 and 3.

Contrary to the position of the current BCPOS Director mentioned in the Draft Report, both the city and county are committed to protecting the environmental quality of areas under significant human influence. There is no exception for open space lands in urban settings, and neither BCPOS nor the Draft Report have pointed to any such exception.

The Twin Lakes parcels would have been eligible for protection even were they not adjacent to existing open space. That fact only strengthens the case and should resolve the debate. In fact, these parcels: 1) are adjacent to existing open space, 2) are threatened by development, and 3) fully meet the other four County Open Space acquisition criteria.

To fairly inform the deliberations of the four bodies, and be considered credible by objective observers, the Staff Report needs to recognize that the parcels meet and exceed all five of the Boulder County Parks and Open Space acquisition criteria. To wit:

Parks and Open Space staff strive to acquire land that meet these criteria:

- Land threatened by development that is near or adjacent to existing open space
- Prime agricultural land
- Wildlife habitat
- Riparian and scenic corridors
- Land that could provide trail connections.

In the alternative, if staff believes one or more of the criteria are not met – it is incumbent on staff to support such a conclusion. The assertion regarding “criteria for acquisition” (Report at 10) fails to enumerate the criteria or acknowledge that they are met.

The Sustainability Element of the BCCP (at 1) cites the definition of sustainability as “...development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. TLAG acknowledges the reasoning that the proposed land use changes for the Twin Lakes parcels will contribute to meeting present housing needs. But the Draft Report fails to consider the extent to which these changes could compromise the ability of future generations to meet Gunbarrel’s needs to be a healthy, vibrant, sustainable community.

The fact that the existing Twin Lakes Open Space has the highest rate of user conflicts in the County Open Space system establishes the need for more – not less – open space and outdoor recreational opportunities in the community. This might be a moot point if there was a lack of adjacent undeveloped lands currently providing open space, if existing land use and other designations allowed the developments sought by the new owner of 6655, or if these parcels were incorporated lands in the City of Boulder. Because none of the three contingencies apply, there is ample time to plan for today and the future.

As to the Draft Report charts

The inescapable conclusion is that Gunbarrel needs more – not less – urban open space. This is true from a planning perspective, as a matter of land use and quality of life, and from the viewpoint of responsibly managing recreation and providing for a healthy population with adequate access to nature. As set forth above, there appear to be multiple more suitable, readily available sites that could address any need for affordable housing for the Gunbarrel work force. These options need to be studied.

8. The owners can economically develop the Twin Lakes parcels consistent with the density limits imposed by existing land-use designations

The Draft Report appears to assume that BCHA and BVSD cannot finance and develop viable housing projects under the existing land-use that limits density to six units per acre. This is untrue. In a Feb. 11, 2013 memorandum from BCHA Director Frank Alexander to the County Commissioners, BCHA recommended purchasing the land with general funds because the \$470,000 price (\$470,000 would allow building at a lower density of 5 units per acre. The memo states that this density "is a reasonable size for a Low Income Housing Tax Credit financed project, and fits within the current proposed zoning."

Thus, contrary to the assertion in the Draft Report at 5, 5 units per acre would satisfy BCHA’s goals as communicated to the County prior to acquisition.

BVSD received the south parcel as a dedication in 1963 (to be used as a school or park) for \$10. Thus, developing subject to the existing six units per acre density limit would appear to be a windfall for BVSD. These densities would allow all parties to discuss design plans that are compatible with existing neighborhood character, and less inconsistent with the BCCP and BVCP than the existing staff recommendation.

9. Additional input on the Draft Report

This catch-all section sets for specific bullets responded to referenced sections of the Draft Report. More information on any of these points is available on request, and TLAG would welcome the change to discuss specifics with staff.

- 100-foot buffers for identified wetlands and the irrigation canal (ditches) are supported by City and County policies, and best standards and practices implemented by other jurisdictions. Report at 5.
 - The County's definition of Wetlands and Riparian Areas should be cited and applied. It includes areas "that enhance hydrologic functions of waterways (e.g. they recharge ground water through infiltration, filtrate sediments and chemicals, reduce erosion of water flow and dissipate flow energy, stabilize streambanks, and slow evaporation)."
 - The City's wetlands program provides for both inner and outer buffers.
 - According to the Washington Department of Ecology: "Buffer widths effective in preventing significant water quality impacts to wetlands are generally 100 feet or greater." See <https://fortress.wa.gov/ecy/publications/publications/92010.pdf> at 8.
- TLAG has documented the existing of mountain rushes in the North Parcel, and this wetlands indicator plant species needs to be analyzed and delineated – including whether additional wetlands or ecosystems exhibiting wetlands characteristics are present. Id.
- Wildlife movement would be best served by protecting the entire parcels. See Attachment 1, *Principles of Wildlife Corridor Design* (Monica Bond, Center for Biological Diversity, October 2003). According to the CBD paper: "The corridor should be as wide as possible. The corridor width may vary with habitat type or target species, but a rule of thumb is about a minimum of 1,000 feet wide (but larger if possible)."
- At 6, the Site History omits the fact that the Archdiocese of Denver sought to sell the North Parcel to the County to be used as open space, and the Archdiocese's belief that such use would be consistent with the terms of the original dedication and in the best interests of the community. The County's lack of interest, the failure of BCPOS to apply its acquisition criteria, and the lack of potential private buyers then resulted in the sale to BCHA.
- The summary chart at 12-13 should be revised:
 - The current designation is positive for open space preservation, great neighborhoods, and environmental stewardship
 - Open Space (#35) is positive for great neighborhoods and public spaces, environmental stewardship and climate action, a vibrant economy based on quality of life, and getting around without a car (a Greater Twin Lakes Open Space would be accessible to all of Gunbarrel without necessitating a car trip for quality outdoor recreation)
 - MR is negative for open space preservation and environmental stewardship. Asserting that a development "could be worse" does not make it preserving of open space or good for the environment. MR would be neutral or negative for great

- neighborhoods and public spaces – as neighborhood character would suffer, and public spaces would be lost.
- MXR (#36) is negative for open space preservation, environmental stewardship, and great neighborhoods and public spaces.

10. Conclusion

The selective analysis in the existing Staff Report does not support the MR recommendation. At this time, our County and City planning charters do not support the requests sought by those interested in developing these open lands at greater densities than those allowed by current land-use designations.

These lands are not going anywhere. But granting land use changes to allow medium development densities will forever alter the community. It's worth taking the time to make decisions consistent with the core principles of our planning charters, and informed by comprehensive planning for the entire Gunbarrel community. BCHA is on record stating that its goals could be achieved at 5 units/acre density.

Staff should revise the Draft Report to better reflect the “overall intent and core values of the BVCP,” and incorporate individual property conditions and community concerns – per the Report at 1. That analysis should result in recommending that the protective change requests are most consistent with the BVCP and BCCP, and disclose the issues with the development requests described above. Subcommunity planning, a community-wide vote, and a comprehensive assessment of housing options and alternatives must precede any decisions that would commit these lands to residential development that would alter the existing rural residential character of Twin Lakes.

TLAG appreciate the opportunity to comment, and looks forward to working with staff to ensure we get these crucial decisions right.

Respectfully,



Mike Chiropolos
Attorney for TLAG

Principles of Wildlife Corridor Design

Monica Bond

Center for Biological Diversity

October 2003

Summary

Wildlife corridors have been proposed as a means to moderate some of the adverse ecological effects of habitat fragmentation. This document discusses principles of evaluating and designing wildlife corridors to facilitate use by target species.

Introduction

Habitat fragmentation affects numerous ecological process across multiple spatial and temporal scales, including changes in abiotic regimes, shifts in habitat use, altered population dynamics, and changes in species compositions (Schweiger et al. 2000). Patch size has been identified as a major feature influencing the plant and small mammal communities, and some wildlife populations are vulnerable to collapse in habitat fragments. The composition, diversity, and spatial configuration of patch types, distances from sources, edge-to-area ratios, and ecotonal features may also structure the plant and animal communities. For example, Bolger et al (1997) found that canyon coastal sage scrub and chaparral fragments under about 60 acres in San Diego County that had been isolated for at least 30 years supported very few populations of native rodents.

Wildlife movement corridors, also called dispersal corridors or landscape linkages as opposed to linear habitats,¹ are linear features whose primary wildlife function is to connect at least two significant habitat areas (Beier and Loe 1992). These corridors may help to reduce or moderate some of the adverse effects of habitat fragmentation by facilitating dispersal of individuals between substantive patches of remaining habitat, allowing for both long-term genetic interchange and individuals to re-colonize habitat patches from which populations have been locally extirpated. Many natural areas are critical core habitat, and are therefore inappropriate for any human development; thus the preservation of corridors will not mitigate against additional loss of core habitat (Beier 1993, Rosenberg 1997). In cases where some development may be acceptable, corridors can be incorporated into the design of a development project by conserving an existing landscape linkage or restoring habitat to function as a connection between larger protected areas.

The level of connectivity needed to maintain a population of a particular species will vary with the demography of the population, including population size, survival and birth

¹ Linear habitats (such as fencerows in an agricultural landscape or streamside buffers) are valued primarily as habitat (Beier and Loe 1992)

rates, and genetic factors such as the level of inbreeding and genetic variance (Rosenberg et al. 1997). These demographic parameters are important baseline data to determine the efficacy of a corridor. In addition, there are a number of general principles for designing and monitoring the effectiveness of wildlife corridors, which are described below.

Corridor Evaluation

Beier and Loe (1992) outlined a six-step "checklist" for evaluating corridors:

Step 1: Identify the habitat areas the corridor is designed to connect.

Step 2: Select several target species for the design of the corridor (i.e., select "umbrella species")².

Step 3: Evaluate the relevant needs of each target species³.

Step 4: For each potential corridor, evaluate how the area will accommodate movement by each target species.

Step 5: Draw the corridor on a map.

Step 6: Design a monitoring program.

Evaluating how the potential corridor will accommodate movement by each species (*Step 4*) is a critical step in the process. This evaluation includes the consideration of how likely the animal will encounter the entrance to the corridor, actually enter the corridor, and follow it to the end. Additionally, it is important to consider whether there is sufficient concealing cover, food, and water within the corridor for the animal to reach the full length of the corridor, or whether such elements need to be created and maintained. Finally, specific impediments to movement within the potential corridor must be assessed, including topography, roads and type of road crossing, fences, outdoor lighting, domestic pets, noise from vehicle traffic or nearby buildings, and other human impacts.

Specifics of Corridor Design

Corridor Features

- The corridor should be as wide as possible. The corridor width may vary with habitat type or target species, but a rule of thumb is about a minimum of 1,000 feet wide (but larger if possible).
- Maintain as much natural open space as possible next to any culverts to encourage the use of the culverts.
- Maximize land uses adjacent to the corridor that reduce human impacts to the corridor (Beier and Loe 1992). Isolation effects along corridors can be offset by

² Because vegetative or topographic structures that facilitate movement for one species may inhibit movement for another, the selected species should cover a range of habitat associations and vagilities (Beier and Loe 1992).

³ Identify the movement and dispersal patterns of selected species, including seasonal migrations (Beier and Loe 1992).

having surrounding habitat similar to that found within corridors (Perault and Lomolino 2000).

- Do not allow housing or other impacts to project into the corridor to form impediments to movement and increase harmful edge effects.
- If housing is to be permitted next to the corridor, put conservation easements on adjacent lots to prohibit structures nearest the corridor.
- Develop strict lighting restrictions for the houses adjacent to the corridor to prevent light pollution into the corridor. Lights must be directed downward and inward toward the home.

Culvert Design

- Bridged undercrossings are preferable.
- If a bridge is not possible, use a 12-foot by 12-foot box culvert or bigger for larger animals.
- Install a small, one-foot diameter tube parallel to the large box culvert for small animals. The upstream end of the small tube should be a few inches higher than the bottom of the upstream end of the box culvert, so that it will stay dry and free of debris (P. Beier, personal communication).
- The culvert bottoms should be as close as possible to any canyon bottom and not be perched up a fill slope.
- Use natural substrate on the bottom of the culvert, such as dirt with pebbles. Underlay the natural substrate with cobbled concrete. Replace the dirt when necessary (i.e., if it is washed out).
- On the road above the culverts, install speed bumps and wildlife crossing signs to slow the cars, and prohibit street lighting to facilitate use of the crossing.
- Plant and maintain lots of vegetative cover (shrubs and low cover) near the entrance-exits of the culverts, without visually or physically blocking the entries.
- Install appropriate fencing (at least six feet in height) to funnel animals towards the culverts.

Vegetation Restoration

- Require maintenance or restoration of native vegetation, and long-term management.
- Provide an adequate endowment for restoration and management of the corridor.
- Plant native trees, shrubs, and other plants to provide food and cover, as well as nesting opportunities for birds.

Management and Enforcement

- If housing is to be permitted adjacent to the corridor, require the Home Owner's Association or each homeowner to maintain -- on their own property -- a mowed, 30-foot to 60-foot buffer along a flat or slightly sloped grade between the native vegetation in the corridor and each adjacent lot, for fire abatement.

- No wood fences should be allowed in the corridor and along any of the lots adjacent to the corridor.
- No domestic pets are to be allowed in the corridor. Cats and dogs should be trapped and returned to owners if they have a collar, or brought to the animal shelter if they have no identification tags.
- No feeding of wild animals, other than bird feeders, should be allowed.
- Educate each landowner adjacent to the corridor about the regulations (lighting, mowing the buffer, no trespass, etc.) and ask each of them to watchdog the corridor for trespass. Develop a pamphlet and convene a meeting. In appropriate locations, install educational signs about the corridor and the species that could potentially use the corridor.
- Any violations should be strictly enforced and citable.

Conclusion

Wildlife corridors are not proposed as mitigation for loss of core habitat. However, with careful planning and design, wildlife corridors can help reduce the negative effects of habitat fragmentation by allowing dispersal of individuals between large patches of remaining habitat. While additional study on the efficacy of wildlife corridors is necessary, some general principles of evaluation and design are available and should be implemented. Monitoring the use of corridors by target wildlife species is an important step in corridor planning, to allow for adaptive management.

Citations

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Beier, P. and S. Loe. 1992. A checklist for evaluating impacts to wildlife movement corridors. *Wildlife Society Bulletin* 20:434-440.

Bolger, D. T., A. C. Alberts, R. M. Sauvajot, P. Potenza, C. McCalvin, D. Tran, S. Mazzoni, and M. E. Soule. 1997. Response of rodents to habitat fragmentation in coastal Southern California. *Ecological Applications* 7:552-563.

Perault, D. R. and M. V. Lomolino. 2000. Corridors and mammal community structure across a fragmented, old-growth forest landscape. *Ecological Monographs* 70:401-422.

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Schweiger, E. W., J. E. Diffendorfer, R. D. Holt, R. Pierotti, and M. S. Gaines. 2000. The interaction of habitat fragmentation, plant, and small mammal succession in an old field. *Ecological Monographs* 70:383-400.

From: [Karen Bordner](#)
To: BVCPchanges@bouldercolorado.gov; [Karen Bordner](#)
Subject: BVCP update requests for land use
Date: Thursday, August 18, 2016 3:26:54 PM

Hello

As a resident of Gunbarrel here are my comments about the proposed changes of land use at Twin Lakes.

The changes are ridiculous and should not take place. The Twin Lakes parcels are a wetland, part of a longer plan already on paper but being ignored, as part of greenbelt and open space. If the City of Boulder is truly serious about homelessness and affordable housing they would NOT allow cash in lieu to developers to get out of providing affordable housing in their developments. But they are happy to take the money, allow developers to develop expensive units and claim they need more space/higher density in neighborhoods for affordable housing. Let's guess some "other kinds of cash in lieu" is going to county commissioners, and city council for allowing the charade to continue. As a tax payer my comment is the games and charade are OVER. I will be voting based on candidate and current position holders land use views.

Gun barrel should NOT be a dumping ground for all that the City of Boulder doesn't want to deal with; affordable housing, high density neighborhoods, transients, homeless shelters, tiny houses, homeless tiny home encampments. If if the county wants to be that dumping ground then the county should insure that developers include affordable units in any development in the county. Apex 5110, Boulder View Apartments, Gunbarrel Center, where are affordable units? NOWHERE but there are some nice \$1500-\$2200 a month apartments with yoga studio, fire pits, dog wash, bike racks.

So in closing don't tell me there aren't any available options outside of ramrodding a horrible plan over tax paying residents to pave over a nature area with a high water table and turn it into affordable housing. And if this is built, just where it the infrastructure changes to handle high density living, cars, parking, traffic, policing? NOWHERE. Boulder County can't even keep the roads drivable for bike or car.

And please, quit putting your employees and others in the Daily Camera writing articles in support of your position and calling us Gunbarrel residents NIMBY's. I moved out here because Gunbarrel was affordable, less crowded and offered outdoor recreation, and trails. I also own a real estate investment company so I get what a scam, and sham your land use policy changes are. And if the City of Boulder wants to have a survey do us another favor as tax paying residents. Include us, don't send the survey to Louisville.

Thank you

Karen

--

Karen S. Bordner, MBA
President
KD Residential Investments, Inc
720.287.4188 office

303.579.2616 mobile
www.linkedin.com/in/karenbordner
twitter.com/karenbordner
Skype: karen.bordner

Colorado State University Alumni Association
Board of Directors, Life Member

[Join online today](#), or call 800.286.2585
Go Rams!

From: [Martha McPherson](#)
To: BVCPchanges@bouldercolorado.gov
Subject: Twin lakes
Date: Thursday, August 18, 2016 3:59:34 PM

Please do the right thing. We are aware that big bucks are to be made but who does it profit? Not the citizens and not the homeless, the big buckeroos are raping again... Martha McPherson 4809 Brandon Crk dr. Boulder

Sent from my iPhone

From: [Jacqueline Hooper](mailto:Jacqueline.Hooper)
To: BVCPchanges@bouldercolorado.gov
Subject: RE: preliminary staff recommendations for BVCP changes including 6655 Twin Lakes Road
Date: Thursday, August 18, 2016 4:02:27 PM

To Whom It May Concern:

Many of the citizens in the Gunbarrel area have been voicing deep concern for the proposed land use for the parcels designated by Twin Lakes to be used for medium to high density, affordable housing. It seems that our concerns are not being considered. We are hoping that the land can remain as open space.

Here are some of the reasons that most people in this community are against this area being used for housing:

1. Concern for wildlife in and around Twin Lakes. Many of the animals, including birds of prey, hunt in the area that is being annexed for a major housing development. The wildlife will be greatly affected as has been told to the Housing Authority on many occasions. Boulder used to have a reputation of being eco-friendly, but this proposal shows that this is no longer the case.
2. Huge traffic issues. The traffic in and around 63rd St. is already at its maximum. The breweries and other businesses have brought in an influx in an already heavily trafficked area. Many more accidents are happening due to the larger volume, and backups are a common occurrence.
3. The recently built apartment complexes in the Gunbarrel area could've been used for the proposed affordable housing, which would've been ideal in the areas where these new complexes are located. However, it was not even considered to have that land used for this.
4. Flooding issues. That area is a flood zone and the buildings that were flooded during 2013 are still having issues with the water table. Building more buildings will increase the water table and create an even more unstable situation for all the buildings including any new ones that are built.

Your consideration of not allowing this parcel of land be used for building of any kind will likely go unheard, but nonetheless, I am voicing my concern in hopes that the people making the decisions are listening to the public about this matter and representing us instead of their own agendas. If they don't live here, how can they possibly know the devastating impact this will have on the area?

Your serious consideration would be appreciated.

Jacqueline
Hooper

From: [Jack Strichman](#)
To: [BVCPchanges](#)
Subject: Twin Lakes Housing Plan
Date: Thursday, August 18, 2016 6:03:17 PM

I am absolutely astounded that Boulder is even considering high density housing near Twin Lakes.

I have lived right on the other side of 63rd street for 13+ years.

Not only is the Twin Lakes area an absolute jewel of open space for the entire surrounding community, the breadth of wildlife that resides there is a joy to behold, especially the breeding Owls that appear each spring.

Please do not destroy this incredible asset in the name of some social engineering plan that will wind up being a liability wherever it is built.

John Strichman
4636 Almond Lane
Boulder, CO 80301

From: [Mona Carp](#)
To: [BVCPchanges](#)
Subject: Proposed subdivisions at Twin Lakes
Date: Saturday, August 20, 2016 4:45:48 PM

PLEASE do NOT go forward with this ill-advised proposal. I understand that the designation is greater than three times the average neighborhood density. The fields under consideration are adjacent to Twin Lakes Open Space. We need to maintain whatever open space we have. Development of this land will affect wildlife, and the animals will either leave or die. Please listen to your constituents and do not use your power to ruin the existing environment.

Sincerely,

Mona H Carp
4633 Almond Lane
Boulder , CO 80301

(unincorporated Boulder County address)
303-530-0921

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#135]
Date: Sunday, August 21, 2016 2:30:33 PM

Name *	Peter Mutuc
Email *	pmutuc@yahoo.com
My Question or Feedback most closely relates to the following subject: (fill in the blank) *	Twin Lakes open space
Comments, Question or Feedback *	I would like to express my opposition to any decision to change the Twin Lakes land use from anything other than open space.
Please check box below *	<ul style="list-style-type: none">I acknowledge receipt of the Open Records Notification

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#136]
Date: Sunday, August 21, 2016 3:01:16 PM

Name * Elizabeth Engelking

Email * betsye@comcast.net

Phone Number (optional) (303) 530-7550

My Question or Feedback most closely relates to the following subject: (fill in the blank) * Twin Lakes Open Space

Comments, Question or Feedback *

Hi,

I'm not sure if this will be taken into consideration, I may be behind the curve and the decisions already made behind the scenes. I voted for open space and the taxes to purchase it and I'm so tired of having to defend it later on.

Turning open space into a housing development of any kind is not what I intended when I voted to have low use/open space.

Please do not change the designation of the Twin Lakes parcel of land. A school, park or a church were the only things to be on that land! I'm so tired of having to re-defend the original intention of the land. Thank you for listening and please vote the original intention of this land space.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Elliott Smith](#)
To: [Sugnet, Jay](#)
Subject: Re: Comment on 6655 and 6500 Twin Lakes Road (#35)
Date: Monday, August 22, 2016 9:06:39 AM

Jay- Thank you for your quick response and for clarifying some aspects of the Twin Lakes proposal.

However, I wonder if your last comment that "the city has generated 24% of all new units as permanently affordable" takes into account the potential 20% of new affordable units lost over the years when developers have exercised the cash-in-lieu option. Granted, your approach using cash-in-lieu money can leverage grant funds (from taxes), but that doesn't mean it's necessarily the most efficient and socially acceptable way to increase affordable housing. Again, what is the evidence that your program has produced more or better affordable housing than Boulder has forfeited over the same time period? And what are the added administrative costs to the city?

The priorities here seem wrong to me. Ideally, wouldn't you prefer to integrate affordable housing into commercial developments all over Boulder? Isn't that better socially than building separate enclaves, which smacks of ghettoizing affordable housing? I can appreciate that there may be issues in mixing affordable and market rate rentals, but haven't other cities done that successfully? Through the cash-in-lieu policy, Boulder has already given up many opportunities to integrate permanently affordable housing into a variety of settings. Given the shrinking space for development, there will be fewer and fewer such opportunities ahead.

So, why does the city choose this elaborate, adversarial approach when you have a simpler alternative—integrated housing development—with a more desirable outcome? I submit that it would be less controversial and more democratic to distribute affordable units among many commercial housing developments throughout Boulder. With respect to Twin Lakes, I suggest that approach makes more sense than forcing a medium density development—affordable or not—on a low-density residential neighborhood, where it would triple the average density of housing, would require annexing (and eliminating) open space, would increase the local population by over 50%, and would overload the current infrastructure. What residential community would welcome such drastic changes? I think you can expect growing public resistance to this kind of developmental approach.

I have asked some fundamental questions that may not have quick answers. I hope you can at least point me to the relevant information.

Regards, Elliott Smith

On Aug 19, 2016, at 5:19 PM, Sugnet, Jay
<SugnetJ@bouldercolorado.gov> wrote:

Mr. Smith,

Thank you for your email concerning Twin Lakes. I just wanted to provide some quick clarifications.

1. Staff is not recommending Mixed Density Residential (allows up to 18 dwelling units per acre). Staff is recommending Medium Density Residential (allows up to 14 dwelling units per acre).
2. The Boulder County Housing Authority and Boulder Valley School District own the three parcels. The Housing Authority will develop the property (6-12 dwelling units per acre) and at least 60 percent of the units will be permanently affordable - probably more because providing affordable housing is their mission.
3. The land will need to be annexed into the city prior to development and the city does not allow cash-in-lieu for annexations. The city has greater leverage in annexations and therefore requires all affordable units to be on site. These requirements apply to all land eligible for annexation, regardless of ownership.
4. Cash-in-lieu is a very important tool for developing affordable housing. While the city prefers to get as many on-site units as possible, the cash-in-lieu funds allow the city and it's partners to leverage state and federal funds (\$1 of cash-in-lieu typically leverages \$3 of external funds) and in the past 5 years the city has generated 24% of all new units as permanently affordable (20% of all new units must be permanently affordable). The extra 4% is due to annexations and cash-in-lieu.

I hope some of this information is helpful. Your email will be shared with the decision makers, but feel free to contact them directly as well.

Jay Sugnet
Division of Housing
City of Boulder - Division of Housing

On Aug 18, 2016, at 2:34 PM, Elliott Smith <asci@comcast.net> wrote:

The following comment applies to 6655 and 6500 Twin Lakes Road (#35).

What assurance is there that the proposed Mixed Density Development in Twin Lakes will actually result in a net gain in permanent affordable housing in Boulder? It is entirely possible that the developer in this case would exercise his cash-in-lieu option to buy out of this obligation. And even if the city used this funding only to support affordable housing elsewhere, how do we know that this would create as many units of affordable housing as would be lost by a cash-in-lieu buy-out? What statistics support the logic of this cash-in-lieu policy?

If Boulder is going to use the affordable housing rationale for inflicting high-density housing on residential areas such as Twin Lakes, they should provide evidence that the cash-in-lieu policy actually results in a net gain in permanently affordable housing. Or is this policy simply a fund-raising strategy to subsidize fewer affordable housing units in areas where such developments are actually more suitable?

From: [kate chandler](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#)
Subject: Twin Lakes development
Date: Monday, August 22, 2016 5:13:04 PM

I have lived in Gunbarrel for 17 years in Powderhorn, not the Twin Lakes neighborhood, and west of Broadway in Boulder for 21 years before that. I strongly oppose the affordable development proposed by staff and feel very strongly that it should remain undeveloped. I would say that a compromise position would be to develop the South parcel to current density and make the north parcel open space adjoining the Twin Lakes. I feel that there is very little knowledge or concern about the Gunbarrel area in local government, and I am very frustrated with all of you. You seem to be in the developers' pockets.

All these alleged new residents are attracted to Boulder the way it is and now you want to completely change it. Oh, and middle income people do not want to live in government housing, they want to own, so they move to Longmont or nearby towns. You will see in your numbers that middle income people live here least, and K-12 students are low in numbers in Gunbarrel-they are 10 minutes away in Longmont, you will not be attracting families.

I live on about \$20,000 a year and have been paying a mortgage in Gunbarrel for 17 years, with no gov't help, more than half my income. There are many people here like me. I work for Boulder Valley schools and will be 70 my next birthday. I feel like I have no representation in county gov't and hate what is happening with all the hideous building. Twin Lakes is the only Open Space I can walk to and the West Lake has already been compromised by Avery right across the street from the entrance. Cars are parked around half the lake and noise from Avery drifts out over it, despite the fact that they are under the city noise ordinance. Protect what is left of the Twin Lakes for the thousands of county residents and beyond who use it sunup to sunset every day.

Personally, I would not want to live in the Twin Lakes neighborhood because of the standing water and mosquitoes. Humans can protect themselves but I have seen a pet die of West Nile and I would never do that to an animal. You can't drain the wetlands, they are protected. This could be why the land was so cheap. A Zika outbreak in affordable housing would not reflect so well on you decision makers.

Please serve the county residents, think about upzoning your neighborhood x 3.

Kate Chandler

From: [JerryG](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes open space
Date: Monday, August 22, 2016 5:17:54 PM

Hi. My name is Jerry George and I live on Tally Ho Court, just off Twin Lakes Road. My wife and I have lived here for 24 years. I am pleading with you to make these vacant fields "Open Space" We have so appreciated the wildlife and the community activities that have been in these wildlife corridors.

Thank you for considering this request. We are retired and would heartbroken to lose these treasured open fields.

Sent from my iPhone

From: [Kurt Schlomberg](#)
To: [Giang, Steven](#); [#LandUsePlanner](#); planning@bouldercolorado.gov
Subject: Maintain current zoning of Twin Lakes Road properties
Date: Monday, August 22, 2016 5:39:29 PM

Hi, my name is Kurt Schlomberg and I and my family have lived in Gunbarrel for 10 years. Thank you for taking a few minutes to take my input on the potential zoning change of the parcels on Twin Lakes Road.

While I agree with the need to improve the affordability of housing, I support maintaining the current zoning of the properties for several reasons:

1. Too much density: The proposed change to increase potential housing density is out of line with the density of the existing adjacent neighborhoods. Radically increasing the density of new housing in this area will lower the quality of the neighborhoods in this area and potentially affect property values. Maintaining a reasonable density will allow for infill, but maintain the current feel of the area.
2. Speeds on Twin Lakes Rd. already unsafe: For some, Twin Lakes Rd. is like a speedway with nothing to slow them down. This road needs some speed humps, doesn't even have a sidewalk on its full length, and has some existing crosswalks that nobody stops for. Bicyclists and pedestrians must walk on the road in order to get from the neighborhoods into the commercial part of Gunbarrel (near King Soopers). Adding more and more cars without making improvements to crosswalks, adding speed humps, and completing the sidewalk into "downtown" Gunbarrel is asking for car/pedestrian accidents. I'd like it if my kids and I could bike to King Soopers on Twin Lakes Rd., but that's just safe now.
3. Traffic: Over the last couple of years, traffic has increased tremendously in Gunbarrel, probably due to hundreds of newly constructed apartments. Have you left or returned to Gunbarrel lately during rush hour? It's getting crazy.

Thank you for your time,

Kurt Schlomberg
4566 Tally Ho Trail
Boulder, CO, 80301

From: kate.chandler
To: BVCPchanges@bouldercolorado.gov
Subject: Fwd: Twin Lakes development
Date: Monday, August 22, 2016 5:48:19 PM

----- Forwarded message -----

From: **kate chandler** <kacbeyond@gmail.com>
Date: Mon, Aug 22, 2016 at 5:12 PM
Subject: Twin Lakes development
To: planner@bouldercounty.org, planning@bouldercolorado.gov,
commissioners@bouldercounty.org

I have lived in Gunbarrel for 17 years in Powderhorn, not the Twin Lakes neighborhood, and west of Broadway in Boulder for 21 years before that. I strongly oppose the affordable development proposed by staff and fell very strongly that it should remain undeveloped. I would say that a compromise position would be to develop the South parcel to current density and make the north parcel open space adjoining the Twin Lakes. I feel that there is very little knowledge or concern about the Gunbarrel area in local government, and I am very frustrated with all of you. You seem to be in the developers' pockets.

All these alleged new residents are attracted to Boulder the way it is and now you want to completely change it. Oh, and middle income people do not want to live in government housing, they want to own, so they move to Longmont or nearby towns. You will see in your numbers that middle income people live here least, and K-12 students are low in numbers in Gunbarrel-they are 10 minutes away in Longmont, you will not be attracting families.

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Please serve the county residents, think about upzoning your neighborhood x 3.

Kate Chandler

From: [Boulder County Contact US/Feedback](#)
To: [Boulder County Board of Commissioners](#)
Subject: Boulder County Contact Us/Feedback Form [#161]
Date: Monday, August 22, 2016 7:11:25 PM

Name * Donald Griffin

Email * dongrif69@hotmail.com

Select a Subject * County Commissioners/Budget

Comments * Please protect open space and STOP STOP STOP your scheme to annex Gunbarrel!!! We don't want you, we don't want your plan for municipality, and we don't want your higher taxes! It will do nothing but harm us and we don't want it!!! You refuse to repair our roads unless we pay for it twice, which we also do not want to do! Leave us alone if you won't help us!

Please check box below * I acknowledge receipt of the Open Records Notification

From: [Melanie](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [Giang, Steven](#)
Subject: Twin Lakes, please let's all compromise!! For Aug 30th packet
Date: Monday, August 22, 2016 7:43:02 PM

Dear Governing Bodies and those who work within them:

I have written many, many letters and have never received a response. I am sure you all very busy finding ways to change forever my gorgeous neighborhood but I thought I would reach out again...and again. And I have added more to this letter...again.

My husband and I do our best to make it to meetings but have a family and as you might imagine it's tough to do all the time. But we are so deeply saddened that we do not really have a voice within all of this. I apologize in advance for the tone of this letter but am very very frustrated with the lack of transparency and information. I want to continue to enjoy the neighborhood we worked very hard to live in. I want to enjoy it's beauty and safety.

I have added all the email addresses I could think of here...I would like some answers but can't seem to get from anyone. Yes I have read reports and my husband has gone to several meetings and open houses. But we still have questions.

Would someone on this email list please answer the following questions:

-If affordable housing is so very important to you why do you allow cash in lieu? There are apartments and townhouse going up EVERYWHERE but no affordable housing??? I'm sorry, I must be very ignorant but I really don't understand why hundreds of units could go up in Gunbarrel Center and NONE of them be affordable housing??

-Are all these open houses and times for the community to speak just lip service?? It seems to my BCHA will just go ahead and do whatever it likes even if that means doing what TLAG does not like!

Where is the compromise? Why can't we meet in the middle? You have asked us for our opinion. Please take it to heart.

-Why does BCHA want so many units????? Yes we want open space but I think folks would be amenable to 1-8 units per acre. Something much lower. 12-18 BCHA? We do NOT have the infrastructure for this. AT ALL!!

-Why is no one taking the hydrology and wildlife issues seriously??? AS an avid naturalist, I can boldly say YES there these fields are loaded with wildlife. Spend some time here and stop mowing so much. And it actually really floods terribly here.

-Is anyone taking these studies seriously??? There were 2 water main breaks in front of my house in the past two weeks. When I asked the workers what they thought about building on the fields, they said they would need all new infrastructure.

-Please speak who this will affect safety/traffic/light and noise pollution. I have a toddler and live right on Twin Lakes Rd. Folks already zip by way too fast. Scary. How would you deal with this?

-How come you all seem to be in cahoots?

-Do any of you actually live in Gunbarrel?

Thanks to any human being who responds to this wildlife protecting, neighborhood loving, mama!

Melanie Whitehead

ps

Why I love Twin Lakes: My Top Ten

10. A place to call home
9. It's a gorgeous, small, and safe neighborhood minutes from the foothills.
8. Kid and dog friendly
7. Peace and Quiet!
6. The Lakes!
5. Abundant wildlife
4. We are surrounded by wildlife corridors, open space, waterways, and farms. We literally live in a nature preserve! Could you ask for more?
3. Awesome friends and neighbors live here!
2. The South Field

Wetlands, secret trails, bike trails, places to run, walk, and play. We love to stop and listen to the red winged blackbirds singing or the ducks quacking away!

1. The North Field

There is a wonderful path you can take all along the perimeter of the field. My dog goes crazy for running it! I also love to take my son out here and go all the way to the creek. We love to sit under the Cottonwoods and Willows and have snack and play. But my favorite thing to do in this lovely wild field is this: I walk all the way to the line of Cottonwoods and Willows at the northern most part of the field, without looking back. Once there I turn around and admire the jaw dropping views of the front range. Perfect! I can't imagine not walking here several times a week and taking in the green, the wildlife, the beauty.

What could be better than this? Hmmm....maybe just bulldoze it...

--

"Nature does not hurry, yet everything is accomplished." ~Lao Tzu

If you have a moment consider supporting Twin Lakes in protecting our beloved Owls and other abundant wildlife in their natural habitat.

<http://boulderowlpreserve.org>

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in-www.tlag.org>

From: [Melanie](#)
To: planning@bouldercolorado.gov; [#LandUsePlanner](#); [Gardner, Deb](#); [Domenico, Cindy](#); [Jones, Elise](#); [Giang, Steven](#); [Boulder County Board of Commissioners](#)
Subject: Fwd: Twin lakes beauty
Date: Monday, August 22, 2016 7:45:46 PM

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"Nature does not hurry, yet everything is accomplished." ~Lao Tzu

If you have a moment consider supporting Twin Lakes in protecting our beloved Owls and other abundant wildlife in their natural habitat.

<http://boulderowlpreserve.org>

[http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in-
www.tlag.org](http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in-www.tlag.org)







From: [Melanie](#)
To: [Boulder County Board of Commissioners](#); [Jones, Elise](#); [Giang, Steven](#); [#LandUsePlanner](#); [planning@bouldercolorado.gov](#); [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Fwd: Field
Date: Monday, August 22, 2016 7:48:02 PM

Here is a quick pic of another extremely enjoyable evening running in the fields with Forrest (the boy) and Molly (the dog). We hardly miss a day out in one field or the other.

Please don't take our fields away!
Melanie Whitehead

--

"Nature does not hurry, yet everything is accomplished." ~Lao Tzu

If you have a moment consider supporting Twin Lakes in protecting our beloved Owls and other abundant wildlife in their natural habitat.

<http://boulderowlpreserve.org>

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in>

www.tlag.org



From: [Matt Samet](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [Giang, Steven](#)
Subject: Opposed to any development of the Twin Lakes parcels other than open space or a park
Date: Monday, August 22, 2016 7:48:21 PM

To Whom It May Concern,

I am a 25-year resident of Boulder, and a 9-year resident of Gunbarell. As a homeowner in the Brandon Creek subdivision, 1/4 mile from the fields along Twin Lakes Road, I stand in opposition to the BCHA's plan to annex, upzone, and develop the land. It will be a serious blow to our quality of life in quiet Gunbarrel, as well as a misuse of land that had been dedicated—set aside—for public use such as a park or school. Our neighborhood cannot support the infrastructure and density proposed, and the wildlife who rely on the fields as a corridor between the Twin Lakes and the Walden Ponds/Boulder Creek will likely be displaced, if not outright killed.

The only appropriate action here is to set aside these lands as open space, so that Boulder residents can enjoy them in perpetuity. We do not need nor do we want urban density out in Gunbarrel.

Thank you,

Matt Samet
4818 Brandon Creek Dr.
Boulder, CO 80301

From: [Elliott & Susan Smith](#)
To: [#LandUsePlanner](#)
Subject: Affordable housing at Twin Lakes
Date: Monday, August 22, 2016 8:39:13 PM

Dear Sir/Madam:

We are City of Boulder residents, and would like to urge our decision makers to re-evaluate the current policy of having the city and county housing authorities so directly involved in developing enclaves of affordable housing. This is particularly relevant to the issue of the proposed Twin Lakes development.

As we understand it, the city now requires private developers to designate 20% of new housing units they build as permanently affordable housing. Given all the public discussion about the ongoing need for affordable housing in Boulder, many of us wonder why the city regularly allows developers to pay a per-unit fee, called "cash-in-lieu", to avoid this requirement. And avoiding it must be more profitable for most developers, or else they would not take this buy-out option. But why have a legal requirement that is so easily circumvented? And what happens to the cash-in-lieu money?

According to Boulder's Housing & Human Services (bouldercolorado.gov/housing/ih-program-details), this money is combined with local taxes to make up an Affordable Housing Fund. During 2000-2013 cash-in-lieu money added some \$36 million to the Fund. The Fund is in turn combined with federal grants and is "distributed annually to the community through a competitive funding process." Some part of the Fund is used by the city and county housing authorities to develop affordable housing. Boulder claims that over the last 5 years the city has "generated 24% of all new units as permanently affordable." However, through its cash-in-lieu policy, the city has given up many opportunities over the years to integrate permanently affordable housing into a wide variety of urban settings. Given the shrinking space for development in Boulder, there will be fewer and fewer such opportunities ahead. To our knowledge, the city has not addressed this fundamental question: **Overall, has the cash-in-lieu policy resulted in more or cheaper or better affordable housing than has been lost by allowing developer buy-outs?**

It's worth noting that the cash-in-lieu policy gives the city, the county, and private developers a financial incentive to approve and build as many units per acre as possible. More units equals more potential cash-in-lieu. And it gives the city a moral argument—affordable housing—to counter any public resistance to higher-density development in residential areas, such as Twin Lakes. We are just expected to believe that this approach is the most efficient and desirable way to increase affordable housing.

But which of the following approaches provides a better social outcome?

1. Actually requiring private developers to integrate affordable units into developments throughout the city. (The current rule circumvented by the cash-in-lieu option.)
2. Collecting buy-out money from developers so the government can develop its own enclaves of affordable housing wherever it can acquire property and overcome

local resistance.

We submit that #1 produces a more democratic, socially desirable and less controversial outcome than #2, since it would gradually distribute affordable housing units among many private developments throughout Boulder. In contrast, the second approach of government-as-developer gives it an unfair advantage over local interests. And building separate enclaves of affordable housing even smacks of ghetto-izing the lower income population. Moreover, the city has not yet demonstrated that their enclave approach is a more cost-efficient way to produce permanently affordable housing.

Twin Lakes is a prime example of the City's determination to impose the second approach on a low-density neighborhood, where the proposed medium-density development would:

- Triple the average local density of housing;
- Increase the local population and traffic by over 50%;
- Require annexing through (and eliminating) open space;
- Overload the current infrastructure.

It seems the city's top priority here is to make maximum use of some land that happens to be available, with less regard for how appropriate the development might be in that setting.

In our judgement, the city and county can expect growing resistance to this kind of adversarial development of affordable housing—built in higher-density enclaves that are forced on local neighborhoods. Please consider that you already have a simpler alternative, which also achieves a better outcome for our society.

Elliott & Susan Smith, 950 Parkway Dr., Boulder

From: [Nick Jancewicz](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [Giang, Steven](#)
Subject: Proposed change to the BVCP to promote higher density development on Twin Lakes Road
Date: Monday, August 22, 2016 10:00:50 PM

Hello Planners and Decision Makers,

I'm writing this to voice our opposition to the proposal to change the BVCP to make it promote higher density development (anywhere in the County, and especially not in the Twin Lakes area). Furthermore, I'd like to communicate our strong support for the alternative proposal to dedicate the lands on Twin Lakes Road that the County recently purchased with tax payer funds to Open Space.

We live next to existing Open Space to the south and can attest to the fact that it is a wildlife corridor for coyotes, foxes and the occasional deer and a well-used hunting ground for raptors that are attracted by the abundant rodents, rabbits, ducks, amphibians and turtles that regularly move between the Twin Lakes Open Space and the sluice drainage to the south. I expect you've heard about the owls that nest near-by and they are truly magnificent birds worth preserving! We often hear them calling to each other and their offspring at night throughout the year, especially on moonlit Winter evenings. It is truly an epiphany for a youngster to hear and see these wonders of nature.

However, realize that these open areas support far more day-time raptors than owls. There is a seldom a day that goes by when we don't see a hawk perched on a tree or soaring overhead looking for their next meal. As I'm sure you're well aware, wildlife hunting grounds and habitat in Boulder County are becoming scarcer as development encroaches. I say this as a Boulder County resident who has seen many beautiful open spaces in this area be bull-dozed into oblivion over the last 31 years.

Now is not the time to promote more development, especially at the expense of Boulder County taxpayers, the majority of whom have voted time and time again to have their hard-earned tax dollars spent to preserve the dwindling open spaces in the County. I would hope that all of the County decision makers who have a say over the BVCP will stand up for preserving these open areas and especially Commissioner Elise Jones, since she once stood up for preserving Colorado's natural areas at the Colorado Environmental Coalition (an organization that I've supported and contributed to for many years, along with the Audubon Society and Sierra Club).

I think we all realize that the proposed subsidized housing cannot possibly make a dent in the high demand (and thus, high cost) for housing. One of the main reasons

for that high demand is precisely because Boulder County Commissioners and taxpayers over the last 40 years had the wisdom and foresight to allocate the funds for open space preservation. The Open space, wildlife observation opportunities and recreational enjoyment of this area are the key qualities of Boulder County that makes it such a great place to live. Let's do everything we can to preserve those qualities!

You can exercise the same wisdom as the original BVCP creators by letting the BVCP stand as it was originally intended to. A government-sponsored plan that was created to ostensibly place reasonable limits on growth that changes at the whims of developers is a farce. Please do not turn the BVCP into a sham by arbitrarily pushing it in the direction of higher density growth. If you do change it, change it for the better – by dedicating the County's Twin Lake Road land holdings to open space!

Sincerely,

Nick Jancewicz

Software Engineer

4567 Tally Ho Trail

Boulder, CO 80301

From: [Martha McPherson](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin lakes
Date: Monday, August 22, 2016 10:24:48 PM

Dear county commissioners,
Here's another plea to do the right thing once again. The open space that has been proposed for affordable housing is a scam for the developers and a catastrophe for the neighborhood. Please represent your constituents, protect us from this takeover.
Martha McPherson
Sent from my iPhone

From: [Lisa Sundell](#)
To: [Giang, Steven](#); zachariasc@bouldercolorado.gov; planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Information for the August 30th County BVCP meeting
Date: Monday, August 22, 2016 10:33:47 PM
Attachments: [TLAG statistics to County 082216.docx](#)

Hi Steven, Caitlin, Boulder County Commissioners and Boulder County Planning Commission,

Attached is information Twin Lakes Action Group requests to be part of the record for the August 30th meeting with the County. In it you will find TLAG statistics, as well as all of the comments from our petition.

Thank you for adding this document to the information distributed for the August 30 BVCP County meeting.

Lisa Sundell - Twin Lakes Action Group Board Member

August 22, 2016

Going into the decision phase of the BVCP, Twin Lakes Action Group (TLAG) would like to update our elected County Commissioners; the County Planning Commission; and the BVCP staff, with the membership statistics of TLAG. From our numbers you will see we have a large following. In addition the comments from our petition will show you the large concerns that people have.

I urge you during this final process to think about what these numbers and these comments mean – this is not just simply a “NIMBY” issue – it is a concern throughout all of Gunbarrel and surrounding areas.

Lisa Sundell – Twin Lakes Action Group Board Member

TLAG consists of:

- **1257 Petition Signers**

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in>

- **19 neighborhoods**

Brandon Creek	Country Club Estates	Fountain Greens
Gunbarrel Estates	Gunbarrel Green	Heatherwood
Huntington Point	Orchard Creek	Portal Estates
Portal Village	Powderhorn Condos	Red Fox Hills
Snug Harbor Condominiums	South Meadow	The Willows
Stonegate Condominiums	Willow Brook	
Twin Lakes Condominiums	Twin Lakes Subdivision	

- **1,098 Newsletter Subscribers**

- **423 Followers on FaceBook**

The following pages are taken from the comment section of TLAG’s Petition -

<http://www.ipetitions.com/petition/no-leap-frog-annexation-and-densification-in>

Reading through these will give you a clear understanding of the specific concerns that the 1257 petition signers have.

Please do not use these fields for high density development. We chose to live in a rural area when we moved out here. Please do not change the character of our neighborhood.

-Myrna

The proposed annexation and development ignores the high-groundwater hydrology onsite and also violates multiple commitments in the Boulder Valley Comprehensive Plan. These parcels should remain undeveloped rural-residential land in Boulder County.

-Mike

Any development on these parcels is disruptive to water tables, wildlife, current taxpayers, and the overall residential feel of the neighborhood.

-Tricia

Development of this land would be detrimental to the wildlife in the area, particularly the Great Horned Owls.

-Leslie

The open space serves the wildlife and relieves the density in Gunbarrel , not to mention once units are built the traffic will be horrendous and unsafe for children riding bikes the neighborhood , say goodbye to the great horned owl and grey and blue herring . We do not need more housing in twin lakes !!!!

-Shane

Plans to develop these parcels are ill-conceived and impossible to justify for reasons stated in the petition.

-Dan

Open space for wildlife to live is just as important as any human endeavor for survival. Wildlife cannot speak up, so we must speak for them. Do not kill off the wildlife.

-Shirley

I have been a resident of Red Fox Hills for 26 years and have enjoyed the properties mentioned in the petition as open space for as long. I have manage property in Boulder and Boulder County for more years, including low income housing. While I understand development, the impact that this high density low income housing will have a negative effect on our open space, we will see an increase in crime, traffic, trash and wear and tear on the roads, just to name a few. I am also concerned about the storm sewer and the impact that the hard surfaces of this new housing will have on the natural flow of water to our general area. My home on Bugle Court has flooded four times, Our sump pump runs frequently. The actions by the City of Boulder and County of Boulder regarding this property appear to irresponsible and inconsiderate of the people that live around these areas.

-Margaret

Owl Preserve!!! **-Karen**

It is deeply concerning to me, as a social worker who has worked in Chicago, Denver and Boulder that this relatively remote area is designated for a housing project without any partnership with local services, transportation, local employment and community resources. Best Practices for affordable housing in communities demands adhering to a full community integration or the great idea of affordable housing will go the way of bussing, another well intended but sadly misguided, costly and poorly implemented attempt at integrating all citizenry into the community.

-Valerie

Protect Gunbarrel's local wildlife--stop city annexation!

-Nile

I do not support developing this area. You are just putting developments in every piece of open land with no sense of design, community or space.

-Mary

Please protect this open space greenbelt. It is difficult for the residents here to have any voice. We are doing our best to fight big money interests here.

-Jeanne

Simply no! No more steamrolling local residents, poor planning prior to land purchase by the city (ie no hydrology report?), and busing Boulder's problems out to Boulder county. **-Annie**

So many reasons this housing plan is not a good one - from environmental issues to the lack of infrastructure in the area to properly support new residents. By not distributing low-income housing throughout Boulder, those living in the proposed "projects" type of environment will live with a stigma and the much-needed diversity in Boulder will once again be thwarted. C'mon Boulder! We can do better than this!

-Barbara

Allow us to have our community and please listen to our needs!!

-Gaye

No growth at all! **-Wendy**

Owls are people too. Please don't take their hunting ground.

-Daniel

I have lived in this location for 28 years and have watched the wildlife habitat be destroyed, little by little. This proposed project will have a significant and irrevocable impact on so many species, including protected species. Please, please, please, do not do this. **- Georgia**

It's high time we give and keep space for Nature who gives us all we need to live. Respect her!

- Mari

Protect wildlife. Balancing the overpopulation of prairie dogs. **- Philip**

Yes! Let's protect the beautiful Greater Twin Lakes Open Space! **- Ken**

I use this area for commuting and recreation. I'd rather not see more high density housing. I enjoy the wildlife and open spaces in Gunbarrel. **- Helen**

Let`s keep the zoning that has allow the Boulder area to be a desirable and valuable place to live!

- Christopher

Save the Wildlife!!! Save our open spaces!!! Save our neighborhood!!!

- Melanie

This land is way better suited for open space than high density housing! Please consider the citizens of our neighborhood when deciding the fate of these properties.

- **Lauren**

I enjoy walking near the open space and seeing the multitude of wild animals around Gunbarrel. Please don't destroy this beautiful natural area. - **Elizabeth**

No Development. - **Patrick**

Please support the wild life, open space and access to nature in Gunbarrel. With all the new development in GB we meet to protect nature while we can. Thank you!

- **Tauna**

Gunbarrel has seen enough new development, around Lookout and Spine. It's time to pause and see what the impacts are before considering any further developments. The wetlands and open space areas in Twin Lakes and other Gunbarrel communities should remain untouched. - **Santiago**

I moved out of Boulder because of this kind of encroaching house building.

- **Nicola**

Do not disturb the wildlife. Affordable housing should be built into developments not crammed into one area. - **Jonathan**

What happened to the foundation of beliefs Boulder was built on. Being surrounded by nature and protect the beauty. - **Karen**

We won't be able to take back a loss of natural habitat. - **Deborah**

According to a City of Boulder Parcel Summary Report, the BVCP land use designation for 6655 Twin Lakes Road is Low Density Residential and Open Space! There is also a Wetland and/or Wetland Buffer Property Tag assigned to this parcel.

- **Robert**

Once open land is gone, it is gone forever. Boulder is a desirable place to live because of all the open space. Let's keep it that way and put high density housing in places which make sense (Gunbarrel

Center, Boulder city - 30th and Pearl) etc. These areas are close to transportation, shopping, and social services required. - **Juliet**

It is very concerning, for many reasons, to have this land built on. I will strongly considering leaving the area if this area is developed. - **Jacqueline**

i am so happy to be signing this petition. I have been very disturbed by the countless new apartment complexes being built around Lookout and Spine. - **Sheila**

Keep the open space, Open! - **Stephen**

Protect gunbarrels open space around twin lakes - **Linda**

Please do not destroy this precious remnant of habitat for our wild residents. Habitat is disappearing all over the U.S., please choose a site for the housing that has already been destroyed and needs to be repurposed. - **Sarah**

Dirt > pavement - **Ryan**

County-supported housing already exists to the south of this parcel: Catamaran Court. Gunbarrel already does its part. - **Klare**

No annexation in gunbarrel!! - **Dave**

I've lived in and loved Gunbarrel's natural beauty for 21 years. We (including animal life) need breathing room, not more people and buildings! I'm already saddened by the extreme development near King Soopers. Thank you for starting this petition, may it save our open space. - **Char**

Open Space convenient to residents is needed in Gunbarrel. Adjoining this potential Open Space to Twin Lakes will protect wildlife and help lessen the impact of thousands of new condo units added at the business center. Gunbarrel is a subcommunity of Boulder County, not of the city of Boulder.

- **Kate**

I walk around the lakes daily and live in Twin Lakes Condos. I am concerned about water table, wildlife, and open space, and feel there can be growth without changing density this much. -

Jasmin

Open space space in Gunbarrel is beautiful and should remain a natural source of pleasure for all of us.

- **Kristine**

This space is inappropriate for high-density housing; the infrastructure, water table, and public transport options cannot support it. Please instead consider creating a Greater Twin Lakes Open Space for all to enjoy. - **Aubrey**

This is simply out of character for the surrounding area. The city making up its own rules to push forward a plan to site high density housing is a pitiful solution to the problem the city has caused itself by letting developers off the hook when building within existing city limits. It is not equitable to neighbors to allow this plan and devalue their nearby homes to the benefit of those who paid to move high density housing away from their neighborhoods. Pitiful. - **Jim**

My daughter and I go every year to watch the Great Horned Owls nest and the owlets grow. This is crucial habitat. Leave this tiny corridor alone. - **Caolan**

This parcel of land should remain undeveloped. Gunbarrel is seeing massive increases in building and should retain open space in the area. - **Peter**

Boulder is only Boulder, is only a place worth living if it can maintain a quality of life that includes green spaces and wildlife. I lived in the Twin Lakes neighborhood, ran there, walked my infant children in strollers there, listened to frogs and owls and silence there. Please do not destroy the essence of what makes this neighborhood such a community.

- **Doug**

Keep open space. - **Bret**

As a former resident in the Twin Lakes subdivision, I enjoyed daily walks and wildlife viewing. The network of formal and informal trails and bike paths is one of Gunbarrel's best assets. It would be a shame to lose it. - **Denise**

I lived in Gunbarrel for 12 years and know how wonderful the current Open Space there is. We need to add whatever more we can and preserve what is already preserved.

- **Tom**

Boulder's housing crisis needs to be addressed within its existing boundaries. This community long ago decided to regulate its size and to prioritize open spaces. It cannot not shirk its responsibility to uphold those decisions and the need to redevelop inside the city by merely falling into old development patterns of expand and flatten. I understand this seems like an easier path than inciting the ire of residents inside the city who oppose densification, but that does not justify reneging on promises this city and county made to its residents for decades. - **Paolo**

The proposed open-space expansion provides an exceptional opportunity to increase both recreational and educational opportunities as well as wildlife habitat. James

Lets stop it! - **Michael**

This has been a very sweet spot for a long time, when I lived in Gunbarrel and still a pleasant bike ride away. We need more low-income housing but not where it trashes other values and is not near transit! This is too special a part of the mosaic to lose. Put the high-density closer to job locations and transit, not where there are real open space values left. Thank you! - **John**

Concerned about overcrowding. - **Bruce**

This is a precious wildlife habitat that we all enjoy and so much need to have in our lives. We want to keep it as a sanctuary. - **Jacqueline**

Boulder knows the importance of open space. Please don't let money win! - **Christy**

Please zone this as Open Space due to the enjoyment of this area by joggers, bikers, etc and as home to the wetland wildlife area that is here. Thank you for keeping growth in this area controlled and manageable. - **Lauren**

Insufficient roads to handle that density. - **Judith**

I moved to the suburbs for a reason. I walk my dog on open space. I listen to owls hoot and coyotes howl right outside my window each night. I did not choose to live in a high density area on purpose. The number of high density housing units has increased vastly in the last two years and while I understand that every one needs to live somewhere I think we have our fair share of multi-family units.

- **Jill**

Our neighborhood is also concerned about the great increase in volume in traffic over the past 2 years, with the abrupt increase in the number of apartments in Boulder and Gunbarrel, most residents with one car and some with two. Some Boulder residents of 30+ years say they no longer feel comfortable driving in Boulder. The increase in traffic over the past several years also greatly impacts parking throughout the area. - **Beth**

Last thing we need is more buildings, more people...I love listening to the owls, watching the herons--sitting and watching the lake. Can you imagine how many more people will be at the lake? Send these new buildings to Boulder where they just don't care what ugly things are built. - **Harriet**

We don't need any further growth. Tax money was used to maintain open space.

- **Albert**

Boulder County sets itself apart from its high-density neighbors by a strong commitment to Open Space. Not all tracts of Open Space are interchangeable: this is a particularly rich and widely enjoyed area, Development is forever. Leave this area alone and annex something or somewhere else. - **Rod**

I lived there 18 years & plan to move back. I would like to see it preserved. - **Stacy**

This location requires a car to access necessities and jobs. Public transportation is not close enough or frequent enough to be functional. When every high density resident arrives with a car where will they park them? There will only be a negative effect on the low density neighborhood and a greater negative effect on the wild life. This development does not match Boulder's plan to reduce traffic. It just adds to more people driving in and out of Boulder! - **Margaret**

This corridor is essential for animal species in the area and would be an irreplaceable loss if developed.

- **Mary Ann**

Please do not building housing here We enjoy riding bikes frequently through this area. A very special place for us.

- **Annivk**

I grew up in a house adjacent to these open spaces and the thought of not preserving them for both the animal habitat and the recreational use by local residents is abhorrent. Generations of kids have learned to fly kites, ride bikes, identify birds, flowers, and animal tracks, and walk their dogs in this open space. It's a rare "safe" open space bounded by safe and quiet neighborhoods, don't let it be taken away.

- **Christopher**

So thankful for the organization of this non-profit to organize our, the people who actually already live here and would be affected the greatest, voices. Thank you!

- **Diana**

Lived in Gunbarrel for 17 years. It would break my heart to see the wild life disappear.

- **Carol**

I walk my dog in this area and see a lot of wildlife.

- **Molly**

No more back door deals! Stop ruining my home!!!!

- **Hilary**

This development proposal is a bad idea on its face and is made worse by the back-door approach taken by the entities pushing for it.

- **James**

The proposed changes are not good for the Red Fox Hills area. It is a rural low density area for good reason, to preserve the integrity for which the area was intended. These changes impact the natural water distribution during the year. I am very concerned my basement will begin to flood year after year once this project is completed, if not sooner. I do not have confidence in the developers or the contractors.

-**Debbie**

What the city is considering is outrageous and it's time to stop their ability to do whatever they want to whomever they want!

-Elsie

This would be a huge detriment to the wild life and community.

-Jacqueline

Wrong place for this kind of development

-Marc

Learn from the mistakes of San Diego. This is a terrible idea.

-Kim

Save the Gems of Gubarrel: the Magnificent Great Horned Owls!!! They have brought an entire community together for over 20 years! Protect our wildlife treasures!

-Sheila

Hydrology, traffic, integrity of the neighborhood, wildlife preservation preclude the safe and/or effective building of multi-unit housing at Twin Lakes.

-Susan

I strongly oppose the BCHA's proposal to change the land-use designations for 6500 and 6655 Twin Lakes Rd and O Kalua Rd to allow a radical increase in housing density. It is way out of character with the surrounding low density housing and will unfairly negatively impact property values of the existing homes in the area.

-Nick

We cherish the Twin Lakes open space with its fields and dog park. This open space is an integral part off our neighborhood and should not be developed.

-Tim

Please, let's do something for the planet by discontinuing the pattern of using more resources, occupying more land, and destroying/misplacing current habitat. This mindset needs to be taken worldwide, so let's start here in Gunbarrel! Thank You.

-Emma

Further housing development in this particular area would be catastrophic to local wildlife. Please reconsider

-Geri

Let's try some math here... By 2040, Boulder could add 18,490 jobs, but "only" 6,260 housing units. With say, 2 workers per household, new housing will be provided for 12,520 workers without any need to change land-use rules. This leaves a housing shortage for 5,970 workers, or a home deficit of 2,985 units that will be needed over 25 years. So, 119 new units are needed each year. Today's DC: "Housing is top concern" is misleading. Since we have several hundred empty units sitting in Gunbarrel that were built this year, it looks like we're good for a while. Good work!

-Ted

Please keep the open space open not changed to multi-unit rental apartments. Thought our open space taxes were to be used for open space and kept open space. People will not vote for tax for open space if transferred to non-open space a promise not kept.

-Stephen

I've been enjoying the owls and waterfowl in this area for the last 5 years. Please protect it.

-Louis

Developers...bah. humbug.

-Sharon

Visiting the Owls is a highlight for me every year. One of my favorite bike rides. Please protect this area as open space.

-Suzanne

Please! Don't destroy this beautiful space shared by both humans & wildlife.

-Michelle L.

Open space and the ability to experience nature in all its wonder is what makes Colorado such a great place to live. It must be preserved.

-Michelle P.

This is a very poor idea. There is currently too much development going on in gunbarrel at this time. Super high density housing is not what this area needs. Current infrastructure in this area can not support this kind of housing.

-Robert

Neither of the two parcels at 6655 and 6600 Twin Lakes Road are good candidates for multi-family affordable housing for many reasons, including:

- This area is a designated wetland area and home to owls, herons, foxes, coyotes and migratory wildlife; that makes it unsuitable for future development and prone to flooding.
- Poor 'walkability' score - a vehicle is needed to access the local shopping, banks, restaurants, and medical center. RTD bus service (route 205) is within walking distance for most people.
- Lack of nearby family-related services - no nearby public schools, libraries, recreational centers, or Housing and Human services.
- Access - there is only one road in and out of the Twin Lakes/Red Fox Hills subdivisions, it is not that well maintained now.
- Development of large multi-family housing structures on these parcels will violate multiple commitments of the Boulder Valley Comprehensive Plan and will seriously degrade the established, low-density, rural residential character of the Twin Lakes and Red Fox Hills neighborhoods.
- There is overwhelming opposition by affected residents in nearby neighborhoods to City annexation of and multi-family housing development on these parcels.

I've lived in Twin Lakes for over 25 years, I bought a house here as I like the rural

character and space.

-Karyl

This land parcel is not suitable for high density housing. Allowing this land parcel to remain in its natural state allows the land parcel to maintain its unique natural character, maintain its passive recreational use, protect and preserve wildlife, preserve and protect area wetlands, and continue to mitigate and reduce flooding in areas downgradient from the two lakes and irrigation channels.

-Mark

Under 2.06 Preservation of Rural Areas and Amenities of the Boulder Valley

Comprehensive Plan it states: "The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant lands, vistas, significant historic resources, and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible." These properties are completely surrounded by unincorporated Boulder County and are not within Boulder city limits. There is no contiguity at all to the City of Boulder. They are surrounded by rural residential neighborhoods and Open Space. The county should be preserving these lands not dropping high density urban development into the middle of a rural residential area. This is in direct conflict of the preservation of rural areas and amenities under 2.06.

-Donna

This area must remain open space. The high density development already taking place in Gunbarrel is out of control.

-James

I passionately support this petition.

-Ellen

I do wish to keep the open space. No more building of houses or buildings.

Please.

-Kerstin

Though I live in Longmont, I frequent Twin Lakes. It is an important wildlife area and corridor and there are better areas to put high density development.

-Jamie

I am opposed to any land use designation change of these properties. We need to preserve these three land parcels as part of the Greater Twin Lakes Open Space area!

-Jane

Owls need protection, humans need wildlife connections. This is a win-win!

-Yvonne

Please help protect the owls and open space!

- Kristin

The owls at Twin Lakes attract lots of people, especially in the spring. They ignite passion and awe in people who've never seen them so close. It's what makes us human. The City Council has gone out of control with buildings on every empty space they can find. There is no beauty in Boulder. Just buildings that bring in money. Denver has beautiful parks and natural places to observe wildlife. Why not Boulder?? Boulder is soulless and it's getting worse. Please don't take away a place that brings joy and peace to people and the owls and replace it with ugly buildings and money. The Preserve can last forever. Buildings and money will not. Beautify Boulder.

-Karen

Used to live in Gunbarrel and still love this area. Keep it open

-Gail

This open space area is vital to keep an area for the wildlife to live among the surrounding communities!

-Sunny

This is a disaster waiting to happen from every point of view. I will not repeat what has already been so well said. It is in no way appropriate for the character of this area and will be very detrimental to the homes that are there. It is time for county and council members to spend some time out here and get the feel of the area that we love and not ruin it by over development- just more income for out of state developers and only more rentals for those who would like to own in Boulder!!!!

-Judith

Please preserve this open space!

-Renata

This area is a treasure - please do everything you can to protect it!

-Elzbieta

It goes against the county's very principle to preserve open space to develop high density multi family housing at twin lakes.

-Bobby

No high-density housing in this area.

-John

please please please consider this as a protected wildlife open space. This place wouldn't be the same without it!

-Richard

Please protect this land for the wildlife, once it is taken it can not be restored. Don't we constantly vote for open space? No annexation!

-Thomas

Do the right thing.

-Linda

My family moved to the suburbs and particularly Red Fox Hills in a very large part because of the rural suburban feel. In the last several years development has been rampant. The high density housing proposed for these land parcels will totally change the feel of the area we've called home for almost 25 years. To lose the great horned owls, coyotes, cranes and numerous other wildlife would very negatively impact our neighborhoods. To add that level of density with the ensuing traffic would also present a big blow to our suburban lifestyle. Basement flooding is already a major issue for many of our neighbors and to blindly disregard this aspect of development is simply not right.

-Jill

Please leave the beautiful field at 6655 Twin Lakes as is.

-Erik

I just purchased a house in Twin Lakes and so upset to find that my new quiet and beautiful home is scheduled to be destroyed by this annex.

-Kimberly

Stop this annex! My new home has already been flooded in the past and now likely will again. This is terrible for our community!

-Philip

THE AREA IN QUESTION IS NOT SUITABLE FOR THIS HIGH DENSITY DEVELOPMENT.

-Kathryn

It's alarming to see what's happened to Gunbarrel over the past couple years.

While I'm not against 'infill' development to prevent more sprawl, there needs to be some focus on preserving existing neighborhood character and buffer zones. There have to be better options than this for the County to explore.

-Mike

THE AREA CANNOT HANDLE THE ADDITIONAL INFLUX OF PEOPLE.

-Bill

I have enjoyed living here in a relatively quiet neighborhood. I am concerned about over-development of a beautiful area that is actually affordable to young families. Planning to put 120+ units in this area is not going to do any good to the area, it will debeatify it, over congest it, cause problems when police/fire is needed due to small roads.

There is already speed control built along this section of Twin Lakes Road, and thankfully there isn't much of a problem with that currently, but if you add so much additional housing speeding along this section will surely increase.

-Jason

These land parcels are not the right location for low income housing!

-Christopher

Hasn't Boulder built enough high density units in the last few years? Namely

N. Boulder, Gunbarrel (King Super's area), Gunbarrel (north of King Super's), Pearl Pwky, etc. ??

How about just retaining these wildlife corridors for birds, animals and YES- PEOPLE! We need space, too. If units MUST be build there then build 3 or 4 high end houses; I'd rather have a few affluent neighbors at this point who can contribute to the local economy by growing tech start-ups and businesses. A few houses will have much less impact than dozens or hundreds of new apartments and condos. Help to keep Boulder special! Thanks.

-Stephen

This is an inappropriate location for high density development - a private developer would never be allowed to do this, so why can the county?

-William

It would be such a shame to see the open space go, especial to promote higher density living. The lakes, preserve, and open space are there highlights of the neighborhood.

-Blair

Please preserve this nature area and keep Boulder beautiful.

-Lauren

If you must develop these parcels please do so within the current zoning - to

cram ever more people into less space degrades the quality of life for everyone. Twin Lakes is pretty affordable already, why pretend it isn't by saying the new denser housing will be "affordable". People should live where they can afford to - I live in Twin Lakes because I cannot afford Boulder proper - no one subsidized my home purchase and I resent having our neighborhood crowded to do so for other people.

-Constance

I moved to this areas 38 years ago because of the open spaces with its

wildlife and the low density of homes. It is important to maintain the character of the area and to provided the habitat for our wildlife. I strongly believe the areas mentioned along Twin Lakes Road be made an official part of the Open Space in Boulder County.

-Judith

Bad location for subsidized housing: no transportation, one bad road, no

services, and flooding. Great location for open space, wetlands and wildlife. Great for humans to experience nature without have to drive somewhere.

-Ej

Traffic noise, light pollution and houses that are a bunch of ugly boxes,

let`s keep open space and wildlife areas that`s why we chose to live in Gunbarrel

-Belinda and Terry

Don't turn Gunbarrel into a mini Longmont!

-Atilio

Former Gunbarrel resident now living in Niwot but frequent the Gunbarrel

area. Need to keep some protected open space to offset all of the massive building and developing in the area. Building more in wild life corridor is all about \$\$ and nothing to do with maintaining quality of life for the existing community.

-Linda

There are other ways to provide affordable housing, e.g., buying old-ish neighborhood(s) and re-building. Leave open space as open space because we all need green spaces! All animals and us (big-brained animals that we are) need trees, grass, clean water, and therefore oxygen. Stop building every inch possible on this Earth!

-Florence

This is a beautiful area that keeps people sane and happy. There is no need to develop it. There is already an overflow of rental units and the roads are busy. Let's keep Boulder beautiful & friendly to wildlife & people. I suspect the City Attorney is in his last year in office and is going out of his way to generate problems for homeowners and drag as many of them into court as possible. Did you know that an attorney's ONLY duty is to declare their own financial and political interests in any matter and pursue the same? We need to prevent attorneys from participating in all three branches of government. All they do is generate crisis for the politicians to mobilize money around a second time. They are eliminating the middle class time and time again.

-Sigal

We live in the Heatherwood neighborhood and we don't need/want the beautiful semi rural area built up anymore. One of the reasons we moved out here was for our children to have safe places to wander and roam without the risk of too much traffic etc.

-Oliver

No more Boulder annexation and high density growth! We want our open spaces of land, not more traffic and congestion!

-Christy

We have a photo of one of the Owls and her nesting baby from Twin Lakes. This habitat is a treasure. It is difficult to see Boulder, known for its environmental awareness, will sacrifice the Owl habitat for development.

-Holly

I have lived in Gunbarrel for 16 years and it's because of the great natural

wetlands and trees and paths in this community. Have seen families of Owls throughout this time and what a treasure to behold! It would be 'paving paradise and putting up a parking lot' to lose this marvelous natural environment in our Gunbarrel community. There's been enough new residential apartments built now in Gunbarrel. We don't need to pave more paradise!

-Robin

Please reconsider the options to not build in this delicate Ecco system and wildlife area! Thank you.

-John

We live on Driftwood Place, have a sump pump in our crawl space and have experienced the effects of low ground water levels on a yearly basis except during the drought in the early 2000s.

In the past many summers the sump pump has been in operation, pumping out water approximately every 30 minutes, all day, every day, with increased rates after a hard rain. The pump works all summer long due to a small spring that is ever present and continues until the water levels decrease after the first hard frosts.

During the recent Boulder Sept flood we were spared severe flooding because of the existence of this sump pump. It worked at higher levels - approximately every 5 minutes for many months - after these floods. If we had not already had a functioning sump pump our lower level would have been significantly damaged.

As such we will be installing a new sump pump system with a backup as well as a battery backup system. This will cost approximately \$10,000. Our home was built in 1973. These data support the findings in the hydrology report explaining the high ground water levels in this area and the need for wetlands and an area to absorb and manage water levels coming from the West. There is significant data to support that an already significant problem, which increases risks of damage from water and humidity to the longterm health and status of our home.

Rural and agricultural zoning have been established for many important reasons. They are part of our pride in living in Boulder County and for the increases taxes we vote for that support ongoing open and rural spaces. Having a sudden change for higher density housing, which endangers an important functioning habitat critical to water management seems an inappropriate decision that goes against Boulder County values. Please take this into consideration and support the continued rural usage of these open space areas.

-Veronique

These parcels are not suitable for any type of development let alone annexed

and rezoned for a higher density than that of the surrounding neighborhoods.

-Samantha

Here's an opportunity for Boulder to demonstrate its commitment to our natural habitats. Any development of this property would be a crime and very telling of the hypocrisy of Boulders leadership.

-John

Stop annexation stop development leave us alone!

-Jill

Protect the rural feel of this neighborhood. Protect our owls. Don't turn us into a low income slum. I look out upon this open space.

-Janna

Protecting our open space protects and preserves our wild life who need our fields and meadows to nest and hunt in.

-Shonna

This area is totally unsuitable for high density housing. The reasons have been succinctly presented by TLAG- flooding, distance from transportation and services, incompatibility with low density neighborhood, too much traffic on a dead end road. etc. etc. etc. The city seems intend on isolating low income households and keeping them out of sight rather than incorporating them into the new building projects such as those at 30 and Pearl and by King Soopers in Gunbarrel.

-Judith

PLEASE save our wonderful open space. The recent developments are already adding too much density to this area.

-Chris

Keep the open space. It is what keeps the boulder area attractive.

-James

I am vehemently opposed to ANY development of the areas referred to here as Twin Lakes Open Space.

-Richard

I oppose any more development in the Twin Lakes and Gunbarrel area.

These places are too crowded already. The last thing Gunbarrel needs is more housing and more traffic. The owls are a wonderful addition to this area and should be preserved.

-Jennifer

This land is an important wildlife corridor. If any housing is to be built here is should be permanent affordable housing that people can own and care for. At a low density that can blend with surrounding neighborhoods and support wildlife that lives there and work within the existing infrastructure.

-Alexandra

As a former Gunbarrel resident, I am disturbed to hear of this proposed development. Gunbarrel is a beautiful community because of its surrounding open space and the open space within it. It is important to protect these lands for the enjoyment of its citizens and the wildlife that considers it home. We must first consider the impact of any decision we make on our environment and its native species.

-Kara

The beauty of Boulder's open space and nature preserves are why we moved here. I am saddened that anyone would even considering ruining this lovely area.

-Kay

Once again the city and county override the wishes of the people and go with the money.

-Susan

I live ~ 1 mi west of the Twin Lakes, and have been walking, jogging, or bike riding to the lakes for 15+ yrs. Please, let's make this a Boulder County Open Space.

-Darryl

Save the Sanity and Wildlife at Twin Lakes! Enough development is Enough!

-Corinne

I own property in Gunbarrel and am very familiar with these plots of land. It is no place for the housing that BCHA is proposing! There is a lack of access to public transportation as well as other services, which would require residents to have and use their own cars daily -- exactly what the city keeps saying it does not want!

-Tammy

An independent hydrologist's analysis in June 2015 identified 6655 Twin Lakes Road as a high groundwater area with "very limited" suitability for development. This is enough of a reason to not allow this project to proceed.

-Paul

Perfect location for a neighborhood park!

-Stephen

It's a travesty we even have to consider a petition in the first place to keep open space in Boulder county , city council should be ashamed of themselves for even considering it ! This open space is extremely important for the health of this subdivision and wildlife.

-Shane

Please leave our open space open and alive to the wild ones who live there.

This quality of life is Boulder County. Thank You, a Colorado native

-Christy

I've been recreating here and watching the owls and other wildlife for

decades. If you want high-density property for Boulder, please build it in Boulder proper, don't push it out to us and ruin what little nature we have out here.

-Laura

I have enjoyed this community and the wildlife corridor for almost 20 years. I

suggest Boulder city build north of the Dakota Ridge & Holiday neighborhoods or South of Shanahan Ridge if it needs High Density Growth. Keep Gunbarrel as is ---- the high density growth with all the new Gunbarrel apartments is disruptive enough.

-Heidi

Leave the area undeveloped...keep out if gunbarrel area. We need no more low income housing..everyone cant live wherever they want...i cant kive in aspen or manhattan..facts of life ..understand u liberal bldr council n commissioners

-Frank

What a fantastic place to turn into a neighborhood park. It' s time to start saving our open space within the city instead of building more ugly apartments.

-Diane

We need to preserve this land as it is now.

-Juaneta

Please respect the land and wildlife. Thank you for helping!

-Chelsey

Keep the fields of Open Space for wild life and as an integral part of the wild life corridor!

Enough congestion and development with "downtown Gunbarrel"

No more development! Developers go East!! \$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$

-Corinne

We strongly support this land to be open space for the protection of the natural habitat, and oppose high density housing in the neighborhood.

-Christiana

We don't want more apartments in our neighborhood. Save the open space.

-Thomas

It just makes no sense to develop this parcel...

-Larry

I support open space and protecting our local wildlife.

-Kimberly

The wild beings have accommodated our sprawl forever. Let's wake up to protecting the niches where, GRATEFULLY they have been able to survive our encroachments. Let things be, for our sakes and theirs. We've got enough places. Stop the ever \$elf \$erving expansions.

-Jude

As I am no longer young and spry, I no longer use the outlying open spaces that my tax dollar purchases & supports. Community open space is essential to quality of life, especially in Gunbarrel. Support of the Twin Lakes wildlife corridor is a logical & needed open space solution.

-Gwynneth

This Open Space is desperately needed for residents of this area and as a wildlife corridor from the Twin Lakes open space to the Waldon Ponds. On any day wildlife can be seen in these fields, as well as adults and children enjoying the area, as the only area that can be used as a recreation area South of the Diagonal highway.

-Jerry

Don't make exceptions to longstanding policies and practices and ignore the litany of problems development of this site will create that to advance your own agenda. Try listening to your constituents for a change!

-Caroline

These properties are very valuable as a wildlife corridor between the Twin Lakes and the Walden Ponds areas. Wildlife can be seen daily as they move between the two areas.. These two areas are also valuable for adults and children to walk their dog, relax, or just enjoy the view and get a tan. For children, this area could be ideal for the addition of some playground equipment. This would be the only playground in the Gunbarrel area South of the Diagonal Highway.

-Jery

I support more housing in Boulder County, but this is a valuable natural area.

-Kathy

Please live up to the values of the people in this area. Stealing open space to make a profit is criminal.

-Mark

PLEASE save this open space! Please.

With all the recent over-building in Boulder, people need a wild place to escape to more than ever. PLEASE

-Jamie

Greedy developers, scammy lawyers and uncaring politicians are looking to dump on Gunbarrel again. This is NOT the planned buildout from the 70s when Gunbarrel was originally planned and the first developments went in...the land was designated to be open! Now with the potential for mega-profit the scammers have found a way. Please don't let this happen!

-Jeff

These natural areas are the playgrounds and schools for our children, and are vital to maintain the local ecology. Let's please keep a lid on over-building.

-Nik

This area is very swampy and unsafe for building, as shown on ecology and land studies of the area. Please do not build here and risk home flooding and other issues.

-Lindsay

The properties should remain open for recreational use, and should be protected.

-Adam

One of the reasons we moved to this community is because we were so impressed that Boulder was actively preserving green spaces in and around the city of Boulder. We are appalled to see what could happen to this pristine area if this development is allowed to build the dense structures that have been submitted in their plans. These areas are disappearing and need they must be preserved, not destroyed!

-Kay

Please leave it as open space.

-Dennis

Boulder's biggest claim to greatness has always been its visionary emphasis on maintaining open spaces and controlled growth. More and more frequently, it appears that our leadership has lost those long term goals in favor of short term instant gratification that will not serve in the years to come.

-Elizabeth

I commute on my bike past the Lakes almost daily and have watched the owls nest for nearly ten years. Please preserve this neighborhood!

-Ron

Boulder City is just trying to improve it's position on establishing the city electric plan through this back door approach!

-Neil

Further development of this area will not only destroy fragile wildlife habitat and the semi-rural feel of this neighborhood, but also create other problems. This is the wrong place for hi-density housing!

-Ellen

I strongly appose any annexation - anywhere in Gunbarrel !

-Scott

We purchased our home in gunbarrel to have assess to the City of Boulder, but to also be surrounded by the calm and quiet of our low density population of gunbarrel. It is not right for council members who do not live in gunbarrel to make decisions for those of us that do live here. It's especially unfair that I pay Boulder city taxes yet have minimal city facility access to libraries, Rec centers, no SAFE access to a bike path that would even connect to the Boulder creek path. An extended "game plan" for Gunbarrel needs to be created and it needs to be based on the input of the gunbarrel community. The council spends 165k to see if Boulder is welcoming enough? I'm disgusted... How about the council invest in those that pay their taxes and stop encouraging growth in an already high density area.

-Christina

We need more services before more housing in Gunbarrel.

-Rory

Hey, how about we save some grass and undeveloped land for later? Not sure what the motivation is to ruin everything nice, oh wait, some rich dude is making money. Stop

ruining everything!

-Erin

My two young sons appreciate the area for bike rides and many talks and discussions about the nature we see. The baby owls are a highlight of each season.

Please act prudently! This is such a pristine area. If anything must be built, please scale down instead of up!

-Carrie

Let's turn it into a Wildlife Super Highway. The high groundwater, native plants and abundance of bird life already in place would be helped by additional native plantings. How about prairie dogs from the armory?

-Jim

Protect the small amount of wild life and open space we have here! It is already too congested with cars and housing.

-Karen

Keep our open space open! The use of this green space for wildlife and by existing community is integral to to the community.

-Katie

Peace and quiet, please. I love the wildlife!

-Karen

Save the one, piece of open space left in Gunbarre, PLEASE. That space is the only open space we have left!

-Diana

We need to honor our small remaining wild spaces.

-Martha

Forced annexation is not a principled position for any city government to take.

-Annie

I strongly oppose the development of this open space for development. It is wrong for the Boulder City Council to annex this land.

-Jim

No using open space for annexation!

-Jessica

These properties are inappropriate for such a high density development. They best represent a natural extension of adjacent open space land.

-Elliott

Aside from destroying the value of the homes in the area, this will damage twin lakes with the toxins that will be released with the construction.

-Brian

Our neighborhood is suffering from the same problems Twin Lakes neighbors are trying to avoid.

-Carol

Of all the places to build in the city, including scrub land that appears to have no wildlife value, this land is being considered?! And the city pretends to care about our natural ecosystems? Perhaps, unless we're talking about big money, then anything's for sale.

-Bruce

I commute through this area, using the twin lakes trail. I agree with this petition wholeheartedly.

-Brent

City council should be more thoughtful than to just decide for a community they are not involved in as far as deciding we should be railroaded into massive population and high density housing. Things here are perfect the way they are, except we (several of us) pay city taxes and have no close by city services! I mean seriously, no close library, no billable te. Center(even though s Boulder has 2 Rec centers, no close schools, NO SAFE BIKE PATHS TO CONNECT WITH THE CITY WE ARE SUPPOSEDLY A PART OF AND HAVE BEEN FOR DECADES! Seriously- our kids can't ride west of spine because it's too dengerous.. You know the local statistics... How about at least some cement pillars to stop cars from hitting cyclists? Let's NOT spend money on surveying how welcoming Boulder is and check with the community you want to make changes in...

-Rory

I live in Minneapolis, but generally visit Boulder once a year. I usually stay at Twin Lakes because of the peaceful and pastoral local, and the ability to take an enjoyable walk. Building high density housing on these 2 parcels will greatly reduce the attractiveness of the area to me. I may be forced to choose to visit elsewhere.

-Chris

Outrageous exploitation of our beautiful community. This cannot be allowed. Greed is *not* good, it's evil.

-Melanie

STOP city annexation & high den its growth! Enough already!

-Gwindolyn

Build if you must but do so within the current zoning. It is the height of insanity to ruin a neighborhood like this - and this kind of density will most definitely totally trash

the existing Twin Lakes community.

-Constance

Growth brings harm both to nature and the community. Leave this land alone, stop expanding Boulder, seek balance with nature.

-Zoltan

Please protect wildlife on the north field of Twin Lakes from the proposed development. This field should be part of Twin Lakes open space

-Renee

I have lived in Gunbarrel for 17 years since moving to Colorado - precisely because of it's Open Space and natural beauty. We need to leave as much nature undisturbed as possible to preserve the wildlife and ecosystem in which we all live.

Annexation by City of Boulder would create massive density that will disturb all living creatures in this area.

-Robin

Your open spaces are what are what is so desirable in your area. Continued development will liken you to any other overbuilt suburb!

-Mechele

Keep Boulder County County!

-Mary

Getting tired of dealing with incompetent Boulder liberals.

-Jack

Many many people use this area as their walk, run, dog walk, relaxing route.

Taking away that open space would be a big community loss.

-Sarah

You can't annex for the muni without letting us vote for/against it

-Robert

Add my voice to stop this!

-Nancy

Please leave this neighborhood the way it is. We're here because it has open spaces for wildlife and hiking. Do you really have to destroy that?

-Peter

We need to perserve the open space for the wildlife and owls that inhabit it.

We have already just had two HUGE apartment building put in gunbarrel please stop this growth!!! There are plenty of other better places to build! Don't try to annex this area in to "steal" the power plant from Xcel!! Leave gunbarrel alone!

-Stephanie

I am very opposed to the County's decision. The land should be preserved as is.

-Richard

I am so disappointed in the Boulder officials attempt at pushing this land use through without the vote of the people of Boulder. How can this be?

-Nancy

This land should be maintained as a park space for residents

-David

Boulder County and City need to listen to their citizens. They do not want

annexation. Leave them alone and do not grab their land!

-Janix

We are not interested in targeted annexation in our area or other areas especially those designed to increase the base for Boulder city municipal service.

-Robert

I am opposed to the development of twin lakes open space & annexation into the city of Boulder... Keep Boulder County.

-Carter

I am completely opposed to this land grab and annexation attempt. As a 30 year resident of Twin Lakes who moved here to enjoy the rural non-dense character of Gunbarrel I am very upset with what is happening to Gunbarrel, as far as development goes. Boulder County Commissioners LISTEN to your citizens we do not want to be annexed. Don't Boulderize Gunbarrel!

-Karyl

DO NOT EXPAND INTO OUR NEIGHBORHOOD! I GREW UP HERE AND LOVED THE NATURE AND SAFE CALM NEIGHBORHOOD. DON'T RUIN IT!!!!

-Alison

It's too crowded here already

-Scott

I grew up in twinlakes. Please don't take away our open space. This field has so many memories for me and all the kids in the neighborhood.

-Jerikalee

The reason we moved to twin lakes was because there was open space. We were not wanting to pay the high price to be part of the City of Boulder. We came for the wildlife and when I first moved here twin lakes road was dirt from red fox hills to spine road. Years ago the open space just north of mast road was developed and has changed the flavor of the neighborhood.

We as homeowners are told that our properties should suit the existing "flavor" of the neighborhood. Now our officials who we elected to preserve and protect our neighborhood have gone against our wishes and have not upheld the integrity of the office they are allowed to hold. They should all be recalled.

We need our open space for ourselves and future generations. I want to walk where there is wildlife and to take my grandson there to see the majestic beauty of the twin lakes. I strongly oppose what county commissioners are proposing and will probably do whether we approve of the plan or not. This must be stopped.

-Edna

Back office deals and annexation talks regarding Gunbarrel and Twin Lakes open spaces into Boulder City need to stop.

-Bryan

I support this petition and oppose the city's attempts to annex land for municipilization or for homeless housing.

-Robert

Please stop this annexation of open space.

-Allen

I support the Open Space option. It's the only one that makes sense. I support the owl family especially!

-Mary

Please stop this insanity. You want to put housing in a place that could flood, and where there could be an additional 200-300 more cars. Not only will this impact the wildlife at Twin Lakes but will add to the light pollution. This space is not easy walking distance from shopping or public transportation. If this is for low cost housing, it is a place where the residents without cars will be stranded..

-Patricia

Very questionable developments ... as both the previous land owners and the city's apparent determination before the sale that the land was unsuitable (hydration)...now an annexation?? bad idea . .this type of housing needs to be much closer to transportation and adequate shopping...I've seen this in several other areas in the country...(and this isn't even scratching the surface of the impact to neighboring animal life)...please re-consider

-RW

Increasing housing density in this area is a /bad idea/.

-Steven

Stop the nonsense !!!

-Missy

THIS MUST BE STOPPED. Too many people will be packed into our neighborhood and the levels of nature will decline and crime will increase. I love my neighborhood and do not want to lose our open space!

-Gabrielle

Let me know whatever I can do to help you stop the ill conceived and illegal plan of the Boulder City Council/Boulder County Commissioners joint government run by the Jones sisters. Time to elect Paul Danish and Kevin Sipple for County Commissioners.

-Chuck

Gunbarrel is the perfect mixture of neighborhood, commercial area, and rural landscape. Building more apartments would only reduce the wildlife we love through increased population, tighter living, a reduction of open spaces. It would begin the process of ruining the heart of why we live here.

-Courtney

Open space is a positive benefit for nature and people in our County; this space in particular is a wonderful resources for people and wildlife in the midst of existing development. Please don't annex and destroy this open space!

-Kelly

I've lived in the Twin Lakes area since 1984 because I love the density, nature, open space (I walk around the lakes often) and lifestyle. I've been fighting annexation since back then and will continue to do so. We are doing just fine out here and won't gain anything for the extra money we'd pay in taxes and such. It's getting crowded enough in the "downtown" Gunbarrel area. Please leave the more rural areas alone and don't do anything out of character.

-Laura

i am so disappointed in our elected officials who cater to builders and developers without thinking about the people or the land. Boulder is just tiring into another town with houses stacked on top of each other becisse someone can make money.

-Sarah

I endorse open space in Twin Lakes. We do not need affordable housing built there.

-Julie

I feel the development agreement is flawed because 1) the way it's being orchestrated appears to be legislative and administrative sleight of hand and 2) it greatly, and negatively, changes the character of this low density neighborhood and 3) it will negatively impact wildlife. Please stop this development.

-Mike

No more intrusion from the city of Boulder. Enough is enough. I do not want any more destruction of wildlife habitat. Just stop. It's bad enough that the city annexed our shopping area and forced us to pay taxes we never agreed to. What started the American Revolution? Taxation without representation. Keep the city of Boulder out of our backyard. Leave the wildlife some space and preserve the area we love.

-Claire

I support this petition and I oppose city of Boulder annexation of properties in Gunbarrel. I think Excel energy should be pushed hard to increase the percentage of energy we need by renewable means, but I have not confidence in the City of Boulder's ability to acquire and manage a municipal utility.

-Claudia

Please stop overpopulating Boulder and Gunbarrel and all of Boulder County!

-Greg

Stop destroying open space and neighborhoods!!!

-Elizabeth

Please do not ruin the quality of life for those who have been living here for years; we pay our taxes to keep space open and maintain a good living environment. We should get our share of the tax dollars working FOR us, not against us or make the traffic even worse on Jay Road.

-Howard

I didn't pay tax for open space so that it could be used to aid in city development projects. This is a perversion of county open space intent.

-Myrl

I'm totally against this over stepping of city council authority. It's time this city council worked to protect the environment. Instead of density at all cost. The sight is not even convenient for low income residents. There is no public transit. This is strictly a land grab.

-Gerald

The land becomes precious for the quality of life, giving a sense of openness

instead of the tight bound housing proposed. The development would be costly to the quality and pleasure of living near or walking near the area.

-George

Please leave the property alone - as is without housing.

-John

Enough already! We`re full.

-Jeff

This is an irresponsible plan that we will pay for dearly in terms of destruction of wildlife and wetlands. The City of Boulder is shameless and politically self-serving.

-Barb

The City should follow and abide by the Colorado Statutes!

-Nancy

Stop the tricks and law bending that will disrupt this habitat and open space forever.

-Harold

As representatives of the people of this county that voted you all in, I urge you to please hear what we're saying and do the right thing. Which is to preserve the space as open space, for our wildlife and for our environment, and not make this a personal agenda to just make some money. Thank you...

-Sandra

It is patently unethical to develop this land and I hope a lawsuit will ensue to prevent this from happening.

-Jane

This is a dangerous precedent to allow the change of Open Space.

-Thomas

There are several empty commercial size lots; 2 on Gunpark Dr. and 1 on Spine, that are much more suitable for 3 story apartment buildings and should be used instead.

-Walter

Gunbarrel is now high density with no park or other community recreational area. Adding 800 + more residents is just outrageous. Gunbarrel needs open space!

-Gina

THIS IS A HUGE MISTAKE! THE APARTMENTS NEAR THE GUNBARREL KING SOOPERS IS TESTAMENT TO THAT! HORRIBLE TRAFFIC, CONGESTION, AND NOT ENOUGH TRANSPORTATION FOR RESIDENTS WITHOUT CARS! YOU CANNOT JEOPARDIZE THE OPEN SPACE! THERE IS VERY LITTLE OF IT! THE OPEN SPACE AND WETLAND IN THIS AREA ARE CRITICAL WILDLIFE HABITAT! THIS IS ONE OF THE FEW PLACES IN THE COUNTY THAT HAS THIS MIX! THIS HORRIBLE DEVELOPMENT SCHEME WILL BE AN ENVIRONMENTAL DISASTER! IN ADDITION, IT IS NO ALLOWABLE UNDER THE ZONING IN PLACE NOW AND WE WHO LIVE HERE WILL FIGHT TO KEEP IT THAT WAY!!! STOP DESTROYING SENSITIVE AREAS - AND DO NOT EVEN ATTEMPT TO GO AGAINST THE SCIENCE HERE. THERE ARE OTHER PLACES MORE APPROPRIATE THAN TWIN LAKES WITH IT UNIQUE STRUCTURE AND RARE WILDLIFE! KEEP OUT OF TWIN LAKES! WE WILL DO WHATEVER IT TAKES TO NOT ALLOW BCHA AND BVSD TO CHANGE THE LAND USE DESIGNATION HERE. THIS IS A LOW AND SHODDY WAY TO TAKE WHAT WE HAVE HERE AND DESTROY IT WITH HIGH DENSITY HOUSING! YOU ARE WHORING TO DEVELOPERS AND NOT CONSIDERING THE RESIDENTS HERE NOW, THEIR NEEDS, AND WHAT IS GOOD FOR THE ENVIRONMENT! SHAME SHAME ON YOU!

-Maggie

Developing this property is violating a contract with the people of Boulder.

-Michael

Recent apartments added to Gunbarrel are already causing negative impact on traffic, retail, and services, several hundred more residents will have further negative impact.

-Byron

I chose Heatherwood 25 years ago because it was NOT in the City of Boulder. The City of Boulder are out and out bullies, actually more like thugs. I do not live in your damn city nor do I want. Leave me alone!!!!

-Timothy

From: [Deb Prenger](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Jones, Elise](#); [Giang, Steven](#)
Cc: [Deborah Prenger](#)
Subject: RE: Project #: SPR-16-0055: rFarm2 LLC Barn and Hoop house 4336 N. 63rd Street
Date: Monday, August 22, 2016 11:31:18 PM

To BOCC:

I just received a postcard notification for Project #: SPR-16-0055: rFarm2 LLC Barn and Hoop house 4336 N. 63rd Street that has "Determination Date: August 19, 2016" for new agricultural buildings. While I have concerns about the planned total building square footage which new buildings would total 12,850 this is comparable (especially with the existing 3,697 square foot buildings) to the St Julien Hotel Foot Print which has 16,500 square foot indoor and outdoor space. The bigger concern is on potential for air pollution. If there will be large amount farm animals such as chickens, pigs; cattle; and the potential of farm animal waste pollution and a waste management should be included. I grew up on a farm so I speak from experience.

Interesting the BOCC divergent plans within half mile distance (I live on Starboard Drive) – Large Agriculture Buildings and Large Urban Density Development within a walk.

I welcome the farm setting more than the increased density on Twin Lakes Road!

Deborah Prenger

Starboard Drive for 25 Years

Gunbarrel Resident for 30 Years

From: Deb Prenger [mailto:wegmom@hotmail.com]
Sent: Monday, August 22, 2016 10:58 PM
To: planner@bouldercounty.org; planning@bouldercolorado.gov; commissioners@bouldercounty.org; cdomenico@bouldercounty.org; ejones@bouldercounty.org; sgiang@bouldercounty.org
Cc: 'Deb Prenger' <Deborah.Prenger@outlook.com>
Subject: RE: 6655 and 6500 Twin Lakes Rd. and 0 Kalua Rd. (#35 and #36) NO Annexation, NO Density Changes

To Representatives of Boulder County:

My house on Starboard Drive has been home now for 25 years. I moved into my two story home which was built in 1991, chosen because the rural residential and lower density area. I have since 1986, resided in various areas of Gunbarrel – including the higher density areas in Gunbarrel – apartments and townhomes. One of the main reasons I have stayed in Gunbarrel is the unique small town and country feel. Even with all the development the past 10 years, it still feels like home. Even with more cars, more traffic, because the overall feel and not densely built like the Gunbarrel town center area. I shop less at the Gunbarrel King Soopers because lack of parking, excessive traffic to exit the shopping area. Instead, I drive further to Longmont, Louisville, Lafayette – as a last resort to the city of Boulder for groceries.

NO density change or land use designation in the area. This would not fit the area look and feel. Even at the current density, challenges already exist such as to support mobile device usage or **poor cellular voice coverage** for both AT&T and Verizon. Both networks have capacity issues, call drops occur when walking in the area (not using my voice over IP). This is a wide spread known issue with multiple residents along with the service providers.

NO annexation. The residents of Gunbarrel, not just Twin Lakes area have repeatedly voted against annexation since 1978. I, myself, voted against annexation. I would vote no to annexation again if I had that right. This approach seems unethical to use county open space to annex, especially with the public records memo's from Parks and Open Space Meetings and other public records.

From: [Diana Smith](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes property
Date: Monday, August 22, 2016 11:55:03 PM

Please submit this into the official County BVCP packet.
Thank you.

To Whom it May Concern,

I am a Boulder native of forty-nine years. Born and raised here. I grew up in Table Mesa, and over the years have also lived all around the city of Boulder to include North Boulder, downtown, and up in Boulder Heights up Lee Hill Road, and the last eighteen years here in the heart of Gunbarrel. In 1998 I purchased my first home, a condominium, in Gunbarrel.

I chose Gunbarrel because of it's unique community, the value of my dollar, at the time, and it's more rural feel.

I realize that with time things change, the population grows, and the need for all different types of housing become evident. However, I plead you to please, try to honestly view this scenario from a Gunbarrel homeowners' viewpoint.

Recently, there has been a very sudden, and very large surge of residential construction in the heart of Gunbarrel. Three different apartment projects involving several hundred homes almost simultaneously seemingly overnight--580+, is that the final count? It seems to change each time I try to confirm. This may not seem like much to downtown Boulder folks, but please know it's all relative. Five hundred and eighty apartments at 1.8 average cars per unit is @ roughly one thousand more cars driving around in our tiny community! One thousand. This does not even take into account all of the other hundreds of additional people and cars streaming in and out of all of the commercial buildings. That is a tremendous, overnight change that has morphed our community overnight. I can't tell you how many conversations I've had with neighbors about how difficult it is just to find a parking space at King Soopers here. Hoping not to have to drive into Longmont to grocery shop in the future. I do my shopping around 9:00p.m.-ish just to keep it sane. This may seem trivial to you, but it's very disappointing and discouraging to all residents here.

Adding additional low-income housing and taking up the last bit of land most all of us enjoy around here would **push us over the edge**.

Honestly. Is it asking too much to preserve precious land that feeds the beautiful nature in the Twin Lakes area?

Is it asking too much to allow us to deal with the already huge, permanent change to our neighborhood with out having to even think of 500 MORE people, 1000 more cars coming in?

Fast forward five years. If this last precious piece of land is stuffed with several hundred more apartments, those in favor of this housing project will feel pleased, and accomplished. You will go back to your homes and feel satisfied.

In contrast, our lives here in Gunbarrel will be forever changed. Gunbarrel will be EXCEPTIONALLY HECTIC. For what? So this low-income housing project can be checked off your list? Surely there are other options.

Unless you all actually live in Gunbarrel as well, you'll never experience or be

impacted by this proposed massive influx of people in our tiny community. You would never know how greatly it would forever change this small community and what it is we are so adamantly holding onto.

I've lived here and walked around the beautiful, Twin Lakes area since 1998, for eighteen years. It is very unique, and it is one of the last remaining things that even partially compensates for the explosion influx of new people and congestion.

Please don't contribute to pushing Gunbarrel over the edge and making it so tight with people and cars that there's no turning back. I'm concerned for the welfare of the open space animals. How will it change with a thousand more people around?

All the new people moving into all these apartments that went up overnight and more to come? What is the impact of that many people on this land we savor? The only little nugget we have in our neighborhood. Now the health and enjoyment of that is being threatened. Why? Why did open space buy that land in the first place? So it could THRIVE AND BE ENJOYED. Not broken down and trampled on and overrun until it's nothing special any more.

In closing, I once heard that it was the opinion of your staff that "only a small group in Gunbarrel are opposing this project"--that is not true. I honestly do not know a single person in Gunbarrel who is not vehemently against the building of and exploitation of that lot off of Twin Lakes Road. Not a single person. We're all VERY CONCERNED and SADDENED by even the possibility of it. Please do not push Gunbarrel over the edge simply because you have a need. Consider our opinions--those of us who have lived here for a couple decades need to be heard. Do we have a voice? Do you care what we think? Do you understand what it feels like to already be overwhelmed with a new huge volume of people only to be threatened with hundreds more? It's bad enough already. Please do not push us beyond what is reasonable for this small town. Enough is enough. We do not have the infrastructure or room to support that "little bit more" that you're proposing.

Be honest with yourself, be fair in your reasoning, abiding by your own rules you make us answer to when we request similar building projects. Picture yourself living here. Put yourself in one of our homes for a minute. There is only so much that our few streets can take.

If you lived here, I am certain you would feel the same. There aren't just a "few of us in a group rallying against this"--we are in the thousands.

Please hear our voice clearly.

We're invested homeowners. We do care. We want what is best for this land, for what's left of our once rural community. Enough is enough.

We do not have the space to stuff more into!

From: georgehouse@comcast.net
To: [Giang, Steven](#); zachariasc@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: August 30th meeting information
Date: Tuesday, August 23, 2016 12:36:46 AM
Attachments: [may32016BCCmeeting.pdf.docx](#)
[Dear Ianmowing.pdf.docx](#)
[Dear Twin Lakes Stakeholder GroupJuly \(9\) \(3\).pdf.docx](#)

Dear Boulder County Commissioners, Boulder County Planning Commission, and BVCP Planning Staff,

Please note the attached documents and add them to the information packet for the August 30th meeting on land use change requests.

Thank you,

Donna George

It was mentioned at the April 19th Boulder County Commissioners meeting that the awarding of the RFP's for wildlife and hydrology studies on the properties at 6655 Twin Lakes Road, 6600 Twin Lakes Road, and 0 Kalua Road was for the development process for Boulder County Housing Authority (BCHA) and not for decisions concerning the land use designations of these three properties. I ask why the commissioners would approve funds for studies related to development on these properties before appropriate, extensive and detailed studies have been conducted on these properties to determine if they should even be built on or not. It seems to be a waste of the taxpayer's money. There was no opportunity for public comment at the April 19th meeting before decisions were made on awarding the contracts for the RFPs.

Boulder County Housing Authority's RFPs for hydrology and wildlife on these properties were written in reference to development occurring on the properties. I ask the commissioners to thoroughly review all proposals received on these RFPs and eliminate those that may have biased conclusions already written into them.

Studies need to be conducted on these properties that also investigate the potential use of these parcels as Open Space. Many residents (including myself) as well as TLAG put in requests for change of land use designation to Open Space for these three parcels in the upcoming Boulder Valley Comprehensive Plan (BVCP) update. At the April 19th Boulder County Commissioner's hearing it was stated that staff would be able to get additional information and experts related to the land use designation and four-body review of these properties. I assume that this would be for the purpose of providing adequate and accurate data to the BVCP staff and the four governing bodies so that they can make informed and unbiased decisions. So who do we ask to conduct these studies for accurately and thoroughly informing the land use designation decisions on these parcels for the upcoming BVCP update? The environmental studies conducted on the Twin Lakes properties need to be thorough and unbiased.

I am still perplexed as to why the county transferred this land to Boulder County Housing Authority before investigating other potential uses for the land that would benefit the Gunbarrel community.

Also, there are other potential sites where BCHA can build the public housing units. These sites are already annexed into the city and are much closer to the services, transportation, and amenities that the clients will need and therefore can access more easily. These sites include the Pollard Site (which the City of Boulder purchased using affordable housing funds) and the Boulder Community Hospital Site (which the City of Boulder also purchased).

All four governing bodies voted unanimously for land use change request #36 to move forward in the BVCP update process for further study. Request #36 is for the land use designations on the three Twin Lakes properties to be changed to Open Space. We need studies done on these properties concerning this request. Not just studies done concerning request #35 which asked for a land use designation change to mixed density residential for all three properties.

Please take this information into consideration.

Thank you,

Donna George

Dear Frank, Ian, and Glen,

I recently learned that the meadows on Twin Lakes Road in Gunbarrel will be mowed sometime next week. This is a reversal of BCHA/BVSD's commitment to put mowing on hold until their wildlife study is complete. The wildlife biologist had wanted to assess late-blooming flowers later in the summer season. Information on the contract for the study states:

6. Additional Site Surveys (Geo-Tech/Seasonal T & E Species Surveys)

FHU Staff have included additional field surveys in Task 6 to conduct surveys of the project parcels for T & E species that have specific blooming periods that occur later than the initial site survey. The Ute ladies'-tresses orchid and the Colorado butterfly plant are both considered federally threatened species and bloom in late July to mid-August. This task generally includes:

- a. A field visit to survey and coordinate with the contractor conducting Geo-Technical studies.
- b. Two additional field surveys to monitor the site for Ute ladies'-tresses orchid and the Colorado butterfly plant to confirm presence/absence during the blooming season.

Also a recent BCHA email update stated:

Biologists from Felsburg, Holt, and Ullevig are working to document the wildlife and habitat currently present on the two properties. They will combine this information with other existing publicly-available data on the parcels to produce a Wildlife Habitat Assessment Report, which will also include information gleaned from additional studies conducted later this summer during the blooming season for plants that are endangered, listed as special status species, or are of potential local concern.

My question is: How can these studies be completed if the fields are mowed? How will you assess the late blooming plants?

In addition, a complete and thorough wildlife study should, as a minimum, span at least a full year to cover all seasons, conditions, and migratory species. Maintaining the meadows in their most natural state possible is critical to conducting an accurate and thorough study.

Sincerely,

Donna George

Dear Twin Lakes Stakeholder Group (TLSG),

I sent a letter earlier to the TLSG concerning the first action of the council motion which states: "Jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area. The areas for study should include the suitability for urban development, desired land use patterns, and environmental constraints." The letter I sent is in the packet for the May 25th meeting. In this letter I noted that this first step has not been completed. Boulder County Housing Authority personnel have noted that the hydrology studies and wildlife studies presently being conducted are for informing any development on these properties and not for informing the land use change process. Deb Gardner, Boulder County Commissioner, stated during the April 19th Board of County Commissioner's business meeting that facilitation staff would be able to get additional expertise for the land use process. This has not been done. Where have Twin Lakes Action Group (TLAG), Boulder Valley School District (BVSD), and Boulder County Housing Authority (BCHA) jointly formulated recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area?

Most of the recommendations given by TLAG concerning the hydrologic and wildlife studies on these properties are not being conducted by the companies selected by BCHA to do the studies. When I recently talked to Norrie Boyd about why there were only three wells drilled on each of the North and South fields she reassured me that these wells were for determining the flow of ground water over the fields and that once they got data from these wells they would drill additional wells where the buildings will go to get more detailed information for the sites. There are no wells drilled on the eastern and southeast corner of the North field where there was recent flooding and the water table appears to be quite high. There was only mention of drilling wells in regard to how to proceed with development on the site and not in regard to how development would impact surrounding homes, wetlands, and wildlife. And that is one reason why there is a major flaw in this facilitated process.

When TLAG agreed to participate in these facilitated talks, land use change #36 requesting Open Space designation for these properties was to be fully investigated and considered. However, it appears that that is not the case since there are no studies being undertaken to investigate this option. Remember, the hydrology and wildlife studies presently being conducted on these properties are for informing BCHA of any constraints or mitigation needed for development on these properties. In fact, they jeopardized their own wildlife study by mowing the North field. They were going to mow the South field also but had to stop due to finding a meadowlark nest on the property. The only wildlife and hydrology studies informing the Open Space value of these properties is from information garnered from the neighboring citizens.

In addition, there have not been any other studies done such as traffic and recreation concerns for the Gunbarrel community. In contrast, the CU South site is receiving studies conducted by Biohabitats and Fox Tuttle paid for by the City of Boulder to inform the land use of that site. If these studies conclude that development can proceed on the CU site, then CU will conduct studies, similar to the ones that BCHA is currently conducting on the Twin Lakes site, which will inform the development process. Shouldn't the same process be in place for the Twin Lakes site? Shouldn't thorough, accurate, unbiased

studies be conducted on the Twin Lakes sites to adequately inform the staff, public, and governing bodies of the best use of these parcels for the Gunbarrel community and the corresponding appropriate land use designation.

Why has the TLSG facilitated process totally skipped over the first step outlined in the City Council motion of “jointly formulating recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area?” The facilitated process has totally skipped over this step and proceeded to step 2, “Jointly recommend the appropriate range of potential housing units with consideration given to intensity and community benefit, regardless of who holds title to the property”, which addresses density on the site. How can you proceed to this second step when you have not formulated and completed the studies required in step #1 that are needed to inform step #2? This is a broken process. My thoughts on this are that there is a predetermined outcome of development on these properties and not a genuine consideration of the Open Space land use change requests that TLAG and many citizens put in for these properties in the 2015 Boulder Valley Comprehensive Plan Update.

The city and county staff and government are taking their time in studying and planning the CU South and BCH sites. Studies and planning of the Twin Lakes site should not be railroaded through. They should be given adequate time and investigation into what the best use of these fields is for the Gunbarrel community.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Giang, Steven](#); zachariasc@bouldercolorado.gov
Subject: August 30th meeting packet information
Date: Tuesday, August 23, 2016 12:50:54 AM
Attachments: [Deer Fourth of July BOCC.pdf.docx](#)
[Fieldfloodmarch2016 final \(9\).pdf](#)

Dear Boulder County Commissioners, Boulder County Planning Board, and BVCP planning staff,

Please add the following documents to the information packet for the August 30th meeting on land use change requests.

Thank you,

Donna George

Below are some photos of a deer my family saw traveling through the North field at 6655 Twin Lakes Road on the Fourth of July.



Dear Boulder County Commissioners, Boulder County Planning Commission, Boulder City Council, Boulder Planning Board, and Boulder County Housing Authority,

I live at 4661 Tally Ho Court, adjoining the parcel of land owned by Boulder County Housing Authority at 6655 Twin Lakes Road. Early on Wednesday morning of March 30, 2016, I received a call from one of my neighbors who had noticed a stream of water running down the sidewalk on Twin Lakes Road by the south side of my house while waiting for her kids to get on the bus. At first I thought this could possibly be a water leak as our HOA is having work done on Red Fox Hill's sprinkler systems. Or possibly my own sprinkler system had a leak in it – although it is still shut down from the winter so I suspected not. When I went out to check on the situation I followed the flow of water to the back southwest corner of my lot and was quite shocked to see that the back of my fence was again flooding (as was the case last Spring during an extended period of rain) and water was flowing at a steady rate out onto the side walk in a southeasterly direction into the storm drain at the corner of Twin Lakes Road and Tally Ho Court. On further inspection I noticed that a good deal of water had pooled in the field behind my next door neighbor's house as well as further into the central part of the field at 6655 Twin Lakes Road. Water was also pooling by my raised vegetable beds along the back fence in my backyard. Another resident of Red Fox Hills subdivision noticed that the ONLY water running into the storm drains in the Red Fox Hills (RFH) neighborhood was coming from the flooded field at 6655 Twin Lakes Road. There was no other water within RFH running down the streets and into the storm drains – this was only happening at the northwest corner of Twin Lakes Road and Tally Ho Court. The water was not flowing down Tally Ho Court to the storm drain but only down Twin Lakes Road to the storm drain which is why my neighbor originally thought it was a problem with either Red Fox Hill's or my sprinkler systems.



I am quite concerned that the field is flooding early in the spring season. Last year the flooding occurred in May after about a week of steady rain. This year, flooding is occurring after a snowfall and a brief downpour the night before. The hydrology in our area has changed since the 2013 flood event. In the 17 years I have lived here *before* 2013 we never had any flooding in our backyard or along our back fence. However, this now appears to be a yearly event. Last year, the water flowed down the side walk by my house for at least a week after the initial flooding. I invite you all out to our area during periods of heavy precipitation to witness the flooding of the field at 6655 Twin Lakes Road and the continuous steady flow of water coming off the field and flowing down the sidewalk into the storm drain. In

addition to what is happening at my house, many homes along Tally Ho Court, Tally Ho Trail, and Bugle Court (where the storm drains flow out) are experiencing high sump pump output. My next door neighbor's house at 4673 Tally Ho Court experienced some flooding in their basement during this recent flooding event. Pictures of the wet carpet and the water pooling in the field directly behind their house are shown below.



Another neighbor on Tally Ho Court has noticed a 3 inch increase in the water table under his house from November 8, 2015 to March 31, 2016.

November 8, 2015 8-3/4" below floor level

March 31, 2016 5-3/4" below floor level



Ducks have begun to use the flooded field as a pond. Pictures of the ducks are attached. Also on Thursday, March 31, 2016, the day following the flooding of the field, I saw a pair of Great Blue herons spending time in the center of the field before the two flew off toward the Twin Lakes Open Space.



On Wednesday, the initial day of the flooding, I drove by Boulder Creek on 61st street to check on the creek flow. It appeared to be running at a normal level with no increased flow velocity or volume. In other words, this is not a flood event like the 2013 flood. Thorough hydrology studies of the Twin Lakes fields need to be completed before any decisions allowing development on the Twin Lakes Road parcels

occur. I am quite concerned about the hydrology conditions of the fields and what may happen if they are developed. Please take these hydrology issues seriously and come out and view for yourselves the conditions in the field. See below for additional pictures of the recent flooding of the field. I also have video of the flooded field from last May which I will send out soon.

Sincerely,

Donna George



From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Giang, Steven](#); zachariasc@bouldercolorado.gov
Subject: August 30th meeting information packet
Date: Tuesday, August 23, 2016 1:29:06 AM
Attachments: [POSAC annexation \(2\).pdf.docx](#)
[Are these parcels being treated differently than others in the Boulder Valley3 \(3\).pdf.docx](#)
[Feb 2nd talk.pdf.docx](#)

Dear Boulder County Commissioners, Boulder County Planning Commission, and BVCP planning staff,

Please add the attached documents to the information packet for the August 30th meeting on land use change requests.

Thank you,

Donna George

In a report of the building committee on Sacred Heart of Jesus parish relocation studies from November 12, 2006 concerning the property at 6655 Twin Lakes Road it states: "Annexation requires that the parcel have 1/6th of its property line congruent with existing city boundaries. Government property may be skipped under State law except in the case of open space. This means that a portion of the Boulder County open space would have to be annexed as a part of our annexation process. The Director of Boulder County Open space was strongly opposed to such a proposal and discussed the issue with Boulder County Commissioners." The Director of Boulder County Open Space was correct in his decision then as annexing through County owned Open Space is not only against state statute it is a very bad precedent to set for Boulder County.

One of Boulder County's acquisition criteria for Open Space is Land threatened by development that is near or adjacent to existing open space. Annexing County owned open space for the purpose of establishing the state's required 1/6th contiguity of adjacent lands does the opposite of this. It opens the door to development encroaching on Open Space lands. The Twin Lakes properties are land threatened by development that is adjacent to existing open space. Instead of annexing the Twin Lakes fields for the purpose of developing them, these fields should receive a land use change designation of Open Space and be preserved through creation of a Greater Twin Lakes Open Space. This is much more in line with Boulder County Parks and Open Space policies. Why would you annex Open Space lands to develop contiguity for annexing adjacent lands that instead should be preserved to protect and enhance the Open Space they abut. Especially when these fields provide important habitat and hunting grounds for the wildlife that inhabit the adjacent Open Space lands. These fields are much better suited as an addition to the Twin Lakes Open Space. Preserving the habitat, foraging, and wildlife corridor values these parcels provide protects the Twin Lakes Open Space. Development of these parcels will degrade the Twin Lakes Open Space.

Annexing through County owned open space in order to establish contiguity for annexation of the Twin Lakes parcels would set a precedent. In an October 2015 e-mail to other county officials, senior planner Pete Fogg wrote: "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?" Why would BCHA and BVSD get special consideration for these properties? In addition to declining this opportunity to Sacred Heart of Jesus parish, in 2012 the planning staff informed an appraisal on the Archdiocese of Denver property that annexation of the property was a very low possibility and this informed the \$500,000.00 appraisal of the property.

Boulder County Housing Authority knew about the annexation constraints on the Twin Lakes property when they bought it in May of 2013. That is why the land was so cheap at \$470,000 for 10 acres. Compare this with the price of \$2,581,500 for the 13 acres in Louisville for the Kestrel development. Now BCHA wants to bend the rules and annex and up-zone the property in order to develop 120+ units of public housing. An additional 120+ units would be built on the BVSD properties to the south. No other developer could have done this, otherwise this property would have been sold right away and at a much higher price instead of being on the market for some time before BCHA bought it. Boulder County Housing Authority should adhere to the same rules any other developer has to.

So why would Parks and Open Space and the Land Use department give the green light in this instance where they had never done so before? The Archdiocese of Denver had approached Boulder County Parks and Open Space about purchasing the property for Open Space a few times. For some unknown reason, Parks and Open Space department decided that the land was not a suitable addition to their Open Space holdings even though it met all five criteria for Open Space acquisition. Instead, Parks and Open Space gave a "warm hand over" to Boulder County Housing Authority which in turn began to investigate purchasing the property. The Boulder County Land Use department was consulted about this purchase. The property was purchased in May 2013 using Boulder County general funds and not BCHA funds. The property was not transferred to BCHA until just prior to the submittal deadline for land use change requests in early October 2015. So since the Parks and Open Space department gave the "warm hand over" to BCHA and the Land Use Department was consulted on the purchase it might be assumed that everyone was "covering their behind" by advocating for annexing and development of these properties. Why would they recommend that BCHA purchase the property and then turn around and say that it could not be developed due to annexation constraints and Open Space potential? However, I recently learned of another reason for the strong push to annex and develop these properties.

Concurrent with this POSAC meeting there is a meeting of the Planning Board in the City Municipal Building. On the agenda for this meeting is "Public Hearing and recommendation to City Council regarding annexation of city-owned parcels and Elmer's Two-Mile Park as an enclave." In the packet for this meeting it states "In preparing for potential municipalization, the maps of the city boundaries have been scrutinized very thoroughly, and the separation plan requires that the properties be annexed for the city to provide electrical service. Therefore, these annexations have elevated in priority." They also show how city enclaves would be developed through these annexations and that these enclaves could be annexed without a vote in three years. It also states that "The city is starting with annexation of city owned properties with electrical service and enclaves." My guess is that the next step is annexing county owned Open Space and thereby creating additional enclaves. This could pave the way for annexing Gunbarrel without a vote and by doing so acquire the Gunbarrel substation and shore up the municipalization of electrical services in the City of Boulder. The annexation of the Twin Lakes parcels through County owned Open Space will pave the way and set a precedent for future annexations.

In last month's meeting POSAC member Cathy Comstock said she sensed an urgency from the citizens speaking on the Twin Lakes issue. This urgency is due to the fact that the vote on these land use designation changes for the Twin Lakes parcels could set a very bad precedent and affect Open Space lands in the future. Pete Fogg referred to the land use designation change request to mixed density by BCHA and BVSD for these properties in an e-mail on October 14, 2015 as "The first and crucial step..." If BCHA's and BVSD's land use change requests are approved in the upcoming BVCP update they will run with it. Annexation and up-zoning will quickly follow suit. The window of opportunity for preserving these parcels as Open Space for the Gunbarrel community will be lost. Is Boulder going to jeopardize Open Space lands and policies in order to develop affordable housing and get the muni on board?

The staff and governing bodies need to realize that the actions and policies put into place in order to achieve their goals (such as municipalization and affordable housing) can have detrimental effects on Boulder in the future. Annexation through County owned Open Space can subject our Open Space lands to encroachment of development and who knows possibly even development of the open space itself. (Austin article) Who was the Director of Parks and Open Space that strongly opposed annexing Open Space in order to achieve contiguity of adjacent properties? It was Ron Stewart, who now has given his approval to do so for the Twin Lakes properties. I ask Ron "Were you truthful then or are you truthful now because these two positions are opposite one another?" Citizens fought and worked hard in the past to pass the Open Space tax to preserve the Open Space lands for future generations. We should not jeopardize these lands through annexations for the purpose of passing special agendas such as municipalization and affordable housing. The policy of opposing annexation of County owned Open Space in order to establish contiguity of adjacent lands should be upheld. The Twin Lakes parcels are much better suited to an Open Space designation anyway and that does not require annexation!

I am very pleased to see that my change of land use request for 6655 Twin Lakes Road to go from Low density residential to Open Space (and Environmental Preservation) has been recommended for further analysis in the comprehensive plan update process. I am looking forward to the upcoming meetings where I will have adequate time to present all the information and arguments for supporting my request.

In this short time I would like to note the following. In the evaluation of Request #31 for 7097 Jay Road (which is about a half mile from the Twin Lakes parcels) the BVCP staff recommends that this proposal (to go from Open Space Area II/Area III to Low Density Residential) not be considered for further analysis for the following reasons:

1. This property does not meet the requirements for annexation: "Another requirement to be eligible for annexation is contiguity to the city service area. The property does not meet these criteria, as it is contiguous to properties in Area II and Area III only."

This also applies to the three Twin Lakes parcels. They have no contiguity at all with the City of Boulder and are surrounded by Area II properties as well as Open Space and on one corner Area III as well.

The second reason for not considering request #31 was quote: "The split Area II/Area III designations at 7097 Jay have been in place since 1978, and there are no changed conditions in the community or articulated in the request that would warrant the proposal to be considered as part of this update."

The 6655 Twin Lakes property has been zoned rural residential since 1954 and has low density residential and Open Space land use designations. The surrounding rural/suburban neighborhoods have been in place for 20+ years and are well established. Encroachment of the urban city by annexing and up-zoning of the Twin Lakes properties would be incompatible with adjacent land uses and neighborhood context.

The third reason for not considering request #31 was quote: "A low density residential designation on this property would be inconsistent with BVCP policies regarding compact urban form and well-defined community edges and not compatible with rural character of the neighborhood to the west and south."

The same holds true for the three Twin Lakes properties in regards to requests to change the land use designation to mixed density residential and attempt to annex these properties. These three properties are surrounded by unincorporated rural residential neighborhoods and Open Space – they are not near urban services or high density developments. Annexing adjacent

Open Space to get the required contiguity for these parcels is unprecedented and should not even be considered.

The BCHA and BVSD proposals are seeking to annex and up-zone land in unincorporated rural residential neighborhoods for the purpose of providing public housing. The siting for public housing should be near urban services and amenities that the residents can easily access. Finding cheap land (due to annexation and development restrictions on it), buying it and then bending rules within the system in order to annex, up-zone and develop it is poor practice and is not in keeping with the BVCP policies.

The BCHA and BVSD proposals to change the land use designation on the Twin Lakes parcels to Mixed Density should not be considered for further analysis for the same reasons as request #31 was not recommended for further analysis. The public housing authorities should not be given special exemption from adhering to BVCP policies, annexation rules, land use code, or other land use policies that other developers have to adhere to. The ~10 acre property at 6655 Twin Lakes Road would have sold for a considerable greater amount than \$470,000.00 if another developer had been able to annex the land and up-zone it as BCHA is attempting to do. The land was cheap for a reason – due to the annexation and development restrictions on it.

The August 13th meeting with BCHA and the December 7th BVCP listening session for Gunbarrel showed strong opposition and concern about the proposed developments on the Twin Lakes parcels. These parcels have been used by the community as Open Space providing passive recreation and scenic vistas to the citizens for decades. Many citizens put in proposals to change the land use designation on these properties to Open Space and/or Area III. The Boulder Valley Comprehensive Plan community outreach process is utilized to find out what the citizens want for the future of their community. Please listen to the citizens of Gunbarrel as you make your decisions on the land use change requests regarding these three properties.

Thank you for your time.

Donna George

I am very pleased to see that my change of land use request for 6655 Twin Lakes Road to go from Low density residential to Open Space (and Environmental Preservation) has been recommended for further analysis in the comprehensive plan update process. I am looking forward to the upcoming meetings where I will have adequate time to present all the information and arguments for supporting my request.

In the evaluation of Request #31 for 7097 Jay Road one of the reasons the request was denied was due to the fact that the property did not meet the requirements for annexation: "Another requirement to be eligible for annexation is contiguity to the city service area. The property does not meet these criteria, as it is contiguous to properties in Area II and Area III only." This also applies to the three Twin Lakes parcels. They have no contiguity at all with the City of Boulder and are surrounded by Area II properties as well as Open Space and on one corner Area III as well. Annexing adjacent Open Space to get the required contiguity for these parcels is unprecedented and should not even be considered.

Boulder County Housing Authority bought the property knowing the annexation and development restrictions on it. (See attachments) That is why the land was so cheap. Compare the price of \$470,000 paid for the ~ 10 acre parcel at 6655 Twin Lakes Road in May of 2013 to the \$2.58 million paid for the 13 acre Kestrel site in Louiseville in March of 2013. BCHA also knew that there were already 12 units of public housing just south of the BVSD property that BCHA themselves manage. The Twin Lakes property should not have been purchased for public housing on that fact alone. Public housing should be dispersed throughout the community – not concentrated all in one area. If Boulder Housing Partners purchases the two BVSD properties (see memos) and all three Twin Lakes properties get built there could be well up to 300 units of public housing in a two block area of a rural residential community which has no amenities or services that the residents would need. Prior to the Josephine Commons/Aspinwall complex built in Lafayette the greatest concentration of public housing units in one area was 30. Social service personnel say that dispersing public housing units in small quantities throughout a community is much better practice than concentrating a large group in one area.

Boulder County Housing Authority found cheap land in an environmentally sensitive area with annexation constraints on it and are trying to bend the rules and play the affordable housing card in order to annex and up-zone the area to put in an unprecedented amount of public housing units all in one area. They did not even conduct a feasibility study on the land before purchasing it. The actions of BCHA and BHP have more to do with economy of scale and more bang for the buck (I have even heard these terms spoken by personnel at various meetings) than what is best for the population being served or the surrounding community. This is because the Public Housing Authorities are indebted more to the LIHTC investors than to the citizens of Boulder. Public housing should be dispersed throughout the community and should be close to the amenities and services the residents need. For these reasons and more request #35 to go from low density residential to mixed density residential in order to build a large concentration of public housing all in one area violates section 7.03, 7.05, 7.13, and 8.03 of the Boulder Valley Comprehensive Plan. Request #35 also violates sections 2.01 (Unique Community Identity), 2.04 (Open Space Preservation), 2.06 (Preservation of Rural Areas and Amenities), 2.09(Neighborhoods as building blocks), 3.04 (Ecosystem Connection and Buffers), 3.06 (Wetland and riparian protection), 3.22

(Protection of High Hazard Areas), 3.24 (Protection of Water Quality), & 3.28 (Surface and Groundwater).

The August 13th meeting with BCHA and the December 7th BVCP listening session for Gunbarrel showed strong opposition and concern about the proposed developments on the Twin Lakes parcels due to a variety of concerns. These parcels have been used by the community as Open Space providing passive recreation and scenic vistas to the citizens for decades. Many citizens put in proposals to change the land use designation on these properties to Open Space. The Comp Plan community outreach process is utilized to find out what the citizens want for the future of their community. Please listen to the citizens of Gunbarrel as you make your decisions on the land use change requests regarding these three properties.

Thank you for your time.

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Giang, Steven](#); zachariasc@bouldercolorado.gov
Subject: Letter for August 30th Meeting
Date: Tuesday, August 23, 2016 8:57:38 AM
Attachments: [Aug30openspace.pdf.docx](#)

Dear Boulder County Commissioners, Boulder County Planning Commission, and BVCP planning staff,

Please add the attached letter to the August 30th meeting on land use change requests.

Thank you,

Donna George

The Twin Lakes fields have been used by the neighboring residents for passive recreation as Open Space for many decades. These meadows provide important habitat, forage, and wildlife corridor to the abundant wildlife species in the Twin Lakes Open Space area. The Twin Lakes Open Space is the heart and soul of Gunbarrel. These fields need to be preserved as Open Space in the upcoming Boulder Valley Comprehensive Plan (BVCP) update for the benefit of the Gunbarrel community and the wildlife that share these lands with them.

The Twin Lakes Open Space is the most visited Open Space in Boulder County. Expansion of the Twin Lakes Open Space by incorporating these fields into a Greater Twin Lakes Open Space is a logical and great idea for enhancing and protecting the Twin Lakes Open Space. These fields meet all 5 acquisition criteria for Boulder County Open Space. These criteria are:

- Prime agricultural land
- Wildlife habitat
- Riparian and scenic corridors
- Land that could provide trail connections
- Land threatened by development that is near or adjacent to existing open space

These fields are now threatened by development and we need to act now to preserve them for the wildlife in the area and for future generations.

What is interesting is that the Parks and Open Space department and the Land Use department are not taking an active role in studying and evaluating these properties for inclusion into the Open Space holdings. Instead, they have made statements such as the fields are “devoid of wildlife” (which the neighboring residents know is not true). Just this 4th of July my family spotted a deer in the North field. If you read a lot of the documents written on these fields by the Land Use staff, there appears to be a definite slant toward annexation and development of these properties and not genuine and thorough analysis on the community benefit of an Open Space designation for these fields. This is not surprising since the Parks and Open Space department gave a “warm hand over” of the potential purchase of the North field to the Boulder County Housing Authority and the Land Use department was consulted on this purchase. What disturbs me about all this is that the county agencies appear to be working on a common agenda (developing affordable housing on these properties) and citizen involvement as well as logical and policy driven decisions have taken a back seat.

The founding fathers formed the three branches of government, judicial, legislative, and executive so that no one group would have complete control. These three branches provide a checks and balance to monitor any corruption or excessive power of any one branch. But what happens when government branches and agencies work together on passing through a predetermined agenda? Then it is the job of engaged citizens to bring this to light and fight for the rights of all citizens and to restore the checks and balance in government. I feel that even if they discovered an endangered species (such as the Preble’s meadow jumping mouse) in the Twin Lakes fields they would find a way around it by relocating it or some sort of mitigation. They are bound and determined to develop these properties. For to develop them they will need to annex them and the precedent set here will facilitate additional annexations for shoring up the muni. The requests for Open Space designation on these three parcels need to be given a fair and truthfully genuine analysis and consideration, not a cursory review for a predetermined outcome of development on these fields.

The Open Space tax can only be used to purchase properties within Boulder County. However, Boulder County Parks and Open Space have been able to purchase Open Space lands in Gilpin, Jefferson, and Weld counties using general funds. If Boulder county is able to purchase Open Space lands in neighboring counties why is it not purchasing lands in their own county that are presently being used by a large number of their citizens. The property at 6655 Twin Lakes Road was purchased using general funds in May of 2013. The land was transferred to Boulder County Housing Authority

(BCHA) in October 2015 without a proper public hearing or procedure. This property needs to be transferred back to Boulder County and evaluated as to what the best use of this property is for the Gunbarrel community, including evaluation of the property for Open Space designation in the BVCP update. Approximately 51 acres were recently acquired in Gold Hill for Open Space. Both the Twin Lakes properties and the Gold Hill property are cherished by their surrounding communities for passive recreation, wildlife, and scenic vistas. Gunbarrel should be given the same opportunity as Gold Hill in determining what properties are important to save for the benefit of their community.

Decisions made concerning annexing through County owned Open Space and up-zoning and building on hydrologically and environmentally sensitive areas adjacent to Open Space properties will have serious and lasting impacts on the preservation and maintenance of Open Space properties in the future. The end does not justify the means. Actions and decisions by staff and government (no matter how noble the cause) can have serious detrimental effects on Boulder in the future.

Sincerely,

Donna George