

From: sandystewart649@aol.com
To: sandystewart649@aol.com; council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Crosswy, Maggie](#); [Swallow, Ian](#); [Alexander, Frank](#)
Subject: Affordable Housing Project at Twin Lakes, Gunbarrel
Date: Tuesday, August 23, 2016 11:15:20 AM

To: Boulder County Commissioners
Boulder County Planning Commission
Boulder City Council
Boulder Planning Board

Dear City Council Members, Commissioners, and Planning Board/Commissioners

On August 30th, Boulder City and Boulder County will take the next step in reviewing the proposed affordable housing project at Twin Lakes. It directly affects two groups: those in need of affordable housing and the Gunbarrel community. I belong to neither of these groups. 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 anyone to lobby for a plan that they would object to if it were in their immediate neighborhood but it is equally dishonest for anyone to object just because it is in their backyard. At the previous open house, concepts for this development 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 and responsible 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.

The meeting on the 30th is likely to be contentious with a well-organized and vocal campaign against the development based on a number of issues: owls, drainage, wildlife, political conspiracies and light pollution that have some degree of merit but must be weighed against the greater good for Boulder City and Boulder County residents in need of affordable housing. Despite attempts to portray this development as bringing crime and disruption to the area, typical potential renters are seniors, police and teachers whose presence and service our community relies on.

I hope our elected officials and their appointed planning boards will take all views into account in making their decision and make it in the best interests of our community as a whole.

Sandy Stewart
649 Augusta Drive
Louisville CO 80027
Aug 23 2016

From: [Ask A Planner](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Jon Ford -
Date: Tuesday, August 23, 2016 11:36:34 AM

Name: Jon Ford

Email Address: jon.ford@lrewater.com

Please enter your question or comment: Ladies and Gentlemen-

We wish to express our objection to up-zoning parcels on Twin Lakes Road in Gunbarrel to medium density residential and annexation into the City of Boulder. We are county residents that have lived in the Willows subdivision for the past 25 years. Over the last couple of years, the rural character of our neighborhood has negatively changed with the construction of numerous apartments in the City near the Gunbarrel King Soopers. We have observed firsthand the increased traffic and parking problems resulting from the influx of a vast number of people into our neighborhood. These high density subdivisions do not create any City of Boulder imagined positive societal benefit because they are too far from the City.

We chose the Gunbarrel area because of its rural character and because it is outside of the Boulder City limits. Thus, it is not subject to the goofy societal planning that Boulder employs.

Boulder County needs to be a counter balance to Boulder's stated goals of increasing urban density by not up-zoning and by not allowing the City to annex the two parcels on Twin Lakes Road. The density in our neighborhood has already been increased too much by Boulder allowing construction of so many apartments in the neighborhood. There is absolutely no benefit to our neighborhood by allowing the zoning change and annexation by Boulder. Please listen to us and our neighbors and act in our best interest.

Jon and Debra Ford
6234 Nottingham Gate
Boulder, CO

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.

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#137]
Date: Tuesday, August 23, 2016 11:41:27 AM

Name * Jon Ford

Email * jon.ford@lrewater.com

My Question or Feedback most closely relates to the following subject: (fill in the blank) * Up-zoning 6655 and 6000 Twin Lakes Road in Gunbarrel

Comments, Question or Feedback *

Madam Commissioners–

We wish to express our objection to up-zoning parcels on Twin Lakes Road in Gunbarrel to medium density residential and annexation into the City of Boulder. We are county residents that have lived in the Willows subdivision for the past 25 years. Over the last couple of years, the rural character of our neighborhood has negatively changed with the construction of numerous apartments in the City near the Gunbarrel King Soopers. We have observed firsthand the increased traffic and parking problems resulting from the influx of a vast number of people into our neighborhood. These high density subdivisions do not create any City of Boulder imagined positive societal benefit because they are too far from the City.

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Boulder County needs to be a counter balance to Boulder's stated goals of increasing urban density by not up-zoning and by not allowing the City to annex the two parcels on Twin Lakes Road. The density in our neighborhood as already been increased too much by Boulder allowing construction of so many apartments in the neighborhood. There is absolutely no benefit to our neighborhood by allowing the zoning change and annexation by Boulder. Please listen to us and our neighbors and act in our best interest.

Jon and Debra Ford
6234 Nottinghill Gate
Boulder, CO

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [David W. Smith](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes Plans
Date: Tuesday, August 23, 2016 12:36:09 PM

Your complicity in this underhanded plan to add high density housing on two lots donated for a church and school is despicable. Boulder clearly intends to dump all it's problems, including the homeless, into Gunbarrel.

There will certainly be thousands of votes against any Commissioner who votes for this and, I hope, tens of thousands.

David W. Smith
dwsonlee@yahoo.com
303-530-6990
If the subject includes DWS, it is intended
to assure you that it is from me and not spam

From: [Joyce Jenkins](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [Giang, Steven](#)
Subject: Twin Lakes
Date: Tuesday, August 23, 2016 3:50:52 PM

Ladies and Gentlemen--

My name is Joyce Jenkins. I have lived at 4848 Brandon Creek Drive, Boulder CO 80301 for 23 years. I write to express my opposition to the development of the Twin Lakes parcels.

Aside from such concerns as utilities, and wildlife and hydrology, the studies for which remain incomplete, the inevitable negative traffic impact on the surrounding neighborhood should alone preclude development. Hundreds of units are proposed which means many hundreds of added car trips on Twin Lakes Road daily, resulting in increased air pollution, noise, pedestrian and biker safety problems, maintenance issues and plain old congestion. Retail services are more than walking distance away (more than 1/2 mile), a fact which ensures a high number of increased road trips.

I, once again, ask that you listen with open minds to community concerns and designate the three Twin Lakes parcels open space.

--Joyce Jenkins
720.431.2547

From: [Vijaya Subramanian](#)
To: [Domenico, Cindy](#); [#LandUsePlanner](#); planning@bouldercolorado.gov; [Gardner, Deb](#); [Jones, Elise](#)
Subject: Planning -TwinLakes
Date: Tuesday, August 23, 2016 11:46:02 PM

Dear All,

I have been a resident of Boulder county for the past 23 years.

I have lived in the Redfoxhills neighborhood for 13 years. Our neighborhood lies on either side of Twin Lakes road. I am not aware if you have actually driven down Twin Lakes Road where two empty parcels of land stand to be developed by Boulder City by first incorporating the properties into Boulder City and then changing zoning laws.

Any one driving down Twin Lakes road at night from Spine Road will notice just how congested it is with a continuous line of cars parked on either side of the street. If the city gets its way and changes zoning laws to accommodate **medium density** housing in those parcels, which is **higher** than anything on Twin Lakes road right now, the congestion will more than the area neighborhoods can handle.

The second point I would like to make is that I find a lot of development within Boulder city limits, a lot of higher density apartments and condominiums. I would like to know why that has not translated into more affordable housing within already existing city limits? There has been significant development across from CU on 28th street as well as on Pearl Street. Is there something I am missing, because these properties are all near where Boulder city businesses are as well as public transit.

The last point I would like to make is that as a resident of the area, I support preserving the parcels of land in their entirety as open space to maintain a wildlife corridor connecting various bits and pieces of open space in Gunbarrel. My house backs to designated open space and is home to thousands of birds, small and medium sized mammals and I can see that new construction is going to destroy so much of that on the Twin Lakes parcels. At the very least part of the land should be designated as open space and the remainder if necessary built upon without incorporation into the city and without increasing the density to medium. In other words I do not support the construction of more than 5 dwellings per acre.

Thanking you,
Yours Sincerely,
Vijaya Subramanian

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](#); smithj@dailycamera.com; [Alex Burness](#)
Subject: Media Release: Boulder City Council and County Commissioners Invited to Attend Twin Lakes "Owls and Open Space" Concert
Date: Wednesday, August 24, 2016 6:55:49 AM

For Immediate Release – Weds Aug 24, 2016 (Broadcast News Quality Owl Video and Press Photos Media Kit available)

Boulder Mayor, City Council and County Commissioners Invited to Attend Twin Lakes "Owls and Open Space" Concert - This Friday, Aug 26 at 6:30pm

[\(click here to view full media release on-line\)](#)

(Boulder, Colorado) More than 10,000 people from Boulder based outdoor, community and spiritual groups along with City Council and County Commissioners have been invited to an outdoor concert celebrating great horned owls and open space at Twin Lakes on Fri Aug 26 at 6:30pm. Boulder singer/songwriter Celia Gary, nature musician Earl Correy and international concert pianist Sailing Simon are performing at a free concert that aims to benefit the survival of owls at Twin Lakes. A narrated owl slide show on a large outdoor screen will also reveal the majestic beauty of these bird of prey. About 100 people are expected to attend the event.

Even before the community input process finishes at a Tues Aug 30th public county meeting, Boulder County this month hired an architect to oversee bulldozing of the proposed Twin Lakes Owl Preserve. If developers have their way, more than 275 apartment units will be constructed on what is known locally as the "owl hunting meadow". The community remains confident that elected officials will respect the high value that Boulder city and county residents place on open space.

"We will be delighted for Mayor Suzanne Jones, honorable City Council members, the Boulder County Commissioners and people from all over Boulder County to come and enjoy great music at the proposed Twin Lakes Owl Preserve," explains Ken Beitel, Chair of Wilderness Conservation for the Owl Preserve, "This open space is home to many wildlife species including great blue heron, tiger salamanders, western painted turtles and of course Colorado's most famous owls." [\(Read more by clicking here...\)](#)

To Attend the “Owls and Open Space” Concert at Twin Lakes

Date: **Friday, Aug 26 6:30pm to 9pm**

Location: The proposed Twin Lakes Owl Preserve, 6655 Twin Lakes Rd, Gunbarrel, Colorado (north Boulder area)

Parking is available along the Twin Lakes road

Bring: A lawn chair and a flashlight as the concert concludes after dusk

Optional RSVP at: www.BoulderOwlPreserve.org

“Boulder singer/songwriter Celia Gary, nature musician Earl Correy and international concert pianist Sailing Simon are performing at this free concert to benefit the survival of the owls at Twin Lakes”

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 and Interviews

Ken J. Beitel – Chair of Wilderness Conservation, Twin Lakes Owl Preserve

email: info@BoulderOwlPreserve.org

mobile: 720 436 2465 web: www.BoulderOwlPreserve.org

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](#); smithj@dailycamera.com; [Alex Burness](#); [Gail OBrien](#); erin.otoole@kunc.org
Subject: Media Release: Boulder County Warns Open Space Advocates: Stay Off Contested Lands
Date: Thursday, August 25, 2016 6:59:01 AM

For Immediate Release – Thurs Aug 25, 2016

Boulder County Warns Open Space Advocates:

Stay Off Contested Lands



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

(Boulder, Colorado) The dispute over the future of the proposed Twin Lakes Owl Preserve got even hotter with Boulder County issuing a warning to a coalition of community, outdoor and faith based groups to not hold a concert celebrating open space and owls on the 20 acre meadow adjacent to Twin Lakes. Known to the local community as the “owl hunting meadows” the area proposed for protection is also a wildlife connecting corridor that joins Twin Lakes to the Walden Ponds Wildlife Habitat.

The warning from Boulder County was issued a few hours after County Commissioners and Boulder City Council were invited to attend the community held “Owls and Open Space” Concert scheduled for Friday Aug 26, at 6:30pm.

“During the call, Boulder Country representative Division Director Norrie Boyd talked about how construction of up to 280 apartment units will enhance the wildlife habitat value of the open space,” explains Ken Beitel, Chair of Wilderness Conservation for the Owl Preserve, “In reality, Colorado’s most famous owls who have lived at Twin Lakes for more than three decades will likely abandon the area if the County Commissioners vote to bulldoze the owl hunting meadow.”

Threatened with trespass charges, the coalition working to protect the wildland area has moved the “Owls and Open Space” Concert to a new location in the community next to Twin Lakes and the proposed owl preserve. The updated location is available at www.BoulderOwlPreserve.org

In addition to owls, the proposed preserve is home to many wildlife species including great blue heron, tiger salamanders, and western painted turtles. The last opportunity for public comment on whether the Commissioners should protect the open space area from development is at a county meeting the evening of Tuesday August, 30.

Wildlife studies that had been scheduled to conclude prior to the start of the concert were cited as the reason for the trespass warning.

-30-

Media Contact:

Ken J. Beitel – Chair of Wilderness Conservation, Twin Lakes Owl Preserve

email: info@BoulderOwlPreserve.org mobile: 720 436 2465 web: www.BoulderOwlPreserve.org

To Attend the “Owls and Open Space” Concert at Twin Lakes

Date: Friday, Aug 26 6:30pm to 9pm

Location: adjacent to The Twin Lakes Owl Preserve

4733 Tally Ho Court, Gunbarrel, Colorado (north Boulder area)

Parking is available along the Twin Lakes road

Bring: A lawn chair and a flashlight as the concert concludes after dusk

Optional RSVP at: www.BoulderOwlPreserve.org

Boulder singer/songwriter Celia Gary, nature musician Earl Correy and international concert pianist Sailing Simon will perform at the free concert that aims to benefit the survival of owls at Twin Lakes.

A narrated owl slide show on a large outdoor screen will also reveal the majestic beauty of these bird of prey.

To Provide Public Comment at the Final Boulder County Meeting on the Future of the Owl Preserve Open Space and the Twin Lakes Owls

Date: Tuesday, Aug 30 - Meeting starts at 4pm and will last at least to 8pm.

People can arrive while the meeting is in progress and speak for two minutes if desired.

Signing up to speak in advance is recommended at: www.tlag.org/august-30th-byvcp-meeting

Location: Boulder County Commission Hearing Room, 3rd Floor, Boulder County Courthouse

1325 Pearl St., Boulder, CO

Background Information

The county's own [Twin Lakes Open Space Management Plan](#), speaks to the high wildlife value of the Twin Lakes area. More than 2,300 people have already signed a petition to create the Twin Lakes Owl Preserve at www.BoulderOwlPreserve.org

For nearly three decades, great horned owls have nested in a huge cottonwood tree near the Twin Lakes in northeast Boulder. Tens of 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 feed their family.

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.

Musician Earl Correy, one of three artists who will be playing at the Friday night concert, has composed a song and music video titled "Owls of the Midnight Moon" - a tribute to the owls that call Twin Lakes home. **Click here to view the music video:** <https://www.youtube.com/watch?v=i2gzKJKBXd4>

Supporters of the Twin Lakes Owl Preserve to Date

- Twin Lakes Owl Preserve – www.BoulderOwlPreserve.org
- Twin Lakes Action Group (TLAG) - <http://tlag.org>
- Sacred House - <http://www.sacredhouse.org>
- Wildlands Defense - <http://wildlandsdefense.org>
- Boulder Neighborhood Alliance (BNA) <http://boulderna.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 – Chair of Wilderness Conservation, Twin Lakes Owl Preserve

email: info@BoulderOwlPreserve.org mobile: 720 436 2465 web: www.BoulderOwlPreserve.org

View this release online: http://boulderowlpreserve.org/wp-content/uploads/2016/08/Owl_Coalition_Press_Release_Aug25_2016.pdf

From: [Chris van den Honert](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes affordable housing proposal
Date: Thursday, August 25, 2016 9:32:04 AM

I am writing to voice my support for the Twin Lakes affordable housing proposal. Boulder and Boulder County leaders consistently state that establishment of affordable housing is a high priority, but then fail to exploit opportunities when they arise. Please support this project.

I have followed the issue closely in the press, and I believe that the opposing arguments are contrived and artificial.

Chris van den Honert
900 Baseline Road #805
Boulder, CO 80302
303-690-5643

From: [Susan Ferguson](#)
To: [#LandUsePlanner](#)
Subject: Spam: Twin Lakes Affordable Housing Opportunity
Date: Thursday, August 25, 2016 9:45:54 AM

Dear Boulder County Planning Commission,

I'm writing as a resident of Boulder County who is concerned about the lack of affordable housing in our community. I volunteer as both a literacy tutor with immigrants to our area and at the Emergency Family Assistance Organization and I see firsthand how hard it is for residents with low to middle incomes to afford the skyrocketing rents in Boulder County. With the average Boulder County apartment rental over \$1,300/month (in 2015) and the current median price of listed homes at \$525,00, it is virtually impossible for these residents to save a down payment (\$105,000 for 20%) to buy into this market.

As new market rate housing developments continue to swallow up more and more of our open space, the land available for affordable housing is shrinking. This makes the current opportunity to build 240 affordable units at the Twin Lakes property all the more urgent. Please don't let this opportunity to mitigate Boulder's housing crisis slip away! We need to make available sustainable permanent housing for the members of our community who provide so many of our needed services: teachers, bus drivers, janitors, emergency personell, etc. Don't let Boulder become an enclave of the rich.

Sincerely,

Susan Ferguson
258 Brook Road
Boulder, CO 80302

From: [Lili Adeli](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: SUPPORT FOR TWIN LAKES AFFORDABLE HOUSING
Date: Thursday, August 25, 2016 9:53:36 AM

Hello,

I am writing in support of affordable housing at the Twin Lakes site. There are two main reasons that I support this program.

I am the Headmaster at Boulder Prep High School in Gunbarrel and a Boulder homeowner. The first reason I would like to see affordable housing in the Twin Lakes area is for the teachers that I employ at Boulder Prep. The starting salary for my teachers is \$37,500 and is not nearly enough for them to live in the County. Most of my staff have a 40+ minute commute each day from Thornton, Westminster and Arvada. The ones that live in Boulder share housing with 2-3 roommates. One of my staff members has moved 3 times in the last two years because of poor housing options.

Boulder Prep is serving some of the highest risk youth in our district, and adding this commute, and/or stressful living situations to our teachers' long work days wears on their capacity. We also know that best practice is for teachers to live in the community where they work. My teachers would be able to walk to work if they were able to get into this affordable housing development. That would save them nearly 1-2 hours in their day to plan their lessons, grade assignments, and take care of themselves after a hard day of work.

The second main reason that I support this housing project is to bring in more diversity to the area. Over the last five years, we've seen our student population become more white and minority students/families get pushed out of the community. In a town that tries to be open-minded and welcoming of diversity, we have done a good job making it difficult for families of color to live in the community. Affordable housing is needed to give opportunities for families of color to thrive and contribute to our very white community. Lastly, we would LOVE to be the home school (walking distance) for any high school-age students that move into that community.

Thank you for reading and please let me know if you have any questions.

Sincerely,

Lili Adeli, M.B.A., M.Ed.
Boulder Prep High School
www.BoulderPrep.org
720-480-3959

Make Your Amazon Purchases Count
If you shop through www.smile.amazon.com
they will donate .5% of your eligible purchases
to a charity of your choice.
Please choose Boulder Prep - every dollar helps.

From: [Jenkins, Amy M.](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: Twin Lakes affordable housing proposal
Date: Thursday, August 25, 2016 10:02:46 AM

Dear Boulder County Board of Commissioners and Land Use Planner
Committee members,

I am writing this letter to you as a resident of Boulder County for 18 years and as a License Clinical Social Worker who has worked in Boulder County for the same period of time. The affordable housing options in Boulder County have been a chronic problem for years for all populations (including middle class families). The common assumed perceptions and fears of those that need housing are not documented by research but are often perpetuated.

These are families that are largely working. They have work, their kids are in our schools but they are struggling to have a place to live. Mr. Maslow discussed in his hierarchy of needs that a person cannot work on more self-directed directives when their basic needs are not being met. Safety = housing is crucial to building a healthy foundation for our families. Research does demonstrate that healthy families reduce delinquent behaviors. Building healthy families directly impacts health communities. Housing is just one aspect of caring for our community that we need to address but it is necessary one.

If the prevailing thought is that the crime rate will increase in this area, that “these people are a drain on society”, this is wrong.

The US was founded on freedom, that you can achieve your dreams with guts and determination. Sometimes we just need a little help – Is that not what community is about?

Amy Jenkins, LCSW

Boulder County Public Health
Community Health Division
GENESIS Team Supervisor
303.678.6155

If you have a talent, use it in every way possible. Don't hoard it. Don't dole it out like a miser.

Spend it lavishly like a millionaire intent on going broke.
Brendan Francis

From: [RW Lehman](#)
To: [Boulder County Board of Commissioners](#)
Cc: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); ellist@bouldercolorado.gov; [Stewart, Ron](#); [Alexander, Frank](#)
Subject: Twin Lakes Annexation Proposal
Date: Thursday, August 25, 2016 10:20:16 AM

Boulder County Board of Commissioners,

I am writing you to express my dis-belief and disappointment that the Twin Lake's property is even being considered for annexation and development. I have been a resident in Gunbarrel only recently, having moved here from Oregon in February 2016, but my concerns are outlined, nonetheless.

My impression of the Boulder area has been extremely favorable so far, especially the over riding commitment to Open Space. However, the Twin Lakes and Gunbarrel area already seriously congested. As well, Twin Lakes Road has a constant flow of commuting traffic and is actually dangerous to bike riders and pedestrians at present...even before any additional housing.

Regarding senior and low income residences, both of my parents lived the later part of their lives in subsidized housing in NJ. Their residence (as well as every low income housing development I have ever seen) was in walking distance to food shopping, a pharmacy, and public transportation. None of these exist in the proposed area and in fact the walk would have been impossible for my parents... for them to have even reached the uncovered bus stop to try and reach the one grocery store within several miles.

But importantly, I feel strongly that the precedent of using Open Space to allow annexation should not be enacted...now or in any foreseeable future. I have seen annexation done before in Iowa and elsewhere, (mostly for increaing tax revenues for the city). For Boulder to be considering that here will leave a damaging legacy. Particularly considering the previous owners reduction in the selling price of the land, due the apparent lack of development potential determined by both parties (only a few years ago).

One final and very personal issue is the inescapable damaging impact to wild life. Having lived in Oregon for 20 years and during the spotted owl litigation, I know directly the impact that legislation can have, while attempting to protect the environment. The practice of clear cutting and the Oregon logging industry has been transformed, but still thrives today.

With this in mind, I regularly walk the Twin Lake trails and the portion of the woods where the lineage of owls habitat. Incredibly, it would appear that the proposed major construction would be a mere stone's throw from the sign in the woods requesting quiet due to the nesting owls year after year. Painfully ironic to say the least.

In conclusion, low income housing and senior housing should not be the cover to hide other agendas and this ill advised project for annexation. There must be a wider variety of other options for Boulder to assist those in need and provide them with much greater access and variety of services. This certainly should be done...but not while not overburdening any one area... nor compromising the environment and the true spirit of Colorado Open Space.

Sincerely,

Richard Lehman
Gunbarrel
Bolder, CO

From: [Kristin Bjornsen](#)
To: [Council](#)
Subject: Covert propaganda?
Date: Thursday, August 25, 2016 11:19:22 AM

Dear City Council members,

If a City of Boulder department was contacting citizens and asking them to speak in favor of controversial, pending legislation—say, on hydraulic fracturing or GMOs—would you condone those actions? Would you approve of government employees urging people and organizations to write letters to the newspaper, speak at public meetings, and contact elected officials in support of that legislation?

You probably would censure such activity. We have a government of the people, by the people, and for the people—not a people of the government, by the government, and for the government.

Yet this is exactly the behavior the Boulder County Housing Authority, the Housing and Human Services Department, and the Community Services Department—with the knowledge and sanction of the County Commissioners—have been engaging in.

According to Section II of the Boulder Valley Comprehensive Plan, the BVCP “is a joint policy document that is adopted by the City of Boulder and Boulder County in their legislative capacities. **Any amendment to the plan is also legislative in nature.**” (Bolding is mine.)

Two legislative amendments being sought at the Twin Lakes are Request #35 for Mixed Density Residential and Request #36 for Open Space.

Last January and February, before the screening hearings for these requests, the above departments emailed *hundreds* of individuals and private organizations and asked them to speak out in favor of the MXR land-use amendment.

Government employees asked citizens to:

- Write letters to the newspaper
- Write letters to City Council, the Commissioners, Planning Board, and the Planning Commission

- Come to public hearings and ask elected officials to vote 'yes' on Request #35
- Post on Facebook pages government-written messages that gave no indication of the original source

They even asked caseworkers to ask their clients to speak at public meetings. And when one client agreed, they asked if they "could discuss an approach with this client".

This is covert propaganda and unauthorized lobbying at its worst.

It is also against Boulder County policies. Specifically it violates policies:

- **II.21.D Coordination of Staff Time & Work on Legislative Policies & Issues:** "When acting in their professional position, county employees shall not relay or advocate for a legislative policy position that has not been approved by the BOCC, unless they clarify that they are not acting on behalf of the BOCC." Note: By definition, the BOCC never approved this legislative policy position, because 1) such approval requires a formal decision by the BOCC (see II.21.F below) and 2) the BOCC is one of the governing bodies that must objectively vote upon land-use change requests and which unanimously voted to move both Requests #35 and #36 forward.
- **II.21.F Coordination of Staff Time & Work on Legislative Policies & Issues:** "When the BOCC Deputy determines that the BOCC needs to make a policy decision, either in concept or on detailed legislation, that issue shall be scheduled for review and decision during a regularly scheduled meeting of the BOCC."
- **II.8 Political Activities:** This policy stipulates that political activities "are confined to hours when the employee is not on duty and that the activities do not impair the employee's efficiency or the efficiency of fellow employees at their county job." It also states, "Employees whose principal employment is in connection with federally financed activities are subject to all applicable federal restrictions on political involvement."
- **I.22.B Volunteer/Client Relationships:** "Volunteers shall respect the preferences and decisions of clients and refrain from applying undue pressure in the clients' matters of choice. Volunteers shall maintain a level of confidentiality equal to that expected of paid staff. Volunteers shall not financially profit directly or indirectly from a client or engage in activities that pose a conflict of interest." Note: This policy is relevant because it is a conflict of interest for case workers, whether volunteer or salaried, to ask clients to support land-use legislation for a county-owned property.

There are good reasons for these restrictions. If government departments were allowed to advocate for pending legislation or political candidates, they would have vast lobbying power—with the ability to access deep funds, contact millions of people, and pressure, explicitly or implicitly, organizations and businesses dependent upon them for grants, permits, and other services. This could crush citizens' voices and true grassroots groups.

Note there is a very clear difference between government agencies providing information and agencies asking people to take a side and urging them to action.

The Twin Lakes Action Group asked the County multiple times to address this official misconduct and other ethics issues. Instead, the Commissioners emailed all County employees and called our concerns “completely spurious” and “baseless.”

Now, weeks before the first Final Review Hearing for the proposed land-use amendments, those same departments are engaging in the exact same grassroots lobbying, unauthorized advocacy, and covert propaganda as before. Here are at least three examples:

- [August 25](#) email
- [August 22](#) email
- [August 5](#) email

Interestingly, these August emails, rabble-rousing people to attend the public hearing, were *not* sent to the list of people who had signed up for HHS updates on the Twin Lakes and info on upcoming meetings. This list included many Gunbarrel residents and TLAG members. We learned about the above emails only from other people forwarding them to us.

To add to these troubling actions:

- On Aug. 18, the County Commissioners approved a \$50,000 contract for architectural services at the Twin Lakes even though all four governing bodies unanimously voted to advance the Open Space request for further study and the final votes are months away.
- The County Attorney's Office advised the Planning Commission against meeting with TLAG members, though they admit it is completely legal for them to do so.

With such breaches to the Boulder Valley Comprehensive Plan process, how can Request #36 for Open Space get a fair and balanced hearing before the governing bodies?

Should Request #35 for MXR and the recommendations for MDR be pulled from consideration due to policy violations and conduct unbecoming of government officials?

And how will our elected and appointed representatives address these violations of trust?

The people of Boulder have put their confidence in Boulder's government. That confidence is now being trampled. Please restore our faith in the democratic process.

Sincerely,

Kristin Bjornsen

From: [Kristin Bjornsen](#)
To: [#LandUsePlanner](#)
Subject: Letter for Planning Commission
Date: Thursday, August 25, 2016 12:37:16 PM

Dear Planning Commission,

If a Boulder government department was contacting citizens and asking them to speak in favor of controversial, pending legislation—say, on hydraulic fracturing or GMOs—would you condone those actions? Would you approve of government employees urging people and organizations to write letters to the newspaper, speak at public meetings, and contact elected officials in support of that legislation?

You probably would censure such activity. We have a government of the people, by the people, and for the people—not a people of the government, by the government, and for the government.

Yet this is exactly the behavior the Boulder County Housing Authority, the Housing and Human Services Department, and the Community Services Department—with the knowledge and sanction of the County Commissioners—have been engaging in.

According to Section II of the Boulder Valley Comprehensive Plan, the BVCP “is a joint policy document that is adopted by the City of Boulder and Boulder County in their legislative capacities. **Any amendment to the plan is also legislative in nature.**” (Bolding is mine.)

Two legislative amendments being sought at the Twin Lakes are Request #35 for Mixed Density Residential and Request #36 for Open Space.

Last January and February, before the screening hearings for these requests, the above departments emailed *hundreds* of individuals and private organizations and asked them to speak out in favor of the MXR land-use amendment.

Government employees asked citizens to:

- Write letters to the newspaper
- Write letters to City Council, the Commissioners, Planning Board, and the Planning Commission
- Come to public hearings and ask elected officials to vote ‘yes’ on Request #35

- Post on Facebook pages government-written messages that gave no indication of the original source

They even asked caseworkers to ask their clients to speak at public meetings. And when one client agreed, they asked if they “could discuss an approach with this client”.

This is covert propaganda and unauthorized lobbying at its worst.

It is also against Boulder County policies. Specifically it violates policies:

- **II.21.D Coordination of Staff Time & Work on Legislative Policies & Issues:** “When acting in their professional position, county employees shall not relay or advocate for a legislative policy position that has not been approved by the BOCC, unless they clarify that they are not acting on behalf of the BOCC.” Note: By definition, the BOCC never approved this legislative policy position, because 1) such approval requires a formal decision by the BOCC (see II.21.F below) and 2) the BOCC is one of the governing bodies that must objectively vote upon land-use change requests and which unanimously voted to move both Requests #35 and #36 forward.
- **II.21.F Coordination of Staff Time & Work on Legislative Policies & Issues:** “When the BOCC Deputy determines that the BOCC needs to make a policy decision, either in concept or on detailed legislation, that issue shall be scheduled for review and decision during a regularly scheduled meeting of the BOCC.”
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Sincerely,

Kristin Bjornsen

From: [Ken Beitel](#)
To: tips@cuindependent.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](#); smithj@dailycamera.com; [Alex Burness](#); [Gail OBrien](#); erin.otoole@kunc.org
Subject: Media Rekease: Boulder Valley Staff Recommendations call for Large-Scale Development on Twin Lakes Natural Area
Date: Thursday, August 25, 2016 12:43:40 PM

Disturbing news for the future of the open space are at Twin Lakes...

Boulder Valley Comp Plan Staff Release Unchanged Recommendations that Call for Large Scale Development at Twin Lakes

Twin Lakes Action Group calls for unbiased staff report

Aug. 25, 2016

If community engagement made any difference, they wouldn't let us do it. That's the lesson Gunbarrel residents learned yesterday when the Boulder Valley Comprehensive Plan staff released their final recommendations of 14 units per acre for the Twin Lakes parcels.

"All of our concerns about misuse of public lands, wildlife, preservation of neighborhoods, hydrology and other serious problems with this development proposal fell on deaf ears," says TLAG chair Dave Rechberger. "They never authentically considered or addressed any of these issues and how they would affect residents. We ended up where we started."

When the BVCP Update process began more than a year ago, the Boulder County Housing Authority stated its intent to build 12 units per acre on the Twin Lakes fields (yielding 240 units total).

The BVCP staff's final recommendations of 14 units per acre (Medium Density Residential) came after three months of facilitated talks, two open houses, and hundreds of letters, during which time citizens overwhelmingly called for the creation of a Greater Twin Lakes Open Space. All four governing bodies voted to advance TLAG's Open Space request for further study, yet to date, that request has received no objective investigation or consideration.

At the Aug. 8 Open House for the BVCP staff draft recommendations, **more than 90 percent** of the comment cards submitted objected to MDR at the Twin Lakes. Specifically, 74 of the 80 comment cards (given to TLAG by request) called for an Open Space designation or the status quo, but with no effect: the final recommendations were the same as the draft recommendations. The proposed Environmental Preservation designations for the designated wetlands are also a poor bone to toss since Waters of the United States are already federally protected.

"For more than a year, hundreds of people have been sacrificing their nights and weekends, coming to meetings, researching, writing letters, speaking out, all in the good faith that their voices would be heard," Rechberger said. "It is discouraging in the extreme that our public servants ignored us so completely in a fake public process. It's time for citizens to demand better."

Twin Lakes Action Group Contact info:

Dave Rechberger <dave@dmrgroupplc.com>,
Kristin Bjornsen <kristinbjornsen@gmail.com>

On Thu, Aug 25, 2016 at 6:58 AM, Ken Beitel <info@boulderowlpreserve.org> wrote:

For Immediate Release – Thurs Aug 25, 2016

Boulder County Warns Open Space Advocates:

Stay Off Contested Lands



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

(Boulder, Colorado) The dispute over the future of the proposed Twin Lakes Owl Preserve got even hotter with Boulder County issuing a warning to a coalition of community, outdoor and faith based groups to not hold a concert celebrating open space and owls on the 20 acre meadow adjacent to Twin Lakes. Known to the local community as the “owl hunting meadows” the area proposed for protection is also a wildlife connecting corridor that joins Twin Lakes to the Walden Ponds Wildlife Habitat.

The warning from Boulder County was issued a few hours after County Commissioners and Boulder City Council were invited to attend the community held “Owls and Open Space” Concert scheduled for Friday Aug 26, at 6:30pm.

“During the call, Boulder Country representative Division Director Norrie Boyd talked about how construction of up to 280 apartment units will enhance the wildlife habitat value of the open space,” explains Ken Beitel, Chair of Wilderness Conservation for the Owl Preserve, “In reality, Colorado’s most famous owls who have lived at Twin Lakes for more than three decades will likely

abandon the area if the County Commissioners vote to bulldoze the owl hunting meadow.”

Threatened with trespass charges, the coalition working to protect the wildland area has moved the “Owls and Open Space” Concert to a new location in the community next to Twin Lakes and the proposed owl preserve. The updated location is available at www.BoulderOwlPreserve.org

In addition to owls, the proposed preserve is home to many wildlife species including great blue heron, tiger salamanders, and western painted turtles. The last opportunity for public comment on whether the Commissioners should protect the open space area from development is at a county meeting the evening of Tuesday August, 30.

Wildlife studies that had been scheduled to conclude prior to the start of the concert were cited as the reason for the trespass warning.

-30-

Media Contact:

Ken J. Beitel – Chair of Wilderness Conservation, Twin Lakes Owl Preserve
email: info@BoulderOwlPreserve.org mobile: [720 436 2465](tel:7204362465) web: www.BoulderOwlPreserve.org

To Attend the “Owls and Open Space” Concert at Twin Lakes

Date: Friday, Aug 26 6:30pm to 9pm

Location: adjacent to The Twin Lakes Owl Preserve

4733 Tally Ho Court, Gunbarrel, Colorado (north Boulder area)

Parking is available along the Twin Lakes road

Bring: A lawn chair and a flashlight as the concert concludes after dusk

Optional RSVP at: www.BoulderOwlPreserve.org

Boulder singer/songwriter Celia Gary, nature musician Earl Correy and international concert pianist Sailing Simon will perform at the free concert that aims to benefit the survival of owls at Twin Lakes.

A narrated owl slide show on a large outdoor screen will also reveal the majestic beauty of these bird of prey.

To Provide Public Comment at the Final Boulder County Meeting on the Future of the Owl Preserve Open Space and the Twin Lakes Owls

Date: Tuesday, Aug 30 - Meeting starts at 4pm and will last at least to 8pm.

People can arrive while the meeting is in progress and speak for two minutes if desired.

Signing up to speak in advance is recommended at: www.tlag.org/august-30th-bvcp-meeting

Location: Boulder County Commission Hearing Room, 3rd Floor, Boulder County Courthouse
1325 Pearl St., Boulder, CO

Background Information

The county's own [Twin Lakes Open Space Management Plan](http://www.BoulderOwlPreserve.org), speaks to the high wildlife value of the Twin Lakes area. More than 2,300 people have already signed a petition to create the Twin Lakes Owl Preserve at www.BoulderOwlPreserve.org

For nearly three decades, great horned owls have nested in a huge cottonwood tree near the Twin Lakes in northeast Boulder. Tens of 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 feed their family.

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.

Musician Earl Correy, one of three artists who will be playing at the Friday night concert, has composed a song and music video titled "Owls of the Midnight Moon" - a tribute to the owls that call Twin Lakes home. **Click here to view the music video:** <https://www.youtube.com/watch?v=i2gzKJKBXd4>

Supporters of the Twin Lakes Owl Preserve to Date

- Twin Lakes Owl Preserve – www.BoulderOwlPreserve.org
- Twin Lakes Action Group (TLAG) - <http://tlag.org>
- Sacred House - <http://www.sacredhouse.org>
- Wildlands Defense - <http://wildlandsdefense.org>

- Boulder Neighborhood Alliance (BNA) <http://boulderna.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 – Chair of Wilderness Conservation, Twin Lakes Owl Preserve

email: info@BoulderOwlPreserve.org mobile: [720 436 2465](tel:7204362465) web: www.BoulderOwlPreserve.org

View this release online: http://boulderowlpreserve.org/wp-content/uploads/2016/08/Owl_Coalition_Press_Release_Aug25_2016.pdf

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Best Regards,

Ken

Ken J. Beitel

Chair of Wilderness Conversation
Boulder Great Horned Owl Preserve
www.BoulderOwlPreserve.org
email: info@BoulderOwlPreserve.org

From: [Joan LaBelle](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: Twin Lakes Affordable Housing Development
Date: Thursday, August 25, 2016 1:40:01 PM

Hello and thank you for the opportunity to comment via email for opposition of the Twin Lakes Housing Development.

I am opposed to the development of apartment style affordable housing. I am currently in an apartment in Boulder County, but have been searching for an affordable single dwelling home. This has been impossible for the area I live in as well as near where I work. There is a great need for single dwelling homes built with Universal Design for those of us with disabilities.

For the past year I have searched for a home with a backyard for myself and my dog, a German Shepherd (who, due to breed restrictions in apartment complexes has been boarded with a friend).

Affordable houses, not apartments, not condominiums, is what is needed... and I hear that from consumers we serve as well.

Again, thank you for the opportunity to voice my opposition.

Sincerely,
Joan LaBelle
cell 816.500.5307
wk 303.442.8662 ext 103

From: [Austen Overman](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: Affordable Housing Proposal
Date: Thursday, August 25, 2016 2:06:09 PM

Hi,

It has come to my attention that the next meeting to discuss the Twin Lakes affordable housing proposal is this coming Tuesday. I would like to weigh in on the issue, and be sure that you, as representation and decision makers for residents of Boulder County, are aware of the dire need for affordable housing.

I am a student at CU Boulder and I work at a digital marketing agency here in Boulder as well. Despite much of my time being spent here, I am living in Brighton, out near highway 85 because I cannot afford to buy a house, town home or condo in or near Boulder, and rental rates are just as high. I know I am not the only person struggling to find housing and attend to my responsibilities here in Boulder.

It is absolutely imperative that this proposal for affordable housing passes.

Thanks for your time,
Austen

From: [MARK RESSA SMITH](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Housing Project
Date: Thursday, August 25, 2016 4:59:43 PM

Planner's

This seems like a very important, goal for Boulder County.

For too long only the building projects for the financially secure, and the working poor have no where to rent or own.

Soon it will not be possible for the Teachers, bus drivers, and servers ect. to live in our County.

It is past time for this sort of housing and human concern.

Thank you for considering this project, kudos to all of you.

Ressa Lively-Smith

P.O. Box 987

Nederland, Co. 80466

303-258-7325

rjlivelysmith@msn.com

From: [Ask A Planner](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from C. Fenio - BVCP
Date: Friday, August 26, 2016 7:33:30 AM

Boulder County Property Address : 4895 Twin Lakes Road

If your comments are regarding a specific docket, please enter the docket number: BVCP

Name: C. Fenio

Email Address: cfenio@hotmail.com

Phone Number: (303) 997-4282

Please enter your question or comment: To: Boulder County Commissioners

I am writing to express my concern about the plan to annex and develop the two parcels on Twin Lakes Road. Although some people believe that a decision has been made and the city and county are merely going through the superficial activities of listening to the will of the people, I have greater hope in the local governments' intentions.

The people who live in this area have moved here for a multiple of reasons, one being for the open and rural feel. The neighborhoods are generally quiet, the traffic minimal and the open spaces provide opportunities for passive recreation and the possibility of seeing the little bit of wildlife that remain in the area. The open parcels provide a balance to the industrial bent of the properties to the north of Twin Lakes and the dense housing that has sprung up on the north side of Lookout Road and behind King Soopers. I have witnessed an increase in use of the Twin Lakes paths with the additional population and those structures have not even reached full capacity. I have also noticed, with the addition of Avery Brewery, that there is now nighttime activity on the Twin Lakes trails... voices, laughter and activity deep into the night. I hate to imagine how the added population on the Twin Lakes parcels, if developed, would impact the fragile Twin Lakes open space and wild life, le

t alone how the construction activity would disrupt the neighbors.

It does not seem fair to the people who moved away from the busy-ness of a city to have the city expand into their peaceful neighborhood. Dense housing should be closer to the needs of the people. True, there may be some who would utilize the bus along 63rd Street, but the parcels are a bit too far for people to walk to the grocery store and the other Gunbarrel businesses. The increased traffic due to the proposed dense housing here would not support the city's goal of reducing the carbon footprint. The city should look to areas closer to the city center or at least closer to the Gunbarrel business district for dense housing.

I ran across an interesting copy of a section of an article or essay the other day, with no reference to an author. I think it is pertinent to the issue of the Twin Lakes open areas:

No one opposes "conservation" as such. But many insist upon defining it in their own way. There are always claims to every unexploited area, and even the parks cannot stand up against such claims unless the strength of their own claim is recognized. Unless we think if intangible values as no less important than material resources, unless we are willing to say that man's needs of and right to what the parks and wildernesses provide are as fundamental as any of his material needs, they are lost.

Please listen to the people most impacted by this proposal and do not develop the properties along Twin Lakes Road!

C. M. Fenio
4895 Twin Lakes Rd.
Boulder, CO 80301

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.

From: Terry Drissell [<mailto:terrydrissell@yahoo.com>]

Sent: Friday, August 26, 2016 9:02 AM

To: City of Boulder Planning <planning@bouldercolorado.gov>; openforum@dailycamera.com

Subject: Opposition to Boulder Valley Comprehensive Plan Updates

I am opposed to the updates outlined for the Boulder Valley Comprehensive Plan, particularly the changes to the 2801 Jay Rd. and Twin Lakes areas. The proposed land use designation changes to allow more development of these areas will further open the door to the urban sprawl that is Boulderopolis, although that may be exactly what the City of Boulder and Boulder County have in mind. Under their constant cry of "but we need more housing!", development will continue at this breakneck speed until there won't be anything left to protect. No Red-tailed Hawks soaring overhead hunting prairie dogs; no Turkey Vultures teetering in the wind; no critically sensitive habitats protected from human interference; no open vistas and beautiful views of our foothills and plains. Perhaps that is also part of the City of Boulder and Boulder County's plan. For such a supposedly "green" city, they seem to have a poor understanding of the complexities and immeasurable value of our natural ecosystems. These resources are not unlimited. They cannot be "recreated" or "replanted" once lost, or replaced by a square of turf stuck within the center of a high-rise apartment complex. I urge those who are quietly watching this happen with a tear in their eye and an ache in their heart to speak up. I ask the council and board to retain the current land use designations for these areas, and to put the brakes on this rampant, destructive development.

Terry Drissell
8407 N Foothills Hwy
Boulder 80302
303-440-8263

From: [Marty Streim](#)
To: boulderplanningboard@bouldercolorado.gov; [#LandUsePlanner](#); council@bouldercolorado.gov; [Boulder County Board of Commissioners](#)
Subject: Ends Don't Justify Means @ Twin Lakes
Date: Friday, August 26, 2016 9:59:01 AM

Please consider that YOUR vote on the upcoming land-use designation changes also reflects on HOW this process has been conducted. A vote "FOR" BCHA and BVSD's land use change request (#35) is also a vote for unbecoming personal and professional behaviors of some public employees.

http://www.dailycamera.com/guest-opinions/ci_30290787/martin-streim-ends-dont-justify-means-at-twin

Martin Streim: Ends don't justify means at Twin Lakes

The April 12 article by Erica Meltzer, "[Twin Lakes: Ethics complaint alleges Boulder County advocacy crossed a line](#)," described an ethics complaint filed by the Twin Lakes Action Group (TLAG) against Boulder County. The focus of the Daily Camera article was the county's prohibition on employee political activity on a legislative matter and whether or not employees are in compliance with these policies. This specific issue is a legal one that needs to be decided by the Colorado Ethics Commission. However, there were a number of other issues filed in the complaint that were not mentioned in the article but worthy of discussion.

The terms organizational ethics and business conduct are used synonymously for organizational compliance or ethics programs. Compliance aspects of these programs have their basis in law, regulatory affairs, or organizational policy. The other basis for these programs is ethical behavior. Behavioral conduct can be as important as compliance-oriented ethics violations. For example, Martin Shkreli, CEO of Turing Pharmaceuticals chose to raise the price of a drug 5,556 percent. He is no longer Turing's CEO. Brian Williams of NBC News lost his news anchor role for misrepresenting his reporting coverage during the Iraq War. NFL Commissioner Roger Goodell suspended Ray Rice for two games after a domestic violence assault. Commissioner Goodell came very close to losing his job but more importantly exposed the NFL's policies on domestic violence to public scrutiny. These behaviors were not illegal but exacted a cost on individuals, organizations, and their stakeholders.

TLAG filed its ethics complaint because it had observed a pattern of behavior it believes violates Boulder County's Code of Conduct. Such activities include:

- Publishing a cartoon and information to employees that impugn and editorialize upon the motives of Boulder County residents.
- Providing misinformation to county employees about neighborhood residents' goals for creating an open space.
- Denying that any work had been done with regard to the land parcel in question,

when in fact, county funds were spent for architectural renderings two years prior to recent inquiries.

- Parsing the comments of a wildlife biologist regarding the parcel's wildlife values and falsely attributing expert opinion to support the housing authority's arguments.

These are examples, not a complete list. More importantly, TLAG contacted the county on two occasions regarding these issues and never received a response. This is why TLAG filed a complaint with the Colorado Ethics Commission. Boulder County chose not to respond to these and other ethics allegations.

The Daily Camera article cited the Ethics Commission Director Dino Ioannides, who said that the commission declined to hear 86.8 percent of the complaints it receives. That is certainly consistent with general ethics reporting statistics. However, that does not mean that allegations should not be responded to or investigated. In fact, just the opposite is true. Ethics investigations routinely uncover fraud, waste, environmental issues, employee abuse and behavior that reflect poorly on organizations and their employees.

I was the former chair of TLAG. During my corporate career I was also the ethics and business conduct director for an organization of over 12,000 employees. During the time I held that position, my office received over 700 ethics complaints. The vast majority of cases were unsubstantiated. In every case, we provided a response to the party initiating the complaint, usually within 24 hours. And at times, when complaints were substantiated, my office provided the investigation's results to the responsible management personnel for corrective action. This could involve disciplinary measures, employee termination, or even cooperating with law enforcement agencies. We were a better organization for it. And this would have been the type of response I expected from Boulder County.

TLAG had withdrawn its ethics complaint as a "good will" gesture at the beginning of the Boulder City Council-sponsored facilitated discussions. On Aug. 3, Boulder County Housing Authority, after consistently and publicly communicating a maximum density of 12 units per acre, unilaterally declared (during the seventh and last session of the discussions) they "could" build up to 18 units per acre. Given this threatening statement and lack of compromise by BCHA and BVSD, I believe TLAG should reconsider filing its ethics complaint.

Affordable housing is an important community need. But no matter how important the need, the ends do not justify the means. I hope that the Boulder County Planning Commission, the City Planning Board and City Council recognize this when they deliberate on the upcoming land use change decision for Twin Lakes.

Martin Streim lives in Gunbarrel.

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net

From: [tintala](#)
To: [Boulder County Board of Commissioners](#)
Subject: TWIN LAKES inappropriate Infilling
Date: Friday, August 26, 2016 12:13:05 PM

I live in Twin Lakes and 2 blocks from the 2 parcels you want to impose your proposal on. It's extremely obvious this is inappropriate. The density will alter our community as well as the traffic problems are already horrible. Not sure the last time you drove thru Gunbarrel but the traffic is already backed up for a mile each way down Jay rd from 119 and Jay and 63rd. You want to add another 500 vehicles to an already poorly maintained road . Not to mention the hyrdology report you have blatantly ignored. Most of Gunbarrel flooded during the flood as did my house.

I also have a young boy who is loving romping around the open space, he loves to see the birds and wildlife that this is home to. You will be taking this away from the whole community. Not to mention the density will be way more problematic for young children to ride their bikes around safely in the neighborhood, with speeders ignoring the posted speed limit, you actually think this will makes things better? You probably didn't get elected to your positions without having at least a spec of common sense.. however this begs to ask , where is your common sense now? This proposal is illogical and irrational. Not to mention your motivation to fast track such a development and impose this on our community begs to ask what your personal agenda is?

This is a travesty to all residents of Twin Lakes, additionally the lack of amenities is obvious, your other developments do not lack these conveniences, Kestrel, Aspinwal, etc, all have amenities within walking distance, twin lakes DOES NOT!

Our community implores you to reconsider your position and outright disregard for our sovereignty and not move forward with this, as is stands over 2,000 people are against this proposal, my suggestion is to listen to YOUR constituents.

Shane Williams
4426 clipper ct
Boulder, CO
80301

From: [Bobbie Watson](#)
To: [Boulder County Board of Commissioners](#)
Cc: [#LandUsePlanner](#); [Williams, Jim C.](#); [Alexander, Frank](#); [amy.s.smith@chase.com](#); [Bobbie Watson](#); [Claire Pearson](#) ([claire.pearson@claconnect.com](#)); [Cynthia Divino](#); [Danielle Butler](#); [Doug Yeiser](#); [Zayach, Jeff](#); [mackclark@comcast.net](#); [marythewolf27@gmail.com](#); [Peggy Goodbody](#) ([cpgoodbody@aol.com](#)); [peter_dawson1@yahoo.com](#); [rmp@apaconsulting.net](#); [steve@boulderdaynursery.org](#); [Vicky Y](#) ([vyoucha@gmail.com](#))
Subject: in support of Twin Lakes
Date: Friday, August 26, 2016 1:47:49 PM

It is crucial to the early care and education (ECE) sector of the Boulder County economy (i.e. the ECE sector underpins all the rest of our employment sectors by providing high quality care and education for the working parents of young children) that Twins Lakes receive approval. The vast majority of teachers who work in our community childcare centers are paid between \$10 and \$15 per hour. They cannot afford to live in our community ECE directors are having a terrible time trying to recruit and retain ECE teachers. We are putting our most valuable and precious resource (our young children) into their hands so we all want the most dedicated, trained and compassionate workforce possible. We also know that 'best practice' in the early years is for young children to the same teacher follow them as they progress. Retention is a terrible problem as our young teachers cannot live here and are having to commute longer and longer distances-most having young children of their own. I continue to be alarmed at the lack of a true sense of community here in Boulder that I experienced as a young children growing up on the East Coast where families lived and worked in a community that they felt committed to. Please do all you can to support young families in our community.

Bobbie Watson

Executive Director, The Early Childhood Council of Boulder County (ECCBC)

1285 Cimarron Drive, Suite 201

Lafayette, CO 80026

303-895-3415

www.eccbouldercounty.org

"What the best and wisest parent wants for his own child,
that must be what the community wants for all its children."

John Dewey (1859-1952)

American Educator, Philosopher and Psychologist

From: [Eric Stiffler](#)
To: [#LandUsePlanner](#)
Date: Friday, August 26, 2016 1:50:37 PM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

Eric Stiffler

Material Handler

nSpire Health, Inc.

1830 Lefthand Circle

Longmont, CO 80501

Office: 303.666.8100 Ext. 3417



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From: [thomas maddox](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Boulder City Council](#); [Boulder Planning Board](#);
Subject: Twin Lakes affordable housing proposal
Date: Friday, August 26, 2016 2:39:03 PM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes

Thomas Maddox

From: gonzalez6761@yahoo.com
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Twin Lakes in Gunbarrel
Date: Friday, August 26, 2016 2:45:53 PM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

Thanks,

Kelly Gonzalez

From: [Darren Thornberry](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: in support of affordable housing: Twin Lakes
Date: Friday, August 26, 2016 2:47:44 PM
Attachments: [BCHAletter.docx](#)

To whom it may concern:

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

I have attached a letter of support that I originally sent to the planning board on Feb. 1 of this year.

Respectfully,

Darren Thornberry
Aspinwall resident, Lafayette

Darren Thornberry
742 Excelsior Place
Lafayette, CO 80026

February 1, 2016

To whom it may concern:

I am writing to provide feedback in support of the County's plans to build affordable housing in Gunbarrel. I am a resident at Aspinwall in Lafayette, another County housing facility.

I would like to challenge the stigma about people who live in subsidized housing. We are a family of six with two working adults. My wife and I work hard to provide for our family. Nonetheless, even here in Lafayette, which tends to trend lower than other cities in the County for housing prices, we cannot yet afford to buy or rent a private home.

We are very grateful to the County for the opportunity to live in Aspinwall. The units and the grounds are beautiful, which contribute to feelings of pride and dignity in our community. Our goal is not to "take" from the County but rather to get out on our own as soon as possible so that someone in a situation similar to ours will have the opportunity to make use of this vital assistance. I believe that many of our neighbors would echo this sentiment.

I urge the residents of Gunbarrel to consider that Boulder is not just home to white collar professionals who can afford million-dollar homes. The diversity in socio-economics in the County is real, and it ought to be acknowledged, celebrated, and, where necessary, accommodated so that everyone has the opportunity to live within their means.

Environmental concerns in Gunbarrel are legitimate and they touch on some of Boulder's core values. I'd like to think, too, that the residents of Gunbarrel understand that local affordable housing is scant at best and that working-class people may need additional support in order to thrive. If that's not also a value, then Boulder's ivory-tower reputation is sadly reinforced.

Sincerely,

Darren Thornberry

From: [Terry](#)
To: [Boulder County Board of Commissioners](#)
Subject: Citizen input Twin Lakes Housing
Date: Friday, August 26, 2016 3:14:45 PM

To whom it may concern:

This is in regards to the proposed affordable housing at Twin Lakes in Gunbarrel by Boulder County Housing Authority with recommendation for Medium Density Residential for the site, property owned by BCHA and BVSD.

I think we all know by now that many, many people have been and are being pushed out of Boulder County all together because of the lack of affordable housing. There is nothing "fair" about the fair market value when prices for houses and prices for rentals have skyrocketed out of control. It's called greed.

Basically, the middle class and working poor have little chance of competing with the wealthy who are coming here in droves, non stop. Some of us have been here for decades. Some of us have families who were born here and can no longer live where they grew up.

The complexes of housing are needed. I live in a neighborhood in Louisville where there are now many complexes around me. It's not nearly as bad as the people think. It's no different in traffic than the grid lock that is happening day and night and on most major roads of Boulder County.

I'd wager that some of the people who are trying to stand in the way of this development, have recently come here from another part of the country and were able to offer more than the selling price of their one family home in Gunbarrel. Let's have a bit of fairness.

Thank you for your time,

Terry Loconsolo
Louisville, CO
720-470-4857

Better to Be Sacred Than Sorry!!

From: [Anne Tapp](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: In support of Twin Lakes Affordable Housing Proposal
Date: Friday, August 26, 2016 3:23:47 PM

Dear Boulder County Commissioners and Boulder County Planning Commission Members:

On behalf of the Board of Directors and staff at Safehouse Progressive Alliance for Nonviolence (SPAN), I am writing to express our strong support for the Twin Lakes affordable housing proposal. A lack of affordable housing is one of our community's most critical problems and one that impacts individuals and families across the county. It is an especially dire issue for survivors of domestic violence attempting to rebuild lives for themselves and their children after violence.

Every day at SPAN we see some of the most extreme consequences that can occur because of a lack of affordable housing. For survivors of domestic violence, the availability of safe, affordable housing can make all the difference between leaving an abuser, staying in a violent situation, or becoming homeless. In 2015, SPAN Shelter Advocates assisted more than 100 adult shelter residents in successfully applying for affordable housing vouchers. But because of the limited availability of housing and highly competitive rental markets, only 32% of those survivors had successfully secured housing by the time their vouchers expired.

With the rapid and seemingly inexorable rise in local rents, Boulder County's continued leadership in developing affordable housing solutions is essential. We appreciate the need for projects that are sensitive to pre-existing neighborhoods. Boulder County Housing Authority has a proven track record of building housing that is high quality, environmentally sustainable, and that, once built, are easily integrated into the surround community. We see examples of this in Lafayette, where Josephine Commons and the Aspinwall developments are vibrant, diverse communities with long wait lists. We are confident that Boulder County Housing Authority, in partnership with other housing and community-based organizations, will approach the development of Twin Lakes affordable housing with intention and care.

Toward this end, we strongly encourage your support of the proposal to build up to 240 affordable homes on the Twin Lakes properties in Gunbarrel.

Respectfully,

Anne Tapp

Executive Director

Safehouse Progressive Alliance for Nonviolence (SPAN)

835 North Street

Boulder, CO 80304

P 303.449.8623

24hr 303.444.2424

f 303.449.0169

www.safehousealliance.org

anne@safehousealliance.org



Be a part of SPAN's Hear Our Voices Art Project & Exhibit – [find out more!](#)

From: [claudia borlovan](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes affordable housing
Date: Friday, August 26, 2016 3:28:35 PM

Dear Boulder County Commissioners,

My name is Claudia Borlovan. I am one of the Boulder County Housing Vaucher resident.

Two years ago, I had to take my four darlings daughters and run to the Safe House. I am very blessed to be in one of the BCHA Vouchers, offering my daughters a warm, comfy, and safe place to live, that we almost lost this blessing. It is very hard to find renting places that the landlords do accept the vouchers. It took us six months to find this place, almost losing the voucher. There is no way to live with \$1400/month, a mother with four children. I also, cannot imagine to offer those innocent children a "homeless life". **It can happen without your support.** A friend of mine lost his voucher because he could not find a place to stay.

Please, listen to our voice. I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

Really appreciate your enormous help!

Best regards,

Claudia Borlovan

From: [Lila Stirts](#)
To: boulderplanningboard@bouldercolorado.gov; council@bouldercolorado.gov; [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Subject: Twin Lakes Affordable Housing Project
Date: Friday, August 26, 2016 3:43:09 PM

Hello everyone:

I am writing in regards to the affordable housing development plan for the two parcels on the Twin Lakes property in Gunbarrel. **I support Boulder County Housing Authority's proposal for affordable housing and am asking that you please approve planners' recommendation for medium density residential housing on the properties owned by BCHA and BVSD.**

I have lived and worked in Boulder since 1985 and over the years my husband and I have owned 3 homes in Boulder County. My husband was diagnosed with cancer a year and a half ago and in that time period we were unable to keep up the mortgage payments due to his loss of income and so we ended up losing our home in unincorporated Boulder County. I am now finding it impossible to purchase a home for myself and my two sons anywhere in Boulder County because there are no affordable options. And, the apartments in Boulder County are also not affordable; in fact, we may be having to move out since I cannot afford it on my income. I am currently employed full time in Boulder and earn approximately \$41,000/year.

When I called the City of Boulder Health and Human Services department to inquire about affordable housing, I was told there weren't any options available at this time. This has been the same answer I've been given for over two years, so I think it's time our County Leaders/Planners understand that there are truly no affordable housing options in Boulder and that we are in a dire need for more affordable housing options such as the Twin Lakes project.. It feels like there are no options for the middle or lower-middle classes in Boulder County; only the affluent, the disabled or the impoverished people have housing options. Thus many educated, full-time working people are being ousted out of Boulder County, even though we've been contributing members of this community for many years. I believe our County Leaders/Planners need to address this disparity in housing options so as to serve ALL members of the Boulder County community equally.

Thank you for your time and consideration.

Sincerely,

Alida Stirts

6200 Habitat Drive, Apt. 1039

Boulder, CO 80301

From: [Peg Bemis](#)
To: [Boulder County Board of Commissioners](#); boulderplanningboard@bouldercolorado.gov
Cc: [#LandUsePlanner](#)
Date: Friday, August 26, 2016 4:09:51 PM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

Sent from my iPad

From: [Nashalla Taylor](#)
To: [Boulder County Board of Commissioners](#)
Subject: Affordable Housing
Date: Friday, August 26, 2016 4:18:59 PM

Boulder County's need for affordable housing is extremely great. Anything that can help to alleviate this problem is extremely important. If I weren't on a Housing Choice Voucher I would not be able to afford to live in Boulder County. I myself have been a Boulder County resident all of my life and would not want to move elsewhere.

From: [Nashalla Taylor](#)
To: [#LandUsePlanner](#)
Subject: Affordable Housing
Date: Friday, August 26, 2016 4:20:05 PM

Please plan more sites!

From: [Valerie Delmastro](#)
To: [boulderplanningboard](#)
Subject: boulder housing
Date: Friday, August 26, 2016 5:12:46 PM

i moved in to boulder housing 3 months ago thank goodness i found a place its a wonderful place to live and im very happy here there are so many elderly people out there need affordable housing please build as many as you can and get the homeless of the streets and give these people a 2nd chance at happiness

From: +17209369985@tmomail.net
To: [Boulder County Board of Commissioners](#)
Date: Friday, August 26, 2016 5:19:59 PM
Attachments: [text_1472253582211.txt](#)

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."



This message was sent to you by a T-Mobile wireless phone.

From: [Natalie McCarty](#)
To: [Boulder County Board of Commissioners](#)
Subject: Boulder county housing
Date: Friday, August 26, 2016 6:09:54 PM

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."
Natalie McCarty

From: [Michael Bradley](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes affordable housing
Date: Friday, August 26, 2016 6:34:38 PM

To Whom It May Concern:

As Boulder has continued to grow and expand, housing costs have gone through the roof. The people who work in lower paying jobs are being forced out of the city. These same people make up what makes Boulder such a great place to live. I work for Imagine and find it the most fulfilling job I have ever had. I love working with people with disabilities helping them to live better and more full lives. It is not a job you do for a paycheck but it is an important job. With the rising cost of housing in Boulder, I may need to leave Boulder and as someone who has no car, that might make it difficult for me to keep my job. Please consider how important affordable housing is for people who work in jobs like mine. Part of what makes Boulder so great and consistently one of the best places to live is the sense of community and inclusion. Boulder is a place where everyone is welcome and differences are celebrated. With the rising housing costs, those differences are disappearing. The community is becoming gentrified and that diversity is in danger. Please consider this when voting on the Twin Lakes proposal. This is an opportunity to allow our community to remain open and inclusive and not make Boulder a place for only the well off. Do not allow Boulder to lose its character and become like every other city. I moved here a decade ago because Boulder was so different and unique but we are losing that.

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

Michael Sean Bradley

From: [Nora Swan-Foster](#)
To: [#LandUsePlanner](#)
Cc: [Stephen Foster](#)
Subject: Twin Lakes
Date: Friday, August 26, 2016 7:10:14 PM

Dear Boulder County Planning Commission:

We are writing to register our concern about the future of Twin Lakes open space.

Our family has lived here for over 20 years and Twin Lakes has been an important part of our family life and retreat into nature. We are strong supporters and voters for open space. We have contributed with our taxes to open space around Boulder. We now would like to receive some respect for our contributions and support of open space through and to the city and county.

We would like to make sure that there is NO CONSTRUCTION and NO ANNEXING of open space in this area of Twin Lakes, that it be preserved completely for our community without an increased density of population, traffic, and services. Open space is not just for people who live by the Flatirons and we strongly believe that TwinLakes should be left as it is with no further development that would disrupt the incredible wildlife that has developed here, rhythms of people's and dog's lives. It is one of the only places that we can get to without driving and to have the city take charge of our space is incomprehensible!

We deserve to have open space that we have contributed towards and annexing land without notice and votes is totally unacceptable.

We are unable to attend the meet on the 30th, but if we were not going to be out of town, we would be there to voice our open and support TLAG's mission efforts to prevent this from happening. Strong hope you reconsider your plans and put a halt to any further development.

Respectfully,
Nora Swan-Foster
Stephen Foster
4467 Pembroke Garden
303-548-5513

From: [Nora Swan-Foster](#)
To: [boulderplanningboard](#)
Cc: [Stephen Foster](#)
Subject: Twin Lakes
Date: Friday, August 26, 2016 7:12:17 PM

Dear City of Boulder Planning Board:

We are writing to register our concern about the future of Twin Lakes open space.

Our family has lived here for over 20 years and Twin Lakes has been an important part of our family life and retreat into nature. We are strong supporters and voters for open space. We have contributed with our taxes to open space around Boulder. We now would like to receive some respect for our contributions and support of open space through and to the city and county.

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Respectfully,
Nora Swan-Foster
Stephen Foster
4467 Pembroke Garden
[303-548-5513](#)

From: [Ellen Hine](#)
To: [Boulder County Board of Commissioners](#)
Subject: affordable housing
Date: Friday, August 26, 2016 7:38:17 PM

Dear commissioners,
Please support affordable housing. As a homeowner in Lyons, I can tell you we are devastated by our lack of affordable housing. The businesses in town are suffering by a lack of workforce, and the young parents in town are struggle to find anything affordable. Even the people who voted against the affordable housing project are rethinking their decision to vote against it. Please support this project. We need a diverse society in Boulder County. Thank you, Ellen Hine

From: [Reggie Richardson](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: Twin Lakes, Gunbarrel
Date: Friday, August 26, 2016 7:45:55 PM

Commissioners and Planner:

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

Regina Rain Richardson
www.butterflywomantales.com

Stand up for Truth always

From: [Tony Davis](#)
To: [#LandUsePlanner](#)
Subject: more housing
Date: Friday, August 26, 2016 9:38:27 PM

Stop being such, "idiots" and leave the land alone for animals who need it. I don't care about affordable housing because this city dose not need to grow anymore.....morons. All you guys want is more revenue for your WASP community. Stop building anything more. Did that make it clear to u....we all know you don't care so just, 'shut up" and get on with it.

Stuck in Rich WASP, entitled Boulder.

From: [Tony Davis](#)
To: [Boulder County Board of Commissioners](#)
Subject: affordable housing
Date: Friday, August 26, 2016 9:43:55 PM

Once again u, WASP rich idiots are at it again. Leave the land alone..stop the growth, "everyone can't live here" We know u just want the revenue for more entitled crap you can get for the community. Your all asses so.....do what yr going to do. I thought Boulder was intelligent, all I see is a greedy white community in a bubble.

Boulder resident of 16 years.

From: [Sarah Gregory Long](#)
To: [boulderplanningboard](#)
Subject: Twin Lakes Great Horned Owl Preserve
Date: Friday, August 26, 2016 10:20:39 PM

Please, create the Great Horned Preserve at Twin Lakes. Horned owls are majestic animals and need their space, While a 9-10 year old child, my science teacher mother and biology major brother raised a great horned owl. It was an amazing 2 years as the little grey fluff ball grew to maturity and returned to the wild. I'll always remember hearing his first hoot outside my bed room window. Nothing can compare.

Thank you for considering and creating a preserve.

Sarah Long

Sent from [Mail](#) for Windows 10

From: [Wyley Hodgson](#)
To: sugnetj@bouldercolorado.gov; BVCPCchanges@bouldercolorado.gov; [Cindy Domenico](#); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [Heather Hosterman](#)
Subject: BVCP Request #29 public comments
Date: Saturday, August 27, 2016 2:57:21 AM
Attachments: [BVCP Request.29_response_Hosterman-Hodgson.pdf](#)

BVCP staff,

Please find attached public comments regarding the staff's recommendation for BVCP Request #29 and submitted as public comment for the August 30th hearing.

Thank you.

Kind regards,
Heather Hosterman and Wyley Hodgson

August 26, 2016

To: Boulder Valley Comprehensive Plan (BVCP) staff
RE: Request #29 BVCP recommendation

Dear BVCP Staff:

We are writing in response to your recommendation to rezone the parcel at 2801 Jay Road from Rural Residential (County zoning)/Public (City zoning) to Medium Density Residential (MDR). This recommendation is inappropriate for this parcel and is not supported by the findings of your analysis listed on page five of your draft staff recommendation. Your recommendation is based on the following assumptions:

1. The parcel has been intended for annexation since the 1970s.
2. The parcel has services readily available.
3. The parcel will address BVCP's goal of securing affordable housing.
4. The parcel re-zoning will be compatible with adjacent land uses.
5. MXR zoning that was requested by the applicant is not appropriate due to feedback from the City planning board.
6. MR zoning – which allows up to 14 dwellings per acre – is consistent with the mix of densities in the surrounding area.
7. There is a scarcity of sites remaining within the city's service area.
8. The site is suitable for new development because it lacks sensitive environmental areas.

These assumptions are erroneous and misleading for the following reasons:

1. While the parcel is "intended" for annexation because it is currently in Area II, it was designated as an Area II site (despite being surrounded by Area III) solely due to the intention of being the site of a church with a Public zoning. The original intent was not for the parcel to be annexed as a multifamily development.
2. The parcel does not have waste treatment facilities readily available. Rather, it is currently serviced by septic, which will require remediation and the nearest sewer line is located on the western side of Highway 36. Servicing this parcel will require significant capital improvement as well as significant disruption to the Highway 36 artery to route proper services to the parcel.
3. The BVCP staff recommendation consistently relies on the notion that the future development will help the City and the BVCP meet its affordable housing goal. **THIS IS A FALSE PREMISE.** There absolutely is no guarantee the applicant will not change course on the project and opt for a cash-in-lieu option on this project in order to meet necessary investment financial hurdles. To base a recommendation for rezoning on such an assumption is extremely risky and naïve.
4. The proposed re-zoning to residential medium density is **NOT** compatible with adjacent land uses. Viewing the maps on page four of staff recommendation clearly show that all adjacent land is Area III Planning Reserve (zoned as County Rural Residential) and all parcels directly on the opposite sides of Highway 36 and Jay Road are zoned Low Residential or Very Low Residential.
5. While MXR was indeed not recommended by the City Planning Board, the Board also did not recommend the development or zoning intended to serve a multifamily development. Therefore, MDR is not a default option based on the feedback from the Board.

6. The recommended MR zoning that allows up to 14 units per acre is in no way consistent with the surrounding neighborhoods. The table presented on page 8 provides an average of 4.9 homes per acre. Moreover, BVCP **staff excluded** the adjacent, most proximate neighbors directly to the northeast who **average 0.25 homes per acre**. Regardless, 14 units per acre is grossly inconsistent with the surrounding neighborhoods.
7. There are building sites within city limits that would support the applicant's proposal. Zillow.com reports multi-acre plots available as well as several smaller lots available for building.
8. The parcel serves as habitat to a large prairie dog colony, as well as multiple species of birds of prey (including bald eagles and great horned owls) in addition to coyotes and bob cats. This parcel clearly supports an ecosystem which will be jeopardized by this development.

In addition to these erroneous assumptions which are the foundation for the staff's recommendation, we would like to note the following short comings of study conducted by BVCP staff:

- The staff's research on the site is inadequate. For example, the lack of definition regarding the environmental impact (see mention above) as well as the fallacious statement made on page seven that indicates the parcel is surrounded by various uses including an animal clinic. The animal clinic closed in 2013.
- BVCP never reached out to neighbors that are directly adjacent to the parcel nor did the staff include these neighbors in their density analysis. Community outreach is a critical component of the BVCP and neighbors of this area should have been contacted at the beginning of the study for the opportunity to provide input in the process. Rather, these neighbors were ignored with only the applicant's feedback being received.
- The BVCP recommendation is applicant-driven and represents incremental planning. As stated by the BVCP staff at its open house on August 8th, no consideration was taken on the long-term implications the re-zoning of this parcel may have on the surrounding area, especially the Area III Planning Reserve (which surrounds the subject property on its east, north, and west borders). Rather, the BVCP staff informed the open house attendees that their study and subsequent recommendation was intended to address the near-term concerns of affordable housing needs and to meet the development goals of the applicant. This is highly inappropriate for a comprehensive planning process.

In closing, we recognize the city's goal to bring additional housing to the Boulder area. However, there are no guarantees any developer will maintain his or her initial promises and plans to provide affordable housing to the Boulder market. Granting any re-zoning is premature and the outcomes dubious. However, if additional housing is the only vision the city and county can imagine for this parcel, the zoning needs to remain consistent and compatible with its surrounding neighborhood. The only fitting zoning is **Low Density Residential**. We urge BVCP staff as well as the four bodies to strongly consider this option as a fair compromise to permit further housing development in Boulder that does not violate the BVCP nor the community's expectations that formed that plan.

Kind regards,

Heather Hosterman and Wyley Hodgson
2823 Jay Road, Boulder, CO 80301

From: [renee dufner](#)
To: [Boulder County Board of Commissioners](#)
Subject: Affordable Housing
Date: Saturday, August 27, 2016 9:00:23 AM

I do support affordable housing. Its very important for our community that our families have a place to call home and that Colorado families are not homeless because they cant afford rent.

From: [renee dufner](#)
To: [#LandUsePlanner](#)
Date: Saturday, August 27, 2016 9:03:19 AM

I do agree with affordable housing. Its very important for our families in Colorado to be able to have a place to call home and not become homeless.

From: [renee dufner](#)
To: [#LandUsePlanner](#)
Subject: homelessness
Date: Saturday, August 27, 2016 9:09:40 AM

i support affordable housing! Super important for our communities. homelessness is on a spike, I am a single parent with one income and i am so appreciative that I live in Hud homes.

From: [Darlene Brown](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Cc: [Boyd, Norris \(Norrie\)](#)
Subject: Affordable Housing in Boulder County
Date: Saturday, August 27, 2016 10:27:25 AM

To all Concerned parties:

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

May I humbly speak to you regarding the constant rising of the cost of living in Boulder and state wide? There are many different reasons that these affordable homes need to be approved for building, but I am hoping my story will show you just one point of view in terms of this needed project to be completed. The cost of living has sky rocketed in the last couple of years, and affordable housing is a true life saver for people like myself. I retired from the City and County of Denver back in 2002, due to a disability. I am living on a very limited income after retiring with 20 years service. The costs of food, utilities, and housing, have all steadily increased but my pension has not increased. So for a person in my situation I am very much in need of the affordable housing offered by Boulder County Housing. Without projects like this one to help others, many people might otherwise be homeless. It is my opinion that one of the best things we can do is to look out for the safety and well-being of other people. Especially our elderly, disabled, and children. And those are the group's of people this affordable housing would benefit. When we no longer stop to care for those around us we have ceased to be a society.

Thank you for your time and attention to this very vital message.

Sincerely,
Darlene Brown
sunflower52@q.com
303-426-7186
720-837-0724

From: [Jackie Hawley](#)
To: [Boulder County Board of Commissioners](#)
Subject: Affordable Housing
Date: Saturday, August 27, 2016 8:21:17 PM

As a senior living in Boulder because my adult children and family are here - it is important that affordable housing be built in Boulder.

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

From: [Robert Wells](#)
To: [Boulder County Board of Commissioners](#)
Subject: NO to Twin Lakes
Date: Saturday, August 27, 2016 11:35:24 PM

I am writing to register my opposition to the development being proposed for 6600 and 6655 Twin Lakes Road and to any rezoning or other measures being contemplated to accommodate it.

Urban infill will do nothing to make up for the years of misguided policies that grew Boulder's job base way beyond the availability of housing. Instead, the Commissioners should urge City of Boulder officials to initiate a policy of encouraging current employers and future would-be employers to locate their businesses elsewhere to begin correcting this tragic imbalance.

Sincerely

Robert Wells
3460 4th St
Boulder CO 80304

Bob Wells

Email: bobwells2@me.com
boulderreporter.com
huffingtonpost.com/bob-wells
lennoxresearch.com/people
Office: (303) 447-3400
Cell: (303) 746-9928

From: [Barbara Hill](#)
To: council@bouldercolorado.gov; commissioners@bouldergov.org; [#LandUsePlanner](#);
boulderplanningboard@bouldercolorado.gov; [Ellis, Lesli](#); hyserc@bouldercolorado.gov;
zachariasc@bouldercolorado.gov; hirti@bouldercolorado.gov
Cc: [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [Barbara Hill](#)
Subject: Input regarding potential new policy concerning affordable housing
Date: Sunday, August 28, 2016 7:09:37 AM

Dears Officials,

I am writing to express my disagreement with your proposed new policy regarding affordable housing. Please do not implement these changes. I hope you realize that the term "community benefit" is a euphemism.

It seems to me that the reasons you are considering these alterations are largely a result of your own previous policies. You have allowed big developments of expensive apartments, and you have allowed developers to give you cash in lieu of including affordable units in their expensive buildings. Now you are looking to build big, relatively cheap apartment blocks.

You should be aware of the negative consequences of these large, relatively cheap (thus "affordable") apartment blocks. Residents of such edifices frequently disdain such sequestration and believe that they should be included in other buildings, not tenements.

For once, please consider the opinions of long-time Boulder residents.

Barbara Hill

Potential New Policy: Community Benefit of Affordable Housing
Key Policy Choice: Staff is currently analyzing a request from affordable housing providers and Boulder Housing Partners regarding a new policy that explicitly recognizes affordable housing as a community benefit that should receive special consideration, including:

- *regulatory changes that unlock more "diverse housing" opportunities.*
- *priority review to meet funding timelines and improve overall project feasibility.*

- *clear guidance on areas open to community input.*

From: [Deanna L. Andru](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: WE NEED AFFORDABLE HOUSING IN BOULDER
Date: Sunday, August 28, 2016 8:13:56 AM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

I grew up in Boulder, have lived here since 1994, most of my friends in the community have moved either to other states or outside of Boulder County due to rising costs of housing/living. As an aging worker, I will also be pushed out without an affordable place to live. This is too little too late for me.

Deanna Andru
Student Assistant at CU Engage
and Resident of Vista Village Mobile Home Community
5000 Butte St.
Boulder, CO 80301

From: [Sherry Guest Bruff](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Cc: [Bruff Hal ICE](#)
Subject: Twin Lakes Affordable Housing Proposal
Date: Sunday, August 28, 2016 9:41:59 AM

Dear County Commissioners, Boulder County Planning Commission, Boulder City Council, and Boulder Planning Board:

Whenever a much-needed affordable housing project is suggested anywhere the outcry is always Not In My BackYard (NIMBY). But such housing developments are crucial in Boulder just now, for a variety of populations, and empty land is scarce. They have to happen.

We are the parents of a special needs young adult. Finding affordable housing for her has been a nightmare.

Special needs and disabled people are significant on the list of those who need to be served with affordable housing in Boulder. They need, as our daughter does, to be able to get to work or to their day care centers and to their recreation sources by public transportation. Our daughter can't safely cross streets so we look for underpasses or quieter neighborhoods where she can cross to catch a bus. We look for a supermarket and a recreation center within bus range.

Most of all, it would be wonderful if the affordable housing community could have a good number of like kind residents so there could be a community that would fill the hours of loneliness and isolation so many disabled and developmentally disabled people endure.

The Twin Lakes Housing Community fills all these needs. Please think of the people you're serving who can't vote, don't have a voice, but have a sincere and significant need that can't be filled in any other way and please vote for this housing project.

Thank you,
Sherry and Hal Bruff

From: [tintala](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [appelbaum@bouldercolorado.gov](#); [brocketta@bouldercolorado.gov](#); [burtonj@bouldercolorado.gov](#); [joness@bouldercolorado.gov](#); [lisamorzel@gmail.com](#); [shoemakera@bouldercolorado.gov](#); [weavers@bouldercolorado.gov](#); [yatesb@bouldercolorado.gov](#); [youngm@bouldercolorado.gov](#); [#LandUsePlanner](#); [ellisj@bouldercolorado.gov](#); [HyserC@bouldercolorado.gov](#); [ZachariasC@bouldercolorado.gov](#); [hirtj@bouldercolorado.gov](#); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [Stewart, Ron](#); [Jannatpour, Vivienne](#); [Alexander, Frank](#); [Swallow, Ian](#); [glen.segrue@bvsd.org](#); [don.orr@bvsd.org](#)
Subject: Twin Lakes annexation of our open space
Date: Sunday, August 28, 2016 9:56:56 AM

Dear leaders of our local government,

My name is Siswan Tuladhar and my 3 yr old is Bodhi we are a family that lives 2 blocks from your proposed and unlawful land grab. We are writing to you to make sure you know good and well the implications for years to come from the horrendous development you are imposing on our community and families. Why is it every time you turn around you've got to fight for something you love or oppose? It seems like everyday there is something alarming that leaders in Government either have a hand in or have an influence on the outcome. This is no different. Whether it's saving the bees from pesticides or an oil pipeline, this land grab is reprehensible in the least. As community leaders surely you have at least some spec of common sense, as you got elected to protect our best interest, didn't you?

My family is NOT against affordable housing at all, however with the latest developments of Gunbarrel on Lookout it's obvious you could have built affordable housing near the amenities that affordable housing requires, but no you chose luxury condos NO ONE CAN AFFORD, only independently wealthy people can afford. Twin Lakes are not even close to anything that can be considered a convenience. No bus, no grocery, no restaurants, nothing is out here! Then how is it that you can even consider this proposal? The Aspinwall, kestrel and Josephine developments ALL have the amenities that would be right for such a development, so then why would you choose and impose such a development on land that has none of these? This begs to ask what your greedy agenda's are? Since there is no common sense in this proposal, it's obvious you have personal agendas.

I know once your construction starts, the noise pollution will be exacerbated, by bulldozers, excavators, cement trucks, etc all plying down the ONLY road to Twin Lakes which is poorly maintained, the potholes are notorious. You think all of this construction will make the roads even better? The works starts at 7 and will be a horrible addition to our neighborhood. How would you like a huge construction sight in your back yard? I'm sure NONE of you would like it especially if you have fought it tooth and nail!

Lets mention the traffic concerns. Right now as it stands, the traffic starting at 3:00 pm, is backed up from twin lakes to 63 rd and the same the opposite way. Adding another 500 cars to this problem is not the answer to this already nasty problem. Not to mention, when kids are riding their bikes it creates more danger for them, you think these drivers follow the speed limits? I am always afraid of my child's life when we are trying to ride his tricycle down twin lakes. Drivers simply do not care! Let's also mention the congestion this will cause on Twin Lakes, this will most definitely cause 3 way stops to be built on Kalua and other side roads as it will impossible to get out with so much traffic coming down both ways on Twin Lakes rd! We will need 3 way stops everywhere! Does this sound like a Utopian society? Maybe to you if you don't live here.

Our community implores you to stop with the proposes annexation of Twin Lakes, it's a disaster , illogical, immoral , irresponsible and downright an imposition on our sovereignty as a community. You would think living in a Boulder , CO zip code that the open space is a golden nugget in the midst of a concrete jungle epidemic, if we wanted to live in downtown boulder or Denver , we would! However , we moved to Gunbarrel due to the lack of congestion and density that it provided us for many years, furthermore your out of your minds to think the community is just going to sit down and let you trample all over our neighborhood with your ugly and imposing annexation of our open space! Why would you take our open space and turn it into a concrete jungle, who knows who's going to move into affordable housing, it's out of character of our neighborhood and this is blatantly obvious !

We all will remember the names who supported this annexation during election, don't forget who your constituents are! This is building major resentment between you and the people who voted for you!

Siswan Tuladhar
4426 clipper ct
Boulder, Co
80301

From: [Jennifer Rudin](#)
To: [boulderplanningboard](#)
Date: Sunday, August 28, 2016 11:20:11 AM

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

From: [Larry Sutton](#)
To: [Boulder County Board of Commissioners](#)
Subject: Support for Twin Lakes affordable housing proposal
Date: Sunday, August 28, 2016 3:12:31 PM

Boulder County Commissioners

I strongly support the Twin Lakes affordable housing proposal. Without affordable housing, Boulder will become a community for the very wealthy, forcing many of the people providing the services that make Boulder a special place to commute into the city.

As a concept I think most people support affordable housing, but there are always arguments as to why it shouldn't be built in their neighborhood. To me most of these arguments don't hold water. I live in North Boulder close to the homeless shelter and the apartment building for the homeless on Lee Hill Road. None of the horror stories predicted came to pass when the Lee Hill Road project was completed. There are also a number of affordable housing units in my immediate neighborhood which is not a problem.

Larry Sutton
1022 Terrace Circle N
Boulder, CO 80304

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#140]
Date: Sunday, August 28, 2016 4:04:38 PM

Name * Jack Klarfeld

Email * jack.klar@comcast.net

My Question or Feedback most closely relates to the following subject: (fill in the blank) * zoning

Comments, Question or Feedback * I am opposed to the rezoning of 20 acres of undeveloped land at 6600 and 6655 Twin Lakes Road, located in Gunbarrel. Please see the attached file for a complete statement.

Attach a File (optional)



[tlag_letter.pdf](#)
26.15 KB • PDF

Please check box below *

- I acknowledge receipt of the Open Records Notification

August 28, 2016

Boulder County Commissioners:

I am opposed to the plans of Boulder County and City of Boulder to rezone and densely develop 20 acres of undeveloped land at 6600 and 6655 Twin Lakes Road, located in Gunbarrel. The rezoning to medium-density is very much out of character for the neighborhood, which has been in existence for several decades. The addition of several hundred people and cars will destroy the character of the neighborhood.

Ron Stewart's cooperation with City of Boulder to turn over County open space lands to facilitate City of Boulder's annexation of the area shows an antagonism towards County residents and his desire to let City of Boulder annex County lands without a vote. The County has never wanted to transfer open space to facilitate annexation, but Mr. Stewart is intent on changing this policy.

City of Boulder seems eager to be able to annex County land without citizen participation to facilitate their dream of annexing Gunbarrel and also to facilitate their goal of taking electrical facilities away from Xcel.

I've yet to find a reason why City of Boulder does not provide affordable housing on the lands by Celestial Seasonings. The benefits are that the land is already

within city limits, is by bus transportation, has City infrastructure, is by shopping and is already being intensely developed according to City of Boulder desires. Instead the City seems intent on taking an antagonistic approach and destroying a neighborhood. I fail to understand why City of Boulder lacks respect for Gunbarrel neighborhoods. I cannot imagine they would ever treat west Boulder like this. Of course if the City has a long term plan to annex Gunbarrel and take over Xcel facilities, this approach by the City fits into those plans.

You are urged to rezone the undeveloped land at 6600 and 6655 Twin Lakes Road as open space and maintain the character of our neighborhood. Build affordable housing within City limits by Celestial Seasonings and avoid disrupting an established neighborhood.

Jack Klarfeld
4779 Carter Trail
Boulder, CO 80301

From: [Jack Klarfeld](#)
To: [Boulder County Board of Commissioners](#)
Cc: [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.org; [Stewart, Ron](#)
Subject: rezoning of 6600 and 6655 Twin Lakes Road
Date: Sunday, August 28, 2016 4:09:57 PM

Commissioners,

I am opposed to the plans of Boulder County and City of Boulder to rezone and densely develop 20 acres of undeveloped land at 6600 and 6655 Twin Lakes Road, located in Gunbarrel. The rezoning to medium-density is very much out of character for the neighborhood, which has been in existence for several decades. The addition of several hundred people and cars will destroy the character of the neighborhood.

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Jack Klarfeld
4779 Carter Trail
Boulder, CO 80301

From: Robyn Kube [<mailto:RobKube@dietzedavis.com>]
Sent: Sunday, August 28, 2016 8:02 PM
To: City of Boulder Planning <planning@bouldercolorado.gov>
Subject: BVCP-15-1001 - Jay Road

Commissioners, Board Members and Planning Staff:

I have lived southwest of the intersection of Jay and 28th Street for almost 30 years, and have been a real estate attorney in Boulder, whose practice includes land use matters, for longer than that. I object to any up-zoning of the parcel on the northeast corner of that intersection unless and until there is an Intergovernmental Agreement between the City, the County and, perhaps, CDOT, regarding road improvements to that intersection and, especially, to Jay Road east of the intersection. For reasons unknown to me, this is an intersection that has been neglected by all of the relevant governmental authorities, as evidenced by, among other things, the abandoned, partially-constructed Lubavitch project on the southeast corner of the intersection. I have no reason to believe that will change if the property is up-zoned.

As I understand it, Boulder County either owns or is at least responsible for Jay Road east of 28th Street. But the Comp Plan calls for the parcel in question to be annexed into the City for purposes of any redevelopment. However, in the absence of an IGA, the City would have no authority to address all of the safety issues on Jay Road which are likely to result from any the redevelopment of the site. Staff and others have pointed to the transit benefits of this site, but current usage of the 205 bus is fraught with peril due to the absence of sidewalks, poor lighting and the challenges posed by crossing Jay Road and/or 28th Street. Walking and cycling are also problematic. Most importantly, the City would be limited in its ability to impose any street upgrades except to the north side of Jay Road and, potentially, the east side of 28th Street. It could not, for example, require sidewalks or more effective lighting on the south side of Jay, where the eastbound 205 bus stops. It could not require that a median be installed between the east and west bound lanes of Jay to prevent left turns in and out of the property. It could not require the installation of a crosswalk (with or without flashing lights) to facilitate safe crossing from the eastbound 205 stop to the property. In short, any up-zoning or redevelopment of the property, in the absence of an IGA to address the full panoply of resulting traffic impacts – for vehicles, pedestrians and cyclists – would be a recipe for disaster – just ask the family of the cyclist recently killed a short distance east of this site.

Lastly, I would urge you not to be swayed by the possibility of affordable housing being built on this site if it is up-zoned to MR because there is no guaranty that such housing will ever be built. In the first place, the applicant sought to use this site to satisfy the affordable housing component for the redevelopment of a site at Broadway and Iris. The change in land use designation needed for that project to move forward was rejected in the 4-board approval process. Therefore, the likelihood of that project going forward, at least with the density envisioned by the applicant, is very slim. In addition, it is quite possible that given the size of the site and the possible MR zoning (as opposed to MXR, which makes no sense at all), the economics of obtaining funding to support the construction of an affordable housing

development would not pencil-out. Finally, once the property is up-zoned there would be nothing to stop the applicant from de-coupling the development of this property from the development of the property at Broadway and Iris, or from a third-party acquiring the site for its own purposes.

Please reject any up-zoning of this property in the absence of an IGA. Thank you for your consideration.

Robyn Kube
4160 Amber Place
Boulder, CO 80304

From: [tintala](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [council@bouldercolorado.gov](#); [#LandUsePlanner](#); [Stewart, Ron](#); [Alexander, Frank](#); [Swallow, Ian](#); [glen.segrue@bvdsd.org](#); [don.orr@bvdsd.org](#)
Subject: Twin Lakes annexation- flawed / corrupt from the beginning
Date: Monday, August 29, 2016 9:40:09 AM

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 servant.

Sincerely,

a very concerned tax payer and resident from Gunbarrel Twin Lakes subdivision.

Shane Williams

4426 clipper ct

Boulder , Co 80301

From: [tintala](#)
To: [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: Keep Twin Lakes as Open Space! Annexation Inappropriate!
Date: Monday, August 29, 2016 9:45:12 AM

Great blue herons swoop over the grassy fields, bald eagles perch on tree branches and the great horned owl babies have just been born. The fledglings, who can't fly for several months, obtain most of their food from the field near the nesting tree.

It's this field and the adjacent one to the south that have become the center of a land-use designation debate. As part of the Boulder Valley Comprehensive Plan update, the Twin Lakes Action Group has requested these fields be designated as Open Space. This is a change from their current designations of Low-Density Residential/Open Space and Public, respectively.

More than 1000 people have signed a petition supporting the creation of a Greater Twin Lakes Open Space. And 2,000-plus people have signed a petition to make an owl preserve for Colorado's most famous owls.

In a competing proposal, the Boulder County Housing Authority and Boulder Valley School District are requesting to change the fields to Mixed Density Residential (MXR), which allows up to 18 dwelling units per acre.

Boulder County bought the north field using general funds in 2013. In 2015, TLAG requested a formal review for making the land open space. Disregarding that request, the county transferred it for \$0 to BCHA, with a zero-interest promissory note due in 2025. As regards the south field, a developer gave the site to BVSD in 1967 for a school, but a need never materialized. In the county, developers are required to set aside some land for a school, park or open space for public use.

The grassy Twin Lakes fields meet all the criteria for open space. Both have designated wetland and/or riparian areas and are habitat for several Boulder County Wildlife Species of Special Concern, including great blue herons, meadow voles, the belted kingfisher, tiger salamanders, garter snakes and bald eagles. This designation means the species are "present infrequently or in small numbers; are undergoing a significant regional, national or global decline; or are limited to specific, small or vulnerable habitats," according to the Boulder County Comprehensive Plan.

Red tailed hawks, Cooper's hawks, sharp-shinned hawks, American kestrels and the occasional northern harrier forage here as well.

The fields also are a vital wildlife corridor, linking the Twin Lakes with the Johnson/Coen Trust and Walden Ponds to the south. A wildlife camera has captured photos of coyotes, herons and hawks using this corridor. It is also heavily traveled by red foxes, skunks and raccoons, and even sometimes deer and mountain lion.

The USDA/NRCS designates this fertile land as being of prime/statewide agricultural importance; and the Twin Lakes Open Space web page aptly describes the area around the lakes, saying, "With grasses, wildflowers and trees surrounding the wetlands, these areas are biologically diverse both in and out of the water."

Development would pave over this habitat and sever the wildlife corridor. The

hydrology of these fields is a major concern as well, with the water table as little as two feet below the surface. Development and water-mitigation efforts would likely flood nearby houses and drain wetland areas.

This is unnecessary. Supporters of the open-space request, who hale from around the county, have identified nearby alternate sites for the proposed development that are closer to stores, bus stops, and jobs.

If we truly want to provide more diverse and integrated housing, we need to explore other solutions, such as supporting well-planned co-op and mobile homes, giving direct rent assistance and closing the cash-in-lieu option.

Taxpayer money bought the north field, and the south field was dedicated for public use. So the public — by the county's own policies — should have a say in open-space acquisitions. Residents have offered to purchase the fields as open space, creating a win-win and saving this natural land.

It's true that homes and commercial areas are on the east and west sides of the lakes, and yes, annual mowing is a stressor. But animals are clinging tooth and claw, beak and talon to what remains. Will we take these fields from them too?

In the coming months, Boulder planners will be analyzing the Open Space and MXR proposals. By creating a Greater Twin Lakes Open Space, they can preserve something irreplaceable for all people for generations to come.

Sincerely

Shane Williams

From: [Joy Mortell](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercounty.gov;
boulderplanningboard@bouldercounty.gov
Subject: Twin Lakes affordable housing
Date: Monday, August 29, 2016 9:53:33 AM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes Property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

Boulder Housing Partners has predicated that if rents continue to increase at the current pace, a person, any person senior or otherwise, would need to make \$30,000 per year to afford housing without assistance by 2020. The available market on the other hand decreased 36% in 2015. Those trends are opposing and that is not good news. While younger more physically capable people may be able to find jobs that will pay the rent, seniors are much less likely to be able to do so forcing many seniors to live in substandard housing.

Joy Mortell

joymortell@hotmail.com

847-477-3347

Sent from [Mail](#) for Windows 10

From: [Jeffrey D. Cohen](#)
To: [Giang, Steven](#); [Ellis, Lesli](#)
Cc: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Subject: BVCP Formal Review meeting - Aug 30th
Date: Monday, August 29, 2016 11:51:15 AM
Attachments: [image001.png](#)
[BCHA Memo.pdf](#)

Hi Steve & Lesli – Can you please add the attached 2 page memorandum dated February 11, 2013 and prepared by Frank Alexander, Boulder County Housing and Human Services Director, which was sent to the Boulder County Commissioners to be part of the official record in regards to the proposed land use change #35 for the Twin Lakes land? I will be referencing this memorandum tomorrow when I speak at the formal review meeting so I would like the County Commissioners and County Planning Commission to have a chance to review the memorandum beforehand. I have also cc'd the 4 governing bodies so they can review the memorandum as part of the overall formal review process.

Of specific reference is Mr. Alexander's statement in the memorandum that building 50 units on the North parcel owned by Boulder County Housing Authority ("BCHA") is a "**reasonable size** for a LIHTC [Low Income Housing Tax Credit] project, and **fits within the current proposed zoning**" which is Low Density Residential ("LDR") which would allow between 2-6 units or 20-60 units on the 10 parcels of land owned by BCHA. Mr. Alexander also states in the memorandum that under current LDR land use that the land is "well positioned from **a pricing and affordable housing** perspective."

While I agree that providing housing options for those in need is the number 1 priority right now for the City and County special care does need to be taken to ensure that any proposed development is appropriate for the land in question. As is supported by Mr. Alexander's statements in the memorandum, such a development can be accomplished under the current land use of LDR. It is not appropriate to change the land use to MXR under land use request #35 or to MDR under the BVCP staff's recommendation. A change to MXR or MDR would violate a long list of the BVCP provisions. In addition, unlike MXR and MDR, LDR fits within the look and feel of the neighborhood and the surrounding community.

Keeping the land use as LDR would create a win/win for everyone. Appropriate and viable housing options can be accomplished under the current land use of LDR which allows for up to 6 units per acre. As such, I ask that the governing bodies to vote NO on land use request #35 including the BVCP's staff recommendation of MDR.

Thank you,

Jeff



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

The Cohen Law Firm, P.C.

Legal, Tax & Business Advisors

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BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

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

Recommendation

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

Property profile:

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

Density:

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

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

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

Due Diligence:

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

Risks:

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

Opportunities:

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

Financing:

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

Proposed Timeline

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

Attachments:

Draft LOI

From: [Kristin Bjornsen](#)
To: [#LandUsePlanner](#)
Subject: Letter for Planning Commission regarding BVCP policy changes
Date: Monday, August 29, 2016 12:06:09 PM

Dear Planning Commission,

I saw that the BVCP Open House will discuss proposed policy changes. While some of the changes seem beneficial, several appear to significantly weaken Boulder's environmental protections. To borrow a friend's phrase, they add a lot of "wiggle words."

Although I don't have the knowledge to speak to all the proposed changes, I pasted below my concerns about four of them.

Thanks for your time,

Kristin

1) 3.09 Urban Environmental Quality. The following changes are proposed:

~~"the city will develop community wide programs and standards for new development and redevelopment so that negative to mitigate environmental impacts will be mitigated to the extent possible and seek opportunities to improve urban environmental quality when practicable. vi and overall environmental quality of the urban environment will not worsen and may improve.~~

COMMENT: Currently, Policy 3.09 has a strong standard that "the environment will not worsen and may improve." The proposed change strikes that out. Instead it adds these extremely subjective standards: Environmental impacts will be mitigated "to the extent possible" and improved "when practicable." This sets a much lower bar.

2) BVCP Core Values. This paragraph is added:

"The city and county strive to support all of the values listed below but recognize that may not be possible with each and every decision. They are not listed in any priority order. Careful consideration of important tradeoffs among these values and all the plan's policies should be employed in implementing the Boulder Valley Comprehensive Plan."

COMMENT: This is a rather vague and subjective standard also. Policies and decision makers need objective standards. This paragraph could become a permission slip to pick and choose whichever policies support a project de jour.

That defeats the purpose of a Comprehensive Plan. This subjective standard also makes things unpredictable for property owners and citizens, because they would never know which policies will be waived aside and which ones enforced.

3) In 3.04, Ecosystem Connections and Buffers, the word "undeveloped" is deleted.

"The city and county will work together to preserve, enhance, restore and maintain ~~undeveloped~~ lands critical for providing ecosystem connections and buffers for joining significant ecosystems."

Why are they deleting the word undeveloped? This could be interpreted as green-lighting development as long as token mitigation efforts are made. Perhaps a better option is, at the end of the paragraph, to add a sentence such as, "Efforts also will be made to enhance connections and buffers on already developed land."

4) In Policy 3.04, this new paragraph is added (highlighting is mine):

Urban areas also are important for supporting biodiversity and maintaining wildlife habitat. Efforts should be made to best use and manage public lands to optimize the quality and quantity of natural habitat and provide connections and corridors within the urban built environment between natural lands to support movement of native organisms. The city and county recognize the importance of buffers to mitigate the effects of urban and intensive land uses and human activity upon natural areas and where practicable will work together to establish and maintain buffers between areas of urban development and high levels of human activity and those with significant ecological value. **iii**

Why does the second sentence refer just to "public lands"? That will limit the effectiveness of connections. Also, the goal of the BVCP is to best use and manage ALL lands.

The words "where practicable" and "significant" are rather nebulous qualifying words. They could also offer an easy out to environmental protection.

From: [Els Slater](#)
To: [#LandUsePlanner](#)
Subject: Boulder housing
Date: Monday, August 29, 2016 12:15:48 PM

support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

From my Android phone on T-Mobile. The first nationwide 4G network.

From: [Kimberly Mitchell](#)
To: ttag.inbox@gmail.com; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#);
boulderplanningboard@bouldercolorado.gov
Subject: Remove name from petition
Date: Monday, August 29, 2016 12:30:15 PM

Good Afternoon,

I believe I may have signed this before I was given **full and accurate** information regarding the plans for the 6600 and 6655 Twin Lakes Rd. I hereby remove my name from this petition. I am a 15 year resident of Boulder and a current resident of the Twin Lakes neighborhood, I support the development of this land.

Thank you,

Kimberly Mitchell

4685 Portside Way

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#141]
Date: Monday, August 29, 2016 12:32:27 PM

| | |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Name * | Chuck Oppermann |
| Organization (optional) | LLWA |
| Email * | coppermann@wkre.com |
| Phone Number (optional) | (303) 594-5707 |
| My Question or Feedback most closely relates to the following subject: (fill in the blank) * | Proposed Floodplain code changes |

Comments, Question or Feedback *

Boulder County Staff are proposing changes to the Floodplain code this week. Despite the appearance that the citizens and other stakeholders have been involved in this process, very little has actually been done to allow active and effective participation. But worse, as written the proposed changes create a morass of bureaucratic nonsense that residents would be expected to expend thousands of dollars to even determine how they apply to their property and thousands more for compliance in even minor instances.

As proposed, the code changes do nothing to improve human health and safety, create a cost and process nightmare for staff and citizens and represent the absolute worst of what government offers its citizens. We ask that you reject the code changes as proposed and direct staff to develop a proposal in a manner that includes stakeholders actively in its creation, that the economic impact to the citizens and the County be evaluated, and that the end proposed changes be ones that people can reasonably understand.

We will be there on September 1st to make this request in person and we hope to have your support.

Sincerely,

Chuck Oppermann
Lower Left Hand Watershed Association

Attach a File (optional)



[boulder_policy_paper_f.pdf](#)
131.41 KB • PDF

Please check box below *

- ☐ I acknowledge receipt of the Open Records Notification

From: [Winnie Lawson](#)
To: [#LandUsePlanner](#)
Subject: HOUSING IN GUNBARREL
Date: Monday, August 29, 2016 12:36:27 PM

I SUPPORT BOULDER COUNTY HOUSING AUTHORITY'S PROPOSAL FOR
AFFORDABLE HOUSING IN GUNBARREL. WINNIE LAWSON,
RESIDENT AT ASPINWALL, LAFAYETTE,CO.

From: [Kate Roberts](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Low income housing/Twin Lakes
Date: Monday, August 29, 2016 1:29:59 PM

To Whom It May Concern:

I moved to Boulder in 2004 and lived in Gunbarrel for two years. Back then, the twin lakes were pristine wetlands with abundant birdlife. Because I need low income housing, I went out to twin lakes about two months ago to see why the residents of Twin Lakes are so unhappy about the proposal for additional housing.

The area has already changed beyond recognition. Where there were once narrow paths around the lakes, there are now paved walkways with litter strewn everywhere. Avery Brewing has built there, attracting large crowds on Sunday afternoons. One does not have the possibility of a quiet walk around the lakes anymore.

As I see it, it's once again a case of I have mine but you can't have yours. Low income housing is desperately needed in Boulder County. Most of us on waiting lists would accept affordable housing anywhere in Boulder County. Gunbarrel is an ideal location because of it's proximity to Boulder.

The land belongs to everyone, not just the wealthy. Please help those of us in need who call Boulder our home and have given much and contributed much to the uniqueness of our town.

With gratitude,

Kate Zari Roberts

www.katezarirobertsphotography.com

From: [Sameer Parekh Brenn](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [#LandUsePlanner](#)
Cc: openforum@bouldercamera.com
Subject: Twin Lakes
Date: Monday, August 29, 2016 1:47:11 PM

I am writing to express my opposition to the upzoning to medium-density of the open space parcel in Gunbarrel in favor of preserving the existing low density zoning.

My wife and I moved to Boulder two years ago to raise our family because the open space around Boulder would make it a wonderful place to raise our children, around nature and wildlife. After moving here, we discovered, however, that our local government is interested in destroying Boulder's unique and wonderful character by replacing open space with housing.

Why are you trying to destroy Boulder?

Thank you

Sameer Brenn
1707 Hawthorn Pl
Boulder, CO 80304

From: [Brent Heintz](#)
To: [#LandUsePlanner](#)
Subject: Please make the right decision for 6655 Twin Lakes Road
Date: Monday, August 29, 2016 2:02:37 PM

To the members of the Planning Commission,

As a concerned resident of Boulder, I'm reaching out to our officials to make the right decision: Boulder County should keep the 10-acre property at 6655 Twin Lakes Road part of the county's open space holdings.

This open space is directly adjacent to the Twin Lakes Open Space. Building on this land will adversely affect our established Twin Lakes Open Space.

The Twin Lakes Open Space Management Plan, prepared by Boulder County in October 2004, defines the management goals for the Twin Lakes area. This goal is clear and direct:

"Protect the scenic quality and undeveloped nature of the property."

A precedence has been made by Boulder County. I ask you to adhere to this goal, and keep the integrity of this open space plan intact.

Please review the following: From the "Boulder County Comprehensive Plan: Goals and Policies:"

Those goals in the Boulder County Comprehensive Plan (as amended, 1999) of particular relevance to the Twin Lakes Open Space include:

"Wildlife habitat and movement corridors, shall be protected."

"Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment."

Based on the numerous letters, editorials, and communications on this topic, the majority of residents throughout Boulder are in agreement: This is the wrong location for your housing project.

Please do the right thing: keep the open space at 6655 Twin Lakes Road from being developed!

Thank you.

Sincerely,

Brent

Brent Heintz
VP/Associate Publisher
Music Maker Publications, Inc.
5408 Idylwild Trail, Boulder CO 80301
Tel. 303.516.9118, Ext. 106

www.recordingmag.com
www.musicopro.com
www.twitter.com/recordingmag
www.facebook.com/recordingmag
www.youtube.com/recordingmag

From: [Ellen Taxman](#)
To: council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Swallow, Ian](#); [Crosswy, Maggie](#); [Alexander, Frank](#)
Subject: Letter of Support for Twin Lakes Project
Date: Monday, August 29, 2016 5:05:29 PM
Attachments: [Letter of Support for the Twin Lakes Housing Project.docx](#)

Ellen Taman
601 10th St.
Boulder 80302

Letter of Support for the Twin Lakes Housing Project

Dear Members of Boulder County Commissioners, Planning Commission, City Council and Planning Board,

I am writing a letter of support for the need for affordable housing in particular, in support of Boulder County Housing's desire to build affordable housing on the Twin Lakes property located in Gunbarrel. I do not reside in Gunbarrel and do not pretend to be directly impacted by this development project. However, I am a community member that has long been supportive of building affordable housing in and around Boulder County to address the lack of affordable housing options in the area.

As you well know, there are very few land opportunities in the County to develop a meaningful number of affordable units/dwellings such as in the case of the above property. I am not imposing my own sense of what level of density should be developed on the proposed sites, however, I know that there needs to be a reasonable number that would have a meaningful impact to meet some of the demand for housing that is necessary for individuals and families to be able to live and work in the area. Our community depends on all socio-economic backgrounds to live, build, sustain and operate a functional vibrant and healthy community.

As a Co-chair of the Aging Advisory Council for Boulder County and several other community positions, I have participated over the years in dialogue and engaged in activities to address the shortage of affordable units due to market pressures which have led to increased prices of housing (rental units included). I would like to voice my support to all those entities vested in seeing this project come to fruition and in doing so, that the project will provide a meaningful number of affordable units to those in need.

I would be remiss if I didn't express my desire to see housing that meets the needs of an aging population. That is, housing that addresses visitability and accessibility design criteria in the proposed housing mix. Any opportunity for enabling our elders to live and age in their community is vitally important in keeping their support systems intact and for the broader community to live among a diversity of all ages as part of a healthy living environment.

Thank you for your consideration and for all the thoughtful work you do on behalf of the citizens of Boulder County.

Ellen Taxman, MA

From: [Betsey Martens](#)
To: [#LandUsePlanner](#)
Subject: Written testimony for the Twin Lakes Annexation hearing
Date: Monday, August 29, 2016 5:20:08 PM
Attachments: [BHP comments Twin Lakes Aug 2016.pdf](#)

To: Boulder County Commissioners and Planning Board
From: Betsey Martens
On: August 29, 2016
Re: Twin Lakes Annexation

I am writing to provide support for the staff recommendation concerning Twin Lakes. As a housing authority director, I can provide expert confirmation about the urgently needed opportunities for affordable housing. There is no question that we are in a severe housing shortage environment. However, I want to use my short testimony time to talk about a different perspective on the need for preservation and protection of our community's assets. We need to be talking about the way that the housing crisis affects children.

Children are the biggest victims of the affordable housing crisis. Generally, families have a short list of coping options when they can't find housing where they work. We know that families:

- 1) **Move too often:** Constant moving in search of more affordable options, and even first month rent discounts, create an excess of instability for children. This often means changing schools and disrupting trusted student-teacher relationships. There is a strong correlation between the number of moves and academic performance.
- 2) **Live too far away:** Parents who move further and further from their workplace have much less time for their children. The time they spend commuting is lost time with the family. Research strongly correlates parent engagement with social and academic achievement. Parents who commute up to an hour from home to workplace can't drop into the classroom to volunteer during a lunch hour or during work hours, and are certainly far away in the case of an emergency.
- 3) **Spend too much money on rent:** Research tells us that when disposable income increases, more money is spent on children. The correlation is also strong between investing in children's needs and strong life outcomes.
- 4) **Rent poor quality housing:** Again, there is strongly correlated research between quality of housing and school performance. Environmental stressors like lead paint and poor air quality affect brain development in children, as do other quality associated-factors like noise and absence of quiet study space.
- 5) **Double up and couch-surf:** Families will often share apartments meant for a single family. Adults are resilient in these situations, but increasingly we understand, per the above, that children are not.

In every single scenario, adults are challenged but children are compromised. Increasing the supply of affordable housing makes a very important investment in preserving our future – our children.

From: [STEPHANIE](#)
To: [Boulder County Board of Commissioners](#)
Cc: [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov; council@bouldercolorado.gov
Subject: Support Affordable Housing-Twin Lakes
Date: Monday, August 29, 2016 5:36:07 PM

As an disabled, individual currently on Section 8 through the Boulder County Housing Association, I realize that while I am blessed to currently have a place to live, I also live in perpetual fear of becoming homeless due to the rising cost of housing and the growing demands of affordable housing. Although this issue has been front and center in my mind for years, recently it has reached an entirely new level. I know I am living on borrowed time at my current residence, as sooner rather than later, my landlord will raise my rent well past what I can afford and what BCHA will allow. Case in point, when it came time to renegotiate my rent this year, my case worker was shocked when my landlord requested a 29% increase. This is despite the fact that my residence is run down and in need of repair. The bottom line is finding a place willing to accept Section 8 is a miracle in itself and there needs to be more affordable housing in Boulder County.

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

Thank you time and consideration regarding this matter,

Stephanie Hobbs

From: [Christine Kracker-Gabriel](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@boulder.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Twin Lakes Affordable Housing
Date: Monday, August 29, 2016 7:57:07 PM

To whom it may concern:

I strongly support Boulder County Housing Authority 's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners recommendations for Medium Density Residential on the properties owned by BCHA and BVSD, so our community can have more affordable homes for people who need and deserve them.

I am guessing that I may not be the typical image that people have of those who need affordable housing. I am an educator with degrees in Psychology and International Montessori Education, who ran a successful private Montessori school where I taught, trained staff, tutored and administrated for 100 kids, 200 parents and 16 staff. Due to not one, but three serious car accidents caused by distracted drivers and a large dog on the loose, I experienced several head and spine injuries requiring multiple surgeries and endless years of treatments. All of this destroyed my capacity to work or to function fully or without daunting pain, leading to permanent disability and causing me to file bankruptcy. As a private school owner I chose to pay my staff more than other privates schools and cover health insurance, as none of us made as much as public school wages or benefits. So without a pension and being forced to live on disability, I have needed the help of affordable housing.

It is important, I think, for people to realize that when looking at the population of an affordable housing community, we are talking about a majority of responsible people who are working full time, most likely in service positions and other jobs that do not pay a livable wage especially in a county like Boulder, are single mothers often in college, or are elderly or disabled, living on a very limited income.

I had a beautiful home near the Garden of the Gods, which I lost after the first accident. How strange it is to have to justify my right to live decently after using my life to serve children with devotion and provide them with an exceptional beginning. My home and my neighborhood is very important to me and I watch over it with care. In a public housing facility like this -I live in one now and hope to live at Twin Lakes-there are rules that the tenants must abide by, regular inspections and background checks are part of the registration process, all of which I totally support. Unlike a typical neighborhood where your neighbor could grow marijuana, have unsightly objects in the yard or dogs outside barking all day. None of these are allowed at a subsidized housing complex. Those violating the rules can be and are evicted.

I did a video interview with Jim Williams to support the project and would come to the Aug. 30 meeting, but will be out of town. So this letter is my way to participate.

All the best. I pray that open hearts and creative minds show up and prevail

M. Christine Kracker-Gabriel

Sent from my iPad

From: [Jeff Oeth](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Twin Lakes in Gunbarrel
Date: Monday, August 29, 2016 9:44:13 PM

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

Thanks,

Jeff Oeth

From: [Ariel Laman](#)
To: [boulderplanningboard](#)
Subject: Why you need to build or provide more low income housing options
Date: Tuesday, August 30, 2016 8:30:44 AM

Dear Board members,

I am a senior, age 73, who has been living in an affordable apartment building in Longmont, CO for 4 years. The building has been officially sold as of yesterday, Aug. 29, 2016, and there is really no other low income housing available for those of us who have trouble walking a quarter of a mile to catch a bus, especially in the winter with ice & snow that hasn't had time to melt or be removed.

I hesitate to volunteer for two reasons:

I sustained a brain injury on March 24, 2000 (my brain was bleeding) which left me mentally impaired & unable to always keep my balance especially on icy streets & sidewalks.

I also grow much of my own food to defray the rising costs of food & to avoid the pesticides & herbicides which lead to physical illnesses. It is imperative that housing be provided with space for us to garden, away from streets or parking areas where gasoline emissions which further pollute the food that we eat, cover the veggies, fruits, herbs, berries & eatable flowers we need to consume to stay healthy. This happens even though we don't see it.

The bus system that includes Via, Call-N-Ride, RTD, etc. have made an attempt to defray the cost of transportation to the local stores, but at times they are unreliable, either because of lack of drivers, lack of bus stops closer to where we live, or because they are busy with other passengers.

Also, building smaller units where we aren't able to get our furniture into the apartment or through the hallways or into the bedroom, defeats the purpose of a pleasant & convenient living space we can truly call home. Happy people make for a much happier community!

I would like to see you also plan & build duplexes or four-plexes near bus routes with good gardening space & close to parks where we can take walks or visit with neighbors.

Thank you for your consideration & your successful implementation of the ideas I brought forth in this email.

Sincerely,
Ariel Laman
303-651-2237

From: [Ariel Laman](#)
To: [#LandUsePlanner](#)
Subject: Why we need to have more low income housing
Date: Tuesday, August 30, 2016 8:32:29 AM

Dear Board members,

I am a senior, age 73, who has been living in an affordable apartment building in Longmont, CO for 4 years. The building has been officially sold as of yesterday, Aug. 29, 2016, and there is really no other low income housing available for those of us who have trouble walking a quarter of a mile to catch a bus, especially in the winter with ice & snow that hasn't had time to melt or be removed.

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Thank you for your consideration & your successful implementation of the ideas I brought forth in this email.

Sincerely,
Ariel Laman
[303-651-2237](tel:303-651-2237)

From: [Ariel Laman](#)
To: [#LandUsePlanner](#)
Subject: Addition to my previous email
Date: Tuesday, August 30, 2016 8:37:21 AM

I have recently been working with a young man who has done drugs & is struggling to stay clean. I met with his father & step mother & I was told that not having a grandmother has been an extreme problem in their family & several other families as well. I have been advocating for this young man, helping him learn tools that we elders possess to keep our communities healthy. Providing spaces for us to live is essential to continue to valuable service to our youth & our communities.

Ariel Laman
303-651-2237

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#143]
Date: Tuesday, August 30, 2016 8:42:04 AM

Name * Eric Gordon

Email * ericsgordon@gmail.com

My Question or Feedback most closely relates to the following subject: (fill in the blank) * Please support rezoning the Twin Lakes property for affordable housing

Comments, Question or Feedback *

Dear County Commissioners,

I strongly support the effort to re-zone the Twin Lakes area to allow for the construction of desperately-needed affordable housing in the Boulder area. I request that you show leadership as elected officials and speak out in favor of this project and its importance to the community.

Although I recognize that you are certainly cognizant of the right of all citizens to express their concerns about such a project, I am concerned that the loud voices of a small minority will once again hold up the wishes of the broader community, which has clearly spoken for the need for more and more affordable housing. The opposition to this project follows a long line of instances where a small but vocal group seeks to protect their own backyards at the expense of the greater community. Please use your leadership to push back against this effort. In particular, I would hope that you emphasize that suppressing in-fill development in areas of existing housing and commercial properties will have a very negative effect on the environment, by pushing more people to live in and commute from the suburbs.

Thank you in advance for your consideration of my thoughts.

Eric Gordon

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

From: [Michael Smith](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes
Date: Tuesday, August 30, 2016 8:52:47 AM

Good morning,

I am writing to express my opposition to the rezoning of the open space area for the Twin Lakes "affordable" housing project. I find it very disturbing that both the Boulder County and Boulder City governments are constantly fighting with their own citizens over projects in which people in the neighborhoods affected justifiably oppose them.

I am very aware of the high expense of living in Boulder and the surrounding areas. My three grown children can no longer afford to live here. But I don't think it should be the business of the County to be railroading projects. Even if 5,000 "affordable" units are built in the county it won't drive the prices down.

The greed and income inequality that are downsides of capitalism are not going to be reversed on a county level.

I also think that affordable housing becomes a subsidy to the businesses that don't pay their employees enough and I don't just mean the Walmarts of the world.

Thank you for your time,
Michael Smith
Boulder

From: [Joan Zimmerman](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Open Space Annexation/Land Use changes
Date: Tuesday, August 30, 2016 9:25:50 AM
Attachments: [Twin Lakes open space annexation.docx](#)

To whom it may concern:

Attached please find my comments regarding the proposed Twin Lakes land use designation changes. I will be unable to stay until midnight to speak.

Thank you.
Joan
J Zimmerman

Good evening. My name is Joan Zimmerman and I reside at 1445 King Ave in Boulder. You might well ask, why am I here this evening. I am here, Commissioners, because what you decide tonight effects everyone in Boulder County, not just those in Gun Barrel. As John Kennedy said, "Ich bin ein Berliner."

Open space is the bedrock upon which Boulder—and Boulder county—was created. BVCP policies for annexation states that annexation will be "offered in a manner and on terms and conditions that respect existing lifestyles and density." And it further states in its review for new criteria that "projects should preserve & enhance the community's unique sense of place...that respects historic character, relationship to the natural environment." How does this annexation accomplish either of these stated policies, when the community sits here in front of you, asking you to preserve & protect its open space, maintain its wildlife corridors, and keep its character low density.

According to the BVCP, community input matters. But this community actively participated in multiple facilitated meetings, even coming forth with compromises, only to be met by staff increasing the density originally proposed. Commissioners, I don't know who staff feels a responsibility towards, but you have a responsibility to your constituents, not special interests, not the gods of high density, the people who sit here in front of you tonight. Listen to them, listen to their neighbors, vote no on #35, vote yes on land use change #36, yes on the great horned owls, and yes to elected officials actually listening to their constituents.

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#144]
Date: Tuesday, August 30, 2016 10:25:00 AM

| | |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Name * | Suzanne Crawford |
| Organization (optional) | Sister Carmen Community Center |
| Email * | suzanne@sistercarmen.org |
| Phone Number (optional) | (303) 665-4342 |
| My Question or Feedback most closely relates to the following subject: (fill in the blank) * | Affordable Housing- Twin Lakes |

Comments, Question or Feedback *

Dear Commissioners,

As you know, Sister Carmen Community Center strongly supports the development of affordable housing at Twin Lakes. As a Family Resource Center serving Eastern Boulder County, the top two needs we deal with are food and housing issues. I have worked at SCCC since January of 2005 and housing has been an issue the entire time. However, over the last three years we have seen an unprecedented number of families facing increased rent costs and/ or eviction. If we want to continue to have a welcoming, inclusive, diverse Boulder County, we have to retain affordable housing as a priority.

I want you to know that not only does the organization I work for support this, but I strongly support it personally.

Thank you for all that you do.

Suzanne Crawford

| | |
|--------------------------|--------------------------------------------------------------------------------------------|
| Please check box below * | <input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |
|--------------------------|--------------------------------------------------------------------------------------------|

From: [Ernie & Sandy A.](#)
To: [#LandUsePlanner](#)
Subject: 2801 Jay Road - from Sandy Anderson
Date: Tuesday, August 30, 2016 11:03:27 AM
Attachments: [2801 Jay Road--\[082816-Sandy\].doc](#)

2801 Jay Road

I am AGAINST the proposed change in the BVCP for 2801 Jay because of:

SAFETY - The entrance would be so close to an already very busy intersection that the enormous added traffic and congestion would make it unsafe for car, bike or walking traffic.

COMPATIBILITY - This proposal is extremely out of character with the much lower density of the neighboring land with single family homes.

HIGH DENSITY - So many more people and cars in the area would drastically affect the peace and tranquility, which is why most of us moved to this neighborhood in the first place. The wildlife in this area would also be disrupted and sadly eliminated.

GROUND WATER - Most of the homes in this rural area are on wells. Substantial construction could disrupt the water table, affecting many homes.

The planners should recommend what they think is right for the area, not just a "little less" than what the developer asks for. This is just kowtowing to what they expect.

Sandy Anderson
4080 Welsh Place
Boulder, CO 80301
e.anderson@juno.com

[this is also attached as a .doc file]

..

www.theictm.org (Sponsored by Content.Ad)

1 Fruit That "Destroys" Diabetes

<http://thirdpartyoffers.juno.com/TGL3142/57c5bc2a943de3c2a66ccst02vuc>

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Sandy Anderson
4080 Welsh Place
Boulder, CO 80301
e.anderson@juno.com

From: [Ernie & Sandy A.](#)
To: [#LandUsePlanner](#)
Subject: 2801 Jay Road - from Ernie Anderson
Date: Tuesday, August 30, 2016 11:10:45 AM
Attachments: [2801 Jay Road--\[082816-Ernie\].doc](#)

2801 Jay Road

Should the BVCP be changed for this area?

The BVCP should be changed to Area III or not at all. Because of the impact on the existing Rural and Low Density area, I am OPPOSED to any development of this property.

I have lived in northeast Boulder all my life, 65 years. This is not what we want our "Gateway To Boulder" from the North to look like. First you see Area III with all the open space and then suddenly a wall of high density 14 units per acre!! This is way out of character of the neighborhood!

Traffic, Traffic, Traffic!!! Living in the area, I can say the traffic at 28th and Jay is over capacity much of the time now. Jay Road is a unique artery with very limited alternate routes in high traffic or accident shut downs. A development this close to that intersection would be devastating.

Ernie Anderson
4080 Welsh Place
Boulder, CO 80301
e.anderson@juno.com

[this is attached as a .doc file also]

..

[legitfeed.com \(Sponsored by Content.Ad\)](#)

10 Disturbing Things Your Nails Reveal About Your Health

<http://thirdpartyoffers.juno.com/TGL3142/57c5bdd552f963dd52955st03vuc>

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Ernie Anderson
4080 Welsh Place
Boulder, CO 80301
e.anderson@juno.com

From: [Chillgogee](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes
Date: Tuesday, August 30, 2016 11:18:27 AM

I have lived in Gunbarrel since the early 80s and have owned my home here for over 25 years. I hike the Twin Lakes trails and open space daily, as they provide inspiration, relaxation, and education. Truthfully, I thrive on this activity and wouldn't want the area to change, especially for the abundance of wildlife in the area for which it is truly "home". I beg you to protect and maintain the Twin Lakes area as it is.

Thank you,

(Ms.) Leigh Cole
[4737D White Rock Circle](#)
[Boulder, CO. 80301](#)

From: [Becky Bednarz](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Twin Lakes Affordable housing proposal
Date: Tuesday, August 30, 2016 11:32:11 AM

Hello,

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes.

I have been on a waiting list for 2 1/2 years. Please help me. Thank you.

Sincerely,

Becky Bednarz
[beckybednarz@gmail.co](mailto:beckybednarz@gmail.com)
715-377-9383

From: [McDevitt, Isabel](#)
To: [Boulder County Board of Commissioners](#)
Subject: Letter in support of Twin Lakes BCHA project
Date: Tuesday, August 30, 2016 1:01:35 PM

Dear Commissioners –

I am writing in support of the housing proposed by BCHA at Twin Lakes.

Our community has an unprecedented shortage of affordable housing which is perpetuating challenges of homelessness and economic hardship for our lower-income citizens. We need to be strategic and pro-active leveraging all developable parcels to achieve our housing goals and create a diverse housing options for all income levels. The project will provide much needed housing for families and individuals who work and thrive in our County.

More affordable housing across the housing continuum ensures a diverse and stable population in our community.

I will not be able to speak at my allotted time slot this evening due to a conflict but am there to support the project in spirit.

Thank you!

Isabel

Isabel McDevitt

Executive Director

Bridge House

917 709 9478

www.boulderbridgehouse.org

From: [Alexander, Frank](#)
To: [Boulder County Board of Commissioners](#)
Subject: Please Support Medium Density Designation at Twin Lakes
Date: Tuesday, August 30, 2016 1:13:32 PM
Attachments: [Boulder County Commissioners - Please Support Medium Density at Twin Lakes.pdf](#)
[image001.png](#)

Dear Commissioners,

We are writing to ask for your approval of city and county planners' recommendation of a Medium Density Residential designation in the Boulder Valley Comprehensive Plan for our properties at 6655 and 6600 Twin Lakes Road and O Kalua Road in Gunbarrel. As you know, our request for a Mixed Density Residential designation was based on our desire to build up to 240 affordable homes across the properties owned by the Boulder County Housing Authority and the Boulder Valley School District. The recommended Medium Density Residential designation would allow us to do this and at the same time ensure we are able to include some of the amenities that Twin Lakes neighbors have requested.

In your decision-making process, we also hope you will consider the following:

The Proposal and the Comprehensive Plan: BCHA's proposed Twin Lakes community meets the major goals of the Boulder Valley Comprehensive Plan. Building affordable housing on these Gunbarrel infill sites is in close alignment with the BVCP's sustainability framework and desire to consider the issues of environment, economy, and social equity in a holistic matter. Affordable housing was one of the most common and highest priority concerns of focus group participants in the September 2015 BVCP Citizen Survey. Also, the Twin Lakes parcels' close proximity to existing residential development, facilities, and services is a big part of the reason why they have been considered appropriate for annexation and development for nearly 40 years.

Planning Staff Recommendation: Planning staff from the City of Boulder and Boulder County based their recommendation for Medium Density Residential on our properties on several points, including:

- Diversity of housing types and costs is a core value of the comprehensive plan.
- The recommended designations further key BVCP policies, including jobs/housing balance, compatibility of adjacent land uses, sensitive infill and redevelopment, and strengthening community housing partnerships.
- The recommendation is consistent with the mix of densities present in the surrounding area.
- While the sites have clear value to the adjacent neighbors for their scenic quality and other resource values, neither the county nor city has found the sites to meet their respective criteria for open space designation or acquisition for broader community benefit, nor is there a willing seller.
- There is a scarcity of sites for housing in Boulder Valley. Allowing Medium Density Residential will allow a diversity of housing types and prices, and a significant portion of the units will be permanently affordable.

Facilitated Discussion: Beginning in April, representatives from BCHA and BVSD, along with the Twin Lakes Action Group, began gathering for a series of facilitated meetings about the properties. The Twin Lakes Stakeholder Group (TLSG) met six times to discuss a range of concerns and hopes about the property. This process also included two open houses, one of which encouraged the public to express their opinions about options that had been identified by the stakeholder group. Through all of these meetings, BCHA and BVSD learned more about what many neighbors want if development proceeds. And all TLSG participants got to know each other better as individuals through the facilitated process, which BCHA and BVSD participants found valuable.

Incorporating What Neighbors Want: Over the past year, and particularly through the TLSG process, BCHA has gotten valuable feedback about what neighbors want to see on the Twin Lakes property if development proceeds. While we know some of the Twin Lakes neighbors are opposed to any development on these open fields, we also know that others are interested in having amenities nearby such as a park, community garden, trail connections, and a wildlife corridor. We also know many neighbors want to see some for-sale housing as part of the mix. Should development move forward, we are committed to establishing an advisory group so the Twin Lakes neighbors and the broader community can more formally help inform our work.

Environmental and Community Sustainability: BCHA has a strong track record of environmental and community sustainability and collaboration that will help ensure many of the neighbors' interests are met alongside affordable housing. BCHA's work at Josephine Commons and Aspinwall in Lafayette and Kestrel in Louisville (community gardens, open space and trail connections, community centers, use of solar and geothermal technology, etc.) demonstrates this commitment to incorporating neighbors' (and the community's) input. All three developments recently received international attention for the cutting-edge environmental sustainability built into them, and HUD Deputy Secretary Nani Coloretti had this to say following an April tour of our properties: "I absolutely loved [Aspinwall] – especially the floor and geothermal energy. You are doing some really great and innovative work out there."

School District Partnership: BCHA's partnership with BVSD is both rare and timely. It's clear that school district employees have a strong interest in affordable housing. Earlier this year, BVSD opened an interest list for affordable housing at Twin Lakes, and over 550 school district employees have responded: paraeducators, teachers, custodial and food services staff, sign language interpreters, bus drivers, speech pathologists, and many more. Of those who reported their household income, a significant number of them appear to qualify for BCHA affordable housing. And a recent analysis of BVSD data found that younger teachers are increasingly more likely to have to live outside the district and commute longer distances.

The Need:

- 40,000 people in Boulder County live in households in which *over half of their income* goes to rent every month (U.S. Census data). These people are forced to make extremely difficult choices about what *not* to spend money on: food, health care, heating in the winter, transportation, child care, and much more.
- 55% of renters in Boulder County are housing cost-burdened, meaning they spend more than 1/3 of their income on rent (U.S. Census data).
- Boulder County housing prices continue to skyrocket. The average single family home sales price in the county was \$575,753 in 2015, and availability of homes for sale has fallen dramatically ([Boulder Daily Camera](#)).
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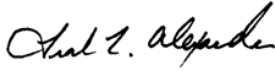
In the packet attached to this letter, you will see a statement from nearly 40 Boulder County nonprofits, businesses, and community groups supporting our Twin Lakes proposal as part of an immediate and comprehensive regional response to the affordable housing crisis. Support for the Twin Lakes affordable housing proposal is strong in our community amongst people who intimately know the need.

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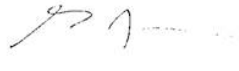
Thanks so much for your consideration,



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Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
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Glen Segrue, Senior Planner
Boulder Valley School District

Director, Boulder County
Department of Housing and Human
Services

Frank L. Alexander, MPA
Director

Office Address: 2525 13th Street, Suite 204, Boulder,
CO 80304

Mailing Address: P.O. Box 471, Boulder, CO 80306
Phone: 303.441.1405
Fax: 720.564.2283
Email: faalexander@bouldercounty.org
Web: www.BoulderCountyHHS.org

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.



August 30, 2016

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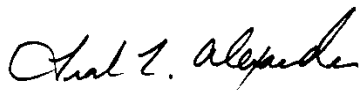
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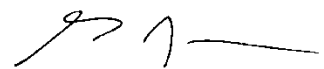
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Frank L. Alexander, Executive Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
Boulder County Housing Authority



Glen Segrue, Senior Planner
Boulder Valley School District

Director, Boulder County Department
of Housing and Human Services

We believe that everyone in Boulder County should have the opportunity to live in a safe, secure and healthy affordable home.

Permanently affordable housing is essential to Boulder County's long-term economic vitality and is in balance with the social and environmental values that make our community a great and unique place to live, work and play.

We support an immediate and comprehensive regional response to the affordable housing crisis, including BCHA's proposal at Twin Lakes (Gunbarrel).



GOOD NEIGHBORS MAKE GREAT COMMUNITY



“We support an immediate and comprehensive regional response to the affordable housing crisis, including BCHA’s proposal at Twin Lakes (Gunbarrel).”

- Attention Homes
- Better Boulder
- Boulder County Area Agency on Aging
- Boulder County Care Connect
- Boulder County Community Services
- Boulder County Head Start
- Boulder County Housing & Human Services
- Boulder County Latino Chamber of Commerce
- Boulder County Public Health
- Boulder Housing Partners
- Boulder Outreach for Homeless Overflow
- Boulder Valley Education Association
- Boulder Valley School District
- Boulder Valley Women’s Health Center
- Bridge House
- Clinica Family Health
- Early Childhood Council of Boulder County
- Eight Days a Week
- El Centro Amistad
- Element Properties
- Flatirons Habitat for Humanity
- HOPE Homeless Outreach Providing Encouragement
- Imagine!
- Immigrant Legal Center of Boulder County
- Inn Between
- Intercambio
- LIV Sotheby’s Realty
- Mental Health Partners
- Mountain Housing Assistance Trust
- Nederland Food Pantry
- OUR Center
- Peak to Peak Human Services Taskforce
- Safehouse Progressive Alliance for Nonviolence
- Safe Shelter of St. Vrain Valley
- Salud Family Health Centers
- SCB Consulting
- Sister Carmen Community Center
- Thistle Communities
- YWCA Boulder

Who would live in affordable housing at Twin Lakes?

We serve a range of people who need help with housing, but our housing developments typically serve people earning less than 60% of the Area Median Income. Below are some examples:

| Household | Example Livelihood | Household Size | Annual Income | % AMI | # Bedrooms | Rent (incl. utilities) |
|---------------------------|------------------------------------------|----------------|---------------|-------|------------|------------------------|
| Single parent, 1 child | Restaurant worker, earns \$15/hr. | 2 | \$30,000 | 40% | 2 | \$854/mo. |
| Single parent, 2 children | Teacher, Boulder Valley School District | 3 | \$42,700 | 50% | 2 | \$1,067/mo. |
| Family of 4 | Sheriff's deputy and stay at home parent | 4 | \$56,800 | 60% | 3 | \$1,473/mo. |

- In our affordable housing, our largest population is **young, single working mothers**. At Aspinwall in Lafayette, 81% of the homes have a female head-of-household. 60% of the homes have a head-of-household under the age of 30.
- Nearly a third of the households at Aspinwall have at least one family member with a disability.
- It is also our hope to provide affordable housing for teachers and other school district employees at Twin Lakes.

Here is a list of **occupations and employers** represented amongst BCHA affordable housing clients:

Industrial: Arbortranics, Avocet Communications, Bison Designs

Restaurant: Arbys, Burger King, Chilis, Dave's Diner, KFC, The Huckleberry, Two Dog Diner, Menchies, Starbucks, Wild Mountain

Retail: Auto Zone, Josten's, King Soopers, Lucky's, Safeway, Target, Walmart

Education: Boulder Valley School District, University of Colorado, Creative Learning, Primrose School, St. Vrain Valley School District

Hospitality/Service: Best Western, Home Health, New Moon Spa, Merry Maids,

Finance: Elevations CU, Heritage Bank, Joe Mejia Insurance

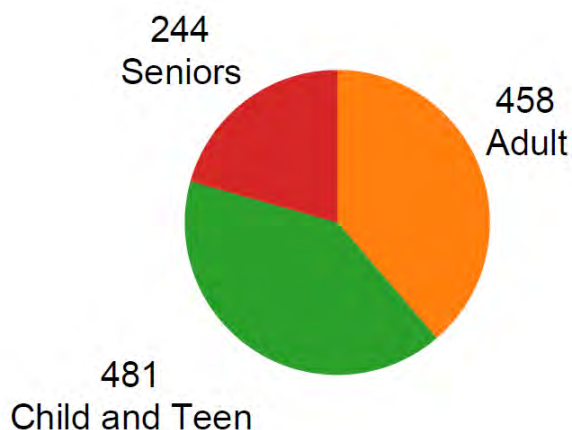
Farming/Landscaping: Botany Lane Greenhouse

Pensions: Penn, GM Retirement, Prudential, NY Life, Vanguard, Lincoln Annuity, Pera, Wyoming State Pension, Railroad Retirement, VA Retirement, Social Security

Other occupations: Agricultural workers, Artists, Clerks, Cooks, Day Care Providers, Guides, Housekeepers, Electricians, Landscapers, Students, Researchers, Teachers, Retail Workers, Food Service, Retirees.

BCHA Affordable Housing Tenants – Ages

A significant proportion of BCHA's tenants are young people (children and teens) in families working to stabilize and ultimately thrive.



A few of the people behind the need

Comments from the BVSD interest list for Twin Lakes/Gunbarrel affordable housing (of 550 people):

Teacher: "I live over 25 miles from [my school]. It was literally as close as my family and I could get on my teaching salary...we've been debating leaving the district to find a home that is sustainable for our family. This option could serve to provide a number of fixes to the problems we face."

Office staff: "I am in desperate need of affordable housing...this opportunity sounds fantastic."

Teacher: "I love this idea. Almost made me cry in gratitude. Thank you for recognizing the financial challenge of living within the BVSD community. As a single mom and full-time teacher, I barely make ends meet, and this summer rent prices are driving my son and I out of the house and neighborhood we have lived in for 7 years."

Teacher: "I grew up here in Boulder, going to BVSD schools, but can no longer afford to live here. Thank you for exploring this option!"

Office staff: "I currently commute from Broomfield to Boulder 13 miles each way. The bus system in Broomfield makes it difficult to commute to [my school]. I would love to live closer to the Boulder community for many reasons."

Paraeducator: "My current household income is likely to drop drastically in the next few months. Having the possibility of affordable housing in the district makes it more likely that we could stay here, allowing me to continue to work in the district and my grade-school son to remain in his school."

Administrator: "This is a very important issue for our community. It is important that teachers live within the community they serve. I have many colleagues that live out of district. They are very committed teachers but are not as connected to our school community as teachers who live closer. I think it would be a wise use of funds to provide housing to the teachers and employees of our district."

Teacher: "This is an amazing idea, and I can personally attest that many educators in the district find this a problem. Thank you for looking into this!"

Food Services: "This would be wonderful."

Teacher: "I wish you had thought of this 25 years ago when I was just starting out! I would have loved to live in such a community. Thanks for all your hard work to make this a 'dream come true' for some lucky employees! You can be a model for other businesses throughout Boulder County and the nation."

Paraeducator: I am struggling so much financially. I am and have always been a hard worker with good morals. I am a giving and caring person. I love what I do here at [my school]. But I do have to have two other part time jobs and still cannot afford the rent.

Comments from the BCHA interest list for Twin Lakes/Gunbarrel affordable housing (of 211 people):

I am 63 years old and have health issues. Can my sons live with me there?

Searching for a safe place where my daughter and I can live while I'm working on my degree.

I'm a 63 year old female who is disabled. I've been staying with my daughter in Niwot unable to find affordable housing. Please help me.

I first moved to Boulder in 1943 and have gone to grade school, Casey, Boulder High, and C.U. I would like to stay here, if possible.

I am currently homeless: I am a child care assistant and get paid very little, sometimes living in a van.

I am looking for a home I can afford. I'm currently living with my daughter...she is getting married soon and I will need a place of my own.

I'm a single parent, transitioning from full time student to career but in early childhood education so don't foresee being above 39,800 for salary.

I am a 45 year old woman who has been disabled since 2009. I have an autoimmune disease that attacks my tissues and joints; I have managed to keep my disease under control. For the past 4 years I have been living in an apartment complex in Longmont. I have been wanting to move to the Gunbarrel/Boulder area for some time now. It is beautiful, not to mention the beautiful, energy efficient dwellings. I am having a real hard time finding affordable housing in the Longmont/Boulder County area.

My husband is a teacher in BVSD and we were interested in finding out about affordable housing in Gunbarrel.

Looking for affordable rental housing. Empty nester. As with floods, best-made plans sometimes take our breath away. Looking for a new start!

Additional in-depth information about our proposal for affordable housing at Twin Lakes in Gunbarrel is available on the [Our Boulder County](#) web site.

AFFORDABLE HOUSING: What We're Hearing from the Community

*Results of December 2015 Our Boulder County Survey
(Informal poll of approximately 315 website visitors)*

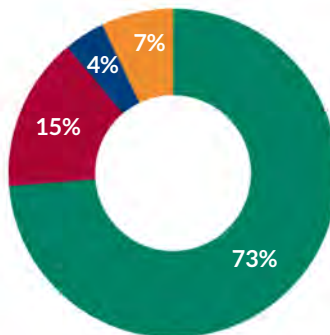
How much of your income do you spend on rent or mortgage each month?



Over 50%
40-50%
30-40%
Less than 30%

41% said they spend over half their income each month on rent or mortgage; 85% said they spend greater than 30% of their income on housing

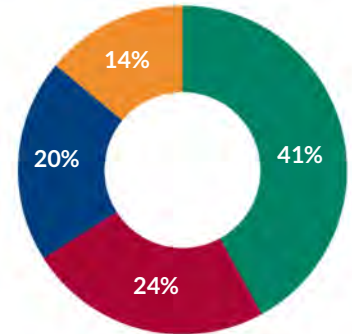
How serious is the lack of affordable housing in Boulder County?



Extremely
Very
Somewhat
Not

88% said the lack of affordable housing in Boulder County is extremely or very serious (73% said extremely serious)

How much of a burden are housing costs for you?
Do you cut back on other necessities to pay rent or mortgage?



Extremely
Very
Somewhat
Not

66% said housing costs are extremely or very burdensome for them, leading them to cut back on other necessities like food, health care, heat, etc.

88% of survey respondents said it is extremely or very important that Boulder County put resources toward a regional solution for affordable housing.

A few of the statements we've received from people who want to live in affordable housing in Gunbarrel:

"Looking for affordable rental housing. Empty nester. As with floods, best made plans sometimes take our breath away. Looking for a new start!"

"I am recently a single mom with 2 teenage boys living in Boulder. I can't afford to live here solely on my own. I've lived here for 25 years, am a small business owner and would love to be considered for an opportunity to live in Gunbarrel or Boulder County so that my kids can finish up high school at Fairview."

"Staying with family in Boulder, am desperate only have small pension, no longer employed."

"Searching for a safe place my daughter and I can live while I'm working on getting my degree. Please let me know of as soon as anything becomes available. Not picky, thankful for your time."

"I am in the midst of a divorce after discovering that my husband has gone through all of our money. I am starting over again at the age of 55 [with my 2 children]...An affordable place to live in Boulder county would be a huge help!"

"I am currently homeless I am a child care assistant get paid very little sometimes living outside of van. I am on different waiting list for shelters."

"Transitioning from full time student to career but in early childhood education so don't foresee being above \$39,800 for salary."

"The owner of the home I was renting/buying had to sell the home fast (I do not know the specifics on her situation). After the sale I had a week to find another home for my family. Now me and my daughter live in a basement, needless to say it is not very pleasant."

We have also received anecdotal information from people in our community about how the affordable housing crisis is impacting them. A handful of stories are featured on www.OurBoulderCounty.org.

AFFORDABLE HOUSING NEED IN GUNBARREL

9 FACTS

+ 3 CHARTS

75% of the existing housing stock in Gunbarrel is valued above \$300,000.

MEDIAN SALES PRICE

\$432,000

Most Recent Trulia Data for Gunbarrel (Jul 2015)



MEDIAN HOUSEHOLD INCOME

\$78,009

30% of Gunbarrel households make less than \$50,000 per year.

RENTAL VACANCY RATE

2%
approx

Data is from 2013 Census estimates; the statewide figure is 6.1%.



INCREASE IN MEDIAN HOME SALES PRICE OVER PAST 5 YEARS

54%

Most Recent Trulia Data for Gunbarrel (Jul 2015)

HOUSING-COST-BURDENED RENTERS

47%

Over 30% of their household income goes toward housing.



POPULATION RENTING

32%



AVERAGE RENTAL PRICE

\$1600/mo.

Most Recent Zillow Data for 80301 Zip Code (May 2015)

INCREASE IN AVERAGE RENTAL PRICE SINCE 2011

41%

Most Recent Zillow Data for Gunbarrel (Jan 2011 - Jan 2015)



GUNBARREL RESIDENTS IN POVERTY

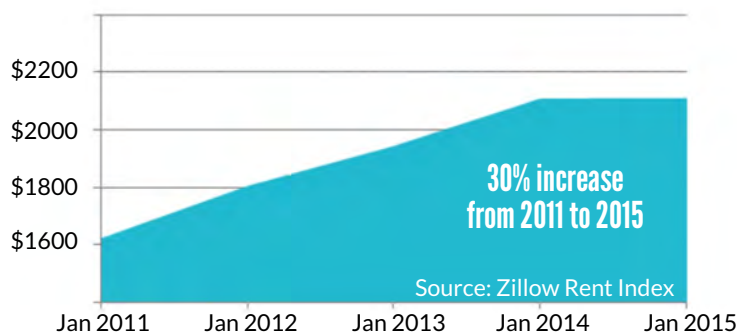
636

IN POVERTY

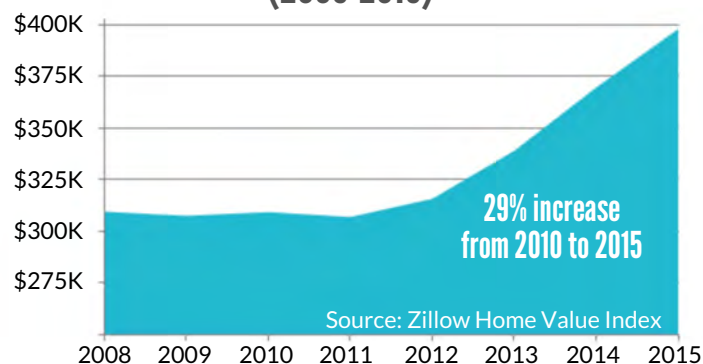
The poverty threshold for a family of 4 (2 adults, 2 children) is an annual income of \$24,008.

Census Bureau, 2014

Average Rents in Boulder County (2011-2015)



Median Home Values in Boulder County (2005-2015)



% Cost-Burdened Renters in Gunbarrel



■ < 30% of income toward rent

■ 30-35% of income toward rent

Sources: U.S. Census Data; Zillow; Trulia (all accessed July 2015)

BYOP Public Comments received since Aug. 30, 2016 packet submittal through Jan. 10, 2017 | Page 143 of 1399

BoulderCounty

HOUSING STABILITY

Everyone has the right to live in a safe, affordable, and decent home.

Current Housing Market Conditions

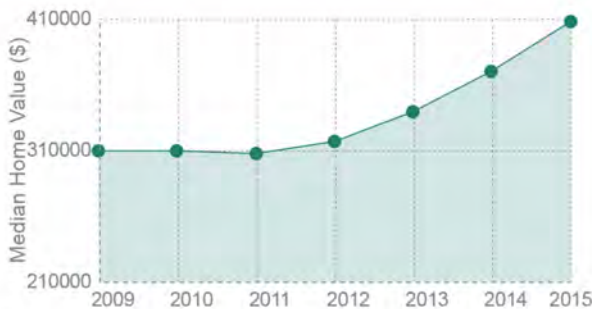
Median home values and average rents in Boulder County have increased significantly over the past several years.



BOULDER COUNTY
**HOUSING
& HUMAN
SERVICES**



Hope for the future, help when you need it.

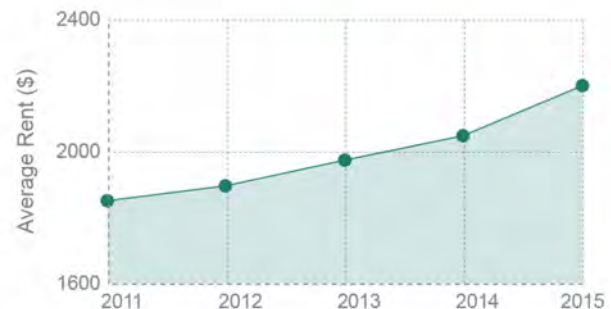


Boulder County - Median Home Values

Zillow estimates the current median home value is \$407,510, a 29% increase since 2012.

The median owner-occupied home value in Boulder County is almost \$120,000 greater than the statewide figure (Census data).

82% of Boulder County's housing stock is valued at more than \$200,000.



Boulder County - Average Rents

Zillow estimates the current average monthly rent is \$2,196, a 19% increase since 2011.

Approximately 38% of households in Boulder County are renters.

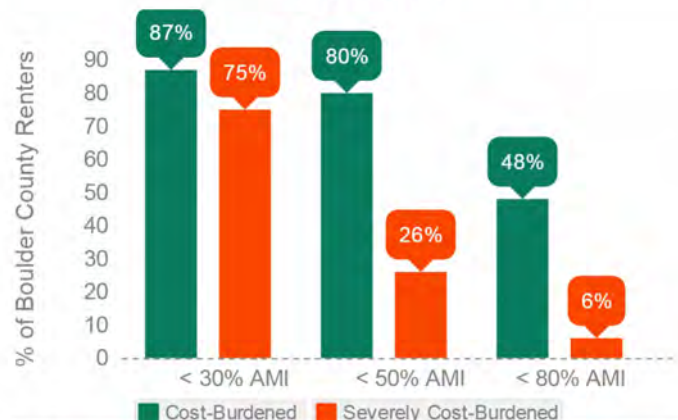
Boulder County's rental vacancy rate is 3.0%.

58% housing cost-burdened

58% of all renters in Boulder County are housing-cost-burdened, meaning they spend 30% or more of their income on housing.

Almost a third (31%) of all renters are severely cost-burdened, spending 50% or more of their income on housing.

Low-income renters are the hardest hit. See chart with Area Median Income (AMI) breakdown.



Housing Cost-Burden Rates by Income

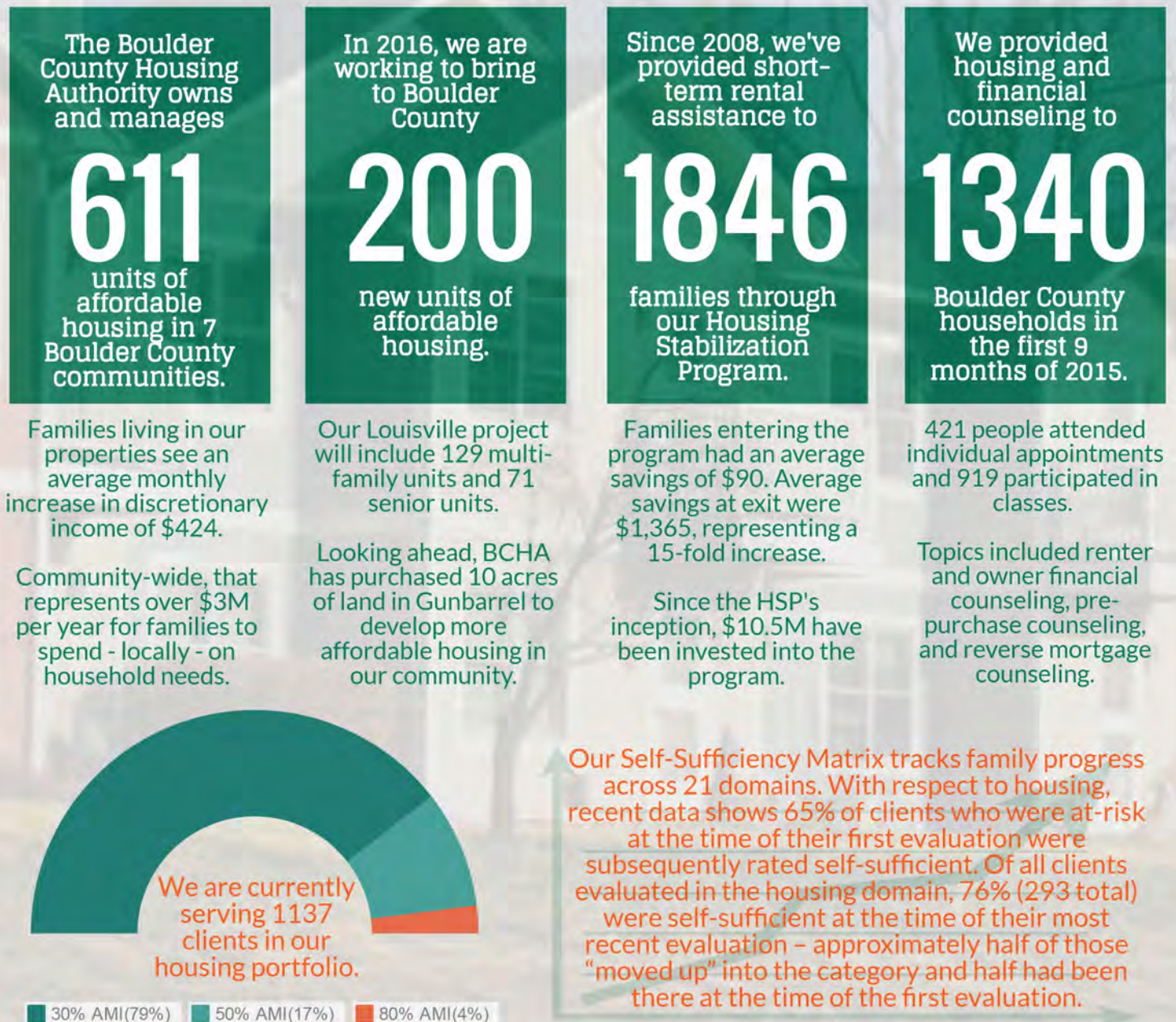
Boulder County: Who Lives Here?

| Population | Poverty Rate | Poverty rate for female heads of household with children under 5 | 50% of Area Median Income for Family of 4 |
|------------|--------------|------------------------------------------------------------------|-------------------------------------------|
| 313,333 | 14.6% | 40.2% | \$48,050 |

BCDHHS Strategic Priority: Expanded Housing Continuum

Across all programs, our goal is to help create a community that is self-sufficient, sustainable, and resilient. Access to safe and affordable housing is one of the most important supports we can provide and it is a major foundation on which we're building our wrap-around approach to family stability. Our range of housing supports – from long-term rentals at below-market rates to short-term rental assistance to financial counseling – provides Boulder County families with the appropriate level of support when they need it. By expanding affordable housing opportunities within our community, we can strengthen a main pillar of self-sufficiency.

What We're Doing



Why We're Still Working

When we look at the number of families in Boulder County who are unable to keep up with the increasing cost of housing, it is obvious we have more work to do. When working families spend 30-50% or more of their income on housing, their choices become limited. They may be forced into unstable housing and/or have less money to spend on health care, nutritious foods, education, transportation, and child care. Self-sufficiency can become out of reach.

Housing stability is a critical safety net pillar and one that is closely connected to outcomes in areas such as health and well-being, education, and safety. By working to make housing more affordable, we can help keep our children safe and make our families stronger, and we can continue to lay the foundation for our Community of Hope.

SOCIOECONOMICS OF AFFORDABLE HOUSING

The **Low Income Housing Tax Credit (LIHTC)** program encourages the development of affordable rental housing to meet the needs of low-income families and individuals.

190 NEW LIHTC UNITS: 1st YEAR IMPACT ON LOCAL INCOME¹

\$4.4M to local businesses

\$10.6M in wages and salaries

\$1.6M in local taxes

\$15.0M



ANNUAL RECURRING IMPACT ON LOCAL INCOME

\$4.5M

\$2.2M to local businesses

\$2.4M in wages and salaries

\$838K in local taxes

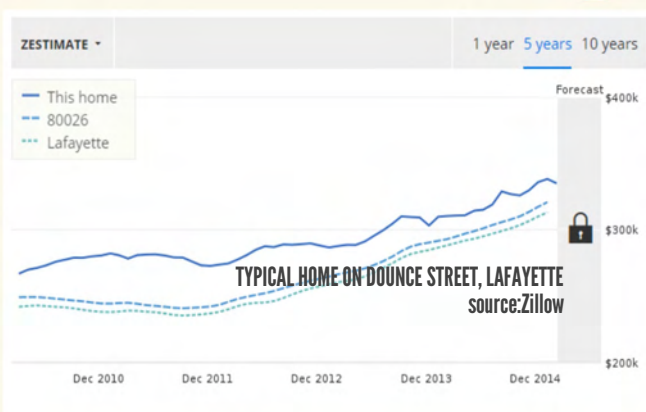
Kestrel will provide 190 new units in Louisville.

MAJOR EMPLOYERS WHO THINK A LACK OF AFFORDABLE HOUSING NEGATIVELY IMPACTS JOB RETENTION²

67%



LOCAL DATA: IMPACT OF JOSEPHINE COMMONS, ASPINWALL ON NEIGHBORING PROPERTY VALUES⁴



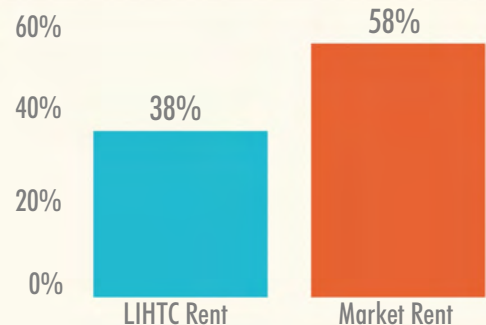
AVERAGE MONTHLY INCREASE IN DISCRETIONARY INCOME FOR LIHTC FAMILIES IN BOULDER COUNTY³

\$424

That is \$5088 per year to spend on basic necessities or to meet other family needs like education and transportation.



RENT-TO-INCOME RATIO DECREASE FOR LIHTC FAMILIES IN BOULDER COUNTY⁵



INCREASE IN SAVINGS FOR FAMILIES IN COUNTY'S HOUSING STABILIZATION PROGRAM⁷

Families entering the program had an average savings of \$59. Average savings at exit were \$1,170.

20x



OCCUPATION RATE FOR LIHTC PROPERTIES IN THE PRIMARY MARKET AREA⁶

99%

occupied with waitlists

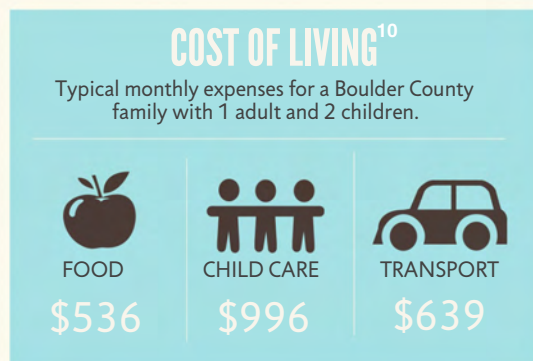
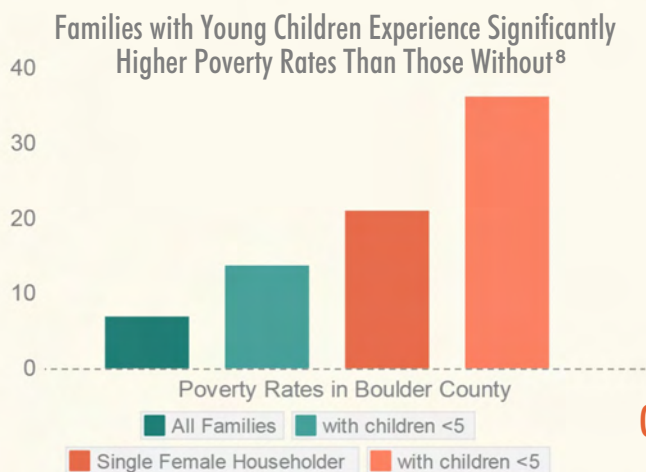


BOULDER COUNTY
HOUSING
& HUMAN
SERVICES



WHO NEEDS AFFORDABLE HOUSING IN BOULDER COUNTY?

FAMILIES AND YOUNG CHILDREN



OVER 32,000 BOULDER COUNTY HOUSEHOLDS HAVE INCOMES BELOW \$35,000 PER YEAR.⁹

SENIORS

74%

Boulder County's senior (65+) population is expected to grow 74 percent between 2010 and 2020.¹¹

86%

Despite 1,391 units for low-income seniors in Boulder, Longmont, Lafayette and Louisville, 86 percent of demand for affordable senior housing is not being met.¹²

78%

Among Colorado residents 65 and older, 78 percent of the lowest income renters (income < \$27,186) spend greater than 30% of their income on housing.¹³

\$1217

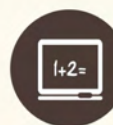
The average monthly Social Security benefit.¹⁴

PEOPLE WHO WORK IN THE COMMUNITY

\$1,650

COUNTY-WIDE AVERAGE MONTHLY RENT¹⁵

AVERAGE SALARIES IN BOULDER COUNTY¹⁶



ELEMENTARY SCHOOL TEACHER
\$4,612/mo.



FIREFIGHTER
\$4,030/mo.



HOME HEALTH AIDE
\$2,484/mo.



CHILD CARE WORKER
\$1,912/mo.

SOURCES

1. The Local Economic Impact of Typical Housing Tax Credit Developments
National Association of Home Builders
March 2010

2. Lack of Affordable Housing Near Jobs: A Problem for Employers and Employees
Harris Interactive / Urban Land Institute
June 2007

3. Boulder County Housing Authority

4. Zillow.com

5. Boulder County Housing Authority

6. Ibid.

7. Ibid.

8. U.S. Census Bureau
American Community Survey
5-Year Estimates (2009-2013)

9. Ibid.

10. Living Wage Calculator
Massachusetts Institute of Technology
Accessed March 2015

11. "Colorado's cities and counties prepare for the 'Silver Tsunami'"
Colleen O'Connor, The Denver Post
March 30, 2014

12. Boulder County Housing Authority

13. State Housing Profiles: Housing Conditions and Affordability for the Older Population
AARP Public Policy Institute
2011

14. U.S. Social Security Administration
Monthly Statistical Snapshot
January 2015

15. Average monthly rent calculated using Zillow data (March 2015)

16. Average salary data from U.S. Bureau of Labor Statistics

9 FACTS AFFORDABLE HOUSING + 2 CHARTS NEED IN BOULDER COUNTY

MEDIAN HOUSEHOLD INCOME

\$69,407



OVERALL POVERTY RATE

14.6%

AVERAGE MONTHLY RENT

\$2,196

Zillow Rent Estimate
(average for Jan-Oct 2015)



INCREASE IN AVERAGE RENT SINCE 2011

19%

Based on Zillow
Rent Estimates

RENTAL VACANCY RATE

3.0%



HOUSING COST-BURDENED RENTERS (over 30% of income to housing)

58%

More than 30% of renters
are spending over half
their income on housing.

RENTERS AS % OF POPULATION

38%



HOUSING STOCK VALUED AT LESS THAN \$200,000

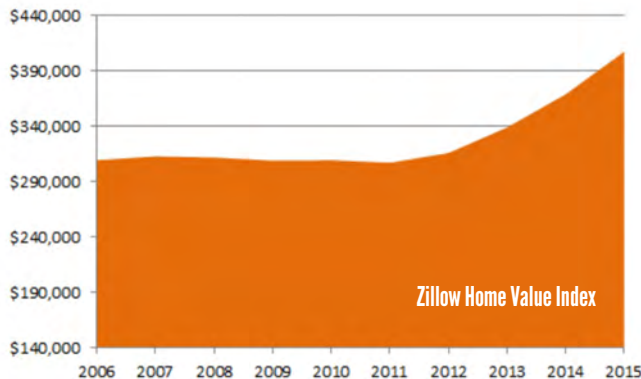
18%



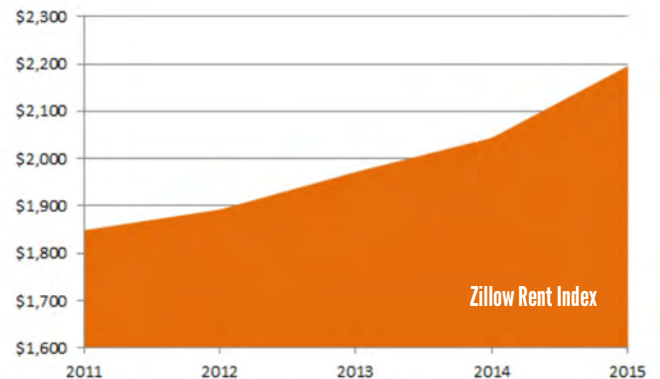
MEDIAN VALUE OF OWNER- OCCUPIED HOUSING

\$358,000

BOULDER COUNTY MEDIAN HOME VALUES 2006-2015



BOULDER COUNTY AVERAGE RENTS 2011-2015



From: [Elizabeth Frick](#)
To: efrick@textdoctor.com
Subject: PROTESTING YOUR ACTIONS
Date: Tuesday, August 30, 2016 1:35:14 PM

I am **for preserving the rural residential look and feel** of Gunbarrel.

I am against **sneaky and underhanded annexation of Open Space**.

I cannot attend tonight for medical reasons but I wanted to express my opinion.

Elizabeth (Bette) Frick, PhD, ELS

efrick@textdoctor.com

From: dianazin@wispertel.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Matt Karowe](#); [Diana Karowe](#)
Subject: Letter to County Commissioners and Planning Commission Re proposed zoning change at 2801 Jay Rd
Date: Tuesday, August 30, 2016 2:23:41 PM
Attachments: [August 30.docx](#) [Boulder County Commissioner meetin.pdf](#)

August 30, 2016

Via email and hand delivery

Board of County Commissioners

Boulder County

1325 Pearl St.

Boulder, CO 80302

Land Use Planning Commission

Boulder County

2045 13th St

Boulder, CO 80302

Re: Proposed zoning change of Property at 2801 Jay Rd, Boulder, CO 80301

Dear Board of Commissioners and Planning Commission,

We are writing this letter for consideration at the joint public hearing before the County Commissioners and Planning Commission on August 30, 2016. We request that this letter be made part of the Public Record.

Our family owns the horse pasture immediately to the east of 2801 Jay Road, and we live in the home directly behind that pasture (2825 Jay Rd). We would like to voice our opposition to the proposed zoning change to medium density at 2801 Jay Rd.

As such close neighbors of the property in question we would be immediately impacted by this proposed zoning change and by the proposed housing development, separated from it only by our dirt access road. All of the properties closest to 2801 south and east are rural residential and reflect that character; it is the reason we chose to purchase our home here. Just across 28th Street to the west is a neighborhood of single family homes, and north of the property is undeveloped land in zone III. We believe that the zoning change, which could allow a development with as many as 66 units is NOT consistent with these surrounding properties/ neighborhoods.

We are a family of five. Every morning when driving the children to school we experience heavy traffic from the east and the west on Jay; sometimes we wait five minutes or more simply to turn left out of the driveway with the current density. We can only imagine what that would look like with 66 other families needing to exit the immediate area for school and/or work.

We believe that the increased density and accompanying increased level of motor vehicle traffic will make an already dangerous corner increasingly so. We have lost track of the number of times the swirling red and blue lights of emergency vehicles herald yet another motor vehicle accident at the corner of Jay and 28th. Just recently, without increased development and its associated increase in vehicular traffic, there have been 2 fatal bike vs car accidents nearby. Currently we are reluctant to

allow even our older children to cross the street independently. The proposed density change and associated increased traffic volume will dramatically decrease the safety of the roads associated with it.

We believe that additional development in the City of Boulder should be focused in its core, not at the rural/city interface. We are concerned that the proposed zoning change and development will set a precedent for how properties adjacent to it will be developed in the future. We believe if this proposal is allowed to go through, it will be the start of a slippery slope to urban sprawl up the Rt. 36 corridor.

In summation, we oppose the change to medium density zoning and the proposed housing development because it is inconsistent with the surrounding neighborhood and rural properties in unincorporated Boulder County, it will decrease the safety of associated roads related to increased vehicular traffic and it will set a precedent for how properties are developed up the Rt. 36 corridor, leading to urban sprawl.

Sincerely,

Matthew and Diana Karowe

From: [Flo. B.](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [#LandUsePlanner](#); [Giang, Steven](#); bruce.messinger@bvsd.org
Subject: Twin Lakes Owl Open Space: opinion and comment
Date: Tuesday, August 30, 2016 2:24:51 PM

Hello Everyone,

My name is Florence Bocquet. I am a parent, a BVSD science instructor and a citizen of Boulder County living in Lafayette, CO.

I want to voice my opinion about the Twin Lakes Owl Open Space, which is to **KEEP IT OPEN SPACE.**

Keep this beautiful property open. No low-income or middle-income housing for teachers. No teacher would fit under this category unless there are a 1st year teacher, who also would happen to be the only income bread-winner for their family = very unlikely.

Please consider using this beautiful property for BVSD educational purposes! Students need to get outdoors and study the environment, water resources, fauna and flora, the weather, etc. This would be such a great use of the property!!! Be smart BVSD and not money-oriented. Thinking about our future generations and their education is much more valuable, isn't it right, BVSD?!?!? Also, long-lived owls reside in trees on the edges of the land and across the land runs their food among other animals. Again, having students on field trips to this land and the nearby lake and trails would be smart and useful for our future citizens.

BVSD, Boulder County and all other associations: think, think and think! Open Space is why we all love Boulder the way it is, this is why we citizens of Boulder County spend our tax dollars on. **We want open spaces!**

Another point to remember is that if we build and build, we remove our source of living, which is oxygen. Trees and green spaces give us oxygen! We **cannot** live in cement and concrete, we **can** live in green environments. Watch the Wall-E Disney Pixar movie and remember that we do not want to get on this path of destruction and pollution.

You might think that one little open space of 10 acres is not much and it won't change the environment, etc...But the reasoning is the same as for when people need to vote. Do you vote? Do you hope that your vote counts for making the small, tiny difference in an election? If you vote and you believe your vote makes a difference, then make a difference by keeping this small piece of open space - because we do not need to build every inch of the Earth, but we do need a lot of green space to live! Please live and enjoy our beautiful Boulder county!

Thank you for reading and considering my vote -because I believe my vote counts for keeping Earth green.

Florence.
720-308-1593

Boulder County Commissioners: commissioners@bouldercounty.org

- **Cindy Domenico** – cdomenico@bouldercounty.org
- **Deb Gardner** – dgardner@bouldercounty.org
- **Elise Jones** – ejones@bouldercounty.org

Boulder County Planning Commission: planner@bouldercounty.org

Steven Giang Boulder County Land Use Planner I – sgiang@bouldercounty.org

From: [Paulina Hewett](#)
To: commissioners@bouldercounty.com; [#LandUsePlanner](#)
Subject: Land use change request for 2801 Jay Rd
Date: Tuesday, August 30, 2016 2:41:22 PM

August 30, 2016

Via Email and Hand Delivery

Board of County Commissioners Land Use Planning Commission

Boulder County Boulder County

1325 Pearl St 2045 13th St

Boulder, CO 80302 Boulder, CO 80302

commissioners @bouldercounty.com planner@bouldercounty.org

Re: Boulder Valley Comprehensive Plan 2015 Update

Land Use Map Amendment Request

I.D. No. 1049-1Z-2

Address: 2801 Jay Rd.

Dear Board of County Commissioners and Planning Commission,

My husband and I are submitting this letter to voice our concerns about the density of

the development that is being proposed for 2801 Jay Rd and respectfully ask that it be made part of the public record.

We moved to Boulder 2.5 years ago and did some research on the area before purchasing our home at 2865 Jay Rd. We bought it because it was in a rural urban area with green space around and since I am a horticulturist that was appealing to me.

My husband is an avid cyclist and loved the fact that Jay Rd is known as a thoroughfare for bikers and he could even commute to work easily on his bike when weather permitted.

We were made aware of the BVCP, that was put in place to ensure that the intrinsic character of Boulder would be preserved with future development. What we understood from that plan was that the intent was to keep the dense development in the center of the city and feathering out to low density on the outskirts blending into a buffer of open space.

I thought we were in the rural urban area that constituted that low density perimeter. The properties abutting ours are one acre or more and those across the street are also on urban rural lots. Even with the low density of housing in our immediate vicinity we have seen an increase in traffic in the short time we have lived here. During rush hour traffic it can sometimes take us 5 minutes to turn in or out of our driveway.

However, even greater than the increased traffic that this dense development will provide is the fact that it will forever change the character of the neighborhood and set a dangerous precedent for future development along that corridor.

Boulder has a unique cycling culture where cyclists have wide bike lanes as well as many competitive events. All summer there are cycling events using Jay Rd some of these events can have up to 10,000 cyclists participating. It is important that we maintain that culture which means easy open access for the thousands of cyclists and not needlessly adding to the traffic in this area of Boulder that is the border between city and country.

There are over 100 cyclists using Jay Rd. everyday. Many turn the corner to go north on 28th. In the past 1.5 months 2 cyclists have been killed, as well as one hit off their bike and a major car accident, on that stretch of road. In fact today I drove by 2 minor accidents at that corner at different times this morning.

This is a very treacherous intersection and burdening it with that many more

vehicles in such a condensed area will jeopardize the safety of cyclists, pedestrians and drivers.

We would not be opposed to development on that site but it should be in keeping with the character of those properties directly surrounding the site .

In summary, we are not opposed to low density development. There is considerable risk to the safety of people if that corner is overdeveloped. Any development should be consistent with the character of the immediate neighbors otherwise it becomes a slippery slope that may jeopardize the core principles of the BVCP and the beauty that makes it so desirable.

Sincerely,

Paulina Hewett

Byron Hewett

Sent from my iPad

From: [Tracey Bernett](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Cc: tbernett2@yahoo.com
Subject: Email in support of the Twin Lakes project in Gunbarrel
Date: Tuesday, August 30, 2016 3:32:47 PM

My name is Tracey Bernett, 7772 Crestview Lane in Niwot. I am a 20-year resident of the area and frequently run the trails at Twin Lakes. I cherish our open space.

For over 9 years, I have volunteered at the OUR Center (I'm the former board president) and currently sit on Boulder County's 10-Year Plan to End Homelessness Advisory Board. During this time, I have witnessed a dramatic increase in poverty and income disparity. Many people, including middle class families, can no longer afford to live here. The main issue is lack of affordable housing, and the need is growing.

I see the impact of this daily, as the steady stream of cars from Weld County and Longmont commute to and from Boulder, turning Highway 52 and the Diagonal into parking lots, contributing to the brown cloud of ozone pollution hanging over Boulder Valley.

I also volunteer as a Policy Analyst at the Colorado State Capitol for one of our state representatives, where I have focused my research on the health effects of climate change as it relates to Colorado. Ozone pollution is a serious problem in Colorado, including Boulder County, affecting both our health as well as our local agriculture. For years, Boulder County has received an F rating (extremely unhealthy) from the American Lung Association due to ozone pollution. Next year, we will be in violation of the new EPA standards for ozone pollution. Ask many farmers: they are already seeing the negative effects of ozone pollution on their crop yields.

Ozone levels increase dramatically as temperatures increase, so as Colorado's temperatures increase over just the next few decades, ozone levels will also increase. In fact, in a 2011 study, the Union of Concerned Scientists reported that a 2 ppb climate penalty* in the year 2020, could result in anywhere from 31,000-91,000 occurrences of acute respiratory symptoms representing an additional \$15-\$216 Million dollars of health care costs in Colorado alone.

Ozone pollution is particularly dangerous to children, pregnant women, the elderly, and people with underlying heart and lung conditions. I have asthma. Both my children have asthma. My son almost died of an asthma attack when he was two years old. It was the single worst experience of my life - his little belly distended like a malnourished baby, fighting for air, monitors and leads all over his body, as the doctors and nurses huddled to figure out how to save his life. And all I could do was pray.

What is the point of more open space if the air we breathe above that open space is unhealthy?

And what kind of community do we want to be? Shouldn't the people who teach our kids, pack our groceries, and serve our food be able to live here too?

Please vote in favor of affordable housing. Doing so demonstrates that Boulder is a community for all, and does its part to contribute to the long term health of this beautiful slice of heaven we call home.

Sincerely,
Tracey Bernett

*Without going into technical details, a 2 ppb climate penalty for our region equates to a 3.3-degree F temperature increase. The Colorado Climate Change Vulnerability Study estimates Colorado's temperatures will rise by 2.5 degrees F by 2020 and 5 degrees F by 2050.

From: [Zayach, Jeff](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: Letter in Support of Twin Lakes Affordable Housing
Date: Tuesday, August 30, 2016 4:03:13 PM
Attachments: [Twin Lakes August 2016.pdf](#)

Dear Commissioners and Planning Board members,

Please accept my attached letter of support for the Twin Lakes Affordable Housing proposal.

Best regards,

Jeffrey J. Zayach, MS

Executive Director
Boulder County Public Health
3450 Broadway
Boulder, CO 80304
Work: 303-441-1456
jzayach@bouldercounty.org
www.bouldercountyhealth.org



From: [Ruth-Ann Geise](#)
To: [#LandUsePlanner](#)
Date: Tuesday, August 30, 2016 5:59:15 PM

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

Ruth-Ann Geise



TWIN LAKES ACTION GROUP COUNTY LAND USE HEARING AUGUST 30, 2016



TWIN LAKES ACTION GROUP

- TLAG Charter: To preserve the Rural Residential Look and Feel of our Neighborhoods and Adjacent Lands and to Prevent the Annexation of Open Space for Development.
- **1347 members across 19 neighborhoods**
- **1532 petition signers** in favor of Open Space #36
- **684 viewers** of our YouTube video series
- **437 FaceBook** followers
- And our numbers are **growing every day**

SUPPORT OPEN SPACE #36

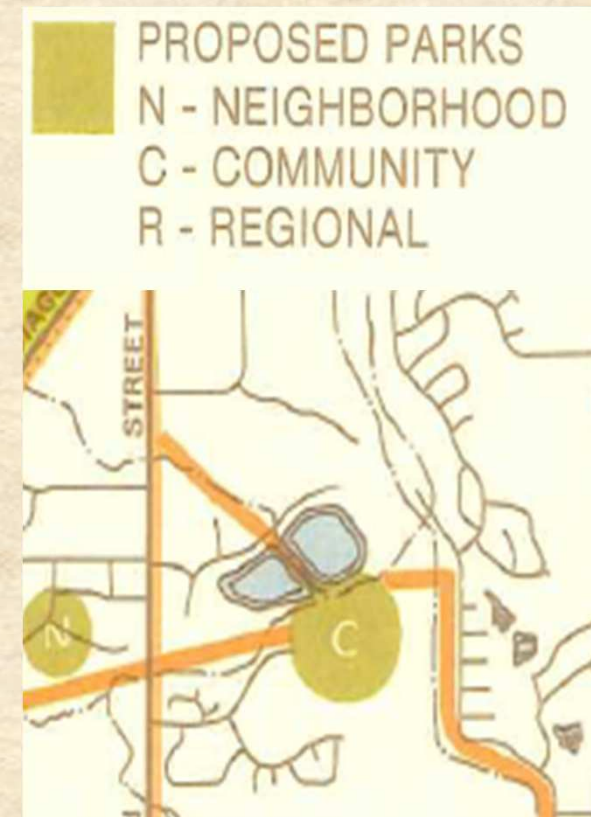
- Does not violate any aspects of BVCP
- Does not increase rural residential density
- Expands the ONE and ONLY space in Gunbarrel for gathering and recreation – it's the heart and soul of our community!
- Preserves and protects wetlands
- Preserves and protects agricultural lands of Statewide importance
- Assures open wildlife corridors and habitat for at least 28 species of special concern
- Only choice is to SUPPORT Request #36

ARGUMENTS AGAINST #35 AND STAFF

- **MXR or MR should not be supported because it:**
 - Violates at least 19 aspects of the BVCP
 - Drastically changes the character of the neighborhoods
 - Creates hydrologic issues for neighbors for which the County and City should be liable for damages
 - Disrupts Wildlife Habitat and Corridors
 - Will create severe strains on existing infrastructure
 - Creates Urban dense housing in a rural residential area

THE PARCELS ARE IN AREA II AND HAVE BEEN INTENDED FOR ANNEXATION SINCE THE 1970'S

- Actually, since the 1977-78 Plan, the areas were designed as a **COMMUNITY PARK**
- These lands were **DEDICATIONS** for the use of a **SCHOOL, PARK or CHURCH** –to benefit the **IMMEDIATE** neighborhood from which they were dedicated – Gunbarrel Green.
- **MULTIPLE** annexation votes have **FAILED** in Gunbarrel



URBAN SERVICES (I.E. WATER, WASTEWATER,
STORMWATER, ROADS) ARE READILY
AVAILABLE

- Creates a patchwork of City/County services
- Twin Lakes road would change jurisdiction 5 times in just 1.5 miles!
- What about City Police response with no station
- What about Fire response with multiple jurisdictions
- What about our ROADS



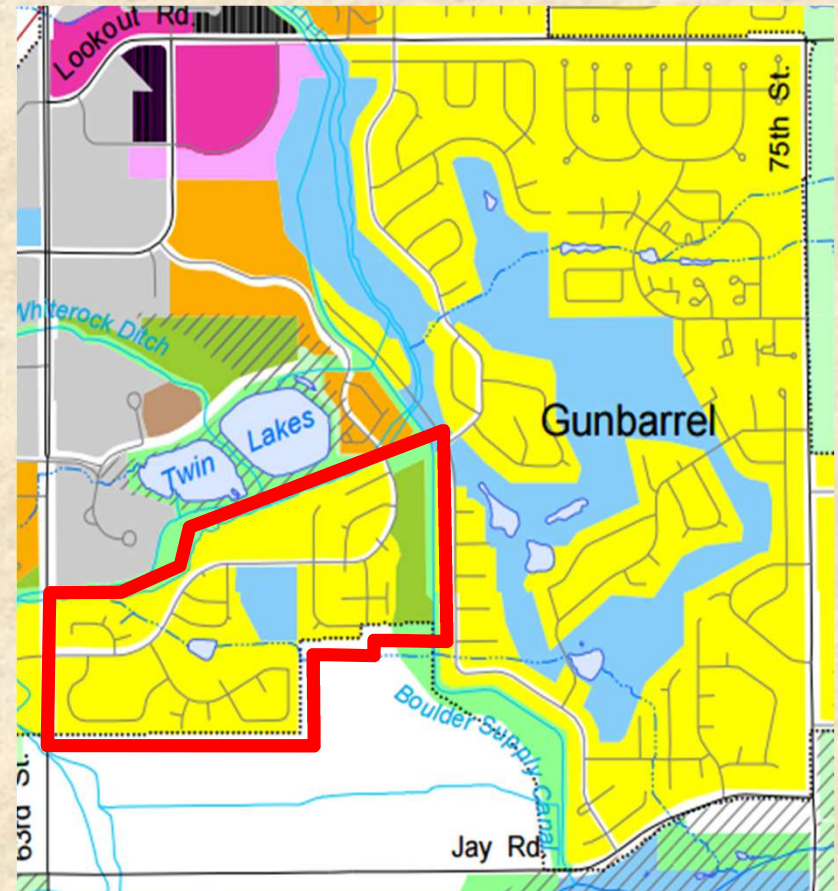
URBAN SERVICES (I.E. WATER, WASTEWATER, STORMWATER, ROADS) ARE READILY AVAILABLE



- CRUMBLING Infrastructure with 12 WATER MAIN BREAKS since 2011 on the line that's 'readily available'
- ALL storm and runoff water flows into Red Fox Hills already at capacity

DIVERSITY OF HOUSING TYPES AND COSTS IS A CORE VALUE OF THE PLAN

- **Fact:** Diversity of housing type can be addressed under current LDR – like all the surrounding neighborhoods
 - Already existing single family, duplexes and multi-family
 - Already an Affordable Housing complex at the immediately South of the fields



THERE IS A SCARCITY OF SITES FOR HOUSING IN BOULDER VALLEY

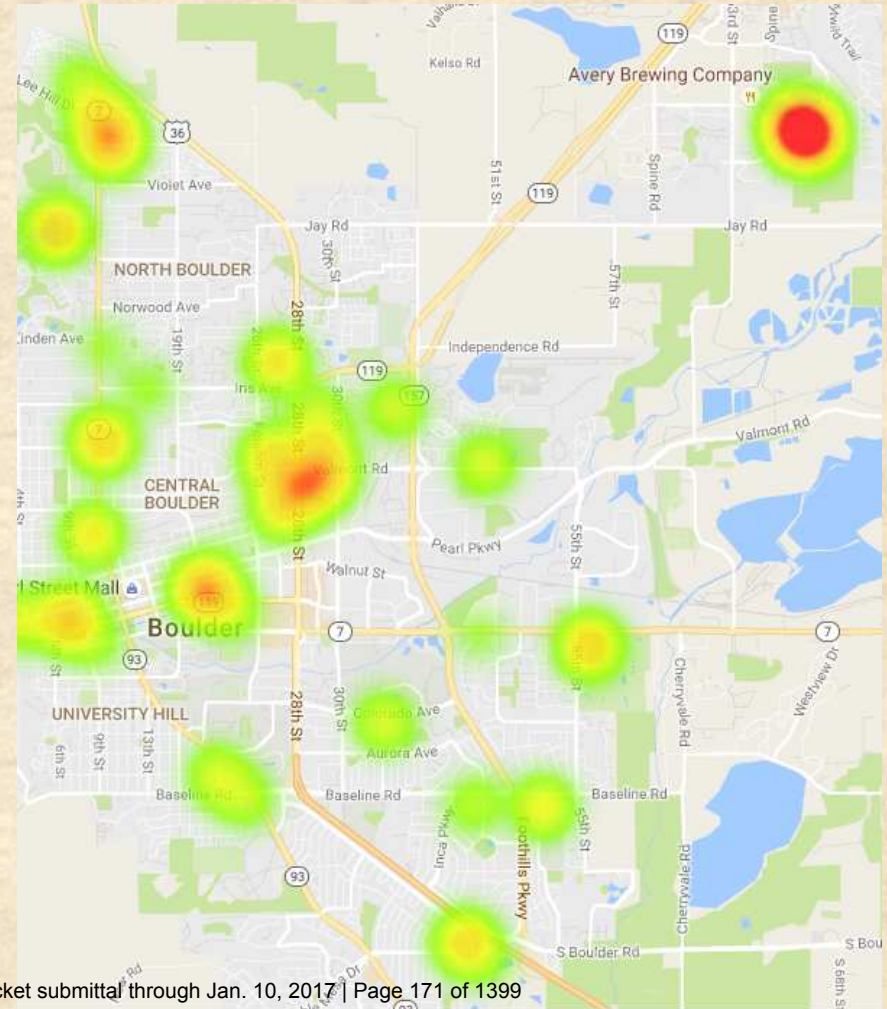
- Then why turn down development at 47th and Jay?
- Why is the Planning reserve never discussed?
- Fact: There is also a scarcity of accessible Open Space in Gunbarrel, and only 0.2% in the entire program
- Fact: The “City Park” that is always mentioned, Eaton Park, is 17 acres of SWAMP and construction debris
- Fact: Communities need more than housing to be a community. Open Space, Parks, scenic vistas, wildlife and wildlife corridors are just as important, and in this case even more so.

THE RECOMMENDED DESIGNATIONS FURTHER OTHER KEY BVCP POLICIES

- **Fact: Violates at least 19 policies of the BVCP**
 - 2.0, 2.03, 2.04, 2.06, 2.09, 2.10, 2.15, 2.30, 3.04, 3.06, 3.16, 3.22, 3.24, 3.28, 6.08, 6.13, 7.03, 7.05, 7.13, 8.03, etc.
- **Drastically changes the character of the neighborhoods**
- **Creates hydrologic issues for neighbors for which the County and City should be liable for damages**
- **Disrupts Wildlife Habitat and Corridors**
- **Will create severe strains on existing infrastructure**
- **Creates Urban dense housing in a rural residential area**

THE RECOMMENDED DESIGNATIONS FURTHER OTHER KEY BVCP POLICIES

- In addition to other violations, one of the KEY aspects of the BVCP States that affordable housing should be dispersed throughout the community.
- Development of MR at Twin Lakes would cause a huge disparity in housing distribution



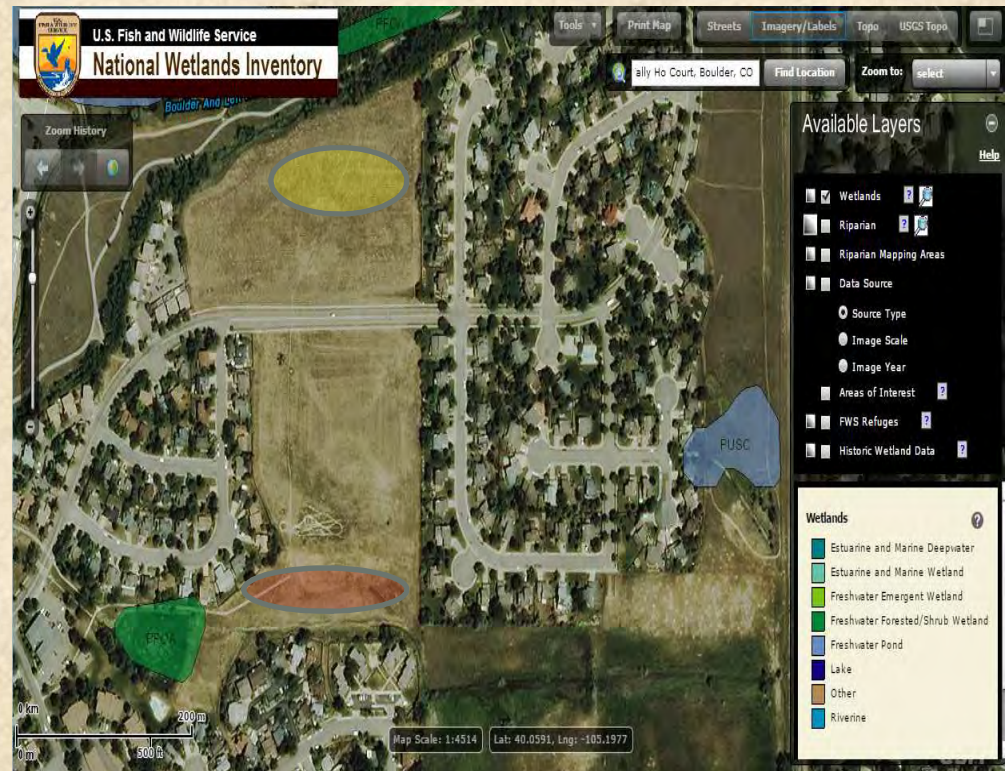
THE RECOMMENDED ENVIRONMENTAL PRESERVATION DESIGNATION PROTECTS THE DRAINAGEWAYS

- Fact: 50' EP zone on the North is little more than the EASEMENT already required by the two farmers ditches
- Fact: 50' EP zone on the South is for an Ephemeral stream – part of the WETLANDS on these parcels
- These EP zones are nothing more than sugarcoating to make the proposal look “conscientious”. In reality, you cannot build in these areas anyway!



THE RECOMMENDED ENVIRONMENTAL PRESERVATION DESIGNATION PROTECTS THE DRAINAGEWAYS

- WHAT ABOUT THE WETLANDS?
- Two Federally Designated wetland areas will be impacted by development (blue and green)
- Large areas of Mountain Rush exists in the North Field – signs of wetlands (yellow)
- Ephemeral Stream exists on the South Field (red)



THE RECOMMENDED ENVIRONMENTAL PRESERVATION DESIGNATION PROTECTS THE DRAINAGEWAYS

- And we ALL know about the HYDROLOGY and HIGH WATER TABLE that make these sites inappropriate



THE SITES HAVE CLEAR VALUE TO THE ADJACENT NEIGHBORS FOR THEIR SCENIC QUALITY AND OTHER RESOURCE VALUES

- YES! Finally. But wait, they said “while, the sites have clear value to the adjacent neighbors.... “
 - Meaning our VALUES are not considered IMPORTANT ENOUGH compared to YOUR values?
- **MORE than just adjacent neighbors** – there’s petition signers from across the County and City that support Open Space
- There’s **1347 MEMBERS** who vote from **19 NEIGHBORHOODS** that support Open Space
- Community tried to purchase the land, first through GID in the 90’s-2000 to present Private-Public partnership discussed in the TLSG. **And I offer it again tonight.**

THE 2014 UPDATE TO THE BCCP ENVIRONMENTAL RESOURCES ELEMENT DID NOT IDENTIFY THE PARCELS AS CRITICAL WILDLIFE HABITAT

- **REALLY? Was this actually done?**
Was not provided as part of our CORA requests
 - Please provide documentation
- **REALLY? What about the 28 species of special interest that have been identified and documented to live upon, or utilize these parcels?**

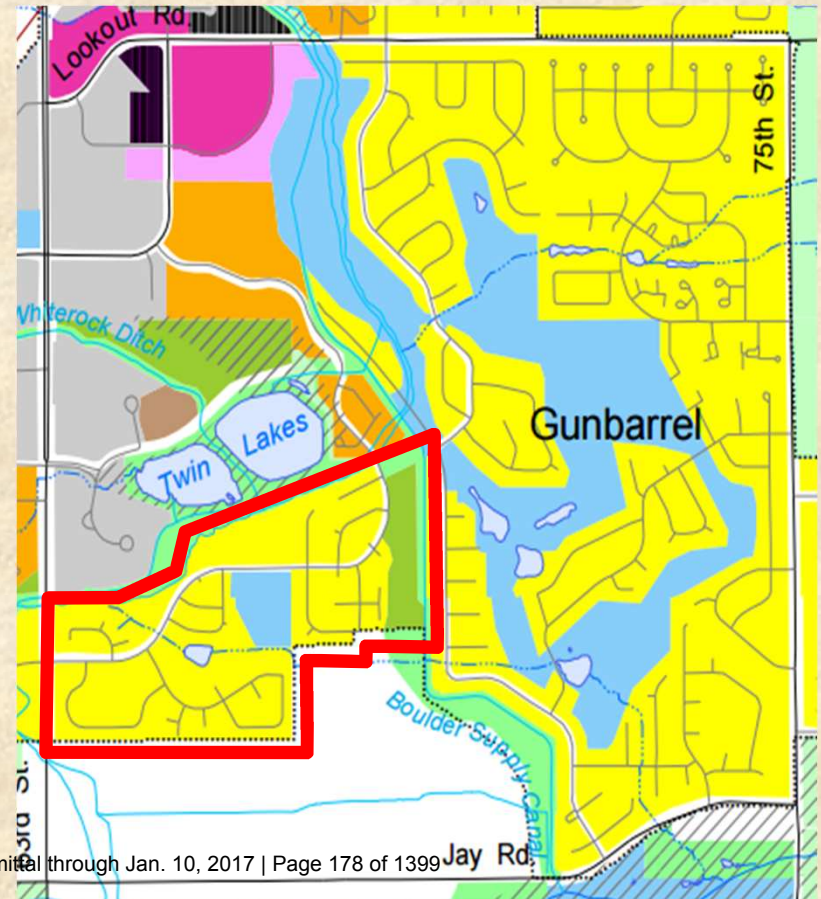


MXR IS NOT RECOMMENDED BECAUSE THE DESIGNATION ALLOWS UP TO 18 UNITS PER ACRE AND IS HIGHER THAN THE 6-12 DISCUSSED IN THE TLAG PROCESS

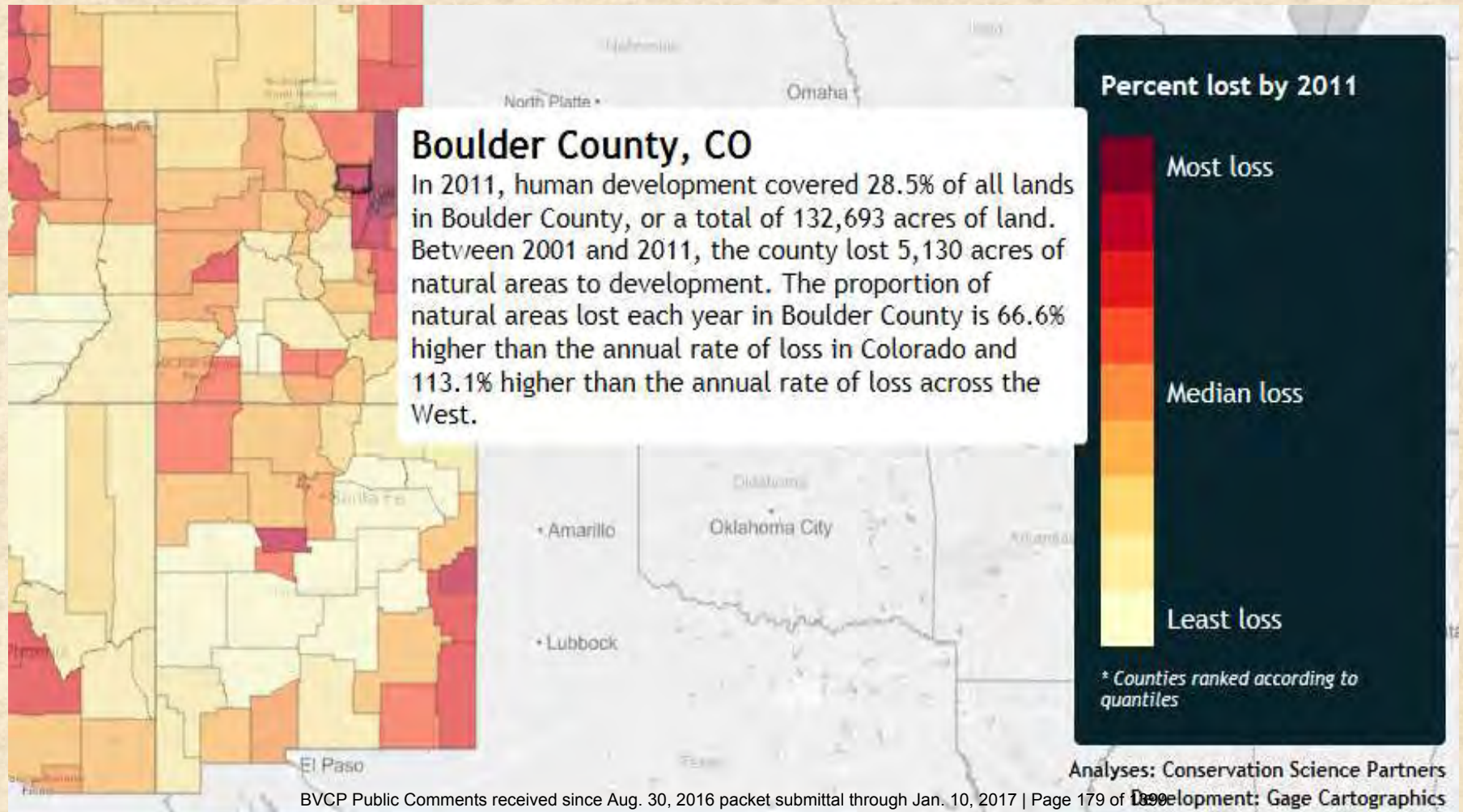
- **GREAT! MXR is not recommended. But WHY MR?**
- **The TLAG Process discussed 0 units, 0-6 units and 6-12 units! MR is a ONE SIDED demonstration of the FAILURES of the FACILITATED DISCUSSIONS**
- **TLAG was CLEAR that LDR was the MAX Density, compromising from our zero density position.**
- **BCHA/BVSD started the discussions at 6-12 units, and ended the discussion at 6-12 units – NO COMPROMISE**
- **MR does NOT seriously consider request #36**

THE RECOMMENDED DESIGNATION ALLOWS 6-14 DU/A (120-280 TOTAL) AND BEST ACHIEVES NUMEROUS AND DIVERSE INTERESTS ARTICULATED BY THE TLSG

- Most of Gunbarrel is Low Density Rural Residential
- Current average is 4 du/acre
- MXR increases density by 75%
- MR increases density by 59%
- Only #36 for Open Space supports Gunbarrel's need for a heart of our community, a place for all in the area to enjoy



THE DISAPPEARING WEST



DO NOT VIOLATE THE PUBLIC TRUST!!
NO ANNEXATION THROUGH OPEN
SPACE!!

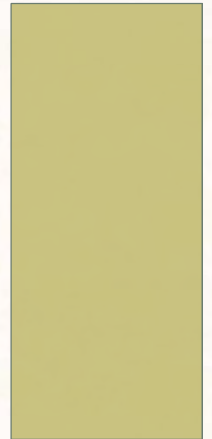


THE COMBINED SITES ARE LARGE ENOUGH THAT, WITH MR, DESIGN FLEXIBILITY CAN ADDRESS CONCERNS ABOUT VISUAL, ENVIRONMENTAL, INFRASTRUCTURE AND EXISTING CHARACTER WHILE STILL MEETING THE #35 REQUESTER'S OBJECTIVE

- WHAT ABOUT LAND USE CHANGE #36?
- HOW IS THE RECOMMENDATION MEETING THIS REQUESTER'S OBJECTIVE
- IT IS CLEAR THAT ONLY BY SUPPORTING LAND USE CHANGE #36 CAN WE TRULY HAVE BALANCE BETWEEN HOUSING, ENVIRONMENT AND WILDLIFE



TWIN LAKES ACTION GROUP COUNTY LAND USE HEARING AUGUST 30, 2016





BACKUP SLIDES ON FACILITATED DISCUSSIONS



FACILITATED DISCUSSIONS

- **Three Key Objectives:**

- 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.
- 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.
- Following the outcome of the BVCP process and 1 and 2 above, jointly recommend a timeline for the formulation of a set of guiding principles to inform next steps.

FACILITATED DISCUSSIONS

- Jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area:
 - The team **FAILED in this very first task**
 - BCHA requested and YOU approved RFPs for Hydrology and Wildlife studies before the group could even meet!
 - Recommendations made by TLAG experts were essentially disregarded.

FACILITATED DISCUSSIONS

- 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.
 - The team was **NOT able to reach a compromise on the density.**
 - TLAG group compromised from Open Space to Low Density Residential.
 - NO compromise was made by BCHA/BVSD and their intent to develop at 12+ units per acre from day one.

FACILITATED DISCUSSIONS

- Further RFPs for Architecture made before land use meetings! **Predetermined outcome!**
- These whole discussions were entered with a predetermined outcome by our County Representatives.
- Everyone says this is “just preliminary”, well that’s wrong – it’s what happens in a DEVELOPMENT cycle.
- How is it possible that you can sit there and say you are representing your constituents when you are the Board of Directors of the Developer of these properties!
- Land use Change #**36 was not seriously considered**

From: [Dorothy Bass](#)
To: [Domenico, Cindy](#); [Jones, Elise](#); appelbaum@bouldercolorado.gov; brocketta@bouldercolorado.gov; burtonj@bouldercolorado.gov; jones@bouldercolorado.gov; lisamorzel@gmail.com; shoemaker@bouldercolorado.gov; [Gardner, Deb](#); weavers@bouldercolorado.gov; yatesb@bouldercolorado.gov; youngm@bouldercolorado.gov; ellis@bouldercolorado.gov; HyserC@bouldercolorado.gov; hirti@bouldercolorado.gov; ZachariasC@bouldercolorado.gov; [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov; [Stewart, Ron](#); [Jannatpour, Vivienne](#); [Alexander, Frank](#); [Swallow, Ian](#); glen.segrue@bvsd.org; don.orr@bvsd.org
Subject: Proposed Twin Lakes Development of 6600 and 6655-NO!!!
Date: Tuesday, August 30, 2016 7:23:34 PM

Dear Boulder City and County officials, Commissioners and personnel,

Deny the change to Twin Lakes. The high, mixed density residential housing developments being proposed by the Boulder Housing Authority (BCHA) and the Boulder Valley School District (BVSD) on Parcels 6600 and 6655 would have negative impact on the rural nature and lifestyle of the Gunbarrel area. In addition, the great numbers of housing units being added would not have access to the services typically required to support affordable housing. At heart this decision forces people who need affordable housing to live consciously among others who do not. The first group is stigmatized as a low-income population. The second group is mandated to give up the lifestyle they were promised by land zoning and amount of access to open space (due to low density neighborhoods) when they purchased their homes. Allowing this development to happen is wrong and un-American in value. It creates division among neighbors and between citizens and their governments. Government officials will find themselves unpopular and voted out of office if citizens can't trust them to behave as they have promised through their land zonings.

Affordable housing should be placed discretely throughout communities. It should never be placed in large developments. When affordable housing is placed discretely, its members can live well beside others who have more. They can enjoy the same views and open spaces without causing alarm to their neighbors. When those needing affordable housing reside in numbers too large they change the lifestyle their neighbors are accustomed to. They foment their neighbors resentment. History has shown that large collections of affordable housing often turn to ghettos. A trip through most American cities can prove this result. Don't let it happen in Boulder or Boulder County. Hold yourselves to a higher, kinder standard. Please give those in need of affordable housing the dignity they deserve. Place them discretely, and in much smaller numbers than are proposed for the rezoning of Gunbarrel lots 6600 and 6655. If you must place them on these lots, then build housing for them in the style and size of the Twin Lakes neighborhood homes, and according to the current zoning of between 2 to 6 units per acre. Don't let profit be a motive in your choices, but the good of humanity and with it the preservation of Gunbarrel's neighborhoods, wildlife and lifestyle.

Hear my voice: No to the Proposed Development of Twin Lakes parcels 660 and 6655.

Sincerely,

Dorothy Bass

From: [Tracey Bernett](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov; council@bouldercolorado.gov
Cc: tbernett2@yahoo.com
Subject: Written testimony in favor of Twin Lakes affordable housing
Date: Tuesday, August 30, 2016 8:08:17 PM

Dear Commissioners and Planners,

Tonight, when I went up to the podium to testify, you concluded that in fairness to others, I could not pool my time with a representative of Isabell McDevitt, but said I could submit my full written testimony to you. Thank you for the opportunity to do so.

Sincerely,
Tracey Bernett

My name is Tracey Bernett, 7772 Crestview Lane in Niwot. I am a 20-year resident of the area and frequently run the trails at Twin Lakes. I have taken my children to view the baby owls. I cherish our open space.

But I question the need for more open space. The entire Gunbarrel area has access within a 10-minute walk to even more open space from every direction. We have more access to open space than anyone else around.

Over the past 9 years, I have volunteered at the OUR Center (I'm the former board president) and currently sit on Boulder County's 10-Year Plan to End Homelessness Advisory Board. During this time, I have witnessed a dramatic increase in poverty and income disparity. Many people, including middle class families, can no longer afford to live here. The main issue is lack of affordable housing, and the need is growing.

I have worked with the Boulder County Housing Authority for several years now, and I can personally attest to their professionalism, their willingness to work with environmental experts to use best management practices to mitigate effects on wildlife, and especially how well they work with local communities to reach an optimal solution. Just ask the local residents in Lafayette at Josephine Commons and Aspinwall. And the Kestrel development in Louisville? They're rocking it there! It's going to be a beautiful state of the art community center with great amenities that the whole community wants and needs.

Here in Gunbarrel, we have a phenomenal opportunity to create something we will all love. What about a community garden, a park where our children can play, and better trail connections? This could turn into a beautiful community gathering place. People could really get excited about this.

Also, I think most of us want to live in a sustainable community. But I ask you to think about sustainability from both an environmental AND a social standpoint. What is the point of more open space if the people who teach our children, pack our groceries, and serve our food cannot live here and enjoy the open space with us? Do we really want to force out of our community, families with young children, the elderly, grandparents, the disabled, and especially our veterans who have given so much of themselves to keep us safe?

Finally, I want to ask, what kind of community do we want to be? What values do we hold most dear? Do we want to be a place where only the rich can afford to live? Or do we want to be the kind of place that is a community for all, who prides itself in taking care of their own, and provides access to open space for people of all income levels?

Please vote in favor of affordable housing. Doing so demonstrates the kind of community I want to proudly say is MY community.

From: alexandra.niehaus
To: Domenico, Cindy; Gardner, Deb; Jones, Elise; ellist@bouldercolorado.gov; HyserC@bouldercolorado.gov; ZachariasC@bouldercolorado.gov; hirti@bouldercolorado.gov; Fogg, Peter; Shannon, Abigail; Giang, Steven; #LandUsePlanner; boulderplanningboard@bouldercolorado.gov; Stewart, Ron; Jannatpour, Vivienne; Alexander, Frank; Swallow, Ian; glen.segroe@bvscd.org; don.orr@bvscd.org; appelbaum@bouldercolorado.gov; brocketta@bouldercolorado.gov; burtonj@bouldercolorado.gov; jones@bouldercolorado.gov; lisamorzel@gmail.com; shoemaker@bouldercolorado.gov; weavers@bouldercolorado.gov; yatesb@bouldercolorado.gov; youngm@bouldercolorado.gov
Subject: Twin Lakes proposal comment
Date: Tuesday, August 30, 2016 9:55:00 PM

August 30th

Alexandra Niehaus

4557 Starboard Dr, Boulder, CO 80301

I did not realize Boulder County had such an alarming amount of domestic violence victims. For Single parents (and other families too) co habitation can be very beneficial. When you have children that village is invaluable. Since we have such a large number of domestic violence victims how about we build a housing co op for victims of domestic violence and their children. They can live together and there could be a play ground and community gardens and support. It would be a safe a secure environment for the victim and their children. That would be an amazing thing! I was raised by a single mom and I know people who have gone through similar housing transitions. Lets build a community for them so no one ever has to go back to an abuser for lack of housing! It could be made up of 60 homes that could be shared by 2 families each. Each home could have separate living space with a communal kitchen and living room. We can preserve open space areas as well, Nature and wild life has been proven to have a therapeutic and healing effect on victims of abuse. They would have a secure place to live and could be an integral part of the community. On the BVSD land we could build a montessori style middle school, or montessori style preschool through middle school, which would also benefit the entire community. When women are back on their feet, or find a permanently affordable home they would like to move to, they can move on and the spot would open up for another victim in need. Having an on site counselor might also be a good idea.

Below is my full comment from the meeting, I was not able to read it fast enough. It is a quick read though! I very much appreciate you taking the time to read and listen to all of the public input.

Public hearing

These lots are the last remaining land corridor between the Twin Lakes open space and the Walden ponds open space. They are used as a hunting ground and highway for animals from both areas. The open space that the city plans to annex in order to reach contiguity with these parcels was deeded to the county by Twin Lakes HOA and was never intended to be used as a back door for the city of boulder to leapfrog annexation in to county lands.

It is possible to preserve this land for wildlife use and build affordable housing with the current land use designation. You can preserve the wildlife corridor and build up to 60 permanently affordable homes. This type of housing will attract families and people who desperately need it and are also interested in living in a suburban area like Gunbarrel despite its limited walkability, and sporadic bus access on the 205.

The parcel dedicated public should only be used for what it is intended a school or a park. This school district could seriously fill a gap by building a public montessori middle school. I know parents from private and public montessori schools who would be clamoring to get in to a program like that. I imagine it would be similar to Platt choice, which proves demand as it is full with a wait list every year, and it could incorporate wildlife studies with the open space surrounding it. Montessori middle schools around the country have incredible outcomes for students and there are studies to back that up. A public montessori middle school would benefit children of all socio economic backgrounds.

Here is one study: http://www.public-montessori.org/sites/default/files/resources/Rathunde_Comparison%20of%20Montessori%20and%20Traditional%20MiddleSchools-small.pdf

The stakeholder talks began with one group asking for open space designation and the other groups asking for MXR with a "promise" of 12 units per acre. The staff recommendation is MDR with a "promise" of 12 units per acre. That is not a compromise, it is a label change. That is one group getting exactly what they want with no regard for concerns and opposition from nearly everyone in the gunbarrel community. The residents of gunbarrel are not against affordable housing. We are against adding density to an area where it cannot be sustained. Of course expanding the open space to that area in order to protect the species of concern that live there would be nice, but low density development and wildlife protection can co exist if development is done responsibly.

Changing this land use designation of these parcels to MDR is not responsible development. It will cause hydrology problems, and

will adversely effect all of the surrounding communities and wild life. It will also completely disregard the dedication of that public land. The public land should be used for a park or school only, and it is completely premature to claim that a new school will never be needed when the density of the school district is increasing every year.

We all know Boulder has an affordable rent crises, and it has been caused by the city and county itself allowing developers to "opt out" of the 20% affordable units requirement with a cash in lieu payment. If we did not have cash in lieu then every new development that has come up in the last 5 years would have 20% affordable units and we would have diverse and dispersed affordable housing in areas where people actually could walk and bike to work and amenities.

Human development has led to the loss of many species. If we continue to create isolated pockets of heavily trafficked open space we will no longer see any wildlife, and it wont be because they are hiding from as us they do now. It will be because they are no longer there. Boulder is known for its open spaces and respect for wildlife and its excellent schools. This is a big part of the reason people love to live here. This land is only suitable for the current existing designations, which allow 60 permanently affordable homes with a school or park, or for open space. People and animals can co exist, but only when development is done responsibly.

Thank you.

Final notes:

Boulder would IMMENSELY BENEFIT from having a public montessori middle school. It would be the ONLY montessori middle school in the district. There is a lot of demand for it from the private and public montessori community.

Land meets ALL 5 requirements for open space. County residents want this to be open space, or at least keep its current designation. Open space department is denying this request and also asking us to pay MORE taxes for open space, while they purchase open space in different counties outside of boulder county. Open space designation would still allow for a park or school.

City plans to annex open space that was gifted by twin lakes hoa in order to meet contiguity, that land was never meant to be annexed especially not to provide the city a loop hole to the contiguity requirement.

Annexation through open space is a dangerous precedent

Previous owner, archdiocese of Denver requested the city annex so they could build a senior center and the city denied it.

Gunbarrel residents have no county park, rec center, community garden, or library branch. The public land is dedicated for a school, park, or recreation for county residents, USE IT AS INTENDED. The district says they don't need another school NOW, but the district population is continuing to grow.

Things change: they do. Red fox hills used to be planned as a greenbelt. It is not any longer.

From: [Ruth-Ann Geise](#)
To: [Boulder County Board of Commissioners](#)
Date: Tuesday, August 30, 2016 5:59:09 PM

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

Ruth-Ann Geise

From: [Annie Brook](#)
To: [#LandUsePlanner](#)
Subject: Gunbarrel Annexation question?
Date: Wednesday, August 31, 2016 9:09:44 AM

Hello County Planning Board Members:

I appreciate all the hard work you are doing, and listening to concerns at the meeting last night.

Even though I needed to be at work by 6:30 am, I stayed until the end of the meeting. For me, the privilege of living in a democracy, where we have elected officials, and a process in place for governance that has both vision and constraints, matters. The constraints were well represented by concerns last night. The democratic process, our foundation for decision-making, navigates trade offs, and eliminates officials or individual citizens deciding they personally "know what is best" for others.

My question to you, which I would appreciate a written response for:

- 1. Are we chasing a straw horse, looking at no annexation.**
- 2. Does the city plan to bypass the vote to annex regardless, in order to obtain the ability to annex also Heatherwood, and gain access to the municipalities that run along 75th?**

Please let me know the answer to this question in writing, as my sense is that the citizens of Gunbarrel will certainly feel betrayed by council if you are not transparent in this decision.

Many thanks,

Annie

--

Annie Brook

“...have patience with everything unresolved in your heart...love the questions themselves as if they were locked rooms or books written in a very foreign language...the point is, to live everything. Live the questions now. Perhaps,...someday...you will gradually, without even noticing it, live your way into the answer...” from Letters to a Young Poet, By Rilke

Annie Brook, Ph.D., LPC
www.coloradotherapies.com
www.anniebrook.com
720.839.4332

From: [Annie Brook](#)
To: [Giang, Steven](#)
Subject: Gunbarrel Annexation
Date: Wednesday, August 31, 2016 9:27:28 AM

I attended the Council meeting last night, and the topic directly related to using Open Space for annexation. I appreciate all the hard work you are doing, and listening to concerns.

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www.coloradotherapies.com
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720.839.4332

From: [Elizabeth Helgans](#)
To: bvcpchanges@bouldercolorado.gov
Subject: Neighborhood protection
Date: Wednesday, August 31, 2016 2:06:44 PM

Hi

Wanted to make sure that I had a chance to express myself since I am not able to go to many of your meetings. I want to emphasize that as a homeowner in Boulder in a single family neighborhood, I feel under attack as the “affordable housing” and “density” freight trains are already barreling our way.

I am pleading with you to put PROTECTION OF EXISTING NEIGHBORHOODS high on your list of priorities. Over the last 12 years that I have lived in Whittier, most of our family friends (families with kids) have moved out because of the cities constant threats of decreasing occupancy rates or lack of enforcement of occupancy rates. And now the pressure of so called “gentle infill” has got us all very nervous that single family neighborhoods have a big target on their backs. Families with kids anchor a neighborhood whether housing activists like it or not. We walk our kids to school, we care about safety, schools and we take good care of our investments which leads to beautifully preserved and thriving neighborhoods for decades to come. But families will flee if you continue to prioritize pushing density into existing neighborhoods.

Lastly, I understand that there is a proposal D that if accepted would prioritize job growth in town. This is a terrible idea and it should NOT be the one chosen! We don't have enough places to live for the number of jobs that already exist. More jobs than housing has gotten us into our current “crisis.” Why on earth would you ever consider growing more jobs?

Thanks for taking the time to take input from everyone, not just those that can make the meetings.

-Elizabeth Helgans, Whittier resident

From: [Bridget Gordon](#)
To: [Giang, Steven](#)
Subject: Written content to accompany Bridget Gordon's talk at BVCP on Aug 30th
Date: Wednesday, August 31, 2016 7:14:53 PM
Attachments: [BVCP Gunbarrel Gordon 8-30-16.docx](#)

Dear Sir or Madam,

Can you please pass this onto the county commissioners and BVCP to add to my talk given at the BVCP on Aug 30th. Thank you very much.

Kind regards,
Bridget Gordon

BVCP August 30, 2016

To accompany the 3 page handout given to county commissioners and BVCP

Bridget Gordon

My central issue is the lack of parks and open space in Gunbarrel. I lived in the city of Boulder proper for 3 years and knew of the lovely spacious neighborhood parks and recreation centers throughout. After residing in Gunbarrel for 5 years now, it became apparent there is a dearth of parks and open space, especially compared to Boulder. I sought data to validate this observation.

The first page of your handout is information put out by BVCP on the subcommunities of Boulder county. First by digging around I found out that the **private** Boulder Country Club was used in the open space acreage calculations for the Gunbarrel subcommunity! Seriously, this club costs \$30,000 to join and it is used in public open space calculations! From this it was apparent that open space acreage could not be used as a metric. Therefore I tallied up parks, public schools community centers, etc.... this is in the table on the second page. From this table you can see that Gunbarrel has 5 public amenities for 11,000 residents. This equates to 2200 persons per public amenity which is 1.7 to 3-fold more people per public amenity than another other subcommunity.

And the last page shows you the poor quality of those public amenities. There are two of value, one is Tom Watson park which is great but unfortunately it is across the diagonal freeway from all GB residents. No one can walk to it. It is 3 miles from my home. It is the only public area in Gunbarrel that has a children's playground. The other one of value is the very small Twin Lakes trail that is the most used open space in Boulder county because it is a nature trail within the center of Gunbarrel. You can see the photo of the "park" in Heatherwood, basically a field of weeds with a broken down bench. Eaton park has a grand total of one picnic table and one park bench. That is a total of one table and one bench within walking distance for 11,000 residents! I would elaborate more if I had more than 5 minutes. Clearly Gunbarrel has a severe dearth of open space and parks and 2-3 more persons per very poor quality public amenities than another other subcommunity in Boulder Valley.

How many of you reside within Gunbarrel?

Gunbarrel has both city and county residents yet neither the city nor county represent us nor show any concern for us. This is evident in disingenuous use of the private country club in open space calculations, in the complete disregard of the Gunbarrel Community Plan of 2006 and in allowing the Gunbarrel Town Center to be built with a lowered amount of open space than required by the Boulder general plan, and now here in the current Twin Lakes proposal to change public space to mixed density residential. This land that is currently under consideration for development near Twin Lakes is a central location and perfect for open space and urban park and wildlife corridor. It is not a good location for more development that serves Boulder city needs.

The only good thing about the Twin Lakes proposal is that it has galvanized the people of Gunbarrel to form an alliance of both city and county neighborhoods because it is clear we need representation. You will hear more from the Gunbarrel Neighborhood Alliance, or GNA, in the near future. Right now it is important that you the county planners, stop this Twin Lakes development, because it does not serve

amenity-starved Gunbarrel residents. Stop it now before it is too late. This land was designated public and it needs to stay open space before you ruin Gunbarrel beyond repair.

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#145]
Date: Tuesday, August 30, 2016 3:15:44 PM

Name * Lynn Fleming

Email * lywfleming@gmail.com

Phone Number (optional) (303) 530-7277

My Question or Feedback most closely relates to the following subject: (fill in the blank) * 6655 and 6500 Twin Lakes Road Land Use Change Requests

Comments, Question or Feedback *

My husband, John Fleming, and I have been residents of Gunbarrel for 16 years and live in The Willows subdivision, on the west side of 63rd Street from the Twin Lakes properties. We are adamantly opposed to annexation of these properties in order to increase the housing density in that area by upwards of 85%.

Your plan would be a complete disregard to the surrounding ecosystem and residents who would be hugely effected by this. Please SLOW DOWN and not rush into this! We need to put together another subcommunity plan. This area can be so much more! Where is our infrastructure that was part of the plan decades ago? If you start reacting to what is perceived as an immediate crisis, then how can you plan? PLEASE, PLEASE plan this area carefully. We love Gunbarrel and its residents, but truly need to keep it as a community that has a strong infrastructure plus maintains its rural feel BEFORE IT'S TOO LATE!

Once you take up all the potential properties for open space, library, recreation center, community parks, grocery stores, restaurants, etc., and increase the population two-fold, how will that be an improvement to those of us currently living here and other future residents? Again, let's SLOW DOWN and build a stronger community that can support residents of all income ranges.

Please check box below *

- 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. [#146]
Date: Tuesday, August 30, 2016 4:28:23 PM

| | |
|-------------------------|----------------------------------------------------------------|
| Name * | Kyna Glover |
| Email * | kynaglover@gmail.com |
| Phone Number (optional) | (303) 918-9037 |

My Question or Feedback most closely relates to the following subject: (fill in the blank) * Twin Lakes Open Space – rPlease vote no e-zoning

Comments, Question or Feedback *

Please do not vote for re-zoning the Twin Lakes Open Space for any reason. When we moved to Boulder in 1988, the biggest draw was because Boulder and Boulder County citizens and officials were so intent on preserving Open Spaces which would NEVER be developed! What a progressive and forward thinking idea that was back in 1988. Many tax increases and sustained taxes since then have been approved to maintain the Open Spaces without development.

Now we seem to be digressing with the idea that "some" Open Space' can be used as certain special interests see fit. This seems a very dangerous idea and there is much speculation as to how an interested person or business can insert themselves in the "back pocket" of the current commissioners.

Please do not begin the process of unraveling the Open Spaces, held very precious to Boulder County residents, for housing development of any kind.

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

From: [Ruth-Ann Geise](#)
To: [Boulder County Board of Commissioners](#)
Date: Tuesday, August 30, 2016 5:59:09 PM

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From: [Annie Brook](#)
To: [#LandUsePlanner](#)
Subject: Gunbarrel Annexation question?
Date: Wednesday, August 31, 2016 9:09:44 AM

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From: [Annie Brook](#)
To: [Giang, Steven](#)
Subject: Gunbarrel Annexation
Date: Wednesday, August 31, 2016 9:27:28 AM

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From: [Elizabeth Helgans](#)
To: bvcpchanges@bouldercolorado.gov
Subject: Neighborhood protection
Date: Wednesday, August 31, 2016 2:06:44 PM

Hi

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Lastly, I understand that there is a proposal D that if accepted would prioritize job growth in town. This is a terrible idea and it should NOT be the one chosen! We don't have enough places to live for the number of jobs that already exist. More jobs than housing has gotten us into our current “crisis.” Why on earth would you ever consider growing more jobs?

Thanks for taking the time to take input from everyone, not just those that can make the meetings.

-Elizabeth Helgans, Whittier resident

From: [Terry Kemp](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Thursday, September 01, 2016 12:27:37 AM

"I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes."

I have lived in Boulder County since 1970. I worked for the county for 15 years and the school district for 21 years. I found myself after I retired from the school district with 1400 dollars a month to live on. Not nearly enough to rent any apartment in this area. Without low income housing I might have to move to Mississippi after having a public service job in the County for 35 years.

Sincerely:

Terry Kemp

Sent from [Mail](#) for Windows 10

From: [Mark W Ely](#)
To: bvcpchanges@bouldercolorado.gov
Subject: Support for Policy Option D
Date: Thursday, September 01, 2016 7:20:26 AM

We cannot build ourselves out of our housing problems. Our infrastructure can only support a limited population so we must limit our future commercial and job growth. If not we will be left with a city that is a California-like nightmare that no one will enjoy. Therefore I support Policy Option D.

Mark Ely
1821 Mapleton Avenue
Boulder, 80304

From: [Klein, Christine Ann](#)
To: bvcpchanges@bouldercolorado.gov
Subject: Support for policy option D
Date: Thursday, September 01, 2016 8:34:56 AM

Dear planning staff,

I am writing to express my strong support for Policy Option D.

Please slow down yet more commercial growth. Somewhere along the line (without any citizen input that I can recall), the City decided that Boulder is (or should become) a regional job center. Who decided that? It is certainly not my goal. We have already reversed the flow on I-36 such that there is more traffic coming into than leaving Boulder each morning for the daily commute. We don't need to cater to yet more commercial development and employers.

Thank you.

Christine Klein

1821 Mapleton Avenue

Good evening. My name is Joan Zimmerman and I reside at 1445 King Ave in Boulder. You might well ask, why am I here this evening. I am here, Commissioners, because what you decide tonight effects everyone in Boulder County , not just those in Gun Barrel. As John Kennedy said, “Ich bin ein Berliner. “

Open space is the bedrock upon which Boulder—and Boulder county—was created. The current move to annexation of that precious open space violates BVCP policies for annexation. These state that annexation will be “offered in a manner and on terms and conditions that respect existing lifestyles and density.” It further states in its review for new criteria that “projects should preserve and enhance the community’s unique sense of place... that respects historic character, relationship to the natural environment.” How does this annexation accomplish either of these stated goals, when the community sits here in front of you, asking you to preserve & protect its open space, maintain its wildlife corridors, and keep its unique sense of character low density.

According to the BVCP, community input matters. But this community actively participated in multiple facilitated meetings, and come forth with potential compromises, only to be met by staff ignoring them and actually increasing the density originally proposed.

Commissioners, I don’t know who staff feels a responsibility towards, but you have a responsibility to your constituents, not special interests, not the gods of high density, the people who sit here in front of you tonight. Listen to them, listen to their neighbors, vote no on #35, vote yes on land use change #36, yes on the great

horned owls, and yes to elected officials actually listening to their constituents.



BERG HILL
GREENLEAF RUSCITTI, LLP

Giovanni M. Ruscitti
Heidi C. Potter

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com

September 2, 2016

Via Email

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

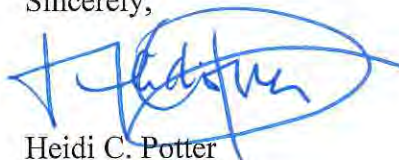
Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

This letter is to inform you that this firm also represents Kathleen C. Fay, who lives at 4384 Apple Court. Please let the record reflect that the letter dated August 30, 2016 related to the above-referenced matter that I submitted by email and in person for consideration at the joint public hearing before the County Commissioners and Planning Commission on August 30, 2016, (attached hereto as Exhibit A), is also submitted on behalf of Ms. Fay.

Sincerely,



Heidi C. Potter

Encl. Exhibit A

cc: Steven Giang
Boulder County Land Use Department
sgiang@bouldercounty.org
Andrea Grant & Kathleen Fay
Byron & Paulina Hewett
Matthew & Diana Karowe



BERG HILL
GREENLEAF RUSCITTI LLP

Giovanni M. Ruscitti
Heidi C. Potter

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com

August 30, 2016

Via Email and Hand Delivery

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

This letter is submitted for consideration at the joint public hearing before the County Commissioners and Planning Commission on August 30, 2016 and is related to the above-referenced Land Use Change Request (the "**Request**") for the property located at 2801 Jay Road (the "**Property**"). We therefore ask that it be made part of the public record.

This firm represents Andrea Grant, who lives at 4384 Apple Court, Byron and Paulina Hewett, who live at 2865 Jay Road, and Matthew and Diana Karowe, who live at 2825 Jay Road. Each of our clients' properties is located in unincorporated Boulder County near the Property and is impacted by the proposed Land Use Designation change. Our clients support County staff's recommendation that the Request for a Mixed Density Residential ("**MXR**") Land Use Designation be denied. Our clients disagree, however, with staff's recommendation that the Property's Land Use Designation should be changed to Medium Density Residential ("**MR**"). As discussed in detail, below, the Request fails to meet all of the criteria applicable to Land Use Designation changes which are found in Article II, Section 1(a)(1) of the Boulder Valley Comprehensive Plan ("**BVCP**"). Therefore, our clients urge the County Commissioners and the Planning Commission to deny the Request in its entirety and keep the existing Public ("**PUB**") Land Use Designation.

Exhibit A

ATTORNEYS AT LAW

BOULDER, CO 1712 Pearl Street, 80302
DENVER, CO 1525 17th Street, 80202

OFFICE 303.402.1600
FAX 303.402.1601

BHGR.LAW.COM

I. The Request is incompatible with the BVCP's Core Values, Sustainability Framework, and General Policies.

Staff's recommendation and the Request impermissibly favor a single "core value" of the BVCP—a diversity of housing types and price ranges—to the exclusion of all other "core values" and is inconsistent with the policies and overall intent of the BVCP and, therefore, should be denied. The following discussion highlights these problems.

A. Sustainability.

The Request does not fit within the BVCP's sustainability framework. More specifically:

- It is incompatible with the BVCP's principles of environmental sustainability which require that development must maintain and enhance the biodiversity and productivity of ecological systems. (BVCP, Art 1, §1.02(a).) The Property is home to a prairie dog colony, and is frequented by deer, fox, and birds. If approved, the Request will allow a significant increase in residential density, traffic, and additional parking on the Property and wildlife will be forced out. In addition, the increased density allowed by the MXR and MR Land Use designations will increase green house gas emissions that damage the environment and impair air quality as more cars travel to and from the Property and will lead to increased consumption of energy on the Property. (See also BVCP, Art. 3, §3.30.)
- It does not address the BVCP's principles of economic sustainability. (BVCP, Art. 1, §1.03.) Many of the local residents, including our clients, moved to the neighborhood to be on the outskirts of the City, to escape the crowds of people and the heavy traffic congestion in the City. Their property values will be impacted if the neighborhood loses its rural character with the addition of a high or medium residential development on the Property.
- It is incompatible with the BVCP's principles of social sustainability which require development to ensure that the basic health and safety of all residents are met. (BVCP, Art. 1, §1.04(b).) Jay Road lacks sidewalks or an adequate shoulder for pedestrians. The only bus stop is on Jay Road east of the intersection. This encourages pedestrians to jaywalk across the street to get to the bus stop. In addition, Jay Road has only one on-street bike lane, with no other connections to the larger bike network. And yet, it is a popular route for bicyclists. Nearly every major cycling event in the City seems to run through Jay Road and most turn at the corner north to 28th Street. My clients estimate that hundreds of cyclists use the road daily, either for recreation, training, or commuting. Thus, the road is already heavily congested with automobile and bicycle traffic and it will only get worse if a large residential development is allowed on the Property. In the past month and a half alone, there have been at least four traffic accidents on or near Jay Road, two of which were fatal. In one of those incidents, a Boulder cyclist was hit and

killed by a drunk driver on Jay Rd. between 28th St. and 30th while he was biking in the designated on-street bike lane. In the other, a cyclist was hit and killed by a vehicle while competing in the Ironman competition, which routed the competitors down Jay Rd. Thus, the Request would only exacerbate an already unsafe situation by increasing density and the daily car and bike trips in and out of the proposed development.

B. Growth Management.

The Request is also inconsistent with the BVCP's growth management goals. It is not close to areas where people work, it does not encourage transit-oriented development in appropriate locations, it does not convert industrial uses to residential uses or improve regional transportation alternatives, and it does not mitigate the impacts of traffic congestion. (BVCP, Art. 1, §1.19.) To the contrary, it will only further tax a single bus route and increase traffic congestion.

C. Annexation and Urban Service Provision.

The Request does not fit within the BVCP's framework for annexation and urban service provision. First, the Request is in conflict with the BVCP's annexation framework. The Property is not a County enclave, nor is it a fully developed Area II property. (BVCP, Art. 1, §1.24(b).) Although there is a church building on the Property, it occupies only a small portion of the otherwise open Property and it is bounded by rural Area III property and open space. The Request would not annex the Property "in a manner and on terms and conditions that would respect existing lifestyles and densities." (BVCP, Art. 1, §1.24(c).) More specifically:

- The Property is bordered by a well-balanced mix of low-density, single family homes of varying sizes, along with homes on larger, more rural lots, including horse farms. Again, the north and east boundaries of the Property are adjacent to rural land areas. Jay Road and 28th Street mark the egress to the critical, more rural county experience (as well as entrance to the City of Boulder). As such, the Request for a higher density development at this rural interface is inappropriate and sets a negative precedent for increasing density for all subsequent development in and adjacent to Area III properties. It will not create a welcome entrance to Boulder and it will be an eye sore on that corner.
- The Request seeks a MXR Land Use Designation which would allow a developer to build up to 19 dwelling units per acre (85 units total). Even the "lower" MR designation would allow a developer to build 6-14 units per acre (28-66 units total). This is grossly different from the current density of 4.92 units per acre in the surrounding area (and this number is should probably be lower given that a number of less dense, rural areas were excluded from staff's calculations). My clients purchased their homes in this area because they wanted to live in a more rural part of Boulder. The Request would turn this rural lifestyle upside down. It is simply out of character with all of the surrounding low-density, single family homes to have a large residential development on the Property and risks potentially destroying the vital mix of the rural/urban character that makes Boulder

County and this particular area of Boulder County so unique. (BVCP, Art. 1, Core Values.)

Second, the Request is incompatible with the BVCP's urban service provision policies and goals. The BVCP is clear that new urban development should only occur coincident with the availability of adequate facilities and services and not otherwise. (BVCP, Art. 1, §1.20.) Similarly, new urban development may not occur "until and unless adequate urban facilities and services are available to serve the development." (BVCP, Art. 1, §1.21.) The Property is not currently served by City sewer. In order to obtain City sewer service, the development will have to connect with that system which is across Highway 36 on the west side of that major thoroughfare. This will be a major undertaking and will disrupt traffic along 28th Street.

II. The Request does not further the BVCP's Built Environment policies and goals.

The Request is also at odds with the BVCP's built environment requirements. It runs counter to the unique community identity in this area which is low density and rural residential. (BVCP, Art. 2, §2.01.) It does not preserve and support the current neighborhood character and livability of the area for all of the reasons described in the other sections of this letter. (BVCP, Art. 2, §2.10.) Most notably, it does not encourage the preservation or replacement of existing low density and rural residential use. (BVCP, Art. 2, § 2.12.) It will undermine the character and livability of established residential neighborhoods and will have spill-over impacts on adjacent communities as discussed, for example, in the Transportation section, below.

III. The Request does not address the BVCP's Transportation policies and goals.

The Request is also at odds with the County's transportation policies and goals. Contrary to the requirements of the BVCP, the Request will increase rather than decrease single occupancy automobile trips. (BVCP, Art. 6, § 6.02.) Area transportation is simply inadequate to handle a dramatic increase in density and the Request is contrary to the BVCP's requirement that the County strive to limit the extent and duration of congestion. (BVCP, Art. 6, § 6.03.) The Request is also contrary to the BVCP's parking management principles. (BVCP, Art. 6, § 6.10.) There is already a lack of street parking in the area. The proposed residential development does not provide adequate parking on the Property itself, which will lead residents and their guests to seek parking on other streets within the surrounding area, which are scarce and are already inadequate to serve the number of parked cars in the area. A high or medium density residential development on the Property will overwhelm nearby streets with parked cars. And, as stated above, the Request will negatively affect air quality. (BVCP, Art. 6, § 6.13.)

IV. The Request does not advance the BVCP's Housing policies and goals.

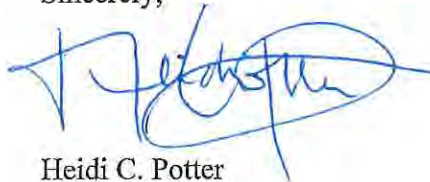
Development of the Property with affordable housing is not a valid solution given all of the other ways in which the Request is contrary to the BVCP's goals and policies. The County should pursue alternative locations for affordable housing in industrial and other areas of the County already designated as high or medium density residential instead of introducing such density in an area that is currently surrounded by low density and rural residential properties.

V. The Request is incompatible with the Community Well-Being policies and goals.

Finally, the Request does not improve community well-being. The original intent was for the Property to be used for a church or other public uses and to be annexed into the City as such. The BVCP encourages and supports community non-profits. To that end, the BVCP recognizes the need to support community facilities that provide public services to Boulder Valley residents. (BVCP, Art. 8, §8.10.) The existing PUB Land Use Designation on the Property does just that. It allows the Property to be used by non-profits to provide critical services and facilities to the Boulder community. The Request would needlessly eliminate use of the Property for this intended and important function.

In conclusion, my clients have serious concerns regarding the Request and its impact on their community. These are concerns which must be addressed now and not at the site review or any later stage of the development process because the Land Use Designation opens the door to the proposed development and places the control of that development in the City's hands. For all of these reasons and those stated by other opponents in their written submissions and oral testimony at the public hearing on the Request (which are incorporated into this objection by this reference), my clients respectfully request that the County Commissioners and the Planning Commission deny the Request and maintain the current Land Use Designation on the Property.

Sincerely,



Heidi C. Potter

cc: Andrea Grant
Byron & Paulina Hewett
Matthew & Diana Karowe

From: [Darryl Kremer](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Affordable Housing Proposal
Date: Friday, September 02, 2016 2:30:09 PM

To Boulder Planning Board:

To whom it may concern:

I am a senior citizen who is currently living with friends, and part time with my brother in Lafayette, as I cannot find affordable rent to live on my own. I have lived in Colorado for 25 years... working at Cherry Creek School District for 15 years while raising two amazing daughters [who are now grown and contributing to their community as responsible adults], working at a local pre-school for six years, and now am in my retirement years. I work as a substitute teacher whenever I can. If in my senior years I could find housing that I could afford, I could remain in Colorado, and have time to continue to contribute to my community. I would love to focus on and develop quality senior care for our community elders, along with early childhood care for working parents.

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes for their working Seniors like myself, as well as hard working individuals who are finding it more and more difficult to live here.

Affordable senior living would allow me to have a place of my own and substitute teach in Boulder County full time. I have been depending on family and friends for my housing for over 12 years now. I would so appreciate a space I can afford, where I can support myself and be a contributing member of my community.

Please support the building of senior affordable housing.

Thank you.

Darryl Kremer

From: [Mike Smith](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Sanchez, Kimberly](#)
Subject: testimony on Twin Lakes BVCP changes 35 & 36 - 30 Aug 16
Date: Saturday, September 03, 2016 12:13:14 PM

Dear members of the Boulder County Commission and Boulder Planning Commission

For your record, I have appended below the remarks I made on the Twin Lakes BVCP change requests 35 and 36 at your joint meeting of 30 August 2016.

As I mentioned in my testimony, I would like your written response to the following two questions:

- 1) What will you do to make sure that the Longmont Clay soil type [on the BCHA parcel] has sufficient test wells and adequate monitoring as a part of the hydrological studies?
- 2) What will you do to fully inventory and adequately protect ALL Boulder County Species of Special Concern on the parcels?

Thank you,

Sincerely,

Michael L. Smith
4596 Tally Ho Trail
Boulder CO 80301-3862
m_l_smith@earthlink.net
303.530.2646 (h)
303.810.5292 (c)

=====
TESTIMONY BEGINS:

I'm Mike Smith, 4596 Tally Ho Trail. Boulder resident for the last 43 years; Gunbarrel resident for the last 28 of those.

You've heard many of the arguments against development on these parcels already, so I'll focus on a few more recent things about this mess.

Concerning the BCHA hydrology study: BCHA charged ahead and issued their RFP and hired their contractor without any consultation with TLAG, which flagrantly violated City Council's motion to "...jointly formulate recommendations and selection of experts." And guess what? BCHA's hydrology study completely failed to sink a test well into the largest, most important distinct soil type on the BCHA parcel—the Longmont Clay, which runs across the entire middle of the parcel. That is a critical failure of the hydro study. The Longmont Clay is very clearly mapped by the US Department of Agriculture's Natural Resources Conservation Service. It's that big red blob in the middle of the NRCS map on your handout—and it's labeled as having "Very Limited" suitability for development. So much for the credibility of BCHA's hydro study—by ignoring or trying to hide that critical data, it's fatally flawed from the get-go.

Concerning the BCHA wildlife study: Also a violation of City Council's motion, because BCHA again issued their RFP, hired their contractor, and charged forward on that study without any input from TLAG or anyone else. And then in late July, half way through their study, they mowed the entire parcel. That mowing scalped the whole ten acres from a two-foot-high carpet of green, living grasses down to a wildlife wasteland of two-inch dry stubble. It destroyed most of the habitat, ALL of the bird nests, and very likely killed most of at least three Boulder County Species of Special Concern that live on the parcel: meadow vole, tiger salamander, and common garter snake (which is actually not very common at all, but I've handled all three of those critters on that land). BCHA claims that their mowing was for fire protection, but if so, given that it was midway into their wildlife study, why didn't they follow the school district's example and mow just the perimeter of the parcel to preserve the habitat, the nests, and the wildlife living there? I honestly think BCHA knew exactly what that were doing—and that it was a deliberate attempt to remove evidence of any "inconvenient" wildlife species on their parcel. It certainly trashed the data about what species live there in the summer...along with any credibility that study might otherwise have had.

Those are just two examples of why BCHA's Twin Lakes studies are a sham! Things like that should not be happening, and it's clear that you are remiss in your oversight role as BCHA's Board of Directors.

For the record, I have two specific questions, and I would like your written response on both:

- 1) What will you do to make sure that the Longmont Clay soil type has sufficient test wells and adequate monitoring as a part of the hydrological studies?
- 2) What will you do to fully inventory and adequately protect ALL Boulder County Species of Special Concern on the parcels?

It seems painfully clear that your minds were made up long ago on Twin Lakes, and that you intend to use us as the dumping ground for your annexation, upzoning, and development holy war. After all, you deeded this public land to BCHA prematurely and with no public hearings. And we just recently read in the Camera that you approved a \$50,000 "feasibility study" of BCHA's development plans—again with no public hearings and before any of the science studies are even complete. How on earth can you do a "feasibility" study without having any science data up front to tell you what kind of structures, if any, might be feasible? That's worse than laughable, it's embarrassing! You got your methodology exactly backwards, and it's going to waste \$50,000!

You are about to permanently destroy wildlife habitat, open space, and wetlands, and wreck the rural residential character of our neighborhoods. This fiasco is an extended exercise in bad government at multiple levels. It's what Ron Laughery in his column in the Camera just this morning called "...an act of abject hypocrisy." Commissioners, if you want to guarantee a long-term war out in Gunbarrel, I can't think of a better way to do it than to move this train wreck forward yet again. You need to KILL 35 and SUPPORT 36!

I'd like to ask everyone in the audience who agrees with that assessment to

please raise their hands. And too bad you can't also see the all of the folks standing outside.

Thank you.

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From: [Deb Prenger](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Jones, Elise](#); [Giang, Steven](#); boulderplanningboard@bouldercolorado.gov
Subject: FW: Correction of the capture Deb Prenger holds sign by Jeremy Papasso staff photographer -
Date: Sunday, September 04, 2016 10:41:00 AM

To: Bryan Bowen, Leonard May, John Putnam, John Gerstle, Crystal Gray, Elizabeth Payton, Harmon Zuckerman

To Mr. May – as you stated on 8/29 meeting “I want live on Mapleton...” and as your interview in the Daily Camera on 9/30/2016 “I don’t like doing things without reason” – “I sometimes feel like we’re growing because it’s the American way. It feels like with our economic development policy, we scared to leave money on the table.” The compromise for the neighborhood and buy-in was 6 units, the current zoned amount, where is the reasons?

This area is in the Boulder County, as least known by the public at the present time. Please keep our look and feel of the neighborhood and balance the needs of all and a coherent sense of community. No one group should have less value than another, including us – the Twin Lakes residents.

Thank you all for the reasonable considerations of the neighborhood.

Deb Prenger

4572 Starboard Dr

From: Deb Prenger [mailto:deborah.prenger@outlook.com]
Sent: Sunday, September 4, 2016 10:25 AM
To: corrections@dailycamera.com; openforum@dailycamera.com; kaufmank@dailycamera.com; papassoj@dailycamera.com
Subject: Correction of the capture Deb Prenger holds sign by Jeremy Papasso staff photographer -

Please correct the caption “Deb Prenger holds a sign opposing the proposed Twin Lakes affordable-housing development during Boulder County Commission meeting Tuesday. (Jeremy Papasso / Staff Photographer)” I oppose the 12 unit plan and city annexation.

Let’s be clear, I oppose UPZONE like the sign states, please correct caption – I oppose the

upzone and annexation if you wish to get the fact and caption correct.

The Twin Lakes site is in the county, zoned at 6 units per acre on the 6655 is at LR, 6500 is PUB. I oppose annexation through open space, upzone to 14 per acre or MD density. The potential precedence setting of this annexation would have state wide ramifications that we should all oppose.

The density opposition is because the residence of the Twin Lakes community have a reasonable expectation to maintain the look and feel of the existing neighborhood. The residents of Twin Lakes quality of living space and expectation should not be lesser than another group. The compromised proposed was 6, not the current proposed 12. Many of Twin Lakes residents, like myself, speak up for the wildlife and maintain the community look and feel, 0 is ideal, again compromise proposed 6. This is not opposing affordable housing.

The Apex and Gunbarrel town center, across the street from the one and only grocery store in Gunbarrel, was ear marked for affordable housing – instead the 232-unit and 251 unit sites have no affordable units and instead the funds were redirected to 28th and 29th street affordable units. This decision removed reasonable and appropriate density additional affordable housing from Gunbarrel.

See the Daily Camera article posted on 12/13/2014 originally “Boulder: Is affordable housing working?” Reference for the last paragraph, assuming these are correct facts.

So in closing, I do not oppose affordable housing. I oppose the upzone proposed of 12, possibly 14 units in my/our rural residential neighborhood. The other Boulder affordable projects have been subsidized by cash in lieu, the same could be done for 6 units in Twin Lakes. This would help maintain the neighborhood look and feel, wildlife and residents would not be as adversely impacted, and many qualified affordable folks want housing units not apartments (paired homes for example). But, I absolutely oppose annexation through open space!

Resident of Gunbarrel, Boulder County

Deb Prenger

From: [Mike Smith](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Cc: [#LandUsePlanner](#)
Subject: BVCP violations by Twin Lakes Land Use Change Request 35
Date: Sunday, September 04, 2016 6:39:50 PM

Dear members of the Boulder County Commission and Boulder Planning Commission,
I respectfully request that this e-mail be included as a part of the record on the Twin Lakes change requests:

The Boulder Valley Comprehensive Plan (<https://www-static.bouldercolorado.gov/docs/boulder-valley-comprehensive-plan-2010-1-201410091122.pdf>) contains explicit policy commitments to Boulder Valley residents to preserve rural lands, protect the integrity of neighborhoods, and mitigate the negative impacts of development using infill to by keeping development within our cities

In recent testimony and written comments concerning the BCHA's/BVSD's Change Request 35 for the Twin Lakes parcels, a number of citizens have noted that annexation, upzoning, and development on these parcels will violate multiple policy commitments in the BVCP.

In point of fact, the annexation, upzoning, and development of large apartment structures and parking lots on the Twin Lakes and Kalua Road parcels will violate *no less than 20* specific BVCP policy commitments. These policy commitments are listed below along with my own brief comment following each:

Community Identity/Land Use Pattern

2.01 Unique Community Identity (BVCP, p.26): "The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley...will be respected by policy decision makers."

COMMENT: The Twin Lakes area has an established, unique identity and sense of place based upon single-family residences sited on rural residential county land. My own subdivision, Red Fox Hills, is surrounded by County open space and undeveloped land. Our neighborhood is low-density, safe, and very quiet. The night skies are dark (no streetlights in Red Fox Hills), and an unobstructed view extends all the way to the Continental Divide. All of these qualities combine into a unique, treasured neighborhood character that would be radically degraded by annexation, upzoning, and the construction of large apartment structures and parking lots on the undeveloped parcels. As policy decision makers, you should indeed respect this very special place by leaving it rural residential and undeveloped.

2.03 Compact Development Pattern (p.26): "The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of

leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.”

COMMENT: The very nature of the proposed annexation and development is precisely “leapfrog, non-contiguous, scattered.” In a rural residential area over six miles away from the City core, *it is the exact opposite of “infill.”*

2.04 Open Space Preservation (p.26): “The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.”

COMMENT: The BCHA and BVSD parcels meet all five open space acquisition criteria listed on the Boulder County Parks and Open Space website (<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>). There is considerable interest and opportunity for working cooperatively and creatively with the local neighborhoods on stewardship and monitoring activities for these lands.

Rural Lands Preservation

2.06 Preservation of Rural Areas and Amenities (p.27): "The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where...vistas...and established rural residential areas exist."

COMMENT: Annexation and the development of large, multi-story, multi-unit apartment buildings will largely destroy the “existing rural land use and character” of the established surrounding residential areas. Such structures on these parcels will also destroy the existing viewshed for large parts of the Red Fox Hills and Twin Lakes subdivisions.

Neighborhoods

2.09 Neighborhoods as Building Blocks (p.28) “The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.”

COMMENT: Development on the parcels would permanently destroy the unique physical elements and neighborhood character of this rural-residential area and the adjoining irrigation ditches , open space, and wildlife habitat. It would also destroy the local viewshed,

particularly in the Red Fox Hills subdivision.

2.10 Preservation and Support for Residential Neighborhoods (p.28): "The city will work with neighborhoods to protect and enhance neighborhood character and livability...The city will seek appropriate building scale and compatible character in new development..."

COMMENT: The proposed development will do the *exact opposite*. Neighborhood character and livability will be seriously degraded. The planned building scale and character of these buildings are completely incompatible with the surrounding rural residential neighborhoods.

2.15 Compatibility of Adjacent Land Uses (p.29): "To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts."

COMMENT: The small size of these parcels make interface zones and transitional areas impossible with the rural residential subdivisions on either side of these parcels.

Design Quality

2.30 Sensitive Infill and Redevelopment (p.31): "The city will...mitigate negative impacts and enhance the benefits of infill...The city will also...promote sensitive infill and redevelopment."

COMMENT: The planned housing project is over six miles away from downtown Boulder, its infrastructure and services, and is also widely separated from even the Gunbarrel area of the City. Again, it is the exact opposite of "infill."

Biodiversity and Native Ecosystems

3.04 Ecosystem Connections and Buffers (p.35): "The city and county recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems."

COMMENT: These parcels represent the last undeveloped land contiguous with Twin Lakes Open Space. They are important wildlife habitat and form a corridor between Twin Lakes Open space and larger areas of wildlife habitat to the south (for example, Walden Ponds). Development on these parcels would leave Twin Lakes Open Space as a very small, isolated island of wildlife habitat surrounded by development.

3.06 Wetland and Riparian Protection (p.35): “Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.”

COMMENT: The City stopped development and fill on Eaton Park wetlands immediately to the north of Twin Lakes Open Space land several years ago. It should extend the same protection to the wetland areas on these parcels directly to the south of Twin Lakes Open Space. Prohibiting development on these parcels would also help safeguard the existing wetlands on POS open space to the south of the BVSD parcel.

Geologic Resources and Natural Hazards

3.16 Hazardous Areas (p.36): "Hazardous areas that present danger to...property from flood...will be delineated, and development in such areas will be carefully controlled or prohibited."

COMMENT: According to the independent hydrological analyses already cited and a part of the public record, development of large structures on these high-groundwater parcels will actually *increase* the danger of flooding in nearby homes.

3.22 Protection of High Hazard Areas (p.37): “The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.”

COMMENT: The September 2013 floods caused significant damage to basements in the Red Fox Hills and Twin Lakes Subdivisions. Development on the parcels will destroy their natural state, destroy wildlife habitat and movement corridors on the parcels, and likely dewater and destroy wetland areas on and to the south of the parcels.

Water and Air Quality

3.24 Protection of Water Quality (p.38): “Water quality is a critical health, economic and aesthetic concern. The city and county will protect, maintain and improve water quality within the Boulder Creek watershed as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will seek to reduce point and

nonpoint sources of pollutants, protect and restore natural water system, and conserve water resources. Special emphasis will be placed on regional efforts such as watershed planning and priority will be placed on pollution prevention over treatment.”

COMMENT: Development and required mitigation on the parcels will alter the runoff and require ongoing water monitoring and treatment activities. These will add to the construction and operation costs of structures on these parcels.

3.28 Surface and Ground Water (p.38): “Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, and dewatering activities.”

COMMENT: The required mitigation for any development on these parcels will significantly alter the groundwater and runoff patterns on the parcels and increase the flood risk to the surrounding single-family homes, particularly down-gradient to the east (Red Fox Hills). It will also dewater at least two ephemeral wetlands (one on each of the parcels) as well as additional wetlands on existing POS open space south of the BVSD parcel.

Complete Transportation System

6.08 Transportation Impact (p.47): "Traffic impacts from a proposed development that cause unacceptable community or environmental impacts...will be mitigated. All development will be designed and built to be multimodal, pedestrian oriented and include strategies to reduce the vehicle miles traveled generated by the development."

COMMENT: The proposed development is served by only one through street (Twin Lakes Road); it has no nearby bus service and is miles away from existing jobs, shopping, and infrastructure. As a result, the development will significantly *increase* vehicle miles traveled and create significant traffic congestion in the neighborhood and where Twin Lakes Road joins 63rd Street and/or Spine Road. It will also decrease air quality and increase Boulder’s carbon footprint.

Air Quality

6.13 Improving Air Quality (p.48): “The city and county will design the transportation system to minimize air pollution by promoting the use of non-automotive transportation modes, reducing auto traffic...and maintaining acceptable traffic flow.

COMMENT: The planned development on the Twin Lakes Road parcels will do the *exact opposite*. Road access to the parcels is limited to a single through street (Twin Lakes Road). The nearest RTD bus stop is 0.5 miles away; downtown Boulder (Broadway & Canyon) is 6.3 miles away. According to walkscore.com, the Twin Lakes parcels are “car dependent,” the car commute to downtown Boulder is 23 minutes (29 minutes by bus, 39 minutes by bicycle), and

“almost all errands require a car.”^[1] This reality will result in increased traffic congestion along Twin Lakes Road and its intersection with 63rd Street, especially around rush hours. Traffic will also increase along Jay Road and other travel corridors leading to Boulder as well as Gunbarrel Shopping Center. Local air quality will be reduced and Boulder’s carbon footprint will increase.

[1] <https://www.walkscore.com/score/6655-twin-lakes-rd-boulder-co-80301>

Local Support for Community Housing Needs

7.03 Populations with Special Needs (p.50): “The city and county will encourage development of housing for populations with special needs including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate. The location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation. Every effort will be made to avoid concentration of these homes in one area.”

COMMENT: The Twin Lakes proposal severely concentrates a large amount of affordable housing into a single, isolated enclave.

7.05 Strengthening Regional Housing Cooperation (p.50): “The city and the county will work to enhance regional cooperation on housing issues to address regional housing needs and encourage the creation of housing proximate to regional transit routes. Such efforts include the Regional HOME Consortium and the Ten Year Plan to Address Homelessness.”

COMMENT: The Twin Lakes parcels are over one-half mile away from the nearest RTD bus stop.

Growth and Community Housing Goals

7.13 Integration of Permanently Affordable Housing (p.51): “Permanently affordable housing, whether publically, privately or jointly financed will be designed so as to be compatible, dispersed, and integrated with housing throughout the community.”

COMMENT: Subsidized housing along Twin Lakes Road will be wildly incompatible with the surrounding, rural-residential neighborhoods. This BCHA and BVSD housing projects will be *non-dispersed, dense, multi-story enclaves far away from the necessary infrastructure needed by their residents!*

Social Equity

8.03 Equitable Distribution of Resources (p.53): “The city will work to ensure that basic services are accessible and affordable to those most in need. The city and county will consider the impacts of policies and planning efforts on low and moderate income and special needs

populations and ensure impacts and costs of sustainable decision making do not unfairly burden any one geographic or socio-economic group in the city. The city and county will consider ways to reduce the transportation burden of low income and disabled population enabling equal access to community infrastructure.”

COMMENT: Affordable and workforce housing on these parcels will be far removed from basic services in the City (over six miles to downtown Boulder). The nearest bus stop is 0.5 miles away. This constitutes a severe transportation burden to the low income population that needs to be served by affordable housing.

CONCLUDING COMMENT: Your job as decision makers is to implement the BVCP, not ignore it when it gets inconvenient and tells you at least 20 different ways that these major developments MUST BE BUILT ELSEWHERE.

Respectfully submitted,

Michael L. Smith

4596 Tally Ho Trail

Boulder CO 80301-3862

303.530.2646 (h)

301.810.5292 (c)

m_l_smith@earthlink.net

August 27, 2016

To Whom It May Concern;

I am writing to express my concern about what is occurring at the properties at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and O Kalua Road. I realize Affordable Housing is an important community need but the governmental bodies need to consider choosing low-density residential (LR) Zoning for that area.

Annexation through the open space is very concerning and Open space is designed to protect Natural Lands for environment preservation and outdoor enjoyment; however, I have no doubts that this land will be developed based on the players involved (BCHA and Coburn).

With LR zoning there would still allow room for a wildlife buffer to protect the owls and other wildlife, extend adjoining Twin Lakes Open Space trails and allow homes, townhomes and duplexes on the rest of the land.

The Boulder County Planning Commission, the city Planning Board and the City Council have an important task to protect our open space and I hope they recognize this when they deliberate on the upcoming land use change decision for Twin Lakes.

I do not live in the Gunbarrel area but I do work for local government. Due to the nature of my work, the department I work in and the pressure given to support housing development within the City and County of Boulder, I do not feel comfortable signing my name to this document. I do appreciate you taking the time to read this letter.

Anonymous

From: [tintala](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes take over- imposing, inappropriate and illogical
Date: Saturday, September 03, 2016 11:28:47 AM

I live in Twin Lakes and 2 blocks from the 2 parcels you want to impose your proposal on. It's extremely obvious this is inappropriate. The density will alter our community as well as the traffic problems are already horrible. Not sure the last time you drove thru Gunbarrel but the traffic is already backed up for a mile each way down Jay rd from 119 and Jay and 63rd. You want to add another 500 vehicles to an already poorly maintained road . Not to mention the hydrology report you have blatantly ignored. Most of Gunbarrel flooded during the flood as did my house.

I also have a young boy who is loving romping around the open space, he loves to see the birds and wildlife that this is home to. You will be taking this away from the whole community. Not to mention the density will be way more problematic for young children to ride their bikes around safely in the neighborhood, with speeders ignoring the posted speed limit, you actually think this will makes things better? You probably didn't get elected to your positions without having at least a spec of common sense.. however this begs to ask , where is your common sense now? This proposal is illogical and irrational. Not to mention your motivation to fast track such a development and impose this on our community begs to ask what your personal agenda is?

This is a travesty to all residents of Twin Lakes, additionally the lack of amenities is obvious, your other developments do not lack these conveniences, Kestrel, Aspinwal, etc, all have amenities within walking distance, twin lakes DOES NOT!

Our community implores you to reconsider your position and outright disregard for our sovereignty and not move forward with this, as is stands over 2,000 people are against this proposal, my suggestion is to listen to YOUR constituents.

Shane Williams
4426 clipper ct
Boulder, CO
80301

From: [Janis Renzi](#)
To: [Boulder County Board of Commissioners](#)
Subject: affordable housing
Date: Monday, September 05, 2016 3:33:44 PM

Dear Commissioners

As a future resident of boulder County, I would like to ask for more options of Housing for Urban Development. Currently, I reside in RI., where I was born. I left Co., which was in my early 30's to move to MO. I live in co. for 13 years. It is God's country. I owned and operated a Janitorial Cleaning Company as well as volunteered on Fire Departments, Food pantries, all kinds of good situations for the good of all..

I was at my best health when I lived in Colorado. Glenwood Springs, Colorado Springs were my best places to live. Colorado has so many resources. I want to move back to your State eventually when I can be healed. I worked for Vail associates, as well as the mountain restaurants and the Doubletree Hotel for years.

Please allow the building to begin. The State weather may be snowy, but it is dry weather, I will pray for you and your decision making.

Sincerely,

Janis M. Renzi

From: [Janis Renzi](#)
To: [Boulder County Board of Commissioners](#)
Subject: HUD
Date: Monday, September 05, 2016 4:13:22 PM

I support Boulder County's proposal for affordable housing on their Twin Lakes property in Gunbarrel.

Please approve planners recommendation for medium density residential on the properties owned by BCHA and BVSD so their Community can have more affordable homes. I have been on the waiting list for Boulder Housing for years.

I live in RI., but would like the opportunity to move back to Colorado after living there for 13 years.

I was not disabled and handicapped at the time, I would like to think my disability is temporary. After going through 12 surgeries since 2009, I realized that Colorado was the place where I was happiest. of course, I was in my 20's into my 30's at the time. I worked for Vail Associates and Restaurants and the Vail mountain conferences.

I have many good memories of living in Glenwood Springs and Colorado Springs. I held jobs as well as took some classes at Colorado Mountain College when working nights at the Sopris Restaurant for years. At that time I was able to ride and race a mountain bike, as well as a road bike. I used to climb many mountains to include Vail Mountain with my mountain bike and see rainbows, sometimes tripled where the red rock is located. Beautiful!

When it is time for me to move, there is where I would like to be. I hope you take care of the housing needs currently. by the time I am called, I will most likely be a senior, then there will be more choices for me to move down valley where I used to be. I helped build Beaver Creek.

I thank you for your time and to hear my story.

Sincerely,

Janis M. Renzi

From: [alexandra.niehaus](#)
To: [Boulder County Board of Commissioners](#)
Subject: Attention Boulder County Commissioners
Date: Wednesday, September 07, 2016 5:59:52 PM
Attachments: [Deed Twin Lakes Sub County Boulder.pdf](#)

September 07, 2016

Boulder County Commissioners

P.O. Box 471

Boulder, CO 80306

Attention Boulder County Commissioners:

It has recently come to the Twin Lakes HOA Board of Director's attention that certain land reflected in the attached Deed located at Outlot 2, Twin Lakes, First Filing and Outlot 7, Twin Lakes, Second filing as reflected in attached Deed and restriction contained in Exhibit A is being maintained as a Trail Corridor and not as Open Space.

Specifically, per a recent Daily Article Camera (http://www.dailycamera.com/top-stories/ci_30333323/opponents-twin-lakes-affordable-housing-plan-see-boulder#) County Commissioner Domenico is specifically quoted as saying "The land in discussion is a trail corridor" and that a developer of a nearby subdivision dedicated to the county for that specific purpose, and it is not technically a part of the Twin Lakes Open Space area. Also, the prohibition the Twin Lakes Action Group wants against allowing annexations of open space "doesn't even apply, in this case" since the land in question is a trail, and not open space.

In addition, It is our understanding that Therese Glowacki, Boulder County Resource Management Manager, stated for the record during the December 2015 Boulder County Parks and Open Space Advisory Committee ("POSAC") that this property is a trail corridor and not open space.

Please note that per §1 of the Exhibit A which is attached to the Deed, if the property is not being used as a Park or Open Space the property shall revert to the Grantor which is the Twin Lakes Homeowners Association. Based on County Commissioner Domenico's public statement and Ms. Glowacki's statement the property is clearly being used as a Trail Corridor not being used as a Park or Open Space. As such, the deed restriction has been violated and

the property should be immediately transferred back to the Twin Lakes Homeowners Association.

On behalf of the HOA Board, this email acts as formal written notice of demand for enforcement of such restriction and demand for return of the property pursuant to the Deed restriction. We will also be mailing a signed written copy of this email notice via certified mail.

I respectfully request your reply within 24 hours.

Sincerely,

Alexandra Niehaus, President

Twin Lakes Homeowners Association

EXHIBIT A

1. So long as this property is used for a park or open space, this property shall remain the property of the County of Boulder or the City of Boulder which may become owner of the property through annexation; however, it shall revert to the grantor, its heirs, successors, and assigns when or if the property is no longer used as a park or open space. This clause shall be construed as a possibility of reverter.
2. No fire arms shall be used or discharged upon the premises.
3. No motorized vehicles shall be permitted on the premises with the exception of maintenance vehicles maintaining the property, ditch company maintenance vehicles, authorized County of Boulder or City of Boulder patrol vehicles, and emergency vehicles.
4. Any fence erected on the property shall be made of wood, and the design of said fence shall require the written approval of the Twin Lakes Homeowners Association prior to installation.
5. No animal grazing, mining, livestock, parking of vehicles of any kind, open fires, wood cutting, or hunting shall be allowed on the premises.
6. No roads shall be allowed on the premises with the exception of the existing dirt road along the irrigation ditch on Outlot 2.
7. Any public bike or foot paths constructed on Outlot 2 shall be placed to the North of the existing drainage channel.
8. The County of Boulder or the City of Boulder will maintain the drainage channel on Outlot 2 in such a manner as to prevent the standing or ponding of water.

TWIN LAKES, SECOND FILING A SUBDIVISION OF A PART OF THE N 1/4 OF SECTION 14, AND A PART OF THE SW 1/4 OF SECTION 11, T. 1 N., R. 70 W., OF THE 6TH PM., BOULDER COUNTY, COLORADO.



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, A COLORADO CORPORATION, IS THE OWNER OF THE REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LIES WITHIN THE EXTERIOR BOUNDARY OF "TWIN LAKES, SECOND FILING".

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE Laid Out AND SURVEYED AS "TWIN LAKES, SECOND FILING", AND DOES HEREBY DECLARE THAT SAID REAL PROPERTY IS NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST OF ANY PERSON OR ENTITY OTHER THAN THE UNDERSIGNED, AND THAT SAID REAL PROPERTY IS NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST OF ANY PERSON OR ENTITY OTHER THAN THE UNDERSIGNED, AND THAT SAID REAL PROPERTY IS NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST OF ANY PERSON OR ENTITY OTHER THAN THE UNDERSIGNED.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS PLAT TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY, AND HAS CAUSED THIS PLAT TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY, AND HAS CAUSED THIS PLAT TO BE SIGNED BY ITS PRESIDENT AND ITS SECRETARY.

ATTEST: *[Signature]*
 SECRETARY

STATE OF COLORADO)
 COUNTY OF BOULDER)
 THE UNDERSIGNED INSTRUMENT HAS BEEN FORWARDED TO THE CLERK OF BOULDER COUNTY, COLORADO, FOR RECORDING.

MY COMMISSION EXPIRES *[Date]*
 COUNTY PLANNING COMMISSION, BOULDER COUNTY, COLORADO.

RECORDED IN THE OFFICE OF THE CLERK OF BOULDER COUNTY, COLORADO, ON *[Date]* AT *[Time]* P.M.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

APPROVED THIS *[Date]* DAY OF *[Month]*, 19*[Year]*, BY THE BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

RECORDED IN THE OFFICE OF THE CLERK OF BOULDER COUNTY, COLORADO, ON *[Date]* AT *[Time]* P.M.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

RECORDED IN THE OFFICE OF THE CLERK OF BOULDER COUNTY, COLORADO, ON *[Date]* AT *[Time]* P.M.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

RECORDED IN THE OFFICE OF THE CLERK OF BOULDER COUNTY, COLORADO, ON *[Date]* AT *[Time]* P.M.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

RECORDED IN THE OFFICE OF THE CLERK OF BOULDER COUNTY, COLORADO, ON *[Date]* AT *[Time]* P.M.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

RECORDED IN THE OFFICE OF THE CLERK OF BOULDER COUNTY, COLORADO, ON *[Date]* AT *[Time]* P.M.

ATTEST: *[Signature]*
 CLERK OF BOULDER COUNTY

Recorded at _____ o'clock _____ M., _____
 Reception No. _____ Recorder. _____

2-1

THIS DEED, Made this 24th day of August 1977, between Twin Lakes Homeowners Association

RECORDER'S STAMP

of the County of Boulder and State of Colorado, of the first part, and County of Boulder

of the County of Boulder and State of Colorado, of the second part;

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of other valuable consideration but no

Dollars,

to the said part y of the first part, in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lot s or parcel s of land, situate, lying and being in the County of Boulder and State of Colorado, to wit: Outlot 2, Twin Lakes, First Filing and Outlot 7,

Twin lakes, Second filing and subject to the restrictions contained on Exhibit A, attached hereto and made a part hereof.

Aug 25 2 33 PM '77
 COUNTY OF COLORADO
 FILED FOR RECORD
 IN MY OFFICE ON
 County Clerk and Recorder
Charles H. Houten

239069

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any-wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto

the said part y of the second part,

heirs and assigns forever.

And the said

party of the first part, for it self , its heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, the above bargained premises in the quiet and peaceable possession of said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said part y of the first part to WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of _____

[SEAL]

Lawrence Howse
 Treasurer

Twin Lakes Homeowners Association [SEAL]

By: *Bryan Van Buskirk* [SEAL]
 Vice-President

STATE OF COLORADO,

County of Boulder

The foregoing instrument was acknowledged before me this 24th day of August 1977, by *Bryan Van Buskirk*, and *Genevieve Howse* as Vice-President and Treasurer of Twin Lakes Homeowners Association.

My commission expires September 28, 1980 Witness my hand and official seal.

Patricia A. Hill
 Notary Public.

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Section 204.

SEP 08 2016

REC'D BY _____
TIME _____

Rick Hackett
cc: Steven Giong
- land use
BOCC

Boulder County Commissioners and Planning Commissioners Hearing on
8/30/16 on Twin Lakes, Requests #35 and #36

Meeting on 30th

Statement by Gwen Dooley, 730 Spruce, Boulder 80302:

- signed up to speak @ 11:00 pm
- spoke @ 10:40 pm

I believe that pitting affordable housing against a small but functioning ecosystem was a terribly wrong move -- very unfair to your constituency, yourselves, the environment and to the spirit and intent of the Boulder Valley Comprehensive Plan.

As one of the still living original signers of the 1978 Comp Plan and a former Boulder Housing Authority Commissioner, I have a long and deep understanding of both areas of governmental concern. And I submit that using open space as an annexation tool is deeply and disturbingly wrong. It would set a terrible and counter-productive precedent to the purpose and intents of the BVCP.

Moreover, I not only believe in affordable housing, but in my property management business, I provide it to many of those who are being pushed out of our communities by out-of-state investors and/or companies moving here to benefit from 'the Boulder brand' without paying their workers sufficient wages to live here.

As a community we cannot build our way into providing all the adequate housing for all the local employees without sacrificing much of what we have -- that which has made Boulder County such a desirable home, that which we have cherished and protected through our Boulder Valley Comprehensive Plan and other cooperative planning means.

Those companies creating this need must be a huge part of solving this situation -- financially, morally and environmentally. But sacrificing our small yet very special open space sanctuaries and wildlife corridors -- for our already habitat-constricted & stressed-out wildlife and native plant-life -- should not be a part of the affordable housing discussion.

You've heard great arguments for doing the right thing on 35 and 36. I believe you will.

Thank you.

From: [Mateo Del Samet](#)
To: [#LandUsePlanner](#)
Subject: Planning Commission letter
Date: Thursday, September 08, 2016 8:18:24 AM

Dear Planning Commission,

Land-use designations are supposed to be based on the most appropriate use for the land. So I am wondering why, at the Twin Lakes, a specific project is driving a land-use change request that would be denied to anyone else.

You, our esteemed Planning Commission members, actually brought up this issue during the January deliberations as well.

It seems like a slippery slope to reverse engineer the land to fit the project. That is counter to the purpose of planning.

Such an approach can also backfire. A cautionary tale for what can happen when specific projects get special treatment is with Thistle Communities. The City agreed to upzone the site for affordable housing, but then Thistle ended up selling the land to a private developer for top dollar.

Just as the zoning stuck with the land there, the land-use designation sticks with the land.

I hope for the Twin Lakes, you'll consider all the aspects—wildlife, hydrology, rural zoning, infrastructure, and more—that make MDR/MXR illogical and Open Space the best use of the land.

Sincerely,

Matt

Spence, Cindy

From: Karen Hollweg <khollweg@stanfordalumni.org>
Sent: Thursday, September 08, 2016 5:50 PM
To: boulderplanningboard
Subject: Revision Suggestions for BVCP Draft Sec.3 Natural Environment Policies
Attachments: Ch1_Section_3_Natural_environment-DRAFT_8.24.16_+pbkhda revisions.docx

John, Bryan, Leonard, John, Crystal, Liz, Harmon

I am sending to you (attached) a copy of the Aug. 24, 2016 Sec. 3 Natural Environment Policies BVCP Draft in which we have added our suggestions for revision.

The 5 of us who have worked to produce this document have each been involved in the city's deliberations and decisions about open space and natural resource issues for decades, and believe our suggestions provide important updates, add a bit more clarity/specificity, and reflect our community's core values. We would like to ask you to consider our suggestions as part of the Planning Board's review of BVCP Policies and to include them in the final draft that you are preparing now.

With respect,
Karen Hollweg
Pat Billig
Dave Kunz
Allyn Feinberg
Ray Bridge

3. Natural Environmentⁱ

No new title. Natural Environment must be addressed separately and not mixed with transportation, recycling, or other “sustainability” or energy issues. The natural environment in general, and open space lands in particular, are what make Boulder such an attractive and special place.

Proposed new section title: **Environmentally Sustainable Community.**

Note: This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

In this section, the “natural environment” includes city and county open space lands as well as the environment within the urban area. Preservation and protection of the natural environment that characterizes the Boulder Valley is a core community value that has defined Boulder since the end of the 19th century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, plants and animals, the built environment, the economy and community livability. ~~These natural and human systems are connected to the region and world, and c~~ Changes to the natural ecosystems within the Boulder Valley can have a profound effect on their viability and the quality of life desired by Boulder Valley citizens.

Over many decades, at the urging of and with the financial support of local citizens, the city and county have actively protected and managed open space around the urban area, and city and county open space plans and policies apply to those public lands acquired and managed as habitat conservation areas, natural areas, recreational areas, and agricultural areas. ~~or used for other purposes, such as agriculture.~~ⁱⁱ

As in the rest of the world, ~~T~~the climate of the Boulder Valley climate is changing. ~~has warmed and dried over the past three decades, and the potential for f~~further changes and intensified weather events ~~because of climate change~~ heighten the need for the city and county to proactively ~~strengthen intervention and investment in natural resources (e.g. urban forestry, wetland and groundwater protection, and natural hazard mitigation) to reduce risk and protect resources.~~ Overall strategies need to include protection of the remaining large blocks of open space land that support the long-term viability of native plants and animals, active maintenance of stream flows and capacities, and more focus on the interface between the natural and urban environment to better understand how to work with natural systems instead of against them. ~~The more the community can assess risks of changes due to climate change and be prepared to preserve and protect environmental resources, the better prepared the community can be for mitigating the causes and impacts of those changes to the natural environment.~~

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place. The city and county recognize that the Boulder Valley is a complex ecological system and that there are inextricable links among our natural environment, the economy,

~~the built environment and community livability. The Boulder Valley is an open system in that our natural and human systems are connected to the region as well as to the entire world. The city and county acknowledge that regional and global changes can have a profound effect on the local environment and that the local economy and built environment can have adverse impacts on natural systems beyond the Boulder Valley.~~

Boulder has been at the forefront of environmental protection and preservation for many years. ~~The predominant vast amount~~ Sixty-three percent of the land in the Boulder Valley Comp Plan area has been protected by the city and county as open space to support critical habitat for native plants and animals and agricultural productivity, and contributes to the high quality of life for residents ~~and critical habitat for native plants and animals~~. The community's historic and on-going emphasis on clean air and water, flood plain management, and preservation of native habitats has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

The city ~~and county places strong emphasis on being a leader and role model to other communities for its exemplary environmental protection practices and accomplishments. The city~~ will continue to ~~identify and develop and implement~~ state-of-the-art environmental policies both community wide and within the city government organization to further ~~its~~ environmental sustainability goals.

The policies in this section support the following city and county goals related to the conservation and preservation of land, water, air resources and pollution prevention and resilience:

- Protecting Native Ecosystems and Biodiversity ~~and Native Ecosystems~~
- Enhancing Urban Environmental Quality
- Protecting Geologic Resources and Reducing Risks from Natural Hazards
- Sustaining Water and Air Quality

Reaching these goals requires an overall planning and management strategy that incorporates an understanding of ecological systems and uses adaptive management principles for monitoring and course corrections.

3.1 Incorporating Ecological Systems into Planning

The city and county will approach planning and policy decisions in the Boulder Valley through an ecosystem framework in which natural regions like bioregions, airsheds and watersheds are considered and incorporated into planning.

3.2 Adaptive Management Approach

The city ~~and county~~ will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves ongoing monitoring of resource conditions, assessment of the effectiveness of management actions, revision of management actions based on new information from research, and learning from experience what works and what does not.

~~Protecting Native Ecosystems and Biodiversity~~ ~~and Native Ecosystems~~

3.3 Natural Ecosystems

The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The protection and enhancement of biological diversity ~~and~~ habitat for state and federal endangered and threatened species ~~and state, as well as county-critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities~~ and local species of concern will be emphasized.ⁱⁱⁱ Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

3.4 Ecosystem Connections and Buffers

The city and county recognize the importance of preserving large areas of unfragmented habitat ~~into~~ supporting the biodiversity of its natural lands and viable habitat for native species. The city

and county will work together to preserve, enhance, restore and maintain ~~undeveloped~~ lands ~~identified as~~ critical ~~and having significant ecological value~~ for providing ecosystem connections and buffers to support the natural movement of native organisms (e.g., wildlife corridors) between ~~for joining significant~~ ecosystems.

(Note: Suggest adding new policy language to “Built Environment chapter” to address conservation and design of open space connections and buffers in urban areas, recognizing that urban lands can also be important for supporting biodiversity and maintaining wildlife habitat.)

3.5 Maintain and Restore Natural Disturbance and Ecological Processes

Recognizing that natural ecological processes, such as wildfire and flooding, are integral to the productivity and health of natural ecosystems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, ecological processes will be maintained or ~~mimicked-replicated~~ in the management of natural lands.

3.6 Wetland and Riparian Protection

Natural and human-made wetlands and riparian areas are valuable for their ecological ~~and, where appropriate, recreational~~ functions, including their ability to enhance water and air quality and reduce the impacts of flooding. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to support and develop programs to protect, ~~and~~ enhance, and educate the public about the value of wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction, ~~or requiring the creation and restoration of wetland and riparian areas in~~ In the rare cases when development in urban areas is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided, the creation and restoration of wetland and riparian areas will be required to mitigate the loss. Management of wetland and riparian areas on open space lands is also covered ~~addressed in the OSMP Grasslands Ecosystem Management Plan.~~

3.7 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or limit and reduce areas and opportunities for growth ~~culture~~ of invasive, ~~and non-native~~ plant and animal species and seek to prevent or control their spread. High priority will be given to managing invasive species that are defined and listed by the Colorado Noxious Weed Act and have, or potentially could have, a substantial impact on city and county resources. ~~Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.~~^{iv}

3.8 Public Access to Public Lands

Certain city and county-owned or managed lands provide a means for educating users on the importance of the natural environment. Public lands may include areas for recreation, preservation of agricultural use, preservation of unique natural features, and preservation of wildlife and plant habitat. Public access to natural lands will be provided where appropriate and where it can be adequately managed and maintained, ~~for~~, except where closure is necessary to protect areas from unacceptable degradation or impacts to agriculture, habitat or wildlife;⁵ provide for public safety;⁵ or reduce visitor conflicts ~~or limits on access necessary to preserve the quality of the visitor experience.~~

See New Policy at the End of Section 3

New Policy: Climate Change Preparation and Adaptation

The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the

~~natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open-space master plans guide other topics related to climate change, such as visitor experiences to open space.~~^v

Urban Environmental Quality

3.9 Management of Wildlife-Human Conflicts

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city will promote wildlife and land use management practices to minimize conflicts with residents and urban land uses while identifying, preserving and restoring appropriate habitat for wildlife species in the urban area. When a wildlife species is determined to be a nuisance or a public health hazard, a full range of alternative wildlife and land use management techniques will be considered by the city and county in order to mitigate the problem in a manner that is humane, effective, economical and ecologically responsible.^{vi}

3.10 Urban Environmental Quality

To the extent possible, the 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.

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long-term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in a semi-arid climate in ameliorating the role of climate change; therefore, the city will guide short- and long- term urban forest management.^{vii} that encourages overall species diversity and, native and low water demand tree species ~~where appropriate.~~

3.12 Water Conservation

The city and county will promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote appropriate water usage. The city will endeavor to minimize water waste and reduce water use during peak demand periods by, e.g., promoting xeriscaping. New development and redevelopment designed to conserve water will be encouraged.

3.13 Integrated Pest Management

The city and county will ~~discourage~~ encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers.^{viii} In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management ~~control~~ measures.^{ix}

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices in cultivated agricultural areas that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.^x

The capacity of native grasslands and forests to sequester carbon will be especially important in this effort and native grasslands and forests will be maintained wherever possible to accomplish this objective.

(Note: This policy will continue to be refined.)

Geologic Resources and Natural Hazards

3.14 Unique Geological Features

Due to its location at the interface of the Great Plains and the Rocky Mountains, the Boulder Valley has a number of significant or unique geological and paleontological features. The city and county will ~~attempt to~~ protect these features in situ from alteration or destruction through a variety of means, such as public acquisition, public land management, land use planning and regulation, and density transfer within a particular site.

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing natural and cultural resources. The use of mineral deposits and other non-renewable resources will be evaluated considering only when conservation and recycling is not a feasible alternative. The impacts of resource use will be balanced against the need for these resources and other community values and priorities, including environmental such as natural and cultural resource protection, community and environmental health concerns and carbon emission reduction. The city and county will work together to limit drilling and mining impacts by acquiring mineral rights, as appropriate.^{xi}~~

3.16 Hazardous Areas

Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.

3.17 Erosive Slopes and Hillside Protection

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The city and county will require on-site and off-site measures to guard against the danger of fire

in developments adjacent to natural lands and consistent with forest and grassland ecosystem management principles and practices. Recognizing that fire is a widely accepted means of managing ecosystems, the city and county will integrate ecosystem management principles with wildfire hazard mitigation planning and urban design.

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(Note: Policy directions about coordinated approach, vulnerable populations and resident involvement are suggested in HR&A Report and will need further review over coming weeks.)

ENDNOTES

ⁱ The changes to this chapter reflect work since the 2010 Plan including:

- ☐ The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.
- ☐ The city adopted the Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- ☐ Boulder County adopted the Environmental Resources Element of the Boulder County Comprehensive Plan (2015) and is currently working on policy related to Genetically Modified Organisms in the county.
- ☐ The city will be developing an Open Space Master Plan (2017).
- ☐ Boulder County is analyzing on how to address local oil and gas regulations, and looking at potential policy updates to better align the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).
- ☐ HR&A's Recommendations for Resilience Integration (2016)

ⁱⁱ OSBT in particular asked for clarification about how this section of policies apply – to the urban vs. wildlands area, and to OSMP lands vs. more generally. This added language aims at providing that clarification. Additionally, the board asked that the section be edited to sound a bit less human-centric.

ⁱⁱⁱ North Trail Study process clarification and better integration with Boulder County Comprehensive Plan.

^{iv} Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach. OSBT also suggested some language for this policy, reflected here.

^v From city's Climate Commitment document.

^{vi} OSBT asked for clarification of this policy regarding "nuisance species". This language is consistent with the Urban Wildlife Management plan which has not been updated recently, so it may need some minor adjustments over coming months to clarify.

^{vii} City is in process of developing an Urban Canopy Master Plan.

^{viii} Stronger language suggested by Planning Board (including applying for private lands, which the city cannot regulate according to state law). Also consistent with city programs.

^{ix} Change reflects decades of learning and best practices to integrate Integrated Pest Management into an ecological approach to land management.

^x City and county are exploring soil carbon sequestration. Also requested by public.

^{xi} Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.

^{xii} Recommended after 2013 flood experience. OSBT suggested to add “before”... and during development.

^{xiii} This is an existing policy that hasn’t been changed. It has generally not been applied to open space lands – its intent more focused around lands with development potential.

^{xiv} Clarification suggested by OSBT.

^{xv} Planning Board suggested such language.

^{xvi} OSBT suggested some language about mitigating against pollutants at street level with plantings, etc.

DRAFT

Spence, Cindy

From: Karen Hollweg <khollweg@stanfordalumni.org>
Sent: Monday, September 12, 2016 9:53 AM
To: boulderplanningboard
Subject: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF
Attachments: Ch1_Section_3_Natural_environment-DRAFT_8.24.16_+pbkhda revisions.pdf; Managing Ecosystems in a Changing World, 11-2015, Frontiers in Ecol.pdf

John, Bryan, Leonard, John, Crystal, Liz, Harmon

Some of you have had problems accessing the docx version of our revision suggestions sent on Sept 8. So, here I am sending to you (attached) a PDF copy of the Aug. 24, 2016 Sec. 3 Natural Environment Policies BVCP Draft in which we have added our suggestions for revision.

COLOR KEY: In this PDF version, the **black** type is the original 2010 BVCP text, the **blue** text are the revisions proposed by staff and revisions added by OSBT and Planning Board in August, and the **red** text shows our suggested revisions.

The 5 of us who have worked to produce this document have each been involved in the city's deliberations and decisions about open space and natural resource issues for decades, and believe our suggestions provide important updates, add a bit more clarity/specificity, and reflect our community's core values. We would like to ask you to consider our suggestions as part of the Planning Board's review of BVCP Policies and to include them in the final draft that you are preparing now.

I have also attached a paper from the Ecological Society of America's journal "With and without warning: managing ecosystems in a changing world" (Nov 2015). It provides the current thinking of ecologists and grounds the revision we propose for the new policy section re: climate change and resilience (it is the last section, just before the ENDNOTES).

With respect,
Karen Hollweg
Pat Billig
Dave Kuntz
Allyn Feinberg
Ray Bridge

3. Natural Environmentⁱ

No new title. Natural Environment must be addressed separately and not mixed with transportation, recycling, or other “sustainability” or energy issues. The natural environment in general, and open space lands in particular, are what make Boulder such an attractive and special place.

*Proposed new section title: **Environmentally Sustainable Community.***

Note: This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

In this section, the “natural environment” includes city and county open space lands as well as the environmental components within the urban area. Preservation and protection of the natural environment that characterizes the Boulder Valley is a core community value that has defined Boulder since the end of the 19th century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, plants and animals, the built environment, the economy and community livability. ~~These natural and human systems are connected to the region and world, and e~~ Changes to the natural ecosystems within the Boulder Valley can have a profound effect on their viability and the quality of life desired by Boulder Valley citizens.

Over many decades, at the urging of and with the financial support of local citizens, the city and county have actively protected and managed open space around the urban area, and city and county open space plans and policies apply to those public lands acquired and managed as habitat conservation areas, natural areas, recreational areas, and agricultural areas. ~~or used for other purposes, such as agriculture.~~ⁱⁱ

As in the rest of the world, ~~the climate of the Boulder Valley climate is changing. has warmed and dried over the past three decades, and the potential for further changes and intensified weather events because of climate change~~ heighten the need for the city and county to proactively strengthen intervention and investment in natural resources (e.g. urban forestry, wetland and groundwater protection, and natural hazard mitigation) ~~to reduce risk and protect resources.~~ Overall strategies need to include protection of the remaining large blocks of open space land that support the long-term viability of native plants and animals, active maintenance of stream flows and capacities, and more focus on the interface between the natural and urban environment to better understand how to work with natural systems instead of against them. ~~The more the community can assess risks of changes due to climate change and be prepared to preserve and protect environmental resources, the better prepared the community can be for mitigating the causes and impacts of those changes to the natural environment.~~

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place. The city and county recognize that the Boulder Valley is a complex ecological system and that there are inextricable links among our natural environment, the economy,

~~the built environment and community livability. The Boulder Valley is an open system in that our natural and human systems are connected to the region as well as to the entire world. The city and county acknowledge that regional and global changes can have a profound effect on the local environment and that the local economy and built environment can have adverse impacts on natural systems beyond the Boulder Valley.~~

Boulder has been at the forefront of environmental protection and preservation for many years. ~~The predominant vast amount~~ Sixty-three percent of the land in the Boulder Valley Comp Plan area has been protected by the city and county as open space to support critical habitat for native plants and animals and agricultural productivity, and contributes to the high quality of life for residents ~~and critical habitat for native plants and animals~~. The community's historic and on-going emphasis on clean air and water, flood plain management, and preservation of native habitats has resulted in significant progress toward a sustainable, resilient and healthy urban environment.

The city ~~and county places strong emphasis on being a leader and role model to other communities for its exemplary environmental protection practices and accomplishments. The city~~ will continue to ~~identify and develop and implement state-of-the-art~~ environmental policies both community wide and within the city government organization to further ~~its~~ environmental sustainability goals.

The policies in this section support the following city and county goals related to the conservation and preservation of land, water, air resources and pollution prevention ~~and~~ resilience:

- Protecting Native Ecosystems and Biodiversity ~~and Native Ecosystems~~
- Enhancing Urban Environmental Quality
- Protecting Geologic Resources and Reducing Risks from Natural Hazards
- Sustaining Water and Air Quality

Reaching these goals requires an overall planning and management strategy that incorporates an understanding of ecological systems and uses adaptive management principles for monitoring and course corrections.

3.1 Incorporating Ecological Systems into Planning

The city and county will approach planning and policy decisions in the Boulder Valley through an ecosystem framework in which natural regions like bioregions, airsheds and watersheds are considered and incorporated into planning.

3.2 Adaptive Management Approach

The city ~~and county~~ will employ an adaptive management approach to resource protection and enhancement. An adaptive management approach involves ongoing monitoring of resource conditions, assessment of the effectiveness of management actions, revision of management actions based on new information from research, and learning from experience what works and what does not.

~~Protecting Native Ecosystems and Biodiversity~~ ~~and Native Ecosystems~~

3.3 Natural Ecosystems

The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisition and public land management practices. The protection and enhancement of biological diversity ~~and~~ habitat for state and federal endangered and threatened species and state, as well as county-critical wildlife habitats/migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, and significant natural communities and local species of concern will be emphasized.ⁱⁱⁱ Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

3.4 Ecosystem Connections and Buffers

The city and county recognize the importance of preserving large areas of unfragmented habitat ~~into~~ supporting the biodiversity of its natural lands and viable habitat for native species. The city

and county will work together to preserve, enhance, restore and maintain ~~undeveloped~~ identified as critical and having significant ecological value for providing ecosystem connections and buffers to support the natural movement of native organisms (e.g., wildlife corridors) between for joining significant ecosystems.

(Note: Suggest adding new policy language to “Built Environment chapter” to address conservation and design of open space connections and buffers in urban areas, recognizing that urban lands can also be important for supporting biodiversity and maintaining wildlife habitat.)

3.5 Maintain and Restore ~~Natural Disturbance and~~ Ecological Processes

Recognizing that natural ecological processes, such as wildfire and flooding, are integral to the productivity and health of natural ecosystems, the city and county will work to ensure that, when appropriate precautions have been taken for human safety and welfare, ecological processes will be maintained or ~~mimicked-replicated~~ in the management of natural lands.

3.6 Wetland and Riparian Protection

Natural and human-made wetlands and riparian areas are valuable for their ecological ~~and, where appropriate, recreational~~ functions, including their ability to enhance water and air quality and reduce the impacts of flooding. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to support and develop programs to protect, ~~and~~ enhance, and educate the public about the value of wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction, ~~or requiring the creation and restoration of wetland and riparian areas in~~ the rare cases when development in urban areas is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided, the creation and restoration of wetland and riparian areas will be required to mitigate the loss. Management of wetland and riparian areas on open space lands is also covered ~~addressed in the OSMP Grasslands Ecosystem Management Plan.~~

3.7 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or limit and reduce areas and opportunities for growth ~~culture~~ of invasive, ~~and non-native~~ plant and animal species and seek to prevent or control their spread. High priority will be given to managing invasive species that are defined and listed by the Colorado Noxious Weed Act and have, or potentially could have, a substantial impact on city and county resources. ~~Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.~~^{iv}

3.8 Public Access to Public Lands

Certain city and county-owned or managed lands provide a means for educating users on the importance of the natural environment. Public lands may include areas for recreation, preservation of agricultural use, preservation of unique natural features, and preservation of wildlife and plant habitat. Public access to natural lands will be provided where appropriate and where it can be adequately managed and maintained, ~~for~~, except where closure is necessary to protect areas from unacceptable degradation or impacts to agriculture, habitat or wildlife;^v provide for public safety;^v ~~or reduce visitor conflicts or limits on access necessary to preserve the quality of the visitor experience.~~

See New Policy at the End of Section 3

~~New Policy: Climate Change Preparation and Adaptation~~

~~The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the~~

~~natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.~~^v

Urban Environmental Quality

3.9 Management of Wildlife-Human Conflicts

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city will promote wildlife and land use management practices to minimize conflicts with residents and urban land uses while identifying, preserving and restoring appropriate habitat for wildlife species in the urban area. When a wildlife species is determined to be a nuisance or a public health hazard, a full range of alternative wildlife and land use management techniques will be considered by the city and county in order to mitigate the problem in a manner that is humane, effective, economical and ecologically responsible.^{vi}

3.10 Urban Environmental Quality

To the extent possible, the 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.

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long-term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in a semi-arid climate in ameliorating the role of climate change; therefore, the city will guide short- and long- term urban forest management.^{vii} that encourages overall species diversity and, native and low water demand tree species ~~where appropriate.~~

3.12 Water Conservation

The city and county will promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote appropriate water usage. The city will endeavor to minimize water waste and reduce water use during peak demand periods by, e.g., promoting xeriscaping. New development and redevelopment designed to conserve water will be encouraged.

3.13 Integrated Pest Management

The city and county will ~~discourage~~ encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers.^{viii} In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management ~~control~~ measures.^{ix}

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices in cultivated agricultural areas that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.^x

The capacity of native grasslands and forests to sequester carbon will be especially important in this effort and native grasslands and forests will be maintained wherever possible to accomplish this objective.

(Note: This policy will continue to be refined.)

Geologic Resources and Natural Hazards

3.14 Unique Geological Features

Due to its location at the interface of the Great Plains and the Rocky Mountains, the Boulder Valley has a number of significant or unique geological and paleontological features. The city and county will ~~attempt to~~ protect these features in situ from alteration or destruction through a variety of means, such as public acquisition, public land management, land use planning and regulation, and density transfer within a particular site.

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing natural and cultural resources. The use of mineral deposits and other non-renewable resources will be evaluated considering only when conservation and recycling is not a feasible alternative. The impacts of resource use will be balanced against the need for these resources and other community values and priorities, including environmental such as natural and cultural resource protection, community and environmental health concerns and carbon emission reduction.~~ The city and county will work together to limit drilling and mining impacts by acquiring mineral rights, as appropriate.^{xi}

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Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.

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A primary strategy for confronting threats to our native ecosystems due to climate change is designing and implementing ecosystem management programs that include large-scale reserves. These reserves must be on landscape-level and watershed-level scales and must be integrated with other similarly designated areas on public and private lands. Preserving such ecological reserves enhances the resilience of native ecosystems, and reduces the possible loss of native biodiversity, ecological processes and ecosystems.

This strategy also helps to protect the resilience of our urban environment and achieve climate change goals through achieving carbon sequestration and sustaining ecosystem services, reducing risks and costly damage from flooding by preserving drainages and facilitating the absorption of precipitation into our greenbelt. Within the urban natural environment, the city and county's efforts will focus on promoting urban forestry and xeriscaping, and providing opportunities for enjoyment of natural areas.

(Note: Policy directions about coordinated approach, vulnerable populations and resident involvement are suggested in HR&A Report and will need further review over coming weeks.)

ENDNOTES

ⁱ The changes to this chapter reflect work since the 2010 Plan including:

- The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.
- The city adopted the Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- Boulder County adopted the Environmental Resources Element of the Boulder County Comprehensive Plan (2015) and is currently working on policy related to Genetically Modified Organisms in the county.
- The city will be developing an Open Space Master Plan (2017).
- Boulder County is analyzing on how to address local oil and gas regulations, and looking at potential policy updates to better align the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).
- HR&A's Recommendations for Resilience Integration (2016)

ⁱⁱ OSBT in particular asked for clarification about how this section of policies apply – to the urban vs. wildlands area, and to OSMP lands vs. more generally. This added language aims at providing that clarification. Additionally, the board asked that the section be edited to sound a bit less human-centric.

ⁱⁱⁱ North Trail Study process clarification and better integration with Boulder County Comprehensive Plan.

^{iv} Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach. OSBT also suggested some language for this policy, reflected here.

^v From city's Climate Commitment document.

^{vi} OSBT asked for clarification of this policy regarding “nuisance species”. This language is consistent with the Urban Wildlife Management plan which has not been updated recently, so it may need some minor adjustments over coming months to clarify.

^{vii} City is in process of developing an Urban Canopy Master Plan.

^{viii} Stronger language suggested by Planning Board (including applying for private lands, which the city cannot regulate according to state law). Also consistent with city programs.

^{ix} Change reflects decades of learning and best practices to integrate Integrated Pest Management into an ecological approach to landmanagement.

^x City and county are exploring soil carbon sequestration. Also requested by public.

^{xi} Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.

^{xii} Recommended after 2013 flood experience. OSBT suggested to add “before”... and during development.

^{xiii} This is an existing policy that hasn’t been changed. It has generally not been applied to open space lands – its intent more focused around lands with development potential.

^{xiv} Clarification suggested by OSBT.

^{xv} Planning Board suggested such language.

^{xvi} OSBT suggested some language about mitigating against pollutants at street level with plantings, etc.

^{xvii} [From HR&A Resilience Report.](#)

DRAFT

With and without warning: managing ecosystems in a changing world

Michael L Pace^{1*}, Stephen R Carpenter², and Jonathan J Cole³

Many ecosystems are likely to experience abrupt changes and extreme conditions due to forces such as climate change. These events and their consequences – including the loss of ecosystem services – may be predictable or may occur without warning. Given these considerations, greater efforts are needed in two areas of research: improvements in early warning capability and advances in the management of ecosystems to enhance resilience. Current research has provided enhanced forecasting ability, scenario analysis, and detection of statistical anomalies that indicate abrupt change, but two key concerns remain: the detection of early warning signs near thresholds of change and the use of such warnings for ecosystem management. Furthermore, there may be no advance warning for some types of abrupt change, reinforcing the need to enhance resilience by managing ecosystems to reduce the possibility of crossing thresholds of change. Designing and implementing large-scale management programs is one way to confront these problems.

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In 2011, the worst algal bloom in the history of North America's Lake Erie developed in the western basin of the lake (Stumpf *et al.* 2012), the result of a combination of agricultural fertilizer runoff, heavy spring rains, and stable summer conditions that favored heavy algal growth (Michalak *et al.* 2013). Analysis of the dynamics and projections of climate change, including a prediction of increased storm intensity, led Michalak *et al.* (2013) to call the 2011 Lake Erie bloom “a harbinger of future blooms”. They were right. In the summer of 2014, another massive bloom developed in western Lake Erie, and drinking water drawn from the lake was found to contain unsafe levels of a cyanobacterial toxin. Consequently, the water supply for the city of Toledo, Ohio (population 284 000), was shut down and citizens were soon waiting in long lines for bottled water. In this case, ecologists provided advance

warning; in the future, it will be possible to provide even more detailed predictions of the timing, intensity, and even toxicity of algal blooms in Lake Erie because the causes and conditions leading to such blooms are better understood (Obenour *et al.* 2014).

Climate warming and other human-driven forces mean that, in contrast to the Lake Erie algal blooms, some abrupt ecosystem changes – as well as losses of ecosystem services – may arise without apparent warning. Even in hindsight, the causes of such rapid changes will be hard to discern because of multiple interacting forces. Thus, in the future, abrupt changes are likely to occur both with and without warning. This raises two questions. First, can research improve forecasts and the detection of warning signs? Second, can research help foster ecosystem resilience to limit the risk of crossing irreversible thresholds? Maintaining ecosystem services in the future will require a substantial amount of research on both these questions. Improved forecasts and warnings can help in the management of ecosystems and help to sustain ecosystem services by avoiding unwanted changes and by warning of undesirable conditions. Promoting resilience, especially in cases where there is no forewarning of change, can help avoid thresholds or mitigate abrupt change when thresholds are crossed.

This paper addresses approaches to anticipating and managing adverse ecosystem changes, specifically those resulting from threats such as climate warming, intensification of agriculture, fisheries exploitation, and the introduction of invasive species. Extreme climate events associated with these drivers are of special interest because they may push ecosystems into new states and impede recovery to desirable states. We consider warnings provided by model forecasts and by statistical anomalies indicating loss of resilience as thresholds are approached. We also discuss changes that may occur without warning,

In a nutshell:

- Some ecosystem changes occur without warning; to avoid crossing undesirable thresholds, we need to improve our ability to predict such transitions, to understand the likelihood of their occurrence, and to foster resilience
- Loss of resilience can be assessed using models and statistics, as long as the necessary long-term monitoring is maintained
- Strategies to foster resilience are currently being applied to ecosystems and can have positive ecological and economic outcomes; the Great Barrier Reef (GBR) in Australia provides one such example
- However, regional and global forces are threatening the stability and provision of ecosystem services in ecosystems like the GBR

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especially when driven by extremes (eg severe weather events). Enhancing ecosystem resilience can limit ecosystem change and loss of services and this can be achieved through management, governance, and integration of natural and human infrastructure. We analyze these issues with examples drawn primarily from aquatic ecosystems, but the concepts and lessons are broadly applicable and represent a critical research topic for the future.

■ Extremes and consequences

Climate change is influencing the frequency of extreme weather events. Over a recent 31-year period in the US (1980–2011), there were 134 weather events in the form of floods, droughts, cyclones, and blizzards that caused more than \$1 billion in damage (NRC 2014). Extreme events like these may be predictable in the sense of frequency of occurrence (eg Graham *et al.* 2013) but, depending on the location, severe conditions can be difficult to forecast accurately in terms of when and where these extremes occur (Ghil *et al.* 2011).

Climate extremes may cause marked shifts in ecosystems and alter ecosystem services such as carbon (C) storage. For example, a 1999 windstorm that heavily damaged forests reduced the total annual net production of organic matter (ie net biome production) in Europe by 30%, and droughts in the Amazon Basin in 2005 and 2010 resulted in estimated losses of 1.6 petagrams and 2.5 petagrams of C, respectively (Reichstein *et al.* 2013). While forests generally recover from damaging weather, the periodic effects of extreme events can diminish C sequestration. If C sequestration is a goal of managing forests, the impacts of extreme events that kill trees should be considered, as well as risks that may be increased (eg fire and pest outbreaks).

Extreme events associated with increased precipitation intensity are also becoming more frequent. For instance, while total rainfall increased by 7% in the US during the 20th century, the top percentile of heaviest rainfalls increased by 20% (ie there were more extremely heavy rain events; Bull *et al.* 2007). These types of extremes in precipitation can dramatically alter the loading of nutrients and sediments to aquatic ecosystems. Wisconsin's Lake Mendota is a well-studied example; over 8000 daily observations of the lake were used to fit a three-part statistical distribution of phosphorus (P) loading (Carpenter *et al.* 2015). The distribution represented days of low, medium, and high loads. High loads were delivered on an average of 29 days, collectively accounting for 74% of the annual input. Most days delivered intermediate P inputs (accounting for 21% of the annual load), and some delivered low amounts of P (5% of the annual load). High-load days were associated with the effects of spring precipitation on soils enriched with P, where runoff and P

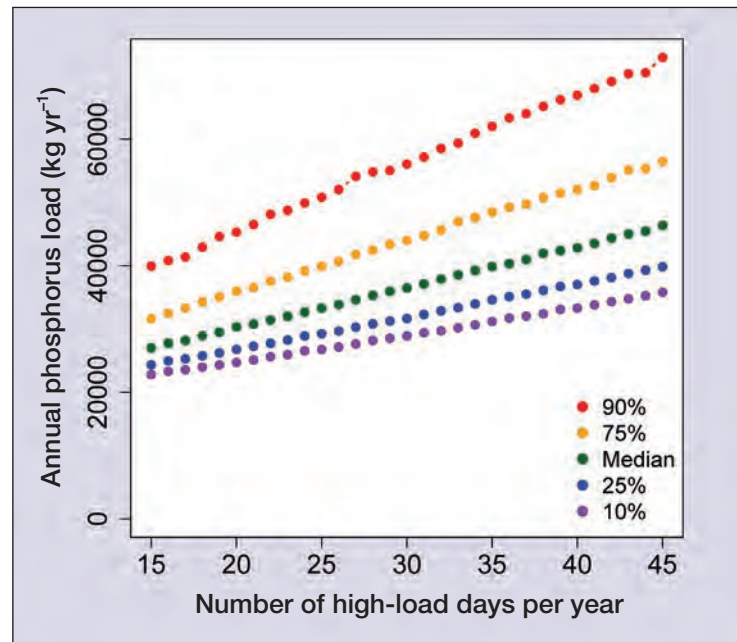


Figure 1. Simulated annual phosphorus loads to Lake Mendota (Wisconsin) in relation to number of days of high phosphorus loads. Percentiles (see key on figure) indicate uncertainty based on 10 000 simulated years. Reproduced with permission from Carpenter *et al.* (2015).

transport rates were high (Carpenter *et al.* 2015).

As with the US as a whole, high-intensity rain events have increased in frequency in the Lake Mendota watershed over time (Kucharik *et al.* 2010). What does this suggest for the future? Simulations of P loading based on the three-part statistical distribution reveal a positive relationship between the number of high-load days per year and annual P loads (Carpenter *et al.* 2015). The trend is linear (Figure 1) but steeper for the higher percentiles (eg for the 90% percentiles, represented as red circles in Figure 1). The more frequent occurrence of extreme precipitation events projected for the future (Vavrus and Van Dorn 2010) will lead to greater numbers of high P loading days. This scenario will limit – and perhaps even reverse – ongoing efforts to reduce P loading and improve water quality in Lake Mendota and similar waterbodies elsewhere. One possible response to this likely future is to initiate changes in watershed management that reduce the amount of P available for runoff.

■ Model-based warnings: ecological forecasting

While predictions are always uncertain, models can provide forecasts and scenarios that guide actions and provide warnings regarding different risks. Several types of models are used for this purpose (eg statistical, process, and simulation models) and the relative merits of each are assessed by Cuddington *et al.* (2013). Here, we focus on short-term (days to months) ecological forecasts based on statistical and process models, and long-term (decades to centuries) projections based on process and simulation models. Short-term forecasts (akin to weather reports)

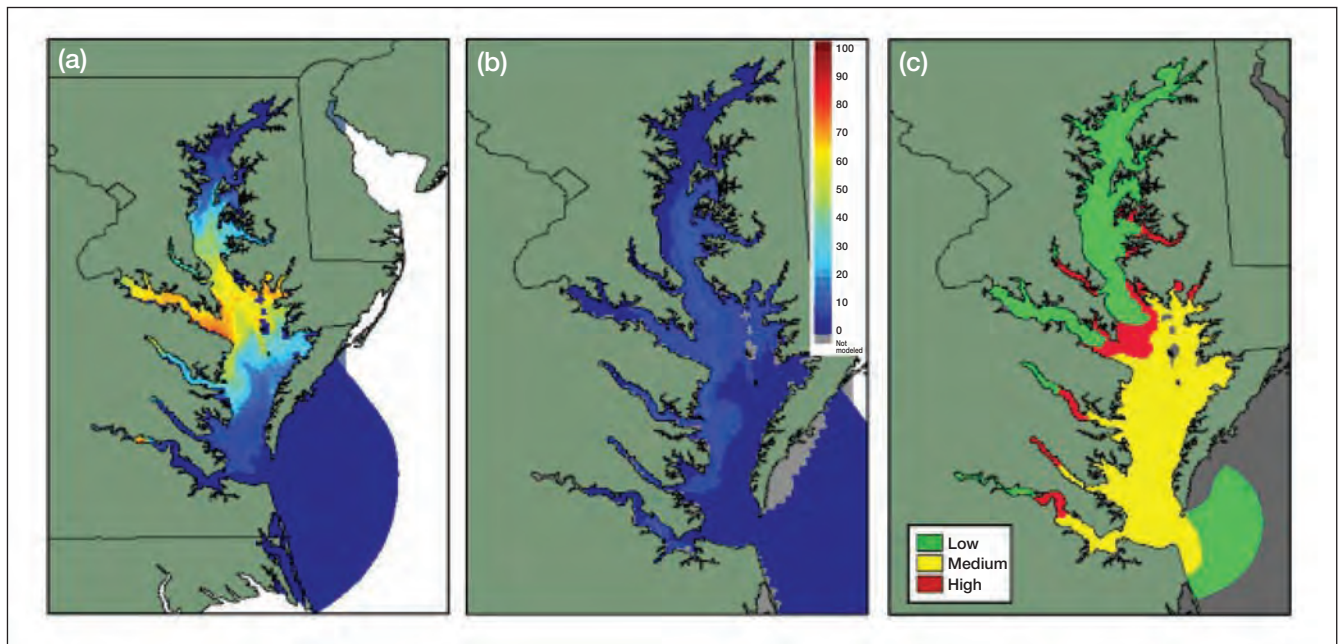


Figure 2. Example of forecasts from Chesapeake Bay models. (a) Probability of encountering Atlantic sea nettles (*Chrysaora quinquecirrha*) on 17 August 2007; (b) probability of encountering pathogenic *Vibrio vulnificus* bacteria on 20 April 2011; (c) relative abundance of the harmful dinoflagellate (*Karlodinium veneficum*) on 20 April 2005. Probabilities for (a) and (b) are 0% (blue) to 100% (red). Colors for (c) are based on low (< 10), medium (10–2000), and high (> 2000) abundances of *K. veneficum* cells per milliliter. Reproduced with permission from Brown *et al.* (2013).

provide warnings about the status of ecosystem services (eg phytoplankton blooms in Lake Erie that affect drinking water), while long-term projections are more useful for identifying threats to services and risks of major changes to ecosystems.

A good example of short-term forecasting comes from a modeling system used for the Chesapeake Bay estuary, located in the mid-Atlantic region of the US. The foundation for forecasting in this instance is a physical–chemical model based on the Regional Ocean Modeling System (ROMS). The ROMS model for the Chesapeake Bay simulates hydrodynamics, temperature, and biogeochemical conditions (eg dissolved oxygen concentrations). Ecological forecasts are based on the physical and chemical characterizations of the bay and use empirical relationships that define habitat suitability for target organisms produced by ROMS. Both “now-casts” (ie current conditions) and “three-day-ahead” forecasts predict the presence and relative abundance of harmful algal taxa, pathogenic bacteria, and other nuisance organisms. These forecasts are updated daily and posted on public websites (Brown *et al.* 2013).

Forecasting is possible because the abundances of organisms of interest in Chesapeake Bay are related to salinity, temperature, and other environmental conditions and all these variables are used to develop empirically based habitat-suitability models. For example, Atlantic sea nettles (*Chrysaora quinquecirrha*, a jellyfish that delivers a nasty sting) are abundant when water temperatures are warm (26–30°C) and salinity is in the range of 10–16 practical salinity units. Data on temperature,

salinity, and abundance of sea nettles were used to develop a logistic regression that indicates probability of occurrence of this species.

These forecasts are useful for both bay users and managers. If, for instance, you were planning to swim in the Chesapeake Bay on August 17, 2007, you would have wanted to avoid mid-bay locations, including portions of the Potomac River, where the odds of encountering sea nettles were high (Figure 2a). On the other hand, the probability of getting an infection in a wound or becoming sick from eating raw shellfish due to the pathogenic bacterium *Vibrio vulnificus* was low throughout the bay on April 20, 2011 (Figure 2b). Forecasts of the relative abundance of harmful algal bloom taxa (Figure 2c) are helpful to managers who must consider when to close beaches and shellfish beds. These forecasts have been shown to predict occurrence reasonably, but comparison with actual data also highlights areas where improvements are needed (Brown *et al.* 2013).

Warnings provided for the Chesapeake Bay suggest great potential for ecological forecasting, but these forecasts are also limited to situations where the system is operating within current bounds. What about projections of longer-term, novel ecosystem conditions that could arise due to environmental drivers such as climate change? For these longer-term situations, models can provide a series of scenarios. For example, the ranges of cold-water fish species are likely to change in the future due to climate warming. Trout inhabiting the rivers of the Southern Appalachian Mountains, for instance, are restricted to higher elevation streams with suitable water

temperatures. Climate warming will reduce the extent of this habitat, and models that project these changes suggest that trout habitat loss will vary from 4% for a 0.5°C rise in mean temperature to 52% for a 2.5°C rise (Flebbe *et al.* 2006). With even higher temperature increases (warming of ~4.5°C), almost all (>90%) suitable habitat will be lost and trout are likely to be eliminated from the region. Furthermore, these habitat suitability models do not account for ecological effects and other changes (eg altered hydrodynamics) that could potentially accelerate the loss of suitable habitat. Thus, models that use these types of warming scenarios do not provide reliable forecasts because many factors not included in the models will affect how trout respond to warming; nonetheless, the models serve to highlight the risks and qualitative patterns of habitat loss that would accompany a warming climate. Evaluating risks is important in managing ecosystems, especially in relation to future uncertainties associated with large-scale environmental drivers such as climate change (Seidl 2014).

■ Regime shifts and warnings from statistical anomalies

One form of abrupt change is a “regime shift”, in which changes in feedbacks on the controls of ecosystems result in critical transitions that lead to different states. Regime shifts are well described conceptually and mathematically (eg Scheffer *et al.* 2001; Scheffer 2009), and in many cases ecosystems either have undergone such changes or exhibit alternate state behavior consistent with regime-shift models (Carpenter 2001; Scheffer 2009; for database of examples of regime shifts see www.regimeshifts.org). Examples of observed regime shifts include transitions from grassland to shrubland that may occur through a variety of mechanisms including fire, grazing, drought, past land use, and other factors (Peters *et al.* 2015). At an even larger scale, sharply defined continental distributions of tropical forests, savannas, and treeless land suggest that each type of vegetation cover represents an alternate state, an observation that is consistent with regime-shift theory (Hirota *et al.* 2011).

Prior to regime shifts, ecosystems respond more slowly after disturbance as thresholds are approached. Responses to successive disturbances are compounded, leading to greater variance in ecosystem states over time. Slow recovery and increasing variance are characteristic of ecosystem states that are becoming less resilient as they approach thresholds of critical change (Scheffer *et al.* 2012). These changes can be observed as statistical anomalies in time and/or space for ecosystem variables (Scheffer *et al.* 2009). A variety of statistical indicators have been evaluated to provide early warnings of pending regime shifts, as detailed by Dakos *et al.* (2012) and Kéfi *et al.* (2014).

The dynamics of statistical indicators in experimental systems approaching and then undergoing a regime shift are consistent with the concept of early warning, as for

example in a food-web model (Carpenter *et al.* 2008), and in laboratory populations of algae (Veraart *et al.* 2012), water fleas (Drake and Griffin 2010), and yeast (Dai *et al.* 2012). We tested this idea in a whole-lake experiment involving the introduction of an apex predator, largemouth bass (*Micropterus salmoides*; Carpenter *et al.* 2011). The manipulated lake was compared to a bass-dominated reference lake. Additions of fish to the manipulated lake triggered a trophic cascade that reorganized the food web. By the final year, bass were plentiful in the manipulated lake, and the system had fully transitioned to a new state similar to that of the reference lake, to which no bass had been added. This manipulation led to changes in the relative abundance of species of plankton and small fish that were consistent with a regime shift (Carpenter *et al.* 2011; Seekell *et al.* 2012; Pace *et al.* 2013). High-frequency measurements were used to analyze whether statistical anomalies occurred during the period of food-web transition (Batt *et al.* 2013). In the manipulated lake, there was a loss of resilience, as represented diagrammatically in Figure 3, and state variables such as small fish abundance and chlorophyll concentrations eventually converged toward conditions resembling those in the reference lake (Figure 3). During the transition, leading indicator statistics (eg moving-window measurements of variance and autocorrelation) spiked, as shown in Figure 3c. These sharp increases in leading statistical indicators occurred more than a year before the full transition to the alternate state (Figure 3). The results of this study were consistent with both theory and prior experiments and, importantly, demonstrated that early warning signals are detectable even amidst the messy variability of complex ecosystems.

Because thresholds for abrupt change are usually unknown, early warnings provide impetus for managers to initiate actions. Ideally, those actions would modify ecosystems so that they move away from threshold levels, maintaining them in a safe operating range (Scheffer *et al.* 2015). Alternatively, actions might help to mitigate the consequences of regime shifts. One issue concerns what variables within an ecosystem should be monitored to provide early warnings, as there is no theoretical basis for deciding on appropriate indicator variables; for now, an investigator's or manager's understanding of a specific system is probably the most reliable guide. Further work is needed to understand the propensity of ecosystems to exhibit warnings near thresholds of change, to determine surveillance methods needed to measure warnings, and to ascertain whether and when warnings come early enough to avoid undesirable changes. The potential for early warning signals also reinforces the value of monitoring.

■ Absence of warning

Despite the possibilities offered by forecasting, and improved detection and interpretation of statistical anomalies, many ecosystems are likely to change without warning (Hastings and Wysham 2010). This will happen

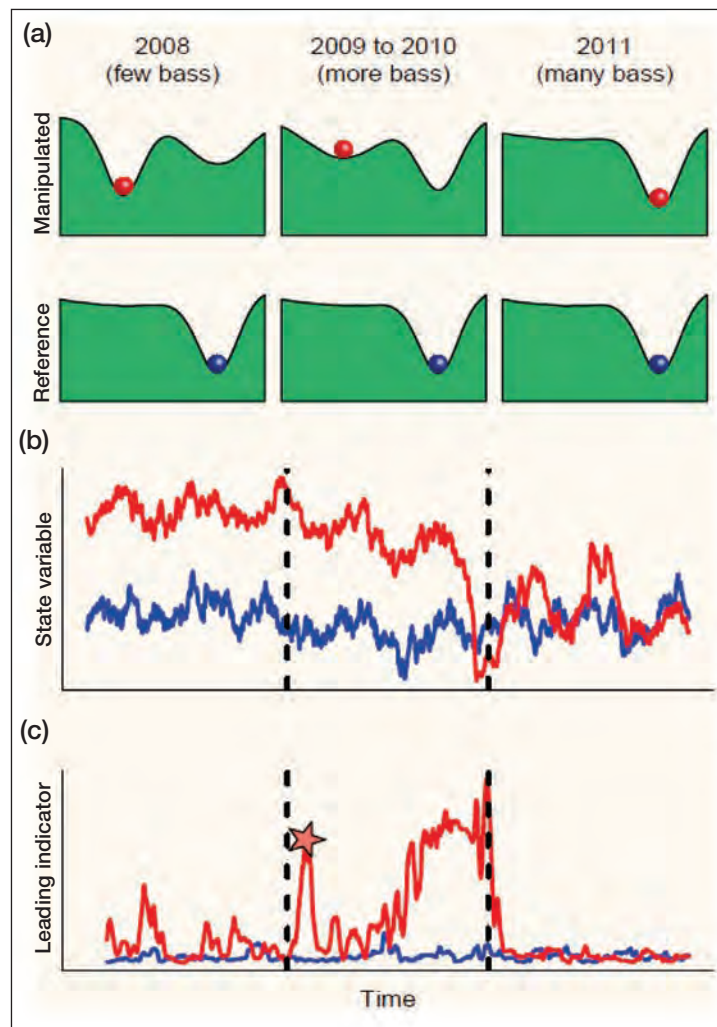


Figure 3. Conceptual model of early warning of a food-web shift, based on a whole-lake apex predator addition experiment. (a) The ball and valley diagrams represent the states of the manipulated (red ball) and reference (blue ball) lakes. When the balls are in a deep valley, the system is stable and unlikely to change. When the ball is in a shallow valley, resilience is lower and change is more likely. Note the loss of resilience in the manipulated lake, illustrated by the flattening of the valley in 2009 and 2010 (middle column). (b) State variable (eg chlorophyll *a*) dynamics in the manipulated (red) and reference (blue) lakes. (c) The shift in the leading indicator to high values (eg a shift to high variance in chlorophyll *a* values) provides early warning, such as denoted by the star. This model is a diagrammatic representation of the predator addition experiment; see the references cited in the text for more detailed explanations. Reproduced with permission from Batt *et al.* (2013).

for at least three reasons: (1) unknown thresholds are crossed rapidly; (2) some types of abrupt change will give no warning, statistical or otherwise (Boettiger *et al.* 2013); and (3) potential warnings will not be detected because many systems are not routinely monitored. Since human drivers of ecosystem change are in many cases intensifying, fostering ecosystem resilience is prudent and may limit future loss of services. This raises the question: can ecosystems be managed to improve resilience, especially in relation to climate change?

Establishing goals and managing ecosystems

A starting point for fostering resilience and preparing ecosystems to cope with new kinds of change is to establish goals. What is the system being managed for? What is feasible in terms of either restoring or sustaining services? Governments and communities typically establish management goals for ecosystems and their services, while ecologists contribute perspective and expertise about what is achievable, implement restoration measures, and assess evolving conditions relative to the stated goals.

The management plan for the Hudson River estuary (www.dec.ny.gov/lands/5104.html), developed by environmental agencies in New York State, is one example of effective goal establishment. Twelve goals – encompassing conservation, restoration, education, human use, and improved infrastructure for human access – are specified in the plan. The first goal is to restore both commercial and recreational fisheries. The principal commercial fisheries in the Hudson River are striped bass (*Morone saxatilis*), American shad (*Alosa sapidissima*), Atlantic sturgeon (*Acipenser oxyrinchus*), river herring (*Alosa* spp), and American eel (*Anguilla rostrata*). Commercial fishing is currently not permitted for several species because of their small population sizes (shad, herring, sturgeon, eel) or because of contamination (striped bass). Bringing these species back to abundances that would support commercial harvest requires protection from overfishing outside the Hudson estuary, improvements of both within-river and oceanic habitats, removal of obstructions to migrations (eg barriers in Hudson tributaries for herring and eels), and reductions of persistent contaminants. In addition, sea level is rising and the Hudson River is warming, which will have unknown consequences for fisheries (Seekell and Pace 2011; Strayer *et al.* 2014). Long-term prospects for achieving the commercial fishing goal outlined in the management plan are uncertain because, despite management efforts, the populations of many commercial fish species are at historical lows. Nonetheless, the Hudson River Estuary Action Agenda provides clear direction, laudable goals, and specific actions needed to protect and restore fish populations that are considered to be both culturally important resources and positive indicators of river ecosystem conditions.

Once goals are determined, ecosystem management can begin. Here, we are specifically concerned with deliberate management actions that reduce risk and promote resilience in order to sustain, restore, or buffer ecosystems and their services. What can researchers learn and what actions can managers implement to help ecosystems withstand forces that shift them away from desirable conditions?

Managing ecosystems in the face of future uncertainties

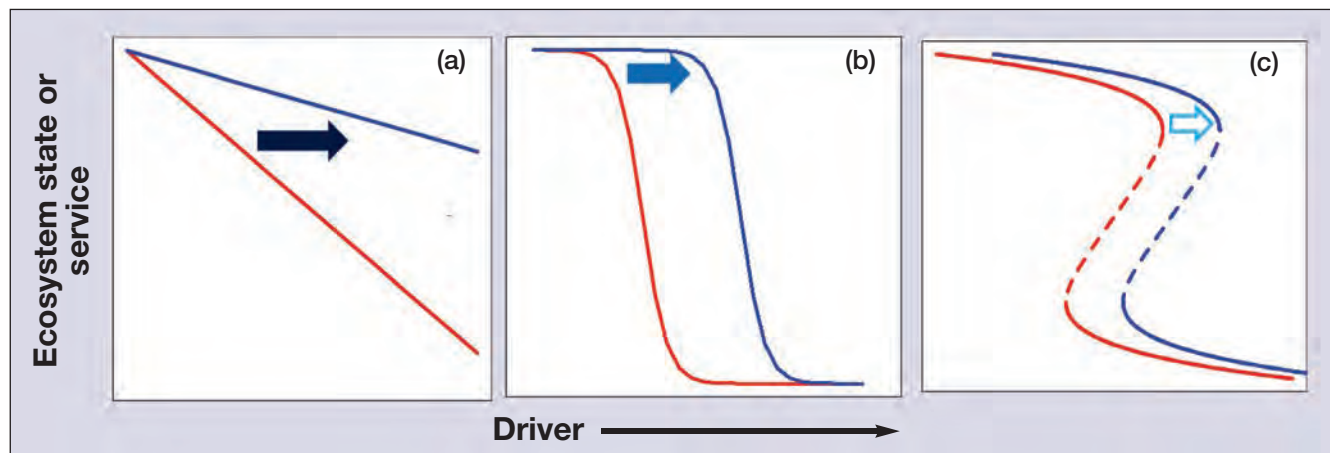


Figure 4. Response of an ecosystem state variable or an ecosystem service to an increase in a driver where a driver represents controlling processes (eg climate controls or harvesting) in the case of: (a) a linear decline, (b) a non-linear decline, and (c) a regime shift. The change from red lines to blue lines reflects actions that increase resilience reducing declines. Arrows within the graphs indicate the points where actions modify or reduce risk of decline in relation to a driver. The dark blue arrow (a) represents a shift in system dynamics from the red line to the blue line that lowers the response rate to a driver. The light blue arrow (b) represents a shift in the threshold at which the driver causes a large decline. The open blue arrow (c) represents a shift from the red line to the blue line where a collapse to an alternate state occurs.

requires increasing resilience of key variables to drivers of change. Consider a simple linear response to a driver, where an ecosystem state or service degrades as a driver increases. To limit degradation, the driver must be reduced and/or the slope of the response must be flattened (Figure 4a). For changes where there are thresholds, actions can move the system/service away from the threshold or alter the relationship of the threshold relative to the driver (Figure 4b). For a regime shift – where the system or service abruptly moves to an undesirable state – actions can also move the system away from a threshold or change the point where the system collapses in response to increases in the driver (Figure 4c). In some cases, it may be possible to change the shape of the curve in Figure 4c such that the system is not subject to a regime shift and transitions are more similar to those shown in Figure 4, a and b. Such a change could build resilience by eliminating an adverse ecosystem state.

Enhancing resilience

Biggs *et al.* (2012) described seven principles for maintaining or enhancing resilience. Three of these principles are related to properties of social–ecological systems, whereas the other four relate to governance of social–ecological systems. Management actions that can build or preserve resilience of ecosystems are ones that maintain diversity, manage connectivity, and monitor slow variables. Diversity of species and types of ecosystems provide a greater set of potential responses to disturbances or directional environmental changes (eg warming) and may thereby ameliorate unwanted changes. For example, combinations of species that vary in their resilience to temperature fluctuations stabilize total biomass in a changing climate (Ives *et al.* 1999). Connectivity pro-

motes recovery from disturbance by facilitating colonization from refuges, but too much connectivity can promote the spread of pests and pathogens (Vander Zanden and Olden 2008); thus, optimum connectivity for resilience may be at an intermediate level. Slowly changing regulating variables affect the response of ecosystems to changing drivers and disturbance. In freshwater ecosystems, nutrients accumulated in sediments over decades may stabilize eutrophication, despite strong nutrient-loading reductions by lake managers (Søndergaard *et al.* 2007). For terrestrial systems, the Amazonian tropical forest provides an example of a situation where changing drought intensity and frequency may increase vulnerability, leading to a rapid shift from forest to savanna conditions (Hirota *et al.* 2011). One slowly changing variable that could trigger such a shift would be a decline in deep soil moisture, a resource that tree roots tap into during the dry season to maintain high rates of evapotranspiration, thereby promoting the water recycling needed to sustain the forest (Nepstad *et al.* 1994; Harper *et al.* 2010). Thus, gradual changes in such variables as sediment nutrients and deep soil moisture can either stabilize a current state or shift an ecosystem to a critical point where abrupt transitions occur (Rinaldi and Scheffer 2000).

Resilience can be increased by modifying a managed system in such a way that it moves away from a threshold of unwanted regime shifts. Rangelands in Australia, for instance, exhibit a critical threshold of grass cover (Walker and Salt 2012): in moist rangelands, too little grass leads to shrub encroachment; in dry rangelands, too little grass leads to desertification. Experienced rangeland managers avoid the threshold of shifts from grasslands to shrubs or deserts by lowering cattle densities. However, crossing a second threshold – in this case a financial threshold of income-to-debt ratio – can force pastoralists to overstock

the range, leading to regime shifts that take decades to reverse. Economic considerations often drive managed ecosystems close to thresholds where resilience is low and the risk of a regime shift is high (Ludwig *et al.* 2005).

How can unwanted changes, such as regime shifts, be avoided? Managers of Kruger National Park in South Africa developed the concept of “thresholds of potential concern” (TPCs) as a management tool to identify potentially important changes in the park (Biggs and Rogers 2003). The key words are “potential concern”, because it is not usually known whether reaching one of these thresholds will trigger unwanted change. Rather, managers identify boundaries for park conditions that they seek to operate within, and if a TPC is breached, management intervention is considered. TPCs in Kruger National Park are also updated periodically, as new ecological information becomes available, and so provide a basis for continued surveillance, making management actions more likely when changes occur. Management action is often most difficult when a crisis is acute, and thus TPCs also provide a mechanism to reduce management inertia.

■ Resilience by design

Assessing and increasing resilience is an important goal and research topic, and attempts to manage ecosystem resilience at large scales are now underway. Approaches may include altering and improving natural and human infrastructure, managing species harvests through the establishment of quotas and “no-take” zones, promoting policies that provide economic benefits while conserving species and ecosystems, and sustaining cultural practices in ways that also preserve ecological systems. These strategies, and many others, go beyond simply creating protected areas. We use as an example the management of the Great Barrier Reef (GBR) in Australia, where a network of marine reserves was created under a reef-wide zoning plan. The reef, which occupies an area of >300 000 km², is managed, in part, by demarcating spatial units that differ in fishery regulations, including no-entry zones, no-take zones, limited-fishing zones, and fished zones. Fish abundance and biomass, as well as average fish size, have typically increased in areas where fishing is banned, and especially in no-entry areas (McCook *et al.* 2010). Reef fishes, which characteristically have restricted home ranges, have increased in abundance more than wide-ranging species, such as sharks. Additionally, the GBR supports dugongs (*Dugong dugon*) and a variety of marine turtles of conservation concern – all species that are wide-ranging, and thus cannot be protected by simple zoning of habitat. Nevertheless, the creation of reserves, in combination with other management activities (eg those that reduce bycatch), is improving conditions for these threatened species (McCook *et al.* 2010). The costs of these changes in GBR management are well-documented and are modest in comparison to the direct economic-use benefits. Overall, the changes

associated with marine zoning have induced some negative impacts on commercial fishing and their associated communities but are also associated with substantial growth in tourism revenues (McCook *et al.* 2010). Importantly, the spatial management program has resulted in increased coral growth, reductions in outbreaks of coral-consuming crown-of-thorns starfish (*Acanthaster planci*), and additional protection of non-reef habitats (eg from damage caused by trawling). These changes, especially the increases in coral cover, sustain foundational ecosystem processes and enhance the resilience of the GBR (McCook *et al.* 2010). Despite these successes, there is ongoing deterioration of the GBR as a result of dredging activity, development of fossil-fuel infrastructure, watershed runoff, fishing, and climate change (Hughes *et al.* 2015). These mainly external drivers erode resilience, and there is concern that without action at regional and global scales the GBR will transition to an undesirable state (Hughes *et al.* 2015).

■ Synthesis and conclusions

Ecologists cannot prevent the effects of an anthropogenic global climate warming period that will likely occur over the next few centuries. However, over the next few decades, ecologists can assist in the development of management approaches that foster resilience and create warnings. While the examples we present here are drawn from specific ecosystems, the issues and concepts apply to the biosphere with similar needs for forecasts and early warnings at the global scale (Barnosky *et al.* 2012). These advances will help sustain ecosystems and their services in the face of future uncertainty and change. In this context, the study of extremes – particularly those related to climate – is critical, because extreme conditions have the greatest potential for causing ecosystems to cross thresholds, resulting in the loss of key ecosystem services. Designing and implementing large-scale ecosystem management programs is one way to confront these problems and potentially provide positive ecological and economic outcomes.

■ Acknowledgements

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From: [BackinBoulder](#)
To: [#LandUsePlanner](#)
Subject: YIMBY
Date: Friday, September 09, 2016 3:00:50 PM

YIMBY

Yes In My Back Yard is how I would have responded to a proposal of affordable housing on Lookout Road between Gunpark Drive and Spine Road just a stone's throw from my Gunbarrel Green backyard. The location seems ideal with access to food shopping, Urgent Care, a childcare center, a convenient bus stop, and easy access to the Diagonal Highway.

I attended the public discussion August 30th and was disheartened to hear my fellow advocates of affordable housing oversimplifying the issue. It is unfair to imply I don't support affordable housing if I object to this controversial annexation. In the past, I have worked for the school district and have lived at the Thistle Community. I have struggled financially and deeply appreciate the support I received.

I am against development near the Twin Lakes Open Space for **one reason only** which is loss of habitat for wildlife. Meanwhile, within the last two years, **550** "unexpectedly urban" rental apartments have been built in Gunbarrel and are now being leased for an average of \$2000 per month. I assume Apex, Boulder View Apts, and Gunbarrel Center needed building permits and a plan approved. How did this happen when we all seem to be in agreement that affordable housing is scarce in Boulder County? I drive by these buildings almost daily and am just dismayed by the loss of opportunity and the subsequent threat to our shared natural environment.

Respectfully submitted,

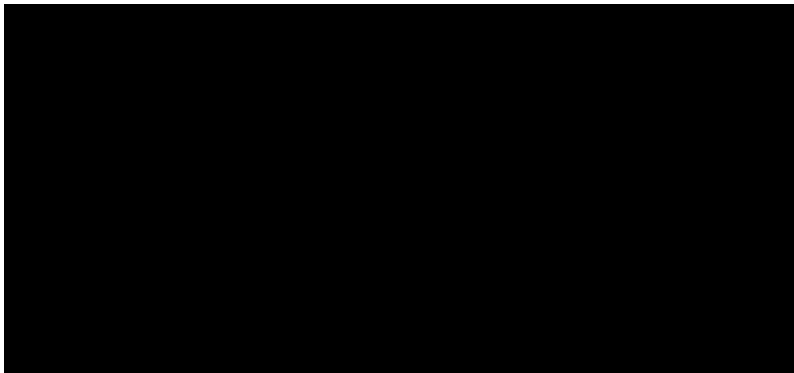
Jennifer Rodehaver

Resident unincorporated Boulder County

From: [Brian Lay](#)
To: [#LandUsePlanner](#)
Cc: [Giang, Steven](#)
Subject: Staff Recommendation - The Shredding
Date: Sunday, September 11, 2016 10:13:08 PM

I wanted to inform you that we have added a fourth video of our series to youtube. In this video we will go through the 12 points Staff uses to support their MDR recommendation and refute them. Please search "Twin Lakes Action Group" on youtube and you will find all 4 videos thus far in the series (more to be added soon). But here are the direct links (most recent first)

[Twin Lakes Action Group - Staff Recommendation - The Shredding](#)

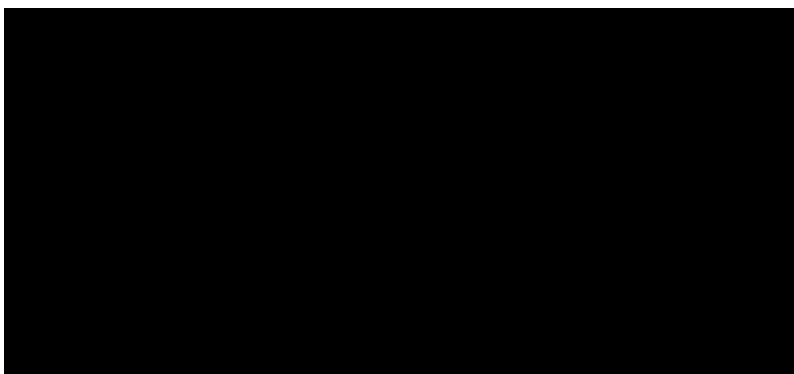


Twin Lakes Action Group - Staff Recommendation - The Shredding



Staff's recommendation for medium density residential is totally out of line for the twin lakes properties a...

[Twin Lakes Action Group - Annexation](#)



Twin Lakes Action Group - Annexation



Should our open space be used for annexation? Watch this video and learn about the unprecedented position held b...

[Twin Lakes Action Group - Density](#)

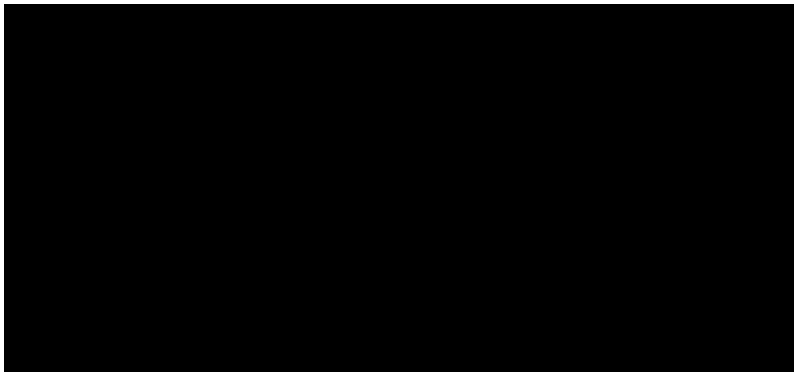


Twin Lakes Action Group - Density



Use your common sense to understand why the land use change requests submitted by the Boulder County Housing Aut...

[Twin Lakes Action Group - Introduction](#)



Twin Lakes Action Group - Introduction



Learn about the controversy occurring in Gunbarrel surrounding the properties near the Twin Lakes. Web: <http://t...>

I also urge you to reach out to us to discuss this matter. As I told you at the August 30th meeting, we have spoken to every member of the city planning board, the city council and the county commissioners. You are the last board remaining and Ben Pearlman's gag order is entirely uncalled for. Shouldn't citizens be able to talk to their appointed government officials?

Thank you very much,
Brian Lay

From: [Jill White](#)
To: [#LandUsePlanner](#)
Subject: TLAG decision
Date: Sunday, September 11, 2016 10:18:37 PM

Please think carefully about the impact of your decision regarding the Gunbarrel Twin Lakes land use. I'm not sure the infrastructure can support a high density development. Plus the land around is so beautiful and unique. Please don't make Boulder become another greedy metropolis.

Thank you for your consideration.

- Jill

From: [Chris Johnson](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [ttag.inbox@gmail.com](#)
Subject: Twin Lakes area open space
Date: Monday, September 12, 2016 9:48:35 AM

I'm disheartened to learn of plans among some elected officials and agency heads in Boulder to play leap-frog with annexation rules and to plant medium density development on Twin Lakes open space. I believe these are faulty and economically unsound plans.

Although not currently a Boulder County resident, I was around back in the years when Boulder County became a national leader in creating open space ordinances. I grew up in Boulder County and attended the University of Colorado in Boulder. My siblings and parents still live in the area.

I typically visit annually and almost always stay at the Boulder Twin Lakes Inn (6485 Twin Lakes Road). I've chosen to stay at that location precisely because of the pleasantness of the rural residential surroundings and the easy walk to the open spaces under consideration for development. If such development occurs, my visits to that area will definitely end.

I'm frankly horrified to learn, that after years of leadership in urban and rural planning, Boulder county and city have become just as backward and ignorant as the rest of the suburban-sprawling counties nationwide, who are leading us into economic and environmental ruin.

Surely there are other ways to achieve important city and county goals (I believe municipal power is among them) without destroying fragile open space and destroying your own legacy of good stewardship.

I strongly urge you to not build anything on the open space parcels at Twin Lakes, as described by the Twin Lakes Action Group. I stand behind them and their goals.

Very truly yours,
Chris Johnson
Minneapolis, Minnesota

Spence, Cindy

From: stacey goldfarb <saufarb1@gmail.com>
Sent: Monday, September 12, 2016 10:57 AM
To: boulderplanningboard
Subject: Thursday's comp plan agenda

Planning Board members:

RE: the Boulder Valley Comp Plan, I urge you to recommend Policy Option D, alone, out of the four "scenarios." It is the only one that seeks to limit non-residential (commercial) growth. Boulder has an oversupply of jobs, by tens of thousands. This in turn greatly stresses our housing market, which in turn puts quiet residential neighborhoods under great pressure to solve the City's self-created crisis.

Boulder can un-do its crisis by easing off its economic "over-stimulus" approach. Let us return to a reasonable balance of jobs to population - not by swelling our population, but by easing off on the job front. There can be too much of a good thing.

Second, please bolster all provisions of the Comp Plan that preserve our neighborhoods' unique characters.

Third, avoid any upzoning changes to residential neighborhoods.

Last, remove the "squishy" language from the environmental protection section of the Comp Plan. Remove the newly-inserted phrases that advise doing environmental protection: "whenever practical," and "to the extent possible," etc. Environmental protection should be non-negotiable.

Thank you,

Stacey Goldfarb

33 So Bo Cir

303.926.4093

saufarb1@gmail.com

From: [Barbara Stern](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Monday, September 12, 2016 12:34:32 PM

To Whom It May Concern,

There have been many conversations regarding the possible annexing and re-zoning of the Twin Lakes area. I wonder how many of the planners have occasion to visit the Gunbarrel community or live in the area. If you were a part of this community you would know that the addition of the new apartments on Lookout Road is already stressing the neighborhood.

Each weekday morning between 8 and 9 it is almost impossible to get out of the Gunbarrel Greens subdivision and drive onto 75th Street. There is so much more traffic that patience is mandatory. I suggest the planners do a traffic count on this road.

Additionally, try shopping in King Soopers. There are many days that shelves are empty due to too many shoppers and not enough stock to refill the shelves. I've discussed this with the staff at the King Soopers and they say they're trying to keep up.

If we have the additional numbers of people moving into this area, the situation will get worse. Increased traffic will possibly create more accidents and then the wear and tear on the roads will increase. The County hasn't been able to fund repairs in this area or other areas in unincorporated Boulder County as it is. I doubt that annexing this area into the city will show any improvement to road maintenance.

I understand that the Planning Department has indicated the private Boulder Country Club is considered Open Space. As a private club most people in the neighborhoods do not belong and so they cannot use this "open space". The general public in the Gunbarrel area haven't a park or much open space to enjoy as other areas of the city and county has. In my humble opinion the planners, commissioners are opting to increase density in an area that cannot support it. Development of affordable and other housing is essential for the broader community however the way this new development is being looked at appears to be designed to benefit the developers and not the rest of those who live and work here.

Respectfully submitted,

Barbara Stern
4450 Rustic Trail
Boulder, Co 80301

Barbara Stern
sbarbara7@me.com



Dave Rachberger, chairman of the Twin Lakes Action Group, speaks to the media before heading to the Boulder County commissioners' open comments session at the Boulder County Courthouse on Tuesday. Holding the sign in the background is Dinah McKay, right, and Kristen Bjornsen. Paul Aiken Staff Photographer Sept 6 2016 (Paul Aiken / Staff Photographer)

The Boulder County commissioners rejected a request Tuesday from the Twin Lakes Action Group to ask voters this fall to prohibit the use of county open space as a path for Boulder's potential annexation of a proposed affordable-housing site in Gunbarrel.

The group, which opposes a controversial plan to develop affordable housing on two now-unincorporated properties along Twin Lakes Road, made a last-minute proposal to have the Board of County Commissioners place the question on this fall's ballot.

Group chairman Dave Rechberger presented the request during the commissioners' monthly opportunity for the public to comment on county government issues.



An open space area near Twin Lakes in the Gunbarrel area of Boulder County. (Jeremy Papasso / Staff Photographer)

Commissioners Elise Jones, Deb Gardner and Cindy Domenico didn't formally vote to reject the organization's ballot proposal.

But they indicated in comments at the end of the public-comment meeting that it's not needed and wouldn't actually apply to possible county plans to ask Boulder to annex a trail corridor on the south side of the Twin Lakes Open Space Area.

Such an annexation wouldn't close the trail, but it could be used to achieve contiguity with Boulder's existing city boundary. That's something that would be needed before the Boulder County Housing Authority and the Boulder Valley School District, the two properties' owners, could seek Boulder's eventual annexation, zoning and permission to develop medium- or mixed-density housing on their 20 acres of property south of that trail corridor.

Advertisement

The Twin Lakes Action Group, which opposes such housing developments on that now-vacant housing authority and school district land, on Tuesday proposed the ballot question that — in addition to asking voters to deny letting the county seek Boulder's annexation of the trail corridor — would also prohibit cities or towns from annexing any county-owned open space anywhere else in Boulder County, without voters' prior approval in countywide elections.

Without such voter approval, "Boulder County open space properties face an imminent threat," Rechberger said. He said the ballot proposal would give the public a voice in protecting public lands for future generations.

Trail vs. open space

Domenico, however, said, "The land in discussion is a trail corridor" that a developer of a nearby subdivision dedicated to the county for that specific purpose, and it is not technically a part of the Twin Lakes Open Space area.

The prohibition the Twin Lakes Action Group wants against allowing annexations of open space "doesn't even apply, in this case," Domenico said, since the land in question is a trail, and not open space.

"This maybe is a distinction we should have made clear in the beginning," Gardner said, since the city's possible annexation of a trail corridor "is a completely different situation" than annexation of any county-designated open space.

Nor was the trail corridor purchased with tax dollars earmarked for open-space acquisitions, Gardner said.

Said Jones: "There is absolutely zero intention" for the county to seek municipal annexations of county-owned-and-designated open space areas, which she noted often serve as development-prohibited buffers outside cities' and towns' boundaries.

Jones also said that no final decisions have been made about how to achieve contiguity with Boulder insofar as having the city annex the potential housing sites. She indicated that other ways might still be possible.

Land-use changes

Still under consideration by the county commissioners, the county Planning Commission, the Boulder City Council and the Boulder Planning Board is the Twin Lakes Action Group's request that the Boulder Valley Comprehensive Plan be amended to designate the 20 acres on Twin Lakes Road — land that's not now officially a county-owned open space area — as open space, precluding any future development there.

The housing authority and the school district, though, are requesting that the properties' current comprehensive-plan land-use designations be changed to allow the affordable housing developments they've been proposing for their properties.

During a news conference before Tuesday's meeting, Rechberger said that while "I would hope they would" put the open annexation question on the ballot, he wouldn't be surprised if the commissioners didn't.

"We've already seen that there doesn't seem to be a willingness to listen to their constituents," Rechberger said.

Boulder County, along with other local governments, face a Friday deadline for certifying the content of their 2016 general-election ballot questions.

John Fryar: 303-684-5211, jfryar@times-call.com or twitter.com/jfryartc

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EXHIBIT A

1. So long as this property is used for a park or open space, this property shall remain the property of the County of Boulder or the City of Boulder which may become owner of the property through annexation; however, it shall revert to the grantor, its heirs, successors, and assigns when or if the property is no longer used as a park or open space. This clause shall be construed as a possibility of reverter.

2. No fire arms shall be used or discharged upon the premises.

3. No motorized vehicles shall be permitted on the premises with the exception of maintenance vehicles maintaining the property, ditch company maintenance vehicles, authorized County of Boulder or City of Boulder patrol vehicles, and emergency vehicles.

4. Any fence erected on the property shall be made of wood, and the design of said fence shall require the written approval of the Twin Lakes Homeowners Association prior to installation.

5. No animal grazing, mining, livestock, parking of vehicles of any kind, open fires, wood cutting, or hunting shall be allowed on the premises.

6. No roads shall be allowed on the premises with the exception of the existing dirt road along the irrigation ditch on Outlot 2.

7. Any public bike or foot paths constructed on Outlot 2 shall be placed to the North of the existing drainage channel.

8. The County of Boulder or the City of Boulder will maintain the drainage channel on Outlot 2 in such a manner as to prevent the standing or ponding of water.

A SUBDIVISION OF A PART OF THE N.W. 1/4 OF SECTION 14, AND A PART OF THE S.W. 1/4 OF SECTION 11, T. 1 N., R. 70 W., OF THE 6TH P.M., BOULDER COUNTY, COLORADO.

2-1

THIS DEED, Made this 24th day of August 1977, between Twin Lakes Homeowners Association

RECORDERS STAMP

of the County of Boulder and State of Colorado, of the first part, and County of Boulder

of the County of Boulder and State of Colorado, of the second part;

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of other valuable consideration but no

Dollars, to the said part y of the first part, in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lot s or parcel s of land, situate, lying and being in the County of Boulder and State of Colorado, to wit: Outlot 2, Twin Lakes, First Filing and Outlot 7,

Twin lakes, Second filing and subject to the restrictions contained on Exhibit A, attached hereto and made a part hereof.

STATE OF COLORADO
COUNTY OF BOULDER
FILED FOR RECORD
IN MY OFFICE ON
AUG 25 2 33 PM '77
County Clerk and Recorder

239063

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any-wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said part y of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto

the said part y of the second part, heirs and assigns forever.

And the said party of the first part, for it self its heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, the above bargained premises in the quiet and peaceable possession of said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said part y of the first part to WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of [SEAL]

Witness: Barbara Howse Twin Lakes Homeowners Association [SEAL]

By: Byron Van Buskirk [SEAL]
Vice-President

STATE OF COLORADO,

County of Boulder

The foregoing instrument was acknowledged before me this 24th day of August 1977, by Byron Van Buskirk, and Genevieve Howse as Vice-President and Treasurer of Twin Lakes Homeowners Association.

My commission expires September 28, 1980 Witness my hand and official seal.

Barbara A. [Signature]
Notary Public.

*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officers of corporation, then insert name of each officer or officers, as the president or other officers of such corporation, naming it—Secretary Acknowledgment, Section 2937.

No. 16 SPECIAL WARRANTY DEED. — Bradford Publishing Co., 1824-44 Stout Street, Denver, Colorado — 4-71

Twin Lakes Homeowners Association

Mailing Address:

c/o Homestead Management
1499 W. 121st Ave., Suite #100
Westminster, CO 80234

September 08, 2016

CERTIFIED MAIL

Boulder County Commissioners
P.O. Box 471
Boulder, CO 80306

Attention Boulder County Commissioners:

It has recently come to the Twin Lakes HOA Board of Director's attention that certain land reflected in the attached Deed located at Outlot 2, Twin Lakes, First Filing and Outlot 7, Twin Lakes, Second filing as reflected in attached Deed and restriction contained in Exhibit A is being maintained as a Trail Corridor and not as Open Space. *File*

Specifically, per a recent Daily Article Camera (http://www.dailycamera.com/top-stories/ci_30333323/opponents-twin-lakes-affordable-housing-plan-seek-boulder#) County Commissioner Domenico is specifically quoted as saying "The land in discussion is a trail corridor" and that a developer of a nearby subdivision dedicated to the county for that specific purpose, and it is not technically a part of the Twin Lakes Open Space area. Also, the prohibition the Twin Lakes Action Group wants against allowing annexations of open space "doesn't even apply, in this case" since the land in question is a trail, and not open space.

In addition, It is our understanding that Therese Glowacki, Boulder County Resource Management Manager, stated for the record during the December 2015 Boulder County Parks and Open Space Advisory Committee ("POSAC") that this property is a trail corridor and not open space.

Please note that per §1 of the Exhibit A which is attached to the Deed, if the property is not being used as a Park or Open Space the property shall revert to the Grantor which is the Twin Lakes Homeowners Association. Based on County Commissioner Domenico's public statement and Ms. Glowacki's statement the property is clearly being used as a Trail Corridor not being used as a Park or Open Space. As such, the deed restriction has been violated and the property should be immediately transferred back to the Twin Lakes Homeowners Association.

On behalf of the HOA Board, this email acts as formal written notice of demand for enforcement of such restriction and demand for return of the property pursuant to the Deed restriction. We will also be mailing a signed written copy of this email notice via certified mail.

I respectfully request your reply within 24 hours.

RECEIVED
County Commissioners Office

SEP 12 2016

REC'D BY _____
TIME _____

Certified Mail

7014 2120 0000 6818 8152

*cc. Steven Giang - Land Use
BOCC*

Michelle Kneek

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Niehaus', with a stylized flourish at the end.

Alexandra Niehaus, President
Twin Lakes Homeowners Association

From: [John Malenich](#)
To: [#LandUsePlanner](#)
Subject: Fwd: Twin Lakes Development Project
Date: Monday, September 12, 2016 12:54:44 PM

Ladies and Gentlemen,

I am writing to express my opposition to the proposed Twin Lakes Development Project. As you know, much scientific data has been submitted on this issue from numerous groups that shows the unsuitability for building on this land and the negative effects on the wetlands, the hydrology and the wildlife corridor. As you know, this development will also negatively impact the public who has used this land as open space and for wildlife viewing for some time. Given the characteristics of this property, as well as its historical use, it is clear that the most appropriate use of this property is for open space and a wildlife corridor, including an owl preserve. It is truly disappointing to see the County stubbornly moving forward hiring Coburn Development to make plans for this development even before it is approved by the County. To many of us, it seems like you have circumvented the public and public process and come to this issue with your decision and goals predetermined well before the public even had a chance to comment--as seems to be the common approach these days in our local governments. There is very strong and sound reasoning for protecting this parcel as well as significant public support for it. I certainly hope that you consider this and uphold the public trust by being stewards of our land rather than bulldozing it.

Regards,

John Malenich

2111 Spruce St.

Boulder, CO



Virus-free. www.avast.com

Spence, Cindy

From: Elizabeth Black <elizabeth@elizabethblackart.com>
Sent: Monday, September 12, 2016 1:48 PM
To: 'Karen Hollweg'; Billig, Pat; feinberga@comcast.net; rbridge@earthnet.net
Cc: boulderplanningboard; KenCairn, Brett; Harkins, Jamie; Ellis, Lesli
Subject: RE: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF

Hello Planning Board and FOBOS, Thanks very much for sharing your suggested edits with me. I have a couple of comments regarding two particular areas: #1 **Soil Sequestration of Carbon**, and #2 **Species Management**, in regards to Climate Change. (Your edits are included below (aqua/red/black), with my suggested edits in highlighted yellow.)

#1 Soil Sequestration of Carbon

I am very pleased that Soil Sequestration of Carbon has made it into the draft! However, I am disturbed that you are limiting yourself to “cultivated agricultural areas”, which is a very small percentage of OSMP lands (less than 10%??). The vast majority of OSMP lands are rangelands, pasture, native grasslands and forest. These 4 land-types have great carbon sequestration potential, through techniques such as [compost application to grazed rangelands](#) (accepted for carbon credits by the [American Carbon Registry](#), pioneered by the [Marin Carbon Project](#)), managed rotational grazing (or [holistic range management / the “Savory method”](#)), and slash management techniques or biochar applications for forest lands. I believe you are severely restricting Boulder’s ability to sequester carbon by limiting sequestration to “cultivated agricultural areas.”

I also sense the fear that soil carbon sequestration will lead to the plowing up of “native grasslands”. That is not at all the case. And this highlights a further problem, in that the phrase “native grassland” is being used here as a placeholder for a wide variety of different kinds of grasslands. I think we all would agree that an upland meadow which has not seen cattle for 50 years is not the same as a grazed irrigated lowland pasture or a grazed dryland range, or an enclosed, denuded prairie-dog pale. All 4 are quite different, and carbon sequestration techniques which are appropriate for one may not be appropriate for another. But they all seem to have been lumped under the heading of “native grasslands” here, which is unfortunate. **So I am suggesting the addition of “and grazed/degraded pasture or rangeland” to the first sentence. (See below)**

I also suggest the addition of a final sentence : **“Current management of rangelands and forests will be studied for opportunities to enhance carbon sequestration.”** There are many things that might increase carbon sequestration within OSMP’s current scope of land management. In forest thinning projects, inoculation of slash with fungal rich compost might lead to greater carbon sequestration and more soil building in our forests. Weed control projects using cattle and goats could be managed with soil sequestration in mind, as well as weed control. Leasees of rangelands might increase grass diversity and quality with managed rotational grazing, as has been reported in the literature. Degraded rangelands or prairie dog pales might be restored with compost applications. You won’t know until you try, and I believe the language as currently proposed precludes your even trying some of these techniques.

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices **in cultivated agricultural areas and grazed/degraded pasture or rangeland** that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration. **The capacity of native grasslands and forests to sequester carbon will be especially important in this effort and native grasslands and forests will be maintained wherever possible to accomplish this objective.** **Current management of rangelands and forests will be studied for opportunities to enhance carbon sequestration.** (Note: This policy will continue to be refined.)

#2 Species Management

In your suggested edits, it looks like you are deleting language in red that is also crossed out in **sections 3.7 and New Policy End of Section 3**. Am I reading this correctly? I have highlighted in yellow the sections of text that I believe you should leave in. (See below)

Current climate projections for Boulder are that if we stick to the commitments the world made at COP 21, we can expect Boulder’s climate to be the same as Albuquerque’s by 2100. This means that a tree planted today will have to

survive an Albuquerque-like environment when it reaches maturity. This also means that we have to start thinking RIGHT NOW about the varieties of trees we are planting on Open Space. We need to at least consider using tree seed from further south, from New Mexico, for reforestation projects. We can still plant the Doug firs, Ponderosas, etc. which currently make up our forests, but we need varieties adapted to a much warmer climate. Trees cannot move their ranges fast enough on their own to keep up with the changing climate. We have to help them expand their ranges quickly, since we made this mess in the first place. I know it's uncomfortable and violates all kinds of dearly held environmental tenets, but the alternative is a forest that won't be able to survive or thrive. The biggest bang for our carbon sequestration buck is to keep our forests as healthy as possible and growing as well as possible in this changing climate. That means even more forest thinning projects, as well as using seed sources from more arid regions, for reforestation post-burn. **Please leave in the areas highlighted in yellow below.**

3.7 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or **limit and reduce areas and opportunities for growth** of invasive, **and non-native** plant and animal species and seek to **prevent or control** their spread. High priority will be given to managing invasive species that **are defined and listed by the Colorado Noxious Weed Act and** have, or potentially could have, a substantial impact on city and county resources. **Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.**

See New Policy at the End of Section 3

New Policy: Climate Change Preparation and Adaptation

The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.

Thanks very much for your consideration. Please call me with any questions you have. Elizabeth Black

Elizabeth Black
303-449-7532
4340 N 13th St
Boulder CO 80304
Elizabeth@ElizabethBlackArt.com

Climate Wise-Guy says:

The SOIL can SAVE US!
It can sequester CO₂!

There's HOPE?



There's always hope.
Plants and their soil microbes
can put CO₂ back into the soil,
if we treat them right.



From: Karen Hollweg [<mailto:khollweg@stanfordalumni.org>]
Sent: Monday, September 12, 2016 10:20 AM
To: ElizabethBlackArt.com
Subject: FW: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF

Here/below & attached are the suggestions we are making – including the one we want you especially to be aware of re carbon sequestration in our native grasslands and forests.

Karen

From: Karen Hollweg [<mailto:khollweg@stanfordalumni.org>]
Sent: Monday, September 12, 2016 9:53 AM
To: boulderplanningboard@bouldercolorado.gov
Subject: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF

John, Bryan, Leonard, John, Crystal, Liz, Harmon

Some of you have had problems accessing the docx version of our revision suggestions sent on Sept 8. So, here I am sending to you (attached) a PDF copy of the Aug. 24, 2016 Sec. 3 Natural Environment Policies BVCP Draft in which we have added our suggestions for revision.

COLOR KEY: In this PDF version, the **black** type is the original 2010 BVCP text, the **blue** text are the revisions proposed by staff and revisions added by OSBT and Planning Board in August, and the **red** text shows our suggested revisions.

The 5 of us who have worked to produce this document have each been involved in the city's deliberations and decisions about open space and natural resource issues for decades, and believe our suggestions provide important updates, add a bit more clarity/specificity, and reflect our community's core values. We would like to ask you to consider our suggestions as part of the Planning Board's review of BVCP Policies and to include them in the final draft that you are preparing now.

I have also attached a paper from the Ecological Society of America's journal "With and without warning: managing ecosystems in a changing world" (Nov 2015). It provides the current thinking of ecologists and grounds the revision we propose for the new policy section re: climate change and resilience (it is the last section, just before the ENDNOTES).

With respect,
Karen Hollweg
Pat Billig
Dave Kuntz
Allyn Feinberg
Ray Bridge

Spence, Cindy

From: Laura Osborn <losborn@indra.com>
Sent: Monday, September 12, 2016 4:19 PM
To: boulderplanningboard; Council
Subject: Comp Plan Update - Choose Scenario D.

Greetings Planning Board Members and City Council Members,

There are four scenarios regarding the Boulder Comp Plan update. I want you to select scenario D. I feel it is way past time to limit non-residential (commercial growth). There are too many jobs available in Boulder. Too many in-commuters and way to few housing options. There are plenty of jobs for the people who live in Boulder. The roads have become overwhelmed with traffic. It is impossible to travel from my house on Uni-Hill east between the hours of 3-6 p.m. Frankly, I have given up on going to cafes, shopping and doing lots of things I used to do during those time periods. The traffic is so annoying, I would rather stay home. Many people in western Boulder feel the same. Each year our environment becomes more compromised. I am happy that I came here in the late 60's when Boulder was almost like paradise. It is a far cry now from what it was. Were I younger, I would move away from here to a much quieter area of Southern Colorado or Bozeman, Mt. Frankly, the situation here is becoming dreadful. The way our town is laid out and the street pattern as it is was not designed for this massive amount of traffic and in-commuting.

Thanks,

Laura Osborn and Rick Katz
828 10th Street - Uni-Hill

From: [saccok](#)
To: [boulderplanningboard](#); [Appelbaum, Matt](#); [Jones, Suzanne](#); [Shoemaker, Andrew](#); [Brockett, Aaron](#); [morzell@bouldercolorado.gov](#); [Weaver, Sam](#); [Burton, Jan](#); [Yates, Bob](#); [Young, Mary](#); [Opansky, Holly](#); [Brockett, Aaron](#); [Burton, Jan](#); [Yates, Bob](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Young, Mary](#)
Subject: Comments RE: Aug 29 BVCP Open House
Date: Monday, September 12, 2016 9:11:48 PM
Attachments: [BVCP Open House Aug 29 Comments.pdf](#)

Hello,

I attended the open house regarding the BVCP on Monday, August 29th and have attached some comments.

Thank you,
Cathy Sacco
Boulder

TO: City of Boulder Planning Dept, Planning Board, City Council
RE: Joint Board BVCP Open House August 29, 2016
Date: September 12, 2016

Hello,

I attended the joint board open house regarding the BVCP on Monday, August 29th and have some comments.

Scope of the BVCP Update Process

I've been periodically following the BVCP update process and have felt a little confused about what the scope of the update encompasses and how it all works together. When I walked into the meeting room the other night and starting looking at all the presentation boards I realized why I've felt that. It seems like way too many issues are being addressed at one time. As I was standing in the room thinking this, a gentleman next to me verbalized the same comment to a city representative. Then, during the round table discussion, that same confusion was expressed by some of the board members. So, it seems I am not the only person that feels this process is tackling too many issues at one time and perhaps proposing solutions prematurely.

Preliminary land use scenarios A, B and C and Policy Option D are the premature solutions I am referring to. It seems like the policies and priorities of the comp plan should be finalized and documented before concepts for addressing housing are even considered. It also seems that the housing to jobs growth analysis is the catalyst for Scenarios B and C, but I find that analysis to be questionable.

Housing/Job Growth Imbalance and Policy Option D

The conclusion that we need to find more places to build housing for everyone that works in Boulder based on the figures I saw projecting how much new housing the city can build out vs. the projected number of jobs doesn't make total sense. Just because there are more jobs in Boulder than housing units doesn't make me believe that everyone that works in Boulder wants to live in Boulder. So, either I'm not understanding the analysis or I'm not seeing strong evidence that we need to build out to Scenario C level and/or implement Policy Option D (Growth Management Plan).

Rather than limiting nonresidential growth, the lifeblood for all of us, I believe we need to maintain all the commercial and industrial area we have left and use it to its maximum to keep our economy healthy. This is where our middle income workforce is, the very demographic the city says it wants to help. Our economy certainly ebbs and flows and sometimes there may be excess industrial and commercial space sitting available, but let's maintain all the space we have and keep the uses limited to industrial and commercial type uses so it's there when we need it. See also, my comments below regarding land use Scenario C.

Preliminary Land Use Scenarios A, B and C

Let's say we build all the housing we possibly can because the goal is to provide housing for people that work in Boulder. Is that going to regulated so only people that work in Boulder can rent or purchase

those units? We have a population of people that live in Boulder and work elsewhere. What are we going to do about that group? Are we going to make them find a job in Boulder or move out of Boulder closer to their job to open up a home for someone that works here? And what happens when someone loses their job, do they have to move out of Boulder? Obviously, I'm being a bit cynical, but my point is that the rationale that we have more jobs than living units doesn't sound so terrible. If it was a choice between a job and a home in Boulder, wouldn't we want our children to first have a job?

If the city determines we need to build out our housing stock to its maximum, I believe Scenario A and B are the two scenarios that make any sense. Scenario A preserves our current neighborhoods and their zoning and density. People buy in to a particular neighborhood because of the density and land uses and they should have some assurance that the zoning, use designations, density, etc. aren't going to change.

Scenario B works well where retail/business is at ground level with the residential above, stressing that the residential is above with retail/business maintained on the ground level. A recent really poor example of where the retail was eliminated for housing at street level is the apartment complex on the west side of 28th St. at about Bluff St. That development has absolutely no street appeal and more importantly, it permanently removed retail/business space from a major retail/business corridor.

I am opposed to the city's willingness to reduce/remove/redevelop our industrial zones for housing at the cost of the industrial user in Scenario C. If the city is willing to reduce parking, increase density, and reduce open space in the industrial zones to replace it with housing, then why not instead actually allow more density of industrial space and embrace and promote a robust industrial segment.

As an employee of an industrial business, I have been witnessing industrial space being reduced by non-industrial redevelopment and uses. Once any amount of industrial space is replaced by housing or any other nonindustrial use, costs to the remaining users will keep going up and you will price us out of town all together. Not all industrial type businesses are awful, polluting, dirty businesses. We should not reduce the potential to have a strong industrial base. Everything that every one of us uses in our daily lives has to be made somewhere, let's actually make real things here.

There was a comment made at the open house that two food service businesses in Flatiron Park have stated that they would love for housing to be allowed there. Well of course they would because they would directly benefit. But they located in an industrial area and knew the zoning when they moved in. Not fair to the industrial users to promote other uses that will potentially remove them from their own area.

I have lived in Boulder long enough to also remember when residents of Dakota Ridge moved in and immediately complained about the industrial users to the east, which existed long before the residential development. Existing industrial users should not have to bear the burden of new adjacent housing.

Small>Big Pilot Project

Although not discussed at the joint board meeting, a pilot project called Small>Big is being promoted to allow a second residence on single family zoned properties. For two reasons I am against this.

- 1) The first is that I choose to live in a low residential zone specifically because of the low density. As I mentioned above, one should have some assurance that the zoning of the neighborhood they choose to invest hundreds of thousands of dollars in will remain. In the low residential zone where I live, the typical lot is 50' wide. So my kitchen window of my 1950's house looks into the bedroom window of my neighbor's 1950's house. We're not talking spacious lots with acreage here. Approval of this pilot project will reduce what little open space we have left in the neighborhood. We've lost so much open area with the scraps over the past few years it would be a shame to lose what's left. Now some may think backyards are a waste of space but I say it's my peace of mind and contributes to my quality of life. Let's stick to adding units in appropriate higher density zones.
- 2) There is already the option of applying for an ADU. However, the concept of the house behind a house was tried throughout Whittier and it hasn't resulted in those second units being any more affordable to the middle class. And as far as I've heard, most people do not feel that was a successful experiment. What I see is these second units becoming expensive VRBO's in our low residential zones.

That was a lot, thank you for reading it.

Cathy Sacco

Boulder

From: [Eric Shiflet](#)
To: [#LandUsePlanner](#)
Subject: Fwd: Gunbarrel Twin Lakes development
Date: Monday, September 12, 2016 10:44:03 PM

Dear Boulder County Planning Commission,

I've lived in the Boulder city limits for 11 1/2 years, in the Country Club Estates neighborhood of Gunbarrel where we pay city taxes. I love it here, my family and kids love it here. But, I'm completely against development of any kind (residential, commercial or industrial) in the Twin Lakes and Gunbarrel area because of the lack of city services that exist in this area. Specifically:

1) There is no library. For the amount I have to spend on gas and pollution generated driving the 20+ miles round trip, I might as well just buy books from Amazon. My three kids were raised here (two born here) so you can imagine we go through a lot of books and make many trips to the downtown library. I've requested many times over the last decade to at least put a book return drop-off here in Gunbarrel, but of course it hasn't happened.

2) I work in downtown Boulder and like to commute on my bicycle. It's good exercise and I like NOT wasting gas and generating pollution. Because of the poor and in some cases non-existent trail system between Gunbarrel and Boulder, I've been hit by cars twice in the last five years. Luckily the cars simply ran me off the road and didn't cause any permanent physical injury. But the last thing I would ever consider is taking my family cycling into Boulder. And now you want to put families that might be more likely to use bicycle as transportation in this area, and they would probably need to get services or employment in Boulder? It is truly a reckless and thoughtless plan.

3) The "local" middle school and high school are almost an hour away by bus. I'm told by my neighbors who have been here longer than me, that part of the agreement with Boulder annexing and developing my neighborhood was that there would be a high school in this area. Obviously that didn't happen, so I have very little trust that the city would follow through on commitments for future infrastructure and services.

4) There is no recreation center within 15 minutes of where I live, and that's without traffic. The North Boulder, East Boulder and South Boulder rec centers are about as easy to get to as the library.

5) The traffic along the street leading to my neighborhood, Lookout Rd between 63rd and 75th, is now gridlocked between about 4:30 pm and 6 pm every weekday. When the hundreds of new apartments were built by the grocery store was any consideration made for increased traffic? Clearly not, because the lights and roads in this area are the same as they were ten years ago.

6) Related to #5, not enough parking was created to accommodate the new apartments which means a lot more drivers wandering around the side streets to find on-street parking. This makes riding a bicycle incredibly dangerous. One of the most hazardous parts of cycling is riding next to cars parallel parking or opening their doors, and that problem in Gunbarrel (which didn't exist before) is now quite serious.

7) Finally, roads. I pay city taxes, my neighborhood is in the city limits, fix the roads. I would get flats and probably worse from the the potholes and expansion cracks, if I didn't know them like the back of my hand and know when to swerve. Maybe what happened in Washington will happen in Colorado next?

<http://www.seattletimes.com/seattle-news/transportation/appeals-court-cities-must-make-roads-safe-for-bicycles/>

To close, this part of Boulder is not really the "city" of Boulder (even though we pay taxes for it) because of the reasons above, and I'm sure more. It can't support what you want to build here. If infrastructure and services were put in place, I would certainly support further development. But I would not support development until after they were built, not before.

Thank you for your consideration and reading this long message.

Eric Shiflet
5228 Desert Pine Court
Boulder, CO 80301

From: [Eric Shiflet](#)
To: [boulderplanningboard](#)
Subject: Fwd: Gunbarrel Twin Lakes development
Date: Monday, September 12, 2016 10:45:41 PM

Dear City of Boulder Planning Board,

I've lived in the Boulder city limits for 11 1/2 years, in the Country Club Estates neighborhood of Gunbarrel where we pay city taxes. I love it here, my family and kids love it here. But, I'm completely against development of any kind (residential, commercial or industrial) in the Twin Lakes and Gunbarrel area because of the lack of city services that exist in this area. Specifically:

1) There is no library. For the amount I have to spend on gas and pollution generated driving the 20+ miles round trip, I might as well just buy books from Amazon. My three kids were raised here (two born here) so you can imagine we go through a lot of books and make many trips to the downtown library. I've requested many times over the last decade to at least put a book return drop-off here in Gunbarrel, but of course it hasn't happened.

2) I work in downtown Boulder and like to commute on my bicycle. It's good exercise and I like NOT wasting gas and generating pollution. Because of the poor and in some cases non-existent trail system between Gunbarrel and Boulder, I've been hit by cars twice in the last five years. Luckily the cars simply ran me off the road and didn't cause any permanent physical injury. But the last thing I would ever consider is taking my family cycling into Boulder. And now you want to put families that might be more likely to use bicycle as transportation in this area, and they would probably need to get services or employment in Boulder? It is truly a reckless and thoughtless plan.

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7) Finally, roads. I pay city taxes, my neighborhood is in the city limits, fix the roads. I would get flats and probably worse from the the potholes and expansion cracks, if I didn't know them like the back of my hand and know when to swerve. Maybe what happened in Washington will happen in Colorado next?

<http://www.seattletimes.com/seattle-news/transportation/appeals-court-cities-must-make-roads-safe-for-bicycles/>

To close, this part of Boulder is not really the "city" of Boulder (even though we pay taxes for it) because of the reasons above, and I'm sure more. It can't support what you want to build here. If infrastructure and services were put in place, I would certainly support further development. But I would not support development until after they were built, not before.

Thank you for your consideration and reading this long message.

Eric Shiflet
5228 Desert Pine Court
Boulder, CO 80301

From: [Margaret Lucero](#)
To: [Boulder County Board of Commissioners](#)
Subject: Affordable housing
Date: Wednesday, September 14, 2016 10:26:02 PM

Hello,

My name is Margaret and i am in my 50"s. More and more I am finding it too hard to live any more, and the more I try I get no where. I work hard every day i just work one job, all my co worker there younger then i, have to work two jobs, and fine that there never home, most people I know still live with family members, because, rent is so high, most places for rent requires your income to be three times the amount of the rent, Colorado is pushing low income away from society. More and more people are becoming homeless, yes, I was one how had been homeless for one year, I was hurt at work I have been working since 2007 two jobs, I hurt my back, I dropped one job. The jobs paid \$12 hour and I worked for the state and for the pubic schools I have some college. Life has change for every one I know. And if it wasn't for a income base opportunities opportunities, I would be dead right now, and no one wouldn't even care how hard I work all my life, just to keep up with life, never did drugs always had a job and paid my taxes, if it wasn't for God this last year I won't want or have a drive to continue living and hoping that all my hard work and decent life style would be nothing in this no remorse state of Colorado, / world we excite in for such a short time. We need more income base opportunities, the governments involvement is acceptable. Thank you, for all you do for the people and there pets.

From: [Hollie Rogin](#)
To: [boulderplanningboard](#)
Subject: Comments regarding the BVCP
Date: Wednesday, September 14, 2016 3:54:44 PM

Planning Board,

In advance of tomorrow evening's meeting, I wanted to send you my thoughts on the BVCP Scenarios, and on the BVCP changes in general.

1. Though it may not be popular, reigning in commercial growth will be key to preserving Boulder's desirability and livability, and to easing the pressure on housing and traffic. Neighboring towns such as Longmont could share in the benefits of growing, vibrant economies.
2. Regarding infill: What's not being addressed is whether the current infrastructure can support increased density. Here's a personal example: in 2007, I replaced the main sewer line that goes from my house to the street. The original 1954 line had collapsed because when my neighborhood was constructed, the contractor laying water lines and sewer lines placed a concrete water meter pit on top of my clay sewer line. Instead of digging two trenches, they dug one. I'm quite sure mine isn't the only home in Boulder at which this occurred. What will happen if neighborhoods like mine become more dense with people, be it through infill or co-ops?
3. Let's consider easing the focus on creating more housing and increasing Boulder's population. Instead, is it possible to convert existing market rate housing to affordable housing? Could the City use in-lieu funds to purchase existing properties and transfer them to BHP?
4. Let's also be extremely careful about turning existing light industrial areas into residential neighborhoods. We rely on the businesses in them. Let's not be forced to drive to Longmont to get a lawnmower fixed or to buy plumbing supplies.
5. Open space acquisition should still be a goal. Curious to know why that was stricken.
6. Low density neighborhoods should remain low density. Let's not assume that everyone wants to live in an urban environment. Some of us, like me, value the small

town feel of our neighborhoods. It's why I moved here from Chicago 20 years ago. I did not move here and try to change Boulder; the city was what I was moving away from. I strongly support implementing neighborhood planning. There are many diverse neighborhoods within different areas of Boulder, and that diversity should be respected.

7. I do not support incentive-based zoning. If I understand correctly, BHP properties do not pay property taxes; lifting zoning regulations will mean that those of us who do pay property taxes will pay more.

8. Define community benefit. One cannot measure what is not defined.

9. In regards to Section 3, Natural Environment: Please stet the following. It is still true and important.

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place.

10. In regards to 4.04 Energy-Efficient Land Use

"The city and county will encourage energy conservation through land use policies and regulations governing placement and orientation of land use to minimize energy use, including co-location of mixed use developments that are surrounded by open space." Please add: where neighborhood character is not degraded, and where existing neighborhoods indicate such developments would be acceptable, either through neighborhood planning or neighborhood outreach.

11. Finally, and I will be addressing this in person tomorrow evening, in regards to Section 5, Economically Viable Community:

5.01:

"As an integral part of redevelopment and area planning efforts, the city acknowledges that displacement and loss of service and affordable retail uses need to be considered as a potential tradeoff in the context of redevelopment and planning goals."

This language must be stronger, and we should take action. It's not simply a potential tradeoff, and acknowledgement would do absolutely nothing for the business owners who will lose their spaces.

5.05 Support for Local Business and Business Retention

This language and intent is not strong enough. We are talking about people's livelihoods, their families, and their employees. The good news is that there are proven policies that can be implemented now. There are cities and towns around the world that have implemented specific policies, with great success, to retain and encourage the small businesses that contribute character and diversity to their hometowns. I suggest changing this language to:

Small, local, independent businesses of all kinds are essential to Boulder's economic sustainability, diversity, and inclusiveness. The city and county will develop and implement policies in order to nurture, support and retain them.

Thank you for your consideration,

Hollie Rogin

From: [Greg Wilkerson](#)
To: [boulderplanningboard](#)
Subject: Respectful Opinion on the Comp Plan from: Greg Wilkerson
Date: Wednesday, September 14, 2016 3:56:58 PM

Dear Planning Board Members,

It is my sincere considered opinion that Boulder has way too many jobs already and we don't need anymore.

I recommend that you choose Policy Option D.

I request that you put stringent limits on any additional commercial growth.

Further, I request that you make "Neighborhood Plans" be an integral part of the comp plan. These neighborhood plans should be written by the neighbors themselves as they do in many other small cities.

It is my sincere considered opinion that Boulder already has plenty of money and we don't need any further expansion in the commercial sector.

Best regards,

Greg

PS These opinions are mine alone and do not represent any organization.

Greg Wilkerson

Metro Brokers

(303) 447-1068
realtorgreg@hotmail.com

SEARCH HOMES INSTANTLY AT www.GregWilkerson.com

From: [Ben Binder](#)
To: [boulderplanningboard](#); [OSBT-Web](#)
Subject: Resend: Poorly managed and rushed BVCP South Campus process
Date: Wednesday, September 14, 2016 4:49:41 PM
Attachments: [Contagious Stealth-Daily CameraEditorial_15NOV2002.pdf](#)
[MOAforFlatirons_15JULY2003.pdf](#)
[Cu To Public, Butt Out.tif](#)

According to the following Work Plan for the BVCP CU South Land Use Change, Sept 14th and 15th are the dates the Open Space Board of Trustees and the Planning Board are scheduled to **review and give input** on the initial Site Suitability Study.

But in the below email by Lesli Ellis, she states "**We are not asking for direction or feedback.**"

Our citizen boards play very important roles in the planning process, and the value of your well-informed input, direction and feedback should not be dismissed. The BVCP update process should not be a charade that gives the appearance of board and citizen input while staff works behind the scenes to develop its plans.

The September 26th open house for the public to provide input has been scheduled the same night as the first presidential debate. If the city is serious about obtaining public input, it will reschedule that event.

We should not repeat past errors of excluding meaningful public input. Please see the attached documents.

Attachment A - BVCP Work Plan Timeline & Schedule of Milestones

CU South Land Use Change
Intended to complete Site Suitability Study for University of Colorado property on US 36, recommendations for a land use change, and recommendations for City/CU agreements for future use and services on property.

Dates:

- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) discussion of process
- **Sept. 14, 2016** OSBT reviews and gives input on initial Site Suitability study
- **Sept. 15, 2016** Planning Board reviews and gives input on initial Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on initial Site Suitability Study and recommendations for property
- **TBD – Oct.** Update for County Planning Commission and BOCC
- **Oct. 10, 2016** Staff and consultant analysis complete; initial recommendation
- **(Oct. 10-26)** TBD Local South meeting, additional public input
- **Nov. 10, 2016** Joint Study Session of Planning Board and City Council to review and discuss initial recommendation for land use change and City/CU agreement(s)
- **TBD - Nov.** County Planning Commission and BOCC discussion
- **Feb. 2017** Final Recommendations and Approvals

From: "Ellis, Lesli" <EllisL@bouldercolorado.gov>
Date: September 14, 2016 at 08:13:46 MDT
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: CU South reports and white paper on small area planning

Good morning Planning Board –

In preparation for your discussion tomorrow night, we've attached the two consultant reports for CU South. They have also been uploaded to the project webpage, and more information about the project approach can be found here: <https://bouldercolorado.gov/bvcp/cu-south>.

Given that you are receiving these shortly before the meeting, we will walk you through the approach and initial findings. **We are not asking for direction or feedback but certainly welcome any you may have.** We wanted you to have the information in advance of the public meeting on Sept. 26. Staff is preparing additional information about CU South land use context, views, and site history which we will share preliminarily on Thursday.

Also attached is a copy of a white paper shared with council in February regarding small area planning (aka subcommunity, area, neighborhood planning). It explains Boulder's current approach and a variety of approaches in other communities. We thought you may find it helpful for your upcoming discussions.

Kind regards,

Lesli

Lesli K. Ellis, AICP CEP
Comprehensive Planning Manager

Contagious stealth

City Council blunders into CU's secret domain

Boulder Daily Camera - November 15, 2002

After six years of acrimonious finger-pointing, the city of Boulder and the University of Colorado will try to work out their differences over the so-called South Campus. Two cheers for that.

Diplomacy beats a protracted war in the courts and the press. But why must these negotiations be secret? Habit?

Six years ago, CU bought the 308-acre parcel, southeast of the Boulder-Denver Turnpike and Table Mesa Drive, for \$16.4 million. At the time, university officials said they wouldn't develop the land for at least a generation. That transparent fiction only deepened the displeasure among some city leaders.

For years, the city had coveted the land as potential open space, and Boulder leaders complained they had been left in the dark as CU negotiated for the purchase.

More recently, Boulder County stepped into the fray, asserting a right (that CU declines to recognize) to review the university's development plans. That dispute seemed certain to be resolved in court.

This summer, in a deft Nixon-goes-to-China move, a CU vice chancellor urged the city to negotiate with the university the future uses of the property. After a brief interval of stunned silence, Boulder agreed.

On Tuesday, the City Council formally agreed to the terms of negotiation. CU and the city, employing a \$160-per-hour mediator, will try to forge a solution by July. By that time, our ambassadorial public servants will have spent about \$5,000 of our money. Yet we can't monitor their work.

Discussions about prospective real-estate purchases are exempt from the state open-meetings act. But that loophole doesn't apply to the present discussion, which concerns the very public question of how the property will be used.

The acting city manager said secrecy will foster trust and free discussion. Public servants say stuff like this when they want to do public business privately. But the argument is bizarre and revealing.

If our leaders must hide to be trustworthy and open, what are they in public? Liars and cheats?

We're no longer surprised that CU stoops to stealth. The university has resisted the good-government sunshine laws for three decades. The city, on the other hand, prides itself on being the poster child for full disclosure, occasionally jabbing at CU for its secrecy. Yet now Boulder addresses a long-simmering public issue behind a veil. Two steps forward, one step back.

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“Agreement”) is made this ___ day of _____ 2003, by and between the Regents of the University of Colorado, a Body Corporate and Politic (“the Regents” or “the University”) and the City of Boulder, a Colorado Home Rule City (“the City”). The University and the City may be referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

A. The University owns a parcel of property in Boulder County containing approximately 308.15 acres of land, including improvements, located near U.S. Highway 36 and Table Mesa Drive in the County of Boulder, State of Colorado, legally described on Exhibit A attached hereto, and referred to herein as “CU Boulder South.”

B. CU Boulder South is within an area designated as II B in the intergovernmental agreement between the City of Boulder and the County of Boulder known as the Boulder Valley Comprehensive Plan. The University is not a party to the Boulder Valley Comprehensive Plan and did not acquiesce in or consent to an application of its provisions to University property.

C. CU Boulder South is within an area designated as the City’s Influence Area in the intergovernmental agreement among the City of Boulder, the City of Louisville, the Town of Superior, and the County of Boulder and commonly known as the U.S. 36 Corridor Intergovernmental Agreement. The University is not a party to the U.S. 36 Corridor Intergovernmental Agreement and did not acquiesce in or consent to an application of its provisions to University property.

C. By this Agreement, the Parties intend to describe understandings reached by them as to certain portions of CU Boulder South, the University’s grant of a covenant to the City with respect to such portions of CU Boulder South, the City’s provision of utilities for such portions of CU Boulder South and other related matters.

NOW THEREFORE, in consideration of the recitals herein above set forth, and the promises, terms and conditions hereinafter set forth, the Parties hereto agree as follows:

1. CU Boulder South Covenant. Within sixty (60) days following the execution of this Agreement, the University shall execute and deliver to the City a covenant *running with the land* which shall attach to certain portions of the land included within CU Boulder South (“CU Boulder South Covenant” or “Covenant”). Such portions are specifically described in the Covenant which is attached hereto as Exhibit B. The CU Boulder South Covenant is expressly limited to those portions of CU Boulder South described in the Covenant and shall not apply to any land outside those portions.

2. Duration of the CU Boulder South Covenant. The term of the Covenant shall continue indefinitely unless terminated as described in the Covenant.

3. Consideration for the Covenant. As consideration for the University's CU Boulder South Covenant, the City agrees to do each of the following upon the University's request:

(a) **Utility Services.** Upon payment of all of the customary City fees and charges therefor, the City agrees to furnish to the areas of CU Boulder South subject to the Covenant potable water, sanitary sewer, storm water and such other utility services as the City now or hereafter customarily provides within the City limits. Such utility services shall, at a minimum, be adequate to serve the University's demands for uses contemplated by the University and described in the Covenant. Charges for such utilities shall be the same as are customarily charged to users within the City. The City further agrees to work in a cooperative fashion with the University to obtain other utility services to and for the areas of CU Boulder South, subject to the Covenant, including the granting of all necessary easements and rights-of-way over City property for such utilities when it is not cost-effective to route such easements and rights-of-way over University property. All off-site facilities relating directly to the installation of facilities on-site shall be evaluated and reviewed as a cooperative effort between the University and the City.

(b) **Water for Irrigation Purposes.** The City will cooperate with the University to identify non-treated water for irrigation of the areas subject to the Covenant. The City will also cooperate with the University by supporting, as necessary, the University's acquisition of non-treated water for irrigation purposes subject to taking actions required to protect the City's interests.

(c) **Access.** The City agrees to cooperate with the University and make reasonable improvements at the point of access to CU Boulder South from Table Mesa Drive as necessary to accommodate the development described in the CU Boulder South Covenant. The City also agrees to provide all necessary easements over City property adjoining South Broadway as necessary to provide access to CU Boulder South from South Broadway. Any improvements to be made by the City to the access point on South Broadway shall be made at the University's expense.

4. The City's Consultative Role with Respect to Development. With respect to the development of CU Boulder South in Area 2, as described in the Covenant, the University shall furnish in a timely manner to the Planning Department of the City, and from time to time consult with the City Planning Department in regard thereto, relevant information concerning the development of Area 2 including, but not limited to master plans, program plans, facilities plans, time lines for construction of facilities, and other, similar data.

5. Hydrology Study. It is understood that the City intends to complete a hydrology study for South Boulder Creek, including that portion of South Boulder Creek which lies south of CU Boulder South. The University agrees to provide the City, its agents and contractors, with access

to CU Boulder South for the purpose of completing the hydrology study. It is agreed that the University's contemplated development of those portions of CU Boulder South covered by the Covenant shall not be delayed by the hydrology study or conditioned upon its completion.

6. Transportation Improvements. The University shall, at its expense, obtain a transportation study which shall identify transportation alternatives for two levels of activity arising from the development of Area 2 of CU Boulder South, as described in the Covenant: 1) a base level of activity given "normal" day-to-day usage of the site; and 2) an event level of activity which anticipates the maximum usage of the site for special events or major sporting activities. The study shall identify a range of appropriate mitigation strategies specifically related to CU Boulder South. The study shall focus on strategies and programs to reduce motor vehicle demand and enhance alternative transportation systems, including, without limitation, transit facilities and services. For the base level of activity, the transportation study shall identify strategies that, as a goal, can manage trip making so that half or less of all trips can occur by single occupancy automobile. The City shall be provided an opportunity to review and comment upon the study. It is understood that strategies identified by the study may require the participation and cooperation of the City and the Regional Transportation District as well as the University.

7. Annexation Agreement. The Parties agree that if they should decide to enter into an annexation agreement, the terms of this Agreement, to the extent that they have not been fully implemented at the time of annexation, shall be included in the annexation agreement.

8. Agreement with the County. It is the University's position that the County of Boulder ("the County") has no lawful right or jurisdiction to prohibit or regulate the use or development of CU Boulder-South. However, the Parties understand that the County takes a contrary position and that, as a practical matter, the agreement of the County may be needed to facilitate the full implementation of this Agreement. Consequently, the City agrees to assume responsibility for negotiating and entering into an enforceable intergovernmental agreement with the County which is co-terminus with this Agreement and which provides for the full implementation of this Agreement. In the event that such an agreement with the County cannot be reached within ____ months of the execution of this Agreement, this Agreement shall terminate. Regardless of the time frames established in this Agreement, neither Party shall be required to perform any obligations hereunder, including, but not limited to, the University's execution and delivery of the Covenant, until an agreement with the County has been reached. In no event shall either Party's performance under this Agreement be conditioned or contingent upon the agreement of any other city, town, district, or other County governmental authority.

9. No Liability by City. By this Agreement, the City assumes no duty to oversee the development of CU Boulder South, and neither party assumes any liability for the actions of the other party.

10. Financial Commitments Subject to Available Funding. Any commitment made by either party hereunder to provide funding beyond the current fiscal year of each Party shall be subject

to the availability of funds.

11. Good Faith Efforts To Resolve Disputes. With respect to this Agreement, both parties shall in good faith use their best efforts to resolve disputes which may arise by direct consultation, facilitated discussions or mediation before commencement of litigation.

12. Term of Agreement. This Agreement shall be in effect and be binding upon the parties hereto, their agents, successors and assigns, from and after the execution hereof and for an indefinite term thereafter unless terminated as described herein.

13. Remedies Upon Default. (To be drafted)

14. Unenforceability of Portions of Agreement. If any portion of this Agreement is held to be unenforceable or unlawful by a court of law, the Parties hereto intend that the remainder of this Agreement shall not be affected thereby but shall remain in force and effect; provided that, to the extent a court's holding prohibits or has the effect of prohibiting a Party from performing under this Agreement, performance of all corresponding obligations by the other Party shall be excused.

15. Entire Agreement. This Agreement (including its exhibits and attachments) sets forth the entire agreement between the Parties with respect to the matters set forth herein. With respect to the matters set forth herein, there are no other agreements between the Parties other than those set forth herein and all prior and contemporaneous discussions, negotiations, and agreements concerning such matters are merged into and superceded by this Agreement.

16. Binding Effect and Amendments. This Agreement shall be binding upon the parties hereto, their agents, successors and assigns, and any amendment hereto shall be binding only if in writing and signed by both parties hereto.

IN WITNESS WHEREOF, the parties have set their hands on the date and year first above written.

The Regents of the University of Colorado,
A Body Corporate and Politic
By:

Chancellor, Boulder Campus

City of Boulder, Colorado,
A Colorado Home Rule City
By:

William R. Toor, Mayor

Monday Colorado Daily

VOL. 106, NO. 44

107TH YEAR OF EDITORIAL FREEDOM

<http://bcn.boulder.co.us/media/colodaily/>

MONDAY, MARCH 9, 1998

CU to public: Butt out

Chancellor says feedback at every turn slows down process

By BECKY O'GUIN

Colorado Daily Staff Writer

Saying that too much public input will delay the project, a CU chancellor is balking at the amount of citizen feedback the city wants in the final phase of the South Boulder Creek floodplain master plan study.

In a letter to Scott Tucker, the executive director of the Urban Drainage and Flood Control District, Boulder Campus Chancellor Richard Byyny said that the scope of the study should be primarily left to the partners, which are Boulder, the county, CU and the flood-control district, and their technical consultants.

Negotiations between the city, the county and

CU have yet to yield a final agreement, though the city has agreed to pay \$15,000 for its share of the study, based on certain conditions.

One of those conditions is allowing the public to be involved with all stages of the study, including the study's scope.

Bill DeGroot, with the flood-control district, SEE CHANCELLOR PAGE 2



Chancellor Richard Byyny

...CU wants less public input

CHANCELLOR FROM PAGE 1

which is playing the intermediary role in the negotiations, said that public involvement is normal in floodplain studies.

He did say the amount of public involvement that Boulder wants is greater than normal, but that there may be more at stake here.

"Public involvement is not a problem," he said.

Byyny argues in his Feb. 12 letter that public involvement in all phases of the study will "result in an inordinate amount of time, delays, and rapidly diminishing public funds." He also states that the process and results should be "driven by sound flood-engineering objectivity, not from political pressures exerted by individuals who may wish to further other goals outside the scope of this particular flood

study and who may elect to use the study process to accomplish those goals."

Paul Tabolt, vice chancellor for administration, confirmed that the university is interested only in having technical experts define the scope of the study. However, he did say that if the city wants to involve the public on its side it is more than welcome to do so.

Acting City Manager David Rhodes said the city will solicit public comment regardless of what CU does. He said the input can be helpful to technical experts who may overlook some problems.

"I see no downsides to a public process," Rhodes said.

Boulder resident Ben Binder said it is typical of the university to want to conduct its business in secret, but objected to secrecy in the floodplain study because of the effect of properties up- and downstream from the CU

"It is a public decision, and they should be involved in making the decision," Binder said. He said if the scope of the study is restricted in the beginning, it will affect the results of the study, too.

Meanwhile, CU continues to build up the berm, an earthen wall used to help control floodwaters, on the Flatiron property despite objections from the city. The city and residents have opposed work on the berm because they say CU cannot be going into the study objectively when it is spending money beforehand on strengthening a berm that could affect the floodplain.

"I'm disappointed that we seem to be building something when we don't know whether it is a solution or a problem," Rhodes said.

After months of negotiations to fund and begin the floodplain study, the project has not moved forward, and no one involved in it seemed sure of when progress would be made.

From: [Su Chen](#)
To: [boulderplanningboard](#)
Subject: Boulder Valley Comprehensive Plan
Date: Wednesday, September 14, 2016 5:26:08 PM

Dear Planning Board,

I understand that the BVCP will be discussed at your meeting this Thursday evening. I have read about some of the changes that have been proposed, and the "scenario options" that were presented. To me, the ONLY option that makes any sense is "POLICY OPTION D". Boulder's job growth is way out of line with its housing capacity, and this trend MUST BE SLOWED or REVERSED in order to start solving the fundamental problem. All of the other options appear to be band-aid solutions which are unlikely to be effective. Commercial and job growth has to be slowed down, or spread evenly throughout the region, not concentrated just in the city of Boulder. Let's get that under control, and then concentrate on transportation solutions for the region.

Also, I was alarmed to see that statements pertaining to environmental protection are being watered down with weasel words like "whenever practical" and "to the extent possible". This is just wrong for Boulder. Environmental concerns should be placed above all other considerations.

Regards,
Su Chen
755 13th St

From: rmheg@aol.com
To: [boulderplanningboard](#)
Cc: [Council](#)
Subject: Comp plan
Date: Wednesday, September 14, 2016 5:46:43 PM

I am writing to recommend that policy option D be adopted which limits commercial growth.

I also request Thatcher City incorporate neighborhood plans written neighborhood residents

I request that the comp plan preserve the unique character of Boulder neighborhoods and honor existing zoning limits.

I request that community benefits be defined in this comp update. No more buy outs for affordable housing. Developers need to build affordable housing into their projects onsite of the development. Period.

Sincerely,

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

From: [Harold Hallstein](#)
To: [boulderplanningboard](#)
Subject: BVCP Update - Ahead of Meeting
Date: Wednesday, September 14, 2016 6:20:24 PM

Dear Planning Board,

If our City is serious about affordable housing, we should scrap or drastically alter cash-in lieu in the BVCP update. My area, where I serve a local HOA, is made up of nearly *50% affordable housing*. It is an absolutely wonderful community! The reason it is so is very simple. The deed restricted property is interspersed with market property leading to cohesion. The majority is also ownership based - thus creating community buy-in by all residents. Clearly, cash-in-lieu and the centrally planned approach of sticking 100% affordable developments abreast of market developments is creating intense strife and ultimately will cause bifurcated social outcomes.

Almost everyone I speak with personally on staff in all agencies agrees the interspersed model creates better outcomes for all. So let's actually do something about that and make a very clear statement about the values we have regarding these programs - and with rare exception make developers solve this problem for us on each parcel and redevelopment.

I'm also highly supportive of Policy Option D - which respects the special nature of our surroundings in Boulder, and actively seeks to control and manage growth in a way that will take pressure off housing prices. It is one of the few suggestions I've seen that actually stands to make the market rate stock relatively more affordable over time.

I also think neighborhoods should have a leading role in the creation of neighborhood plans. A great deal of City community engagement seems to be ignored these days. This would be a nice way to put democracy back into action.

Lastly, and most critically, as far as zoning is concerned, I think the current rush of upzoning is simply a strategically veiled way of breaking promises to homeowners and voters - for the benefit of select special interests and agencies. The same is true regarding the repurposing of obviously dedicated lands, and annexation for the sake of non-integrated high density development.

Many of us moved here specifically because the zoning was done pretty well and that is why we think it is a lovely place. Many of us simply did not seek out city living and want those older contracts/commitments/promises kept. I think you will find this is the case for many of the affordable owners in our community as well. I know it is in mine. Many affordable owners intentionally bought deed restricted

property after much hesitation - in order to make a known financial sacrifice so they could live in a community with this exact zoning and historic record of environmental stewardship.

Thank you very much for your consideration.

Harold Hallstein

(303) 895-8500

From: [Kimman Harmon](#)
To: [boulderplanningboard](#)
Subject: Re: comp plan
Date: Wednesday, September 14, 2016 7:03:11 PM

Dear Planning Board members;

I would like to say that we should restrict commercial growth in Boulder.
Meaning let's not be thinking of trying to out do Broomfield, Louisville or Longmont. Let them have some jobs. We have more than we can handle.
As my friends from the south say, "Slow up".
Thanks for listening!

Kimman

-

www.kimmanharmon.com

From: [Sgt. Groovy](#)
To: [boulderplanningboard](#)
Subject: Comp Plan Review
Date: Wednesday, September 14, 2016 8:09:52 PM

Dear Planning Board,

I'd like to share my thoughts with you regarding the Comp Plan as you prepare for tomorrow's meeting.

Please recommend "Policy Option D," out of the four Comp Plan scenarios. It, alone, recommends limiting commercial growth. Many of us feel it's about time that surrounding communities like Longmont, Superior, etc, share the burden of commercial growth.

Here in Boulder we've unfortunately created more jobs than housing. This is the primary reason our housing market is so stressed an, unfortunately, puts greater pressure on our residential neighborhoods to solve this issue. Let's keep low density neighborhoods as they are. We didn't buy our homes in low density neighborhoods to live next to high density situations such as co-ops or other "gentle infill" ideas. There is a place for everything in our community and up-zoning our neighborhoods in an attempt to provide dense housing is not a viable solution.

I do not support incentive based zoning. Lifting zoning regulations for entities like BHP will only mean those of us who pay property taxes will pay more. Many of us last year had unexpected astronomical rises in our property taxes. This is unfair to seniors, middle and low income residents that simply wish to stay in their homes.

Please illustrate a concrete definition of "community benefit" in the Comp Plan.

In regards to Section 3, Natural Environment: Please state the following, "The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place."

This is very concerning to me. The newly-inserted language in the Comp Plan that advises doing environmental protection: "whenever practical," and "to the extent possible," etc. Environmental protection is a non-negotiable imperative. This type of language could lead to eventual development on our open space. This issue is near and dear to the vast majority of Boulderites that live here. Let's not destroy what makes Boulder such a unique community.

Thanks for listening,

Jan Trussell
Martin Acres

From: Judrenfro@aol.com
To: [boulderplanningboard](#)
Subject: BVCP Update
Date: Wednesday, September 14, 2016 10:05:51 PM

To Boulder Planning Board:

Like many other Boulder area residents, I feel that Boulder's growth has put us at the edge of a precipice. Not enough is being done in regard to planning to pull us back to what the Boulder Valley can sustain, now and in the future, without becoming indistinguishable from "downtown wherever" with the Flatirons in the background, if we can still see them.

It is not being recognized, in practice, that we are almost at "build out." We keep pushing the definition of how much building we can tolerate. We are teetering and about to go over the edge, the point of no return, if we do not severely limit job growth, slow everything, and instead use the available land to balance jobs with housing.

Boulder has reached a point where a Master Plan is not necessary to prevent leap frog development and sprawl. There is no where to leap or sprawl. The 5 year updates of the BVCP are beginning to remind me of a board game where we shuffle around additional game pieces to see where we can make room for more of them. It doesn't seem like the numbers of those additional pieces are determined by our residents. Bigger, taller, and denser, in and of themselves, are not better. The people who think they are should have moved to where that already exists, not here. Unless they fill a specific need, such as the hospital, they benefit no one except those few who directly profit from them. The rest of us pay, both in money and in quality of life.

The traffic, noise (ambient sound level), and pollution are severely impacting the outlying neighborhoods. The irritation involved in just getting into town is growing. The inner neighborhoods are being threatened with de-facto rezoning to squeeze in a few more residences, while the job growth is still outpacing the housing. The same threat of de-facto rezoning is probably coming to the rest of us.

Developers are allowed to put affordable housing off site from their high density developments, while denser housing types are being forced into neighborhoods and even destroying wildlife habitats in the name of affordable housing. This just isn't right.

The communities to the east of us are growing, and sprawling, in spite of what we do. We do not need to ruin Boulder on the basis of some theory that is not working to prevent that. Let the jobs go there also -- instead, not in addition. If Boulder continues on its present trajectory, those communities will be more desirable than Boulder.

We pay lip service to many of the right ideals, but we are not carrying them out in practice much of the time because too much is based on subjective interpretation, and because we make exceptions for each development that comes along. Boulder has become the frog in the hot water. One does not realize how the density, traffic, noise (ambient sound level), and pollution are stressing us until we go somewhere it does not exist and we can appreciate the relaxing quiet and the fresh air. (But no, I'm not moving.)

The only answer is something we should have done long before this. Limit job growth. Better late than never. That is **"Policy Option D"** of the four possible scenarios. Limit it to what is necessary for the welfare of the existing residents and save some options for the next 150 years without needing skyscrapers.

The answer is not to increase the pace of housing growth, and certainly not de-facto rezoning of existing neighborhoods with tactics such as co-ops and ADU/OAU's and "tiny houses" in back yards. To that end, please make it a real policy to preserve the unique character of all of Boulder's existing

neighborhoods, and to incorporate Neighborhood Plans, written by the neighborhoods themselves, not merely subcommunity plans. Please make it a strong policy to honor and enforce existing zoning limits.

In addition, to promote the above goals and provide the kinds of housing we need, please make the necessary changes to require affordable housing on-site, and to include more moderate and medium income housing in that policy. If you want "diversity" to be more palatable, that should mean a full spectrum of income levels for each project.

Regarding other policies, Environmental Preservation should not be optional, only where convenient. Please remove the recently inserted phrases the require environmental protection "whenever practical" and "to the extent possible." Those phrases render the policy useless. Environmental Preservation should be required.

Thank you for reading.

Judy Renfro

From: [Elizabeth Helgans](#)
To: [boulderplanningboard](#)
Subject: Comp Plan considerations
Date: Wednesday, September 14, 2016 10:27:41 PM

Dear Planning Board Members,

I understand you will be consider the comp plan soon and I wanted to weigh in as I feel neighborhoods are more under attack now than ever in the 12 years that I have lived in Boulder.

1) Please please prioritize **protection of existing neighborhoods**. It is not the average homeowners fault that the city of Boulder has grown more jobs than housing. Our towns most historic neighborhoods are the most threatened as they are closest to downtown and the jobs. Considering that these neighborhoods have been here for more than 100 years, protection should be at the top of your list. They have a timeless character that will be lost forever if density is pushed more and more into them.

2) Stop prioritizing creating more jobs. We have enough. We cannot house all the folks that work here and it is unfair to add to that pressure by adding more jobs. Please choose whatever option limits job growth! If you truly care about the environment then you cannot in good conscious pick an option that will knowingly create more and more commuters. Let some of the outlying towns share in some of the wealth. Some of these tech companies could move open in Louisville, Lafayette, Longmont etc.

3) Avoid spot up zoning. Specifically Co-ops. Doesn't matter how intentional the "family" it is still 12 people living next door to your quiet home! The city has an unwritten contract with homeowners to respect zoning rules. We count on them when we purchase and you should respect them. It is a foundation of our country. Property rights are based on a trust that your city is not going to mess with your zoning.

Please consider these thoughts as your discussion of the Comp Plan progresses.

Concerned citizen,
Beth Helgans (Whittier)

From: [Gary Urling](#)
To: [boulderplanningboard](#)
Subject: Boulder Valley Comprehensive Plan
Date: Thursday, September 15, 2016 1:28:03 AM

Dear Boulder Planning Board,

In preparation to discuss the Boulder Valley Comprehensive Plan, please consider my requests, below:

Planning Options

I only support option D

Transportation

There needs to be a requirement for the city and county to build park and ride lots on all major entries to Boulder (from Lyons, Longmont, Eire, Golden, US 36, Boulder Canyon, and Mapleton.

The city needs to use park and ride instead of cheap commuter parking permits. Otherwise the city is not meeting their goal of limiting the round trips by automobiles.

"Multi-modal" lane and path improvements that go to edge of city must contain a park and ride. Other wise, "multi-modal" is just for recreational use.

The bus and bike path are not solving the 60k commuter problem. The city and county need to work with the state to find a high speed rail system.

There is not other solution for the 60k commuters. Housing will not solve the problem. Most of those commuters already have a place to live and may not even want to live in Boulder.

Water

Boulder needs to limit new water users. They need to limit the water taps until the city can provide new sources of water and expected loss of water due to global warming.

Boulder needs live up to its pro-environment reputation and stop importing water from the endangered Colorado River.

Affordable Housing

Boulder needs to fund the correct mix of owner occupied and rental low income housing.

On site owner occupied or rental should be required. "in law" is not a good financial decision for the city. It's only good for the developer. This makes city and developer both NIMBY.

All long term renters of affordable housing should be "rent with option to buy". This would allow low income renters to become owners and members of the community.

The Boulder Housing and Boulder County Housing Authorities should be tightly controlled. Otherwise they become unelected and uncontrolled governments with no oversight

CU must take responsibility to provide housing for students, grad students and employees. Housing for students and CU staff should not come out of city or affordable housing budgets.

Making Boulder Affordable and Infrastructure funding

The city and county should require a minimum wage of 1/2 of the top end to qualify for affordable housing. Any employer that pays less than the minimum wage should pay a tax that goes to fund affordable housing. Business need to share the cost of affordable housing and infrastructure.

Eliminate the “in lew” payment from developers.

There needs to be a tax on income from commercial rental/leases to fund affordable housing. Old development is profiting just as much and new development from job growth. They need to share the cost.

There needs to be a added tax on mansions to pay the cost of affordable housing and infrastructure.

There should be a income tax on all employees in the city limits to pay for infrastructure to support them.

From: [Dinah McKay](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: Twin Lakes land use designation #36 Open Space (Public Comment)
Date: Thursday, September 15, 2016 1:42:23 AM

September 14, 2016

Boulder County Commissioners and Boulder County Planning Commission members:

My name is Dinah McKay, resident of Boulder County since 1973; Gunbarrel resident since 1992. I am writing to support #36 open space land use designation for the Twin Lakes parcels. These parcels should be designated open space and never developed!

Over 1500+ people have signed TLAG's petition to create a Greater Twin Lakes Open Space and several hundred others have spoken at public hearings and open houses to preserve the Twin Lakes parcels as open space and to protect the viability of the Twin Lakes Open Space for generations to come! Even Jim Wilson, a retired member of the BCHA Development Department, who is well aware of Boulder County's housing situation, wrote in the Daily Camera that he is "100 percent opposed to any development in the Twin Lakes area as proposed" and that the "right of nature" should be protected. "Twin Lakes wrong location."
http://www.dailycamera.com/letters/ci_29427562/jim-wilson-twin-lakes-wrong-location.

The Twin Lakes Open Space is Boulder County's most heavily used open space with over a 100,000+ visitors per year. The Twin Lakes Open Space will not be sustainable for generations to come if a densely populated housing project is built over its adjacent wildlife corridor. The wildlife will leave and the remaining habitat will not survive the impacts of the increased population and overuse. The proposed development will be disastrous for the Twin Lakes Open Space and its wildlife and the whole Gunbarrel community! Frequent letters to the editor are printed in the Daily Camera as was today by Jennifer Rodehaver, "YIMBY and Twin Lakes"
http://www.dailycamera.com/letters/ci_30356755/jennifer-rodehaver-yimby-and-twin-lakes.

Boulder County Commissioners should recuse themselves from this land use decision. It is a definite conflict of interest that the Commissioners deciding this land use designation are also the Board of Directors of the BCHA. It is blatantly evident that they are biased in favor of BCHA developers and that Commissioners have already made their decision to push forward the MXR public housing development even before public hearings have been completed. Boulder County citizens are extremely frustrated and dismayed that they have no representation from their elected officials while the Commissioners do everything in their power to railroad the BCHA project through spending \$85,000+ taxpayer dollars! NO private developer would receive this kind of overt favoritism, lavishly financed with taxpayer dollars!

In 2013, Boulder County purchased the 6655 Twin Lakes Rd. property with public funds. Over 2 years later, while the property was still legally held in the Boulder County land bank, Commissioners intentionally ignored county resident's 5-page formal request letter (9/30/2015) to hold public hearings for this public land to be used to expand the Twin

Lakes Open Space. Residents specifically requested Commissioners NOT to prematurely deed the property to BCHA. The very next day (10/1/2015), Commissioners deeded this public land to BCHA developers at a meeting with no public comment and only 48 hours notice. Commissioners betrayed their county residents who had met with them in the weeks before their decision. They knew very well how much the community valued this land for open space and also knew of the community's intention for this property to be purchased for open space under the Gunbarrel Public Improvement District.

Another concern, Gunbarrel's subcommunity plan, adopted in 2006 as the BVCP Gunbarrel Community Center Plan, <https://www-static.bouldercolorado.gov/docs/gunbarrel-community-center-plan-1-201305151135.pdf> (48 pages) was completely disregarded in 2015 when nearly 600 units of all expensive dense 3-story apartment buildings were built over the subcommunity plan area! What a colossal waste of time and effort over a year by city and county officials, thousands of taxpayer dollars and a devastating loss for the Gunbarrel community! The Gunbarrel community had hopes for the promised "main street" with its retail shops and a pleasant treed plaza and its community gathering areas. An urban park and other cultural and public amenities were promised too, but what the Gunbarrel community got was the EXACT OPPOSITE of what they agreed to and they were betrayed again! Now, Gunbarrel has NO subcommunity plan. See: Juliet Gopinath: "Gunbarrel needs a subcommunity plan." http://www.dailycamera.com/guest-opinions/ci_29933657/juliet-gopinath-gunbarrel-needs-subcommunity-plan.

Sadly, NO affordable units were built in this incredibly "unique, once-in-a-generational opportunity" for affordable housing on more than 20 acres of land next to a grocery store, gas station, restaurants, post office, medical facilities and transportation services! Obviously, planners clearly determined that Gunbarrel did NOT need any affordable housing! It is only for political expediency that just months later, BCHA declares Gunbarrel desperately needs AH to slam dunk its MXR land use request. The Twin Lakes parcels were never intended to be developed with urban density housing! They are rural residential properties originally dedicated to be a church and a school and under the 1977 BVCP were intended to be a community park. They are in Area II, but so was the Twin Lakes Open Space in Area II when it was purchased for open space.

With Gunbarrel's subcommunity plan disregarded and dense 3-story apartment buildings built instead, many residents believe Gunbarrel needs a moratorium on development until a new subcommunity plan can be agreed upon! For the multi-millions of dollars of sales and use taxes collected from Gunbarrel's businesses and industry over the last 40+ years, what has the city given back to Gunbarrel? The city has not provided any public or cultural amenities to Gunbarrel that were promised; no library, rec center, playgrounds or any community gathering areas. Now, the city wants to dump its inclusionary housing policy failures onto Gunbarrel, ghettoizing our neighborhoods and setting a "dangerous" new annexation precedent through county-owned open space land, violating "state law" and long-standing open space policy, to allow developers to annex and develop county properties that have NO contiguity with city land! Greedy developers want policy changes to land use and zoning regulations to make more land available for them to annex and seize open space lands for a new building-boom bonanza and urban sprawl in the Boulder Valley!

(FYI: Rumor has it that those dense apartment buildings were allowed to be built in Gunbarrel out of spite because residents voted for 300/301 and actively lobbied against the Boulder Muni. City Council shelved the Planning Reserve for another 5 years so all attention could be focused on the "Twin Lakes objective". Even if it means lying, stealing public land and breaking state law, the precedent must be set at Twin Lakes to annex through county-owned open space to create enclaves around Gunbarrel subdivisions to forcibly annex up the rest of Gunbarrel and sure up the Muni. As a benefit for Commissioners, residents would be taxed to fix the subdivision roads as a condition of annexation. AH is the perfect ruse for politicians to force it through. The Twin Lakes Open Space will have to be sacrificed, but it won't stop there. The "greedy beast" will be set loose when the Chamber/developers get to annex up open space lands all up and down the Boulder Valley. Why cut the open space tax in half? because only half of the open space lands will be left when they are through! They will siphon off the "sustainability" money too. The Twin Lakes Open Space will become homeless campsites, Heatherwood will house the overflow jail inmates and more segregated subsidized public housing projects will ghettoize neighborhoods. Gunbarrel will become the city/county official dumpsite.)

Twin Lakes residents are NOT responsible for the city's disastrous cash-in-lieu and affordable housing policy mistakes! Over 15+ years of city housing policy failures are not our fault and the Twin Lakes should NOT be made to pay dearly for them! We will not let what is most vital and precious to our community be destroyed; our peaceful and safe rural residential neighborhoods and the sustainability of the Twin Lakes Open Space, its wildlife, the wetlands and wildlife habitats for generations to come!!

In the 1993 Gunbarrel Public Improvement District (GPID), Resolution no.93-175, the Twin Lakes parcels are included in the legal description of Gunbarrel county properties to be purchased for open space in the district. See: Boulder County GPID map <http://www.gunbarrel.net/gpidmap.shtml> BCHA's 2013 ALTA Land Title Survey (LS-14-0269) for 6655 Twin Lakes Rd. lists item 17 as a title commitment subject to the GPID. County Commissioners and Boulder County Parks and Open Space manage all previously purchased GPID properties that currently have agricultural leases and know the GPID perpetually exists under Colorado law as a special district that has the ability to levy taxes and incur debt to support its mission to purchase the Gunbarrel county properties in the district for open space that under the GPID resolution includes the Twin Lakes parcels.

When Commissioners met with local Gunbarrel residents prior to quickly deeding 6655 Twin Lakes Rd. to BCHA, they knew that residents were willing to tax themselves to purchase 6655 Twin Lakes Rd. for open space. BCHA paid nothing for 6655 Twin Lakes Rd. (0\$ down, zero-interest promissory note due in 2025). Commissioners need to reverse their action of unfairly deeding public land to BCHA. Or, will Gunbarrel residents need to resort to legal action to reverse that action? County Commissioners need to recuse themselves from this land use decision and reverse ownership of 6655 Twin Lakes Rd. back to Boulder County to allow the GPID purchase for open space that rightfully should have happened in 2013. The Twin Lakes parcels should be designated open space to expand the Twin Lakes Open Space and never developed for the benefit of generations to come!

Dinah McKay
4695 Portside Way
Boulder, CO 80301

From: [ellen.friedlander](#)
To: [boulderplanningboard](#)
Cc: [Council](#)
Subject: Boulder Valley Comprehensive Plan Policies
Date: Thursday, September 15, 2016 7:26:19 AM

Dear Boulder Planning Board:

- RE: the Boulder Valley Comp Plan, please **recommend Policy Option D**, alone, out of the four “scenarios.” It is the only one that seeks to limit non-residential (commercial) growth. Boulder has an oversupply of jobs, by tens of thousands. This, in turn, greatly stresses our housing market, which, in turn, puts quiet residential neighborhoods under great pressure to solve the City’s **self-created crisis**.
- Boulder can do much to undo its housing crisis, by easing off its economic “over-stimulus” approach. Let us return to a reasonable balance of jobs to population – not by swelling our population, but by easing off on the job front. There CAN be too much of a good thing. Please bolster all provisions of the Comp Plan that **preserve our neighborhoods’ unique characters**.
- Please build into the Comp Plan the requirement that all development in and around neighborhoods must be **based on neighborhood plans**, written by the *actual neighborhood residents* themselves (the people who best know the neighborhoods, and what impacts they can absorb). We don’t want “sub-community plans,” in which many neighborhoods are all lumped together. Sub-community plans are written by city planners and they do not allow the level of detailed understanding necessary to really address neighborhood-specific issues.
- Avoid **any up-zoning changes to residential neighborhoods**, whether real up-zoning, or de-facto up-zoning, such as allowing things like co-ops, tiny houses, more ADU’s etc., unless the neighborhood in question has expressed interest in these things, through its neighborhood plan process, by provable majority of neighborhood residents.
- Lastly, **remove the “squishy” language** from the environmental protection section of the Comp Plan. Remove the newly-inserted phrases that advise doing environmental protection: “whenever practical,” and “to the extent possible,” etc. **Environmental protection should be non-negotiable**.

Thank you for your consideration and attention to this very important matter.

Sincerely yours,

Ellen Friedlander

1665 Dogwood Lane

From: [Lin Murphy](#)
To: [boulderplanningboard](#)
Subject: growth in Boulder
Date: Thursday, September 15, 2016 9:30:14 AM

Stop planning for more growth.

Boulder is great/was great and does not need "revitalization".

For example, I for one am fine with the diversity and even, motley-ness, of the stores on University Hill. I don't want to see them replaced by some bulky non-descript hulking mass, like everything else being built here these days.

Bringing more businesses here and putting more pressure on the housing market ruins the nature of this town.

Your clients are the citizens who are already here, not every developer, construction company, or businessman who wants to make more money by compromising the nature and values of this community.

a bigger Boulder is not a better Boulder.

Lin Murphy, north Boulder

From: [Bridget Gordon](#)
To: [boulderplanningboard](#)
Subject: Changes to the comp plan
Date: Thursday, September 15, 2016 2:29:55 PM

Dear Sir or Madam,

I'd like to make a case against some of the proposed changes to the Boulder Valley Comp Plan. First, please do not allow up-zoning to higher density in residential neighborhoods. For Twin Lakes in particular, please note that Gunbarrel has a dearth of open space relative to the rest of the City of Boulder. Those lands near Twin Lakes were slated for open space and they should remain so to overcome this huge inequity. Gunbarrel businesses and retail bring in a large amount of revenue to Boulder City, yet Gunbarrel sees none of it in public amenities. Find another more appropriate space within the limits of the City of Boulder for this high density project and let us buy the land to preserve for open space for our community.

Along these lines, I'd like to see you bolster all provisions that preserve our neighborhood's individual characters and allow the residents to have input on their neighborhoods as was done in Madison, WI.

Additionally, there is no logic that environmental protections should be weakened. Boulder is loved by many because of its staunch support of environmental protections and preservation of open space. It is not time to back down on this in any way. Humans are causing the 6th mass extinction right now. We can be the beacon in the darkness of America on this subject. This can be your legacy.

Thank you for listening. Please make the right decision and listen to the citizens.

Sincerely,
Bridget Gordon, Ph.D.

From: [Jessica Hartung](#)
To: [boulderplanningboard](#)
Subject: Decisions on Twin Lakes Requests #35 and #36
Date: Thursday, September 15, 2016 6:15:38 PM

Members of the Planning Board,
During the August 30th meeting public comment section, I requested that you share the criteria you use to advise the County Commissioners in order to better understand what value you place on consistency with the current BVCP, community comments, neighborhood character, legal and financial issues, and dedicated lands.

The staff recommendations fly in the face of the BVCP, barely represent the facilitated discussions, put the County at risk for legal action, ignore analysis of Request #36 for Open Space, and don't reflect the community comments solicited at multiple meetings. What are we to make of community engagement when hundreds of residents voice their opinion and it is disregarded and disrespected? Our conclusions about this process suggest that agendas other than effective planning are driving the recommendations. And effective planning is exactly what we need, **before** there are changes to the designations for these lands.

It is my sincere hope that you will use your own objective analysis and weigh the issues including comments from citizens and reports from outside experts who are not financial invested in annexation and up zoning. These lands were "slated for development" as parks, open spaces and wildlife corridors. Remember that BCHA has supported flawed analysis to manipulate data and bias results towards the recommendation they would like to see you adopt. Only when citizens catch their shortcuts and convenient omissions do the facts come out, still minimized and spun to their narrative. **From a citizen's perspective, this is a watershed decision demonstrating the degree of respect the Planning Commission has for its constituents, or not.**

This is NOT a debate of Boulder's needs around affordable housing. There are many forums and opportunities for that discussion; this isn't it. The unabashed advocacy of staff, the BCHA, and their board members can not be the criteria you use to make an effective land use decision.

There is so much at stake, please consider carefully.

Respectfully,
Jessica G. Hartung

From: [Alexander, Frank](#)
To: [#LandUsePlanner](#)
Cc: [Boyd, Norris \(Norrie\)](#); [Swallow, Ian](#); glen.segrue@bvscd.org
Subject: BCHA and BVSD letters - Twin Lakes (BVCP Request #35)
Date: Friday, September 16, 2016 12:30:05 PM
Attachments: [Letter A - BCHA and BVSD - Addressing the Issues.pdf](#)
[Letter B - BVSD - Affordable Housing for School Teachers and Staff.pdf](#)

Dear Boulder County Planning Commission members,

Please find attached two letters related to your upcoming decisions on the 6655 and 6600 Twin Lakes Road and O Kalua Road properties in the Boulder Valley Comprehensive Plan land use change request process (Request #35). **Letter A**, from both the Boulder County Housing Authority and Boulder Valley School District, addresses some of the issues that have been raised during the process. **Letter B**, from the Boulder Valley School District, addresses the feasibility of developing affordable housing specifically for school teachers and staff. We hope both provide helpful information for you, and we thank you for your thoughtful consideration of our request for approval of planners' recommendation for a Medium Density Residential BVCP designation for our properties.

We also look forward to providing any information you might need during the BVCP meeting on Wednesday, September 21st. In the meantime, please don't hesitate to reach out with any additional questions you have.

Sincerely,

Frank L. Alexander, MPA
Director

3400 Broadway, Boulder, CO 80304
Phone: [303 441-1405](tel:3034411405)
Fax: 720 564-2283
Email: alexander@bouldercounty.org
Web: www.BoulderCountyHHS.org



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September 15, 2016

Dear Boulder County Planning Commission Members,

Thank you for your consideration of city and county planners' recommendation for a Medium Density Residential land use designation for our properties at Twin Lakes and Kalua Roads in Gunbarrel. We know the August 30th Boulder Valley Comprehensive Plan (BVCP) public hearing was a long one and we appreciate your dedication to fact-finding that can help inform your decision.

We wanted to follow up with you on some of the issues and concerns raised by some of the neighbors who live in the area near Twin Lakes during the hearing. Some of the statements that were made about our efforts in this process as well as our intent with the proposal were incorrect, and we feel it's important that we share our thoughts.

Before we get to these issues, though, we would like to strongly encourage you to visit the parcels, if you have not yet done so (or again, if it's helpful). Pictures don't necessarily demonstrate that when driving down Twin Lakes Road between the properties, or when standing on the sidewalk and looking at them, it's clear these are infill properties between developed areas. We believe that it is critical that these Area II parcels be developed, as the intent to develop and annex them has long been built into the BVCP.

Infill fields in Area II, not "open space"

Some neighbors assert that "the BCHA and BVSD parcels are open space." They are not. They are fields of non-native grasses that for 40 years have been in Area II of the BVCP, designated as appropriate for annexation and development. The designations of Area III (appropriate for open space) and Area II (appropriate for development) are in place in order to ensure the needs of both people and nature are met when considered altogether. And since part of the BVCP's focus is on the provision of affordable housing, Area II properties have long been seen as crucial to helping achieve this. Available Area II properties are dwindling in Boulder County, and represent a quickly fading opportunity to build more affordable homes to meet the increasing need for them. If these infill lots are not appropriate for quality affordable housing that fits into the surrounding neighborhoods, it is difficult to imagine what would be.

Both City of Boulder and Boulder County open space programs have been consistent and clear that they do not view the Twin Lakes properties as a priority for open space acquisition because the land is within a developed area.

And as stated by Boulder City Council member Mary Young at the first meeting of the facilitated process known as the Twin Lakes Stakeholder Group (TLSG), the motion she authored that was passed by the City Council establishing the TLSG process "did not envision open space as an option on the whole property [but]...recognized that there might be a community benefit in having some part of the properties as open space for a wildlife buffer or corridor." At the same time, in our desire to work with willing neighbors toward compromise, we have stated consistently that we are committed to including

some open space, developing wildlife corridors, and enhancing buffers alongside the construction of affordable homes on the property if the proposal moves forward at staff-recommended density.

It's also important to note that the Gunbarrel area has no lack of access to permanently-protected and designated open space: there are currently 85 acres of open space within a half-mile radius of the Twin Lakes properties.

Annexation and “open space”

Concerns over “annexation of open space” to provide contiguity with land within the City of Boulder are based on an incorrect assumption. The small strip of land on the south edge of the Twin Lakes was deeded to Boulder County by the developer of a nearby subdivision and dedicated for use by the public. It was not purchased using open space tax funds. If annexed, this land would continue to be owned and managed by Boulder County, and it and its trails would remain open for use by residents and visitors. There would be *no change* in its use or designation and no development on it.

Also, using the incorrect assumption some neighbors have been asserting that “the annexation of open space” would “set a bad precedent.” This has been the basis of criticism of the Boulder County Housing Authority, Boulder County Commissioners, and Boulder County Parks and Open Space, among others, and some neighbors in the Twin Lakes area are using this misleading language (signs are up in medians throughout the Twin Lakes neighborhoods) to generate additional opposition to BCHA's and BVSD's affordable housing proposal. There is no precedent being set if the designation and use of the property is not changed, and if the ownership of the property is not changed. Also, the BVCP's anticipation that all Area II lands would be annexed into the City of Boulder service area includes open space areas that are within such community service areas.

Fears over the potential annexation have also been linked to an incorrect assumption that there is a desire to begin annexing additional Gunbarrel properties (i.e., neighborhoods) into the City of Boulder. Annexation of the BCHA and BVSD parcels would not create enclave areas, which can trigger automatic annexation. Also, planners have been clear that *there is no desire for annexation of Twin Lakes neighborhoods* as the neighbors have generally indicated they do not want annexation of their properties. The city and county have included language in the BVCP limiting the possibility of such annexation to “if resident interest in annexation does occur in the future.”

It's also important to note that any annexation of the BCHA and BVSD parcels would occur at a later date and would be subject to a separate City of Boulder process, including public hearings. There are three options to gain the necessary contiguity. The specifics of which option is chosen would be worked out between the City of Boulder and the property owners at the time of the annexation proposal.

Stability and success is tied to quality of life

Some neighbors have asserted that “concentrating low-income residents” in their Gunbarrel neighborhoods is inappropriate because of the “distance from services”. If “services” includes grocery stores, gas stations, doctor's offices, and child care centers, we know this is a non-issue. BCHA's Aspinwall development in Lafayette is in an area similar to the Twin Lakes parcels, located just over a mile away from the services listed above. Just like those living in the neighborhoods near Twin Lakes,

most people living in the Aspinwall affordable housing development are easily able get to their jobs, the grocery store, their children's school or daycare, and many other places they need or want to go. Twin Lakes' proximity to Highway 119, an important travel corridor, also makes it a good choice for the construction of affordable homes. Additionally, for those who choose to utilize public transportation, there is an RTD bus stop within a half-mile of the Twin Lakes properties, providing direct access to and from downtown Boulder.

It is stable housing that is the primary boost for people in need, not necessarily "easy access to services." In fact, access to a higher quality of life and social mobility (i.e., not concentrating low-income residents *in existing low-income areas*) is a significant contributor to success for struggling families, individuals, and children. At Aspinwall and Josephine Commons, BCHA hears regularly from residents that "living in such a nice area" helps them feel more optimistic and improves their outlook on their lives, which in turn can propel them toward further stability and success. Increasingly there are [examples](#) of this forward-thinking approach to the creation and location of affordable homes in the United States.

BCHA is committed to diversity within our sites and the neighborhoods in which they are located. We serve a wide range of incomes, as discussed in further detail below. Additionally, in cooperation with our sister agencies in the cities of Boulder and Longmont, we prioritize geographic dispersal of affordable homes all across Boulder County (including through Housing Choice Vouchers, which can be used anywhere they are accepted). **We actively seek to build safe, secure, and aesthetically pleasing communities that foster opportunities for interactions between diverse groups of people.** And notably, permanently-affordable housing currently makes up less than 0.25% of Gunbarrel's housing stock.

BCHA is committed to being part of a regional solution to our community's housing challenge. We work with other local governments and housing providers to demonstrate that through collaboration with all stakeholders we can make tremendous progress in ensuring our community is diverse and supportive of our workforce, and that it retains the quality of life that so many are able to enjoy here.

Why the Archdiocese sold the property to Boulder County

With regard to the intent of the sale of the BCHA Twin Lakes property in 2013, Lou Bishop, Director of Real Estate with the Archdiocese of Denver, is familiar with the history of the property and the Archdiocese's hopes for it. The Archdiocese looked at a number of uses for the property over the years, originally including construction of a Catholic Parish and school and much later contemplating potential senior or affordable housing development. Marketing efforts over time yielded a few potential third party purchasers, but each met with insurmountable challenges with area governments that precluded their purchase of the land. The Archdiocese also approached both the City and County open space departments, but received responses of "no interest" from them.

Lou noted, "We wanted to get the highest and best use of our property as well as the best price we could get. The opportunity presented itself with Boulder County to do that for a purpose we were supportive of. It appeared to be the best of both worlds – we got a reasonable value for the property that was consistent with its appraised value at the time and felt that suitable development prospects

would be feasible with the county as the buyer. It made sense that if either the City or the County of Boulder was the owner, they would be most likely to succeed in making the property productive.” There were no contingencies of any kind, however, attached to the property’s sale to Boulder County.

Availability of land for affordable housing in Boulder County

There have been assertions that there is “plenty of land” on which BCHA and BVSD (and/or the City of Boulder) can build affordable housing. This is simply not true. The reality is that available land for development in Boulder County is rare, especially in and around the City of Boulder, including Gunbarrel. In fact, **the opportunity to jointly develop 20 acres into a mixed-income community in a partnership between BVSD and BCHA is unprecedented and there are no other options for such a partnership in the entire county.** In early 2013, BCHA set a goal of acquiring properties to “land-bank” for future affordable housing development. At the time the goal was to acquire *three parcels by the end of the year*. Over three years later and having worked with three different real estate brokers to help secure land, BCHA has been able to acquire only two such parcels, 6655 Twin Lakes Road and the Kestrel site in Louisville, a public-private partnership currently under construction as a mixed-income and mixed-use development. BCHA must compete with the private market for land, and the private market is extremely tight in Boulder County. This is why opportunities to build affordable housing for our communities are exceedingly rare, and any current land that is designated for development (as the Twin Lakes property has been since 1977) as opposed to open space should be carefully considered for affordable housing development. This, combined with an incredibly unique opportunity for BCHA and BVSD to partner to create additional affordable homes specifically for school district staff, including teachers, is why we have said **this is a once-in-a-generation opportunity.**

Medium density = more flexibility

Concerns have been expressed about density and some neighbors have said they would prefer low-density development with single-family homes similar to the neighborhoods to the east of our Twin Lakes parcels. It’s important to recognize that in order for this kind of low-density single-family home development to occur, it would be necessary to use *more* of the available land than with a higher-density clustered development of smaller units. This would greatly reduce our ability to create a wildlife corridor, park, community garden, and other amenities the neighbors would like to see included.

At 12 units per acre, BCHA and BVSD have the flexibility (including financially) to be more creative with the overall massing and design of the development. This is because the inclusion of an adequate number of smaller affordable homes helps leverage funding that can be used to create a park, community garden, and trail connections, improve habitat for wildlife through the use of native trees and vegetation along a corridor across both properties, and incorporate more creative solutions for parking and traffic flow. The development of larger homes on larger lots does not allow for this flexibility. In fact, single-family lots typically take up more land area per dwelling unit, resulting in less land available for habitat. Single-family lots also typically have fenced yards, and the additional fencing creates significant barriers and further fragments habitat. We understand this is counterintuitive in some ways for neighbors, and it’s not necessarily easy to explain. However, we think this is a critical point that forms a big piece of the foundation of our request for a land use designation that allows for our desired 12 units per acre.

Mitigating traffic impacts with thoughtful design

We have heard concerns about traffic impacts of constructing up to 240 affordable homes on the BCHA and BVSD properties. These impacts would be assessed as part of the development review process and we would be required to include traffic mitigation measures to address any issues identified. Thoughtful design and layout of the community can make a tremendous and positive difference when it comes to traffic flow and volume, and because we have experience in doing this, we know we can find creative and effective solutions to any issues identified.

Decisions and process questions

Despite concerns expressed by some neighbors that “decisions were made over a year ago (or longer)” about these properties, only two decisions have been made thus far.

First, on the advice of the Boulder County Housing Authority, Boulder County Commissioners purchased the 6655 Twin Lakes Road property in 2013 with the intent of building affordable housing on it. Initial drawings, density, wildlife, and hydrology studies, and other analyses have been conducted to help determine the property’s suitability for development. These are studies that would be conducted by any developer seeking to ensure a path forward to responsible and appropriate development. The other decision was made by the Boulder Valley School District to partner with BCHA in an attempt to build affordable housing on the district’s property.

Since the purchase of the BCHA Twin Lakes property in 2013, the intent has been to transfer the parcel from Boulder County to BCHA, since in order to develop affordable housing on it (which is why it was purchased), BCHA must be the deed-holder.

BCHA has been consistently engaged in public planning efforts with elected officials throughout Boulder County since 1975. We believe that the community has spoken consistently and loudly in support of the need to expand our efforts to provide more affordable housing.

BCHA and BVSD also believe that there is ample opportunity for community input through the public hearing and engagement processes for the BVCP, annexation, and development; through the facilitated dialogue with Twin Lakes Action Group; and through the BCHA’s monthly public hearings and other public meetings and ongoing public outreach activities.

Some of the neighbors’ stated distrust of the County Commissioners, BCHA staff, and others involved in this proposal for affordable housing has distracted substantive discourse over the clear and pressing need for additional affordable housing throughout the community. We’ve been direct with the neighbors about our intentions, and we understand they have not always received the answers they want. However, we wish could also include an honest discussion of the need for affordable housing in our community and the appropriateness of these Area II infill properties for the construction of quality affordable homes and needed amenities for the surrounding neighbors. BCHA and BVSD have committed to an open ongoing dialogue with community members and we welcome the community’s feedback to help improve the overall development.

Wildlife and hydrology contractor RFPs and selections

Statements that wildlife and hydrology contractors were chosen and studies were conducted outside the recent Twin Lakes Stakeholder Group (TLSG) facilitated discussions for the BVCP process are correct, and this is because **these studies were intended to inform our ability to develop the properties, not the BVCP process.** BCHA had heard repeatedly from neighbors that wildlife and hydrology of the area were two of their primary concerns related to development, so we began the RFP process to help answer some of the neighbors' questions and determine for ourselves if development would be feasible on the property. Many more rigorous studies will be required as part of the development process going forward, and BCHA and BVSD will work with stakeholders, including willing neighbors, to ensure these studies are conducted with their input. It's also important to note that in April, Boulder City Council member Mary Young clarified in the first facilitated meeting that "studies such as those referenced in the [council motion creating the TLSG] were not intended to inform the land use designation in the BVCP...rather, they were intended to inform a potential site plan. There is a long lead time on these studies (up to 2 years), so getting them started now is beneficial." Questions for the studies were submitted by the Twin Lakes Action Group through the TLSG, and BCHA and BVSD feel the studies addressed these questions.

Studies sought to inform development potential

As creators of affordable homes for our communities and employers of school district teachers, staff, and administrators, a major goal of ours is to determine whether or not our properties are suitable for the construction of affordable housing. So one of our questions in our requests for study proposals would naturally be "*are the properties suitable for the construction of affordable housing(?)*".

For the geotechnical study, in order to get a full understanding of the capacity of the property, we indicated in the Request for Proposals (RFP) that "the report should identify areas of the site best suited for multi-family development and identify all potential problems and include potential mitigation strategies." For the study of the hydrology of the area, we requested analysis of the water table "as it relates to potential development...as well as potential impacts of development on adjacent properties."

For the wildlife study, we asked in the RFP for evaluation of current wildlife and habitat value to species in the area that includes a "thorough discussion of the impacts that development of the parcels may have on area wildlife and wildlife habitat," and that the report should "recommend potential mitigation measures that would help reduce any impact that development may have on area wildlife and wildlife habitat."

This language was included because our intent is to build affordable homes on the properties and we need to know a) if development can or should occur given the current and historic condition of the properties and b) if development occurs, what the likely impacts would be and how we could ensure we do the best possible work. For a variety of reasons, including professionalism and liability, we expect the study findings and conclusions will be accurate.

Protecting –and enhancing- wildlife habitat

The wildlife that use these properties for travel, foraging, or nesting will have ample area set aside for these activities to continue. BCHA and BVSD will work closely with wildlife and habitat experts to create additional protections through the planting of sheltering and nesting trees and incorporation of native grasses (which are currently largely absent on the properties), as well as the set-aside of travel corridors and buffers from wetland areas. Many of us within BCHA and BVSD are environmental advocates ourselves, so wildlife and habitat protections are important to us in the work we do.

There is a family of owls that has been living in a tree near a home in the subdivision east of our property. Based upon research and consultation with wildlife experts, it is our understanding that the great horned owl is a human-adapted species and one that is currently thriving in Boulder County, in both rural and urban environments, and we anticipate the owls will continue their long-term residency in this area if development proceeds. We will seek opportunities for minimizing disruption for the owls, including constructing a wildlife buffer in our future design and ensuring proper timing of construction, as we expect will be recommended in the final habitat study.

The preliminary habitat assessment completed by Felsburg, Holt, and Ullevig has been [published](#) on the Our Boulder County web site and contains a significant amount of helpful information and recommendations for us as we continue to evaluate the best options for protecting –and in some cases, enhancing –wildlife habitat on our properties.

Mowing our Twin Lakes properties to reduce fire danger and control invasive plants

Both BCHA and BVSD have been mowing the Twin Lakes properties, as others have done for decades, in order to reduce fire danger (and as directed by the fire marshal) and to control invasive species.

Mowing occurs regularly in open areas (including in county-owned designated Open Space) all over Boulder County in part because it mimics the natural fire process, which helps maintain the health of both habitat and vegetation and is critical for noxious weed management. We believe this is much better than a fire burning through the mostly-non-native grasses, which can endanger surrounding habitat, area neighbors, and the forest along the south edge of the Twin Lakes. We also believe it is very important to ensure noxious weeds do not take over this field and spread to surrounding areas.

Wildlife biologists from Felsburg, Holt, and Ullevig conducted their final examination of our property in late August for the first phase wildlife and habitat report they recently released. For the most recent mowing, we waited until after that final site investigation was completed.

Proper planning and engineering can address hydrology and groundwater issues

Many of the surrounding neighborhoods have had issues with high groundwater and some homes have sump pumps that work year-round to remove water from beneath and around basement areas and crawl spaces. This is not necessarily unusual for Boulder County, where groundwater levels vary considerably from one area to the next. There is much we can do to minimize development impacts on groundwater, including building with pier foundations anchored to bedrock beneath the water table,

routing the flow of surface water, and eliminating the use of basements and crawl spaces. We are confident, based on preliminary input from the geotechnical study and our knowledge of the available technology for mitigating groundwater impacts, that the construction of up to 120 units each on the BCHA and BVSD properties will not have an effect either way on the water table in surrounding neighborhoods.

The thorough hydrological analysis performed to date by Martinez Associates on the Twin Lakes property is reflected in a preliminary investigation report that is now [published](#) on the Our Boulder County web site. This analysis is an early but accurate picture of the groundwater and soils in the area over several months, and it contains helpful information and recommendations that could guide us in design and construction. Groundwater monitoring will continue for a full year and will be summarized in additional periodic reports.

With the soil types in the Twin Lakes area (which contain dense clay), it is not surprising that, during the wet seasons, runoff is slow to seep into the ground. Alongside our work to ensure building footprints have minimal impact on groundwater, there is much we can do to better route the flow of surface runoff water to ensure water does not pool on the properties. The stormwater improvements on BHCA and BVSD's properties could in fact be a benefit to the homes in surrounding neighborhoods.

The City of Boulder's Cash-in-Lieu program

The City of Boulder's "Cash-in-Lieu" program allows private developers to "buy out" of the City of Boulder's requirements that they build affordable housing into their new developments. As you know, the Boulder County Housing Authority and Boulder Valley School District are not connected to the Cash-in-Lieu program. We also have no input into the decisions made by builders of for-profit developments anywhere in Boulder County. It's important to note, though, that the funds generated by the Cash-in-Lieu program are earmarked to help fund the creation of affordable and supportive housing elsewhere. If our proposal moves forward, we would apply for some of this funding to help cover the costs of building affordable homes at Twin Lakes for very low income residents and people with special needs. Cash-in-Lieu funds can also help leverage additional funding for the creation of affordable housing.

The entire community benefits from the creation of affordable homes

As we said in our letter prior to the joint hearing on August 30th, we are hopeful the broader story of community need will be the basis on which decisions of this kind are made. The voices of the Twin Lakes neighbors are important, and we hear their concerns. While we know some of them are opposed to any development on these open fields, we also know that others are interested in having amenities nearby such as a park, community garden, trail connections, and a wildlife corridor. And we know many neighbors want to see some for-sale housing as part of the mix. Should development move forward, we are committed to establishing an advisory group that includes Twin Lakes neighbors and other stakeholders so the broader community can more formally help inform our work.

We believe the voices of those in need and those who know the need should also have their relative weight in matters like this. As you may have seen, nearly 40 organizations from around Boulder County have signed on to our statement indicating support for the use of the Twin Lakes properties for the construction of affordable homes. These organizations and the people within them see the depth of

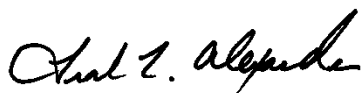
need for affordable housing every day. And as we've stated before, at least 40,000 people in Boulder County live in households in which over half their income goes to rent every month. We know that 63% of Boulder County residents are now priced out of homeownership. In a [recent survey](#) BCHA conducted through social media, nearly 73% of respondents said the lack of affordable housing in Boulder County is either extremely or very serious, and 75% said their housing expenses are extremely or very burdensome, meaning they have to cut back on necessities like food, health care, and heat to pay their rent or mortgage.

BCHA and BVSD are hoping to create rental units for those earning up to 80% AMI (\$75,000/year for a four person household) and homeownership opportunities for those earning up to 120% AMI (\$113,000/year for a four person household). For BCHA, our largest populations of affordable housing residents are single working mothers and seniors. BVSD's target populations are teachers, teaching assistants, custodians, bus drivers, and other school staff. Again, **this partnership represents an excellent opportunity to provide for all these populations what is likely their largest stabilizing force: quality, permanently-affordable and supportive housing.**

BVSD recently opened an interest list for affordable housing amongst their staff. Over 550 people have signed up, and of those who disclosed their household income a significant portion of them appear to be eligible for the housing. BCHA has nearly 250 people on our Gunbarrel prospective tenant list already (despite little information having gone out to the broader community), and our other interest and wait lists collectively have thousands of people who are hoping for an affordable home so they can remain in the community they love. BCHA and BVSD both have decades of experience in serving the broader needs of our communities. We also know how to ensure wildlife, hydrology, and engineering concerns are addressed alongside the high quality housing we build – we've done this for many years in our work. We are committed to working with the Twin Lakes neighborhoods to integrate much-needed affordable homes for our broader community and help enhance the Twin Lakes community as well.

We believe this opportunity at Twin Lakes is a watershed moment, and one that will demonstrate Boulder County's commitment to working through tough issues to continue to address our growing affordable housing crisis. Thank you for your patience through this lengthy letter and for your thoughtful consideration of our request for your approval of planners' recommendation for a Medium Density Residential designation through the BVCP for the Boulder County Housing Authority and Boulder Valley School District Twin Lakes properties.

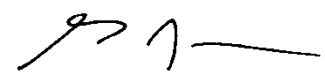
Sincerely,



Frank L. Alexander, Executive Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
Boulder County Housing Authority



Glen Segrue, Senior Planner
Boulder Valley School District

Director, Boulder County Department
of Housing and Human Services



September 15, 2016

Dear Planning Commission and Boulder County Commissioners,

The Boulder Valley School District (BVSD) appreciates your consideration of the current land use change request for district-owned property in the Twin Lakes Neighborhood. Together with the Boulder County Housing Authority (BCHA), we attempted to introduce the main issues in developing affordable housing on the property as we saw them at the August 30 joint meeting. At this time we would like to address any remaining concerns related to BVSD's desire to provide affordable housing for district employees.

The provision of affordable housing for school district employees is rare but not unprecedented throughout Colorado and the nation. A number of other examples do exist that are either under development or completed. More importantly, these examples cover the full spectrum of housing goals being considered by BVSD, from apartments targeted to entry-level employees and first year teachers, to ownership opportunities to retain experienced teachers and administrators. These examples include:

- Asheville, North Carolina is completing construction of 24 subsidized apartment units designed to attract new teachers. This project was the product of a partnership between two school districts, the county, a credit union, and a non-profit organization.
- Los Angeles Unified School District has constructed "Sage Park," an apartment complex with 90 subsidized units.
- Santa Clara Unified School District, California was one of the first to provide subsidized housing and now owns 70 subsidized apartment units.
- San Francisco, California currently offers down payment assistants to teachers at select schools through the City. The City and School district are currently developing a comprehensive plan to expand down payment assistance and rental subsidies as well as offer subsidized units by 2020.
- Cupertino Union School District has a plan for 200 affordable apartment units to be complete by 2019.
- Newark, New Jersey is currently constructing "Teacher Village," a mixed use project with several charter schools, retail, and both subsidized and market housing designed for teachers.
- Telluride School District, Colorado currently owns 9 units managed by the District. 3 of these are condominiums purchased within a housing authority affordable housing project and are rented to new teachers at subsidized rates. The others are duplexes built by the school district and are a mix of subsidized rentals and price restricted for-sale units. These units are suited to retain

current teachers and administrators. In addition, the district owns an additional 6 lots and has plans to construct townhomes and single-family detached units on these.

- Roaring Fork School District, Colorado included \$15 million in their last school bond specifically for the construction of affordable housing at 3 sites. Plans thus far have included apartment and townhome units managed by a local housing authority.
- Jackson Hole, Wyoming has been working with a community trust to construct deed restricted single-family detached units for district employees and has built a handful thus far. The foundation is working to expand the program and include other local service providers, such as hospitals.

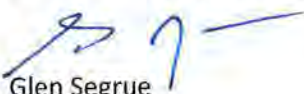
Apart from these specific examples of projects headed by school districts, BVSD is fortunate enough to be a part of a community with extensive programming and experience in providing affordable housing. The obvious example is BVSD's partner in the Twin Lakes development, BCHA, which currently provides 609 affordable units in Boulder County and has 200 additional units under construction. Interestingly, BCHA's involvement has been the source of some criticism of the project because of that organization's focus in the past on rental units targeted at 60% Area Median Income (currently about \$60,000 per year for a family of four) or less. The criticism has been that, at this level, very few teachers would qualify for housing. However, the fact is that neither BVSD nor BCHA are constrained to providing units within this limited income range. In expanding affordable options to more income levels, our organizations have an immediate example with the City of Boulder, which offers affordable options up to 120% Area Median Income on a broad community scale.

We realize that the current plans to provide affordable housing to district employees are lacking in specific detail and appreciate how this complicates the decision making process at this time. However, the development of a concrete affordable housing plan involves many moving pieces, none of which are available to us at this time. Detailed Market studies will be needed to inform both the needed housing mix and design of structures. Design professionals will provide pricing and construction options. More comprehensive surveying of district personnel is also needed. Should the current land use change be approved, the District will have the certainty it needs to invest in this level of planning and proceed to the annexation and design phases of the project. What we do have at this time is the certainty that developing a program to provide affordable housing to a variety of BVSD employees and income groups has been done and can be done.

Sincerely,



Don Orr
Chief Facilities Officer



Glen Segrue
Senior Planner

From: [Boyd, Norris \(Norrie\)](#)
To: [boulderplanningboard](#)
Subject: Twin Lakes Update
Date: Friday, September 16, 2016 5:38:32 PM



Planning Staff Recommendations for Twin Lakes Properties

As you probably know, planning staff from Boulder County and the City of Boulder recently made a recommendation for a land use designation change for the Boulder County Housing Authority and Boulder Valley School District properties at 6655 and 6600 Twin Lakes Road and O Kalua Road south of Twin Lakes in Gunbarrel. The planners' recommendation was that our properties be given a Medium Density Residential Designation, with an Environmental Preservation designation applied to a drainage way and wetlands area on the property. The full staff recommendation can be found [here](#).

Public meetings and hearings continue in the Boulder Valley Comprehensive Plan process for these and other properties' land use designation requests. More information on the upcoming meetings is below.

Preliminary Hydrology and Habitat Assessment Reports

Preliminary habitat and geotechnical assessments for the Boulder County Housing Authority's property at 6655 Twin Lakes Road and the Boulder Valley School District's

parcel at 6600 Twin Lakes Road and O Kalua Road have been completed and draft reports are now available online at the following links:

- Preliminary [Geotechnical and Hydrologic Investigation of Twin Lakes properties](#)
- Preliminary [Habitat Assessment of Twin Lakes properties](#)

Comments or questions on the Preliminary Habitat Assessment are welcomed through the use of [this form](#). All input received will be forwarded to the contractor, Felsburg, Holt, and Ullevig for any further action (including response, where necessary).

Comments or questions on the Preliminary Geotechnical and Hydrologic Investigation report are welcomed through the use of [this form](#). All input received will be forwarded to the contractor, Martinez and Associates, for any further action (including response, where necessary).

Meetings and Hearings on Land Use Changes

The Boulder Valley Comprehensive Plan (BVCP) hearings for our Twin Lakes property are underway. On August 30th, Boulder County Commissioners and Boulder County Planning Commission members heard from us on our proposal for affordable housing on the property and from the Twin Lakes Action Group on their proposal for open space on the parcel. They also heard from both supporters and opponents of the proposals. If you were unable to attend the hearing, the video recording of it is posted [here](#) on the Boulder County Commissioners' web site (the Twin Lakes portion of the hearing begins at about 2:50:00 in the recording).

No decision was made at the hearing. Instead, **Planning Commission members will meet on Wednesday, September 21st at 1:30 p.m.** in the Boulder County Courthouse (1325 Pearl Street in Boulder) to deliberate and make decisions on staff recommendations. There will be no public hearing because testimony was taken on August 30th. Boulder County Commissioners will meet on Tuesday, September 27th at the courthouse for their deliberation and decision. Again, no public hearing will be held because testimony has already been taken.

The next joint public hearing will be **Thursday, October 13th at 6 p.m. at Boulder City Council Chambers (1777 Broadway), when city council will sit with the Boulder Planning Board** to hear planners' recommendations on land use changes and then take public comment. The Planning Board members will deliberate immediately following the public hearing and make their decision, while **city council members will meet on Tuesday, November 1st at 6 p.m.** (again at the City Council Chambers) for their deliberation and decision.

Upcoming BVCP Hearings and Decisions on Land Use Change Requests

[\(more information available here\)](#)

| MEETING AND PURPOSE | DATE AND TIME | LOCATION |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Boulder County Planning Commission decision <i>The Planning Commission will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony was taken August 30th.</i> | Wednesday, September 21 1:30 p.m. | Boulder County Courthouse Commissioners Hearing Room (3rd floor) 1325 Pearl Street (map) |
| Boulder County Board of Commissioners decision <i>The County Commissioners will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony was taken August 30th.</i> | Tuesday, September 27 3:30 p.m. | Boulder County Courthouse Commissioners Hearing Room (3rd floor) 1325 Pearl Street (map) |
| City of Boulder City Council and Planning Board joint public hearing <i>A joint public hearing of the City Council and Planning Board on the staff recommendations for land use change requests. This is the public hearing for the Oct. 13 Planning Board and Nov.1 City Council meetings, which will use public testimony taken during this meeting.</i> | Thursday, October 13 6:00 p.m. | City of Boulder Municipal Building City Council Chambers 1777 Broadway (map) |
| City of Boulder Planning Board decision <i>The Planning Board will deliberate and make decisions on the staff recommendations.</i> | Thursday, October 13 Immediately following joint public hearing | City of Boulder Municipal Building City Council Chambers 1777 Broadway (map) |
| City of Boulder City Council decision <i>The City Council will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony will have been taken Oct. 13.</i> | Tuesday, November 1 6:00 p.m. | City of Boulder Municipal Building City Council Chambers 1777 Broadway (map) |

These Boulder Valley Comprehensive Plan meetings represent the beginning of an extensive public engagement around the Twin Lakes properties. If our proposal moves forward, there would be many additional public input opportunities within the annexation and development processes, and BCHA is also committed to engaging an advisory group that includes willing neighbors of the Twin Lakes area to help ensure that any development that occurs also contains amenities preferred by the broader Twin Lakes community.

Remember that anyone interested in living in affordable housing at Twin Lakes can sign up for the [interest list](#) to receive updates like this and others. We also have an [information list](#) for those interested primarily in following the proposal and knowing about upcoming meetings.

Please forward this information to anyone who might need to see it. Thank you!

Norrie Boyd
Executive Director, Boulder County Housing Authority

*Additional information about our proposal for affordable housing at Twin Lakes in Gunbarrel can be found [here](#).

Equal Housing Opportunity: Boulder County, in accordance with the Fair Housing Act, prohibits discrimination on the basis of race, color, age, religion sex, sexual orientation, disability, familial status or national origin.



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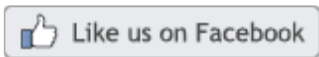


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www.BoulderCountyHousing.org

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From: [Jennifer Johnson](#)
To: openforum@dailycamera.com
Cc: [#LandUsePlanner](#); council@bouldercolorado.gov; [Boulder County Board of Commissioners](#)
Subject: affordable housing is important for our souls
Date: Saturday, September 17, 2016 3:08:38 PM

Racism, segregation, and affordable housing are linked, not just historically, but today, right here in Boulder. If you don't work, go to school with, or live near people who are black, Hispanic, or poor, you're vulnerable to prejudice—perhaps not blatant Trump-style racism, but the more pervasive fears and stereotyping that I've seen in discussions of every proposed affordable housing project for many years.

Objectors always say they support affordable housing—just not there. They give reasons they think will appeal to us—a firefly habitat, a pair of nesting owls, a lack of access to services for the people who would live there. But neighborhood online forums and email threads tell a different story: fears that if poor, Hispanic or black people move in they'll bring crime, noise, vandalism, and devalued housing prices with them.

I always wonder—do you know any of the working poor? Have you been to their homes? If you do, odds are that you've seen folks who embody values you'd like to see more of in your neighbors and children: generosity, tolerance, and willingness to work hard and sacrifice for the good of the family (which often includes poorer relatives elsewhere). They survive in large part by creating a community safety net.

To be the land of opportunity we have to make room for people who differ from us. We need to actively desegregate our city so they can live and work with us and send their kids to our excellent public schools. Creating more affordable housing is the most natural way to provide the human contact that opens hearts and minds and engenders that most underrated virtue, generosity.

Jennifer Peters Johnson

3725 Cayman Pl

Boulder, CO 80301

303-931-3396

jpj1952@gmail.com

From: [Mike Smith](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Cc: [Case, Dale](#); [Fogg, Peter](#); [Giang, Steven](#)
Subject: Twin Lakes LTEs and Guest Opinions from the Boulder Daily Camera
Date: Sunday, September 18, 2016 6:55:30 PM
Attachments: [Twin Lakes LTEs & Guest Opinions as of 18 Sep 16.pdf](#)

Dear members of the Boulder County Commission and Boulder Planning Commission

For your record, I have attached a .pdf file of most of the letters to the editor and guest opinions on Twin Lakes that have appeared in the Daily Camera since mid-January 2016. The file is chronological, with the most recent LTEs and Guest Opinions appearing at the top of the file. I have NOT included the Daily Camera letters and Guest Opinions submitted by County and City employees since, like much of the Twin Lakes testimony by County employees and residents of affordable housing units at recent public hearings, those letters appear to have been produced as a result of active and inappropriate e-mail "urging" by employees of the Boulder County Housing Authority and other County departments. I believe that such lobbying is coercive, inappropriate, and may likely also constitute a conflict of interest on the part of County employees.

Sincerely,

Michael L. Smith
4596 Tally Ho Trail
Boulder CO 80301-3862
m_l_smith@earthlink.net
303.530.2646 (h)
303.810.5292 (c)

James Verdon: County commissioners act unethically on Twin Lakes

POSTED: 09/17/2016 07:10:10 PM MDT

I live in the Twin Lakes subdivision and am not very happy with what is going on regarding the rezoning efforts.

Do you know it is not illegal for a government agency to utilize its influence to lobby for one of their own initiatives?

Do you also know that the current Boulder County commissioners serve as the board of directors for the Boulder County Housing Authority?

Did you know that the Boulder County Housing Authority sent an email to all of the employees of Boulder County and other county related agencies asking them to advocate in favor of the land-use change regarding Twin Lakes?

Did you know that on Sept. 10 a county commissioners' election forum was held where current County Commissioners Elise Jones and Deb Gardner were asked how it is possible that the housing authority is able to send emails to all of the departments and agencies that utilize their services asking them to advocate in favor of their land-use change?

Did you know that County Commissioners Elise Jones and Deb Gardner did not think there was any issue/problem/concern with sending that email and that no lobbying occurred?

Really?

If it wasn't lobbying then what would you call it other than unethical, immoral, and a conflict of interest?

James Verdon

Boulder

Jennifer Rodehaver: YIMBY and Twin Lakes

POSTED: 09/13/2016 07:20:20 PM MDT

Yes In My Back Yard is how I would have responded to a proposal of affordable housing on Lookout Road between Gunpark Drive and Spine Road just a stone's throw from my Gunbarrel Green backyard. The location seems ideal with access to food shopping, urgent care, a child-care center, a convenient bus stop, and easy access to the Diagonal Highway.

I attended the public discussion Aug. 30 and was disheartened to hear my fellow advocates of affordable housing oversimplifying the issue. It is unfair to imply I don't support affordable housing if I object to this controversial annexation. Several years ago, I worked for the school district and lived at Thistle Community. I struggled financially and deeply appreciate the support I received.

I am against development near the Twin Lakes open space *for one reason only*, which is loss of habitat for wildlife. Meanwhile, within the last two years, 550 "unexpectedly urban" rental apartments have been built in Gunbarrel and are now being leased for an average of \$2,000 per month. I assume Apex, Boulder View Apartments, and Gunbarrel Center needed building permits and a plan approved. How did this happen when we all seem to be in agreement that affordable housing is scarce in Boulder County? I drive by these buildings almost daily and am just dismayed by the loss of opportunity and the subsequent threat to our shared natural environment.

Jennifer Rodehaver

Boulder County

Bill and Kay Smart: Why dual roles?

POSTED: 09/10/2016 07:20:20 PM MDT

We feel that the three members of the Boulder County Commission, who also hold positions on the board of the Boulder County Housing Authority, should be denied their ability to vote concerning the proposed Twin Lakes affordable housing development, due to conflict of interest. Allowing them to vote would be a wrongful use of their power and position. How is it legally possible or "politically correct" to hold these dual positions in the first place? They should not be allowed to have a vote or say of any kind concerning this project as it could be construed to many as a travesty of justice. We can't allow our public leaders to use their power in this way.

Bill and Kay Smart

Boulder

Sameer Brenn: Is local government trying to destroy Boulder?

POSTED: 09/09/2016 07:55:55 PM MDT

I am writing to express my opposition to the upzoning to medium-density of the open space parcel in Gunbarrel in favor of preserving the existing low-density zoning.

My wife and I moved to Boulder two years ago to raise our family because the open space around Boulder would make it a wonderful place to raise our children, around nature and wildlife. After moving here, we discovered, however, that our local government is interested in destroying Boulder's unique and wonderful character by replacing open space with housing.

Why are you trying to destroy Boulder?

Sameer Brenn

Boulder

Timothy Cunningham: A dangerous precedent at Twin Lakes

POSTED: 09/04/2016 11:10:10 PM MDT

In sharp contrast to the article "[Twin Lakes Action Group chairman: Let the community buy Gunbarrel land](#)" (Daily Camera, Aug. 31) most of the Gunbarrel residents who spoke at the joint County Commission and Planning Commission meeting on Aug. 30 specifically stated they are in favor of affordable housing — just not in this deeply flawed and isolated location, and not in accordance with the opaque and apparently rigged process employed by the county commissioners, the Boulder Valley Housing Authority and the Planning Commission. How else but "rigged" to describe a circumstance where the affordable-housing architects were hired and paid before the open space annexation and change in land use had even been put through the mandatory public process?

All Boulder residents who care about open space need to pay attention to Twin Lakes. The proposed plan includes annexation of currently-designated open space to achieve contiguity to the city for residential construction in order to increase the city tax base.

Annexing our precious open space for development has been soundly rejected by our governing bodies in the past, so why is it being suggested here?

Boulder voters and taxpayers need to realize that this annexation of open space would establish a dangerous state-wide precedent where any open space land in Colorado could be expropriated for development. This precedent is contrary to the interests of all Colorado residents who value our designated open space. Shame on us if we allow our governing authorities to set this precedent. In Boulder County, we residents pay for open space with taxes. We cherish it. It is part of what makes Boulder special beyond words.

Open space land should be set aside in perpetuity, not grabbed for development through an apparently rigged and precedent-setting process.

Timothy Cunningham

Boulder

OPINION: GUEST OPINIONS

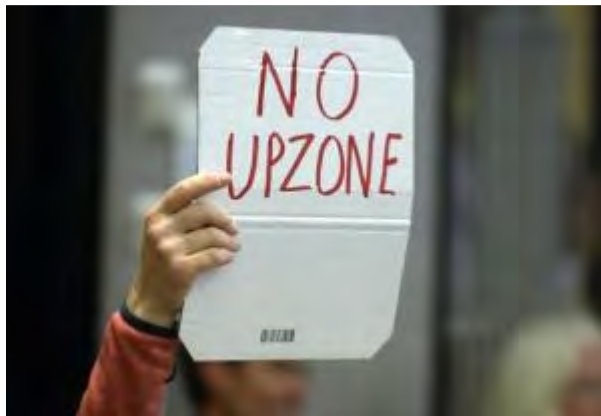
Dave Rechberger: A rebuttal on Twin Lakes

By Dave Rechberger

POSTED: 09/03/2016 07:30:30 PM MDT

I am chairman of the Twin Lakes Action Group (TLAG) and lead facilitator on the discussions noted in the guest opinion by Norrie Boyd and Glenn Segreue ("[BCHA's hope for the future](#)," Daily Camera, Aug. 28).

I could not remain silent after I read the above opinion piece as it relates to TLAG making a compromised or otherwise contrived agreement for any sort of density increases or developmental goals at the two Twin Lakes properties. In fact, the minutes of the stakeholders group (including BVSD, BCHA and TLAG) state specifically that TLAG believes these facilitated discussions failed to achieve their first two objectives and that *no* compromise was made by the BCHA/BVSD related to density. They entered the discussions at 12 units per acre and left the discussion at 12 units per acre. Period. Hinting or sugarcoating this process as anything else is simply a fabrication.



Deb Prenger holds a sign opposing the proposed Twin Lakes affordable-housing development during a Boulder County Commission meeting Tuesday. (*Jeremy Papasso / Staff Photographer*)

Additionally, to set the record straight from their quotes:

1) "The properties have been intended for development and annexation into the city of Boulder since the 1970s."

Fact: They were originally dedicated to be a church and a school, and subsequently intended to be a community park by the original BVCP in 1977 and 1978. They were *never* intended for development of urban density housing.

2) "Diversity of housing types and costs is a core value of the comprehensive plan."

Fact: Equal core values are open space and environmental protections; channeling growth to municipalities, protecting agricultural lands, and protecting environmental resources.

3) "The recommended designations further key BVCP policies, including jobs/housing balance, compatibility of adjacent land uses, sensitive infill and redevelopment, and strengthening community housing partnerships."

Fact: Not only do the recommendations violate at least 19 items in the comprehensive plan, the "up-zoning" presented by "MXR" or "MD" would put the cart before the horse by pre-determining that these lands should be developed, without first engaging in either a) the sub-community planning requested by unincorporated Gunbarrel residents; or b) a comprehensive Gunbarrel needs assessment. Not to mention an open space eligibility assessment that actually applied BCPOS acquisition criteria. It's arbitrary and capricious to put hundreds of potential affordable units proposed for private lands in the Planning Reserve on indefinite hold, while fast-tracking development at Twin Lakes absent comprehensive planning — especially in light of the historical lack of planning or plan implementation in Gunbarrel.

4) "The recommendation is consistent with the mix of densities present in the surrounding area."

Fact: That perspective is extremely selective and only applies to very small plots. The actual density of the entire neighborhood is less than four units per acre. The needs of existing residents for more open space and outdoor recreational opportunities, and nature are ignored and compromised by the request.

5) "Sustainability also includes people. Do we want those who serve us, our children, and our neighbors to have the same quality of life we enjoy? [. . .] we know there are thousands in our community who are counting on us to do so now, while the opportunities are still with us."

Fact: The larger issue is that affordable housing is worth getting right. We haven't done enough planning for unincorporated Gunbarrel or Twin Lakes to have any confidence that land-use change #35 will "get it right." Planned communities with the quality of life and diversity we all seek depend on comprehensive planning. That hasn't happened here. Until it does, we shouldn't be granting change requests submitted by government agencies that

would be routinely denied if submitted by private developers. This is about good planning, planned communities, and good government. It's about taking the time to get it right.

Lastly and critically, this development is only possible through the *forced annexation of county-owned open space* for no purpose other than expanding city development. Better locations exist for BCHA to direct its expertise in the short term, while we take the time to get these parcels right.

The housing challenge in our community has everything to do with skyrocketing rents in Boulder, and little or nothing to do with efforts to fast-track this land-use change #35. Two or three hundred units at Twin Lakes aren't going to put a dent in housing prices around Twin Lakes, let alone all of Gunbarrel, the city of Boulder and Boulder County.

Make no mistake: Supporting this development is a vote *against* appropriate disbursement of affordable housing throughout the community, *against* open space preservation, *against* great neighborhoods and public space, *against* environmental stewardship and climate action.

Dave Rechberger is chairman of the Twin Lakes Action Group.

OPINION: COLUMNISTS

Ron Laughery: Boulder County's failing brain trust

By Ron Laughery

POSTED: 08/29/2016 07:25:25 PM MDT



Ron Laughery

Bad things eventually happen when political power falls into the hands of a few people with narrow agendas, even when they have the best of intentions. Over time, the powerful lose the perspective that citizens often have legitimate interests that differ from theirs.

The Camera's editorial pages have [well documented](#) the decades-long dominance of local government by PLAN-Boulder and, while we owe much to the past work of PLAN-Boulder, their members represent a small portion of our community with some very strong opinions that are by no means universal.

Voters in the city of Boulder have recently gone rogue and added diversity to City Council. However, other parts of local government are still stuck in the time warp that comes with decades of dominance by this small group.

Welcome to Boulder County government that, for the past 22 years, has been dominated by county commissioners handpicked by PLAN-Boulder. This includes all those currently in office as well as two former commissioners who now run the county attorney and parks & open space offices. This incestuous group has been racking up a list of dubious accomplishments that make a pretty good case for some fresh faces at the county building.

Take for example the county's bizarre position on county road rehabilitation, known outside of Boulder County as repaving. For years, every Boulder County resident understood that county roads were to be maintained by — drum roll, please — the county. Silly us. A few

years ago, we learned that this wasn't the county's view and that many of us needed to find another way to have our roads maintained. As we scratched our heads wondering how to fix potholes, the county commissioners went on to clarify that what they really wanted was for some of us to give them more money for road maintenance. When our vote on this tax increase told them not-just-no-but-hell-no, the commissioners just went ahead and demanded payment through a scheme that was quickly thrown out by a court decision best summarized as, "Are you kidding me?" Two years later, the county still can't figure out how to fix the roads. Apparently, Boulder County government doesn't view good roads as a priority.

Those of us who have been repairing our cars and flying over the handlebars of our bikes after riding around on Boulder County roads know better.

How about open space? With our support, Boulder County has acquired 13.5 percent of the total land area in Boulder County for open space. But only 0.2 percent of this publicly-owned land is allocated to trails that the public can access. Hikers, equestrians, and bicyclists have fought long and hard for access to more open space to little avail. Yet, the county commissioners had no problem using their open space to make unscientific statements about the safety of GMO agriculture, something in which they had neither expertise nor a governing interest.

Furthermore, in an act of abject hypocrisy, the county is about to give up some of our open space to facilitate the hostile takeover of the Twin Lakes property for a dense housing development that will also require changes in the Boulder Valley Comprehensive Plan. Open space that is too sacred for recreational use and protected by the Gospel according to the Comprehensive Plan is apparently up for grabs when the commissioners' other friends in local government get a bee in their bonnet. So, it looks like parochial interests and cronyism are now dictating Boulder County's open space policy. Imagine that.

Finally, the commissioners are now asking us to approve a 15-year, \$100 million sustainability sales tax. Wow, that's a lot of money, but who can argue with anything that will allow us to be better sustained? The only problem is that their ideas are old and worn with most having become common practice long ago — things like helping farmers to use water efficiently, providing recycling services, organic farming, and public transit. Boulder County is already full of programs provided by nonprofit organizations for encouraging efficient water use, recycling, and public transit, not to mention our extraordinary organic farm businesses. How can county government realistically add value to these already vibrant and mature activities? Boulder County voters will support innovative ideas, but hanging the sustainability banner above a \$100 million budget to be squandered on environmental ideas

that matured before most millennials were born is not innovation. They just want our money.

Time for some new people with some new ideas. Remember that in November and vote for change in Boulder County government.

Email: ron@bikeandsail.net

Terry Drissell: More urban sprawl

POSTED: 08/29/2016 07:10:10 PM MDT

I am opposed to the updates outlined for the Boulder Valley Comprehensive Plan, particularly the changes to the 2801 Jay Rd. and Twin Lakes areas. The proposed land-use designation changes to allow more development of these areas will further open the door to the urban sprawl that is Boulderopolis, although that may be exactly what the city of Boulder and Boulder County have in mind. Under their constant cry of "but we need more housing!", development will continue at this breakneck speed until there won't be anything left to protect. No red-tailed hawks soaring overhead hunting prairie dogs; no turkey vultures teetering in the wind; no critically sensitive habitats protected from human interference; no open vistas and beautiful views of our foothills and plains.

Perhaps that is also part of the city of Boulder and Boulder County's plan. For such a supposedly "green" city, they seem to have a poor understanding of the complexities and immeasurable value of our natural ecosystems. These resources are not unlimited. They cannot be "recreated" or "replanted" once lost, or replaced by a square of turf stuck within the center of a high-rise apartment complex. I urge those who are quietly watching this happen with a tear in their eye and an ache in their heart to speak up. I ask the council and board to retain the current land-use designations for these areas, and to put the brakes on this rampant, destructive development.

Terry Drissell

Boulder

OPINION: GUEST OPINIONS

Karyl Verdon: Twin Lakes wrong place for housing project

By Karyl Verdon

POSTED: 08/27/2016 07:40:40 PM MDT

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

This proposal seeks to modify the Boulder Valley Comprehensive Plan (BVCP) to rezone the current land use designation 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 63rd Street (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.
- The area is a designated wetland, has a high water table and is prone to flooding.
- The 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.

I am not against affordable housing and see the obvious need for it, but I do not think these three sites' zoning designations should change. Rezoning as medium density will radically change the character of the surrounding neighborhoods and is 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.

What *really* concerns me is what can happen after the rezoning — 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. This would be a first in Colorado — 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 three years the enclave can be annexed into the city — without a vote or any public hearings/notifications/discussions. I have read this is happening in Knollwood and it sounds sneaky and underhanded to me.

Say *no* to forced annexation and rezoning in Twin Lakes!

Gunbarrel residents — speak up now to let your elected officials know where you stand on these issues and that you expect them to represent you and not push their own agenda(s).

Your voice and your vote count.

Karyl Verdon lives in Gunbarrel.

Martin Streim: Ends don't justify means at Twin Lakes

By Martin Streim

POSTED: 08/25/2016 07:30:30 PM MDT

The April 12 article by Erica Meltzer, "[Twin Lakes: Ethics complaint alleges Boulder County advocacy crossed a line](#)," described an ethics complaint filed by the Twin Lakes Action Group (TLAG) against Boulder County. The focus of the Daily Camera article was the county's prohibition on employee political activity on a legislative matter and whether or not employees are in compliance with these policies. This specific issue is a legal one that needs to be decided by the Colorado Ethics Commission. However, there were a number of other issues filed in the complaint that were not mentioned in the article but worthy of discussion.

The terms organizational ethics and business conduct are used synonymously for organizational compliance or ethics programs. Compliance aspects of these programs have their basis in law, regulatory affairs, or organizational policy. The other basis for these programs is ethical behavior. Behavioral conduct can be as important as compliance-oriented ethics violations. For example, Martin Shkreli, CEO of Turing Pharmaceuticals chose to raise the price of a drug 5,556 percent. He is no longer Turing's CEO. Brian Williams of NBC News lost his news anchor role for misrepresenting his reporting coverage during the Iraq War. NFL Commissioner Roger Goodell suspended Ray Rice for two games after a domestic violence assault.

Commissioner Goodell came very close to losing his job but more importantly exposed the NFL's policies on domestic violence to public scrutiny. These behaviors were not illegal but exacted a cost on individuals, organizations, and their stakeholders.

TLAG filed its ethics complaint because it had observed a pattern of behavior it believes violates Boulder County's Code of Conduct. Such activities include:

- Publishing a cartoon and information to employees that impugn and editorialize upon the motives of Boulder County residents.
- Providing misinformation to county employees about neighborhood residents' goals for creating an open space.

- Denying that any work had been done with regard to the land parcel in question, when in fact, county funds were spent for architectural renderings two years prior to recent inquiries.
- Parsing the comments of a wildlife biologist regarding the parcel's wildlife values and falsely attributing expert opinion to support the housing authority's arguments.

These are examples, not a complete list. More importantly, TLAG contacted the county on two occasions regarding these issues and never received a response. This is why TLAG filed a complaint with the Colorado Ethics Commission. Boulder County chose not to respond to these and other ethics allegations.

The Daily Camera article cited the Ethics Commission Director Dino Ioannides, who said that the commission declined to hear 86.8 percent of the complaints it receives. That is certainly consistent with general ethics reporting statistics. However, that does not mean that allegations should not be responded to or investigated. In fact, just the opposite is true. Ethics investigations routinely uncover fraud, waste, environmental issues, employee abuse and behavior that reflect poorly on organizations and their employees.

I was the former chair of TLAG. During my corporate career I was also the ethics and business conduct director for an organization of over 12,000 employees. During the time I held that position, my office received over 700 ethics complaints. The vast majority of cases were unsubstantiated. In every case, we provided a response to the party initiating the complaint, usually within 24 hours. And at times, when complaints were substantiated, my office provided the investigation's results to the responsible management personnel for corrective action. This could involve disciplinary measures, employee termination, or even cooperating with law enforcement agencies. We were a better organization for it. And this would have been the type of response I expected from Boulder County.

TLAG had withdrawn its ethics complaint as a "good will" gesture at the beginning of the Boulder City Council-sponsored facilitated discussions. On Aug. 3, Boulder County Housing Authority, after consistently and publicly communicating a maximum density of 12 units per acre, unilaterally declared (during the seventh and last session of the discussions) they "could" build up to 18 units per acre. Given this threatening statement and lack of compromise by BCHA and BVSD, I believe TLAG should reconsider filing its ethics complaint.

Affordable housing is an important community need. But no matter how important the need, the ends do not justify the means. I hope that the Boulder County Planning Commission, the city Planning Board and City Council recognize this when they deliberate on the upcoming land use change decision for Twin Lakes.

Martin Streim lives in Gunbarrel.

OPINION: GUEST OPINIONS

Kristin Bjornsen: Indecent proposal for open space

By Kristin Bjornsen

POSTED: 08/20/2016 07:30:30 PM MDT



Open space near Twin Lakes in Boulder County. (Jeremy Papasso / Staff Photographer)

If you care about open space, you should care about the Twin Lakes. That's a bold statement for 20 acres of grassland in the boonies of Gunbarrel. Nonetheless, it's true because of a dangerous proposition being made here: annexation through county open space.

This has never been done before in Boulder County or, according to several land-use attorneys, even in all of Colorado. This precedent, if successful, could open the door to greater urban sprawl and loss of natural lands throughout the state.

In Colorado, for a city to annex property, one-sixth of that property's boundary must be touching the city. This is to prevent uncontrolled, leapfrog growth.

The Twin Lakes fields — which are designated Public and Low-Density/Open Space — are completely surrounded by unincorporated land. No part of them touches the city.

Today, only one unit could be built on each parcel. This is consistent with the original intended development of a school, park and church on each parcel to serve the Gunbarrel community.

This is a problem for the Housing Authority, which is requesting a land-use amendment to the Boulder Valley Comprehensive Plan that would allow it to build up to 360 units of public housing in this one location; 240 units is their stated target.

To achieve annexation, the agency is proposing something that should turn every head: They want to annex the adjacent Twin Lakes Regional Trail Open Space first, to get contiguity, then they will annex the fields (which happen also to be a wildlife corridor).

According to an Oct. 14, 2015, email from the county Land Use Department, "Parks and Open Space policies have never before supported the annexation of open space to obtain contiguity." The planner went on to ask if this would be the case at the Twin Lakes. Parks and Open Space replied by email on Oct. 15, 2015, saying, "Ron Stewart has agreed to let the county open space parcel outlined in turquoise be annexed to provide the contiguity needed so the BCH property can be annexed."

The north field's previous owner, the Archdiocese of Denver, was denied this very same request in 2006, when it wanted to build senior housing. Appropriately so. Colorado Revised Statute 31-12-104(1)(a) aims to prevent county-owned open space from being used for contiguity.

While it's improper for the Housing Authority to suggest exploiting open space in this manner, it is downright shocking that POS Director Ron Stewart agreed to it.

The purpose of open space is to protect natural lands for environmental preservation and outdoor enjoyment, not to enable development. Three-story buildings and 500 to 900 more people would negatively impact the Twin Lakes, which is already the most heavily used POS Open Space property in the county.

More troubling still is the precedent this would set. Planning staff say this will just be a "one time" thing. They seem to think they can open the back door, grab some land, and then close it again. Hardly. Scores of other developers across the state will want to take advantage of this also, using county open space as a portal for acquiring plum parcels.

This would have many undesirable consequences, such as making it easier for cities to jump over urban buffers. Boulder could awake to find other towns much closer to its doorstep.

Annexation through open space would also facilitate the development of rural lands. Environmentally sensitive areas currently surrounded by bucolic countryside could become neighbor to city density developments and all the pressure (increased usage, light pollution, noise pollution) that entails.

For those in unincorporated Gunbarrel, this precedent would pave the way for the forcible annexation of neighborhoods, via the development of open space enclaves. By state law, the city can unilaterally annex enclaves without a vote.

The Twin Lakes are the thread that, once pulled, could unravel the open space buffers we've worked so hard to weave.

On Aug. 30, the county commissioners, who are also the Housing Authority board, and the Planning Commission will vote on the Twin Lakes land-use change requests (Mixed Density Residential or Open Space). In November, the tables turn and the commissioners will ask voters to extend the open space tax.

In the coming weeks, will they demonstrate they are responsible stewards of our public lands? Or will they push to strip open space of a basic protection?

For those interested in attending to share their thoughts, the final review meeting will be at 4 p.m. on Aug. 30 at the Boulder County Court House, 1325 Pearl Street.

Kristin Bjornsen lives in Gunbarrel.

OPINION: GUEST OPINIONS

Lisa Sundell: Failed facilitated discussions

By Lisa Sundell

POSTED: 08/16/2016 07:30:30 PM MDT

I applaud Boulder City Council's recent attempts to bring groups with divergent opinions together through facilitated discussions. One such group, the Twin Lakes Stakeholder Group, was formed to discuss and possibly agree upon a land-use designation for two parcels of land located on Twin Lakes Road in Gunbarrel. This group consisted of representatives from Twin Lakes Action Group (TLAG), a grassroots community organization, and the owners of the properties, Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD).

The groups started the discussions with three land-use options:

1. Open Space — the land-use change requested by TLAG and multiple Gunbarrel residents, including myself;
2. The existing designations for the past four+ decades: Low Density Residential (LDR: 2-6 units per acre) and Public (a school or park);
3. Mixed-Density Residential (MXR: 6-18 units per acre) — the land-use change requested by BCHA and BVSD.

TLAG entered the discussions asking for Open Space with no development. BCHA and BVSD started by assuring the group that 12 units per acre is the highest density they would build (despite having design plans drawn up for 18 units per acre), because, in their own words, "building any higher density on the land would be irresponsible for any developer."

Per City Council, the group's first order of business was to define studies needed to make an educated decision about the best use of the land. Instead, BCHA issued proposals to vendors before the facilitated discussions even began. Over TLAG's objections, BCHA chose the cheapest and least in-depth bids from contractors who focus on construction.

During the six three-hour-long meetings, BCHA and BVSD focused on the need for affordable housing, *not* the appropriateness of building on this particular site. TLAG, on the other hand, presented hours of scientific data showing the unsuitability of building on this land — including hydrological concerns; the fact that the land is a wildlife corridor and hunting ground for dozens of species; and the inconsistency of building 12+ units per acre

when the surrounding area has an average density of 4.3 units per acre.

What was the end result of the discussions?

TLAG's concerns were noted, not addressed or answered. BCHA and BVSD's only response to concerns was to say they are responsible developers. TLAG was willing to discuss maintaining the current land-use designation of 2-6 units per acre if a wildlife corridor was added and buildings were capped at 1-2 stories. This compromise maintains the residential look and feel of the surrounding areas *and* allows the landowners to build affordable housing to meet the needs of up to 120 families.

In contrast, BCHA and BVSD flipped 180 degrees, claiming they already compromised down from 18 units per acre and 12 was the absolute bottom of their range due to cost of building. This directly contradicted a Feb. 11, 2013 memo from Frank Alexander (director of BCHA) to the county commissioners, which recommended purchasing the land with general funds because the very low price (\$470,000 for 10 acres) allows them to build at a lower density (5 units per acre) "which is a reasonable size for a Low Income Housing Tax Credit financed project, and fits within the current proposed zoning." This argument should be the same for BVSD, since they received their land as a dedication in 1963 (to be used as a school or park) for \$10.

Facilitation failed to end with a compromise. It is now up to City Council, city Planning Board, county commissioners, and county Planning Commission to make a decision.

What is a real compromise? The Boulder Valley Comprehensive Staff is recommending a Medium Density (MD) land-use designation of 6-14 units per acre. Where is the compromise?? Why did TLAG participate in facilitated discussions, just to have its participation and the community's interests ignored?

I believe the land should remain undeveloped, but I set that aside and challenge the four governing bodies:

1. Require in-depth studies to evaluate the feasibility and appropriateness of building on this land — which was step #1 in City Council's motion for facilitated discussions.
2. If those studies come back assuring construction won't cause hydrology problems or impact the diverse wildlife, then enforce a *real* compromise: throw out both land-use change requests, Open Space and MXR/MD. Instead, vote to maintain the current land-use designation of LDR with the addition of a wildlife corridor and a height cap of two-story buildings.

This is a true compromise — everyone gets some of what they want, but not all of what they

want.

Lisa Sundell is a board member of Twin Lakes Action Group. She lives in Gunbarrel.

Michael L. Smith: Mowing deliberate attempt to skew Twin Lakes study

POSTED: 08/02/2016 06:35:49 PM MDT

UPDATED: 08/02/2016 06:36:13 PM MDT

Juliet Gopinath's excellent guest opinion, "[Twin Lakes studies are a sham](#)" (Daily Camera, July 31) pointed out many of the severe flaws in Boulder County Housing Authority's hydrology and wildlife studies on the undeveloped land along Twin Lakes Road. But, perhaps because of the Camera's space limitations, she did not mention that halfway through BCHA's already compromised wildlife study, they mowed their entire 10-acre parcel. Or perhaps "scalped" is a more accurate term, because that mowing reduced the wildlife habitat on the parcel from a rich, 2-foot cover of living prairie grasses to a barren wasteland of 2-inch dried stubble.

Coming during the breeding season, it certainly destroyed every nest of several ground-nesting species on the parcel (western meadowlarks, etc.), and very likely killed most or all of several Boulder County "species of special concern," including including tiger salamanders and meadow voles. At the very least, the mowing was an act of severe incompetence by BCHA staff. But given their known determination to charge ahead with annexation, upzoning and construction of dense, multi-story apartments at Twin Lakes, it's hard not to view their mowing as a deliberate attempt to ensure that no "inconvenient" wildlife could remain to be documented on the parcel as BCHA's fatally flawed study concludes. Surely, it unleashed a holocaust on the wildlife trying to live on that land.

The Boulder City Council should demand that BCHA scrap its current wildlife study on the Twin Lakes Road parcels and conduct a new, credible study that includes a full inventory of the species that use the parcels. That inventory should last a minimum of one year in order to document the migratory species. And council absolutely should NOT allow mowing to destroy the habitat in mid-study.

Michael L. Smith

Boulder

OPINION: GUEST OPINIONS

Juliet Gopinath: Twin Lakes studies a sham

By Juliet Gopinath

POSTED: 07/30/2016 07:25:25 PM MDT



An April photo of the parcel at 5566 Twin Lakes Road in Gunbarrel. (*Kira Horvath / Staff Photographer*)

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 is a member of the Twin Lakes Action Group Board of Directors.

Annie Brook: Gunbarrel needs mixed-income housing

POSTED: 05/26/2016 07:15:15 PM MDT

Did you know that 500 new housing units were built in downtown Gunbarrel with no affordable housing included? Downtown Gunbarrel is ideal for successful mixed-income housing. It's walking distance to needed shops, services, and a bus line; things that follow the comprehensive plan and allow successful neighborhood integration of affordable units amidst market rate units.

Downtown Gunbarrel is highly priced, with "lease only" units going for \$1,200+ for a one-bedroom. When developers build lease-only, the city can't enforce onsite affordable because the state doesn't allow "rent control." Developers use "cash in lieu," eliminating apartment ownership and onsite affordable units. The comprehensive plan is ignored.

Now Gunbarrel county residents face city annexation and raised taxes as the city tries to make up for their mistake and meet affordable requirements elsewhere. The Planning Board and Housing Authority are attempting to push through an "all affordable" high-density development in a Gunbarrel location far from needed services and transportation, on a piece of land hydrologically suspect, that would impact the Twin Lakes open space and the owls.

Affordable housing is only successful when we don't create "poor pockets," where less wealthy people are housed in one location, not integrated into mainstream daily life, and cannot walk to services. Affordable units should be mixed with market-rate units in suitable locations. Maybe it's time for council to step up and figure this out, rather than place the burden on Gunbarrel residents and community.

Maybe the city could use their \$1.1+ million "cash in lieu" Gunbarrel buyout money to purchase the two empty pieces of land in walking distance to services in downtown Gunbarrel and build there. Let's have successful mixed-income housing and allow Gunbarrel residents to remain in Boulder County.

Annie Brook

Gunbarrel

OPINION: GUEST OPINIONS

Juliet Gopinath: Gunbarrel needs a subcommunity plan

By Juliet Gopinath

POSTED: 05/24/2016 07:35:35 PM MDT

In June 1975, the Boulder County planning director wrote that "there presently exists an inadequate range of urban services in the Gunbarrel Hill area, including fire, police, public parks and recreation, public transportation, libraries and public schools. All the above are either unavailable, provided on a voluntary basis, or are inadequate to meet even the present demands of the existing population."

Fast-forward 40 years and Gunbarrel has only two public parks (Eaton Park, with no playground equipment, and the Tom Watson Park, located across the busy Diagonal), no library, no rec center, and an infrequent bus line that RTD has proposed decreasing further. Is this the best that we can do?

Successful neighborhoods and spaces are ones that are well thought out and planned, with a mixture of residential, retail and open/green spaces. Unlike a computer game, if we mess up in our building, we can't just clear the screen and start over.

In 2006, the city created a 48-page subcommunity plan for Gunbarrel. The plan outlined the creation of a "pedestrian-oriented retail town center," "an identifiable main street," "a variety of public and civic uses," and "a central public open space area." Yet this document, created with taxpayer dollars, was entirely neglected with the recent construction of 550 high-rise apartments in Gunbarrel's center. What a shame! Although the new residents are welcome to the community, the apartments' site design has permanently destroyed the opportunity for a proper town center.

Now, two 10-acre fields immediately south of the Twin Lakes are threatened with Mixed Density Residential (MXR) development. This could add up to 360 units to a neighborhood that has 422 units — an 85 percent increase in the number of units. The Boulder County Housing Authority's and Boulder Valley School District's land-use change request to MXR clashes with the existing character of this neighborhood and with a responsible subcommunity plan.

These fields represent one of the last opportunities to incorporate some of the community's needs expressed in the disregarded 2006 plan. The two fields bordering the Twin Lakes can

provide a central public open space area and be used for a variety of public uses to build community. In fact, this is the vision Boulder planners had as far back as the 1977 Boulder Valley Comprehensive Plan, when they intended to put a 40-acre community park on the south side of the lakes. Let's keep the land use designation of the fields compatible with the surrounding neighborhoods.

Boulder County and city also need to slow down and put together another Gunbarrel subcommunity plan. The issue is especially sensitive as Gunbarrel spans both the city and county. The 2006 plan states, "The subcommunity is unique because of the shared jurisdiction of planning and service provision among the county, the city, the Gunbarrel Public Improvement District and other special districts."

Currently, Gunbarrel is insufficiently served and has inadequate infrastructure, something acknowledged by the city itself. Government leaders should work with residents to jointly plan a future for Gunbarrel. Many other communities have beautiful parks, community centers, rec centers, and libraries integrated into a single space. Why not Gunbarrel?

It is a loss that the existing subcommunity plan was not followed, as it would have brought solutions to many of these issues. However, it is still not too late. Let's focus on the big picture first. Changing the land-use designation to open space would be an important first step in the right direction.

Gunbarrel residents should be given the same opportunity to plan their future as north Boulder, Mapleton, and Uni Hill. To city and county elected officials and planning boards: Creating a subcommunity plan for Gunbarrel citizens is a great opportunity to incorporate the wishes of your Gunbarrel constituents and give them a voice. After all, isn't that what the Boulder Valley Comprehensive Plan Update community outreach is all about?

Are you interested in spearheading a Gunbarrel subcommunity plan group? If yes, send an email to: gunbarrel.subcommunity@gmail.com

Juliet Gopinath is on the board of directors of the Twin Lakes Action Group.

R. Alan Rudy: In effect, a taking

POSTED: 04/15/2016 07:10:10 PM MDT

A couple of thoughts:

If less expensive housing is deemed necessary in Boulder and increasing density is considered the best solution for that problem, the city must consider utilizing adjoining land in the county zoned for housing. Imposing greater density upon neighborhoods will lead to increased traffic and dilute neighborhood intimacy. There is no justification for avoiding an appropriate solution in order to contort logic at the expense of neighborhoods.

For many in Boulder, their home is their greatest asset. A home is often the vehicle in which savings are accumulated to be utilized toward a comfortable retirement. If Boulder is to limit the size of houses to be built upon lots, it would effect a taking of a homeowner's lot value, which could seriously encumber her prospects for a peaceful future.

R. Alan Rudy

Boulder

Dennis Zuiker: Destroying Boulder's essence

By Dennis Zuiker

POSTED: 03/22/2016 07:30:30 PM MDT

It seems like every day in the Daily Camera editorial section there is an article about the status of the city's housing crisis and the problems that go along with it. We hear from concerned citizens, then almost weekly we hear from the experts, the planning commissions, the sustainability committees, and then we hear from our elected officials.

We, the tax-paying residents, along with the concerned citizens of this beautiful city, love this place. I have to laugh when I start hearing all of the catch phrases like in-filling, and sustainable neighborhoods, and low-income housing. It is disappointing to read when elected officials say that the residents of Boulder are of a certain class. I wonder what class my family was in when my wife and I bought a place in Boulder and she worked days and I worked nights and weekends at Hugh M. Woods to live in Boulder. It is not our fault that the prices of homes have gone up so much, but there is a good reason why Boulder is such great city to live in and an amazing place to raise a family.

The city of Boulder attracted citizens who did everything in their power to help create the best school district in the state. We were more than willing to create bond issues for excellent schools and teachers and thousands of parents volunteered countless hours to help educate our students.

We are more than willing to pay high property taxes so that our neighborhoods have beautiful clean parks and, again, our parks were the beneficiaries of dedicated citizens cleaning up the parks, and helping to maintain them. We can't keep "infilling" places like the Twin Lakes neighborhood and the Hogan-Pancost neighborhood without destroying the very essence of what Boulder was.

We don't need 55th Street and Twin Lakes to become high-traffic arteries throughout our peaceful neighborhoods. It is not our fault that everybody can't live in Boulder. We still have the same roads that we had 30 years ago and they have just become impassable at times. I sometimes tell my wife how fortunate we were that we moved to Boulder in the '80s and she tells me that God had something to do with it. Well, I don't know about that. But I sure hope

these "planning experts" have some clue and can convince the citizenry of Boulder before it becomes too late.

Dennis Zuiker lives in Boulder.

OPINION: GUEST OPINIONS

Lauren Bond Kovsky: A tale of two lakes -- the case for open space

By Lauren Bond Kovsky

POSTED: 03/05/2016 07:45:45 PM MST



A Blue Heron stands in a group of trees near the Twin Lakes land where development of affordable housing has been proposed. (*Cliff Grassmick / Staff Photographer*)

It is a spring of hope for the Twin Lakes area in Gunbarrel. Great blue herons swoop over the grassy fields, bald eagles perch on tree branches and the great horned owl babies have just been born. The fledglings, who can't fly for several months, obtain most of their food from the field near the nesting tree.

It's this field and the adjacent one to the south that have become the center of a land-use designation debate. As part of the Boulder Valley Comprehensive Plan update, the Twin Lakes Action Group has requested these fields be designated as Open Space. This is a change from their current designations of Low-Density Residential/Open Space and Public, respectively.

More than 760 people have signed a petition supporting the creation of a Greater Twin Lakes Open Space. And 2,000-plus people have signed a petition to make an owl preserve for Colorado's most famous owls.

In a competing proposal, the Boulder County Housing Authority and Boulder Valley School District are requesting to change the fields to Mixed Density Residential (MXR), which allows up to 18 dwelling units per acre.

Boulder County bought the north field using general funds in 2013. In 2015, TLAG requested a formal review for making the land open space. Disregarding that request, the county transferred it for \$0 to BCHA, with a zero-interest promissory note due in 2025. As regards the south field, a developer gave the site to BVSD in 1967 for a school, but a need never materialized. In the county, developers are required to set aside some land for a school, park or open space for public use.

The grassy Twin Lakes fields meet all the criteria for open space. Both have designated wetland and/or riparian areas and are habitat for several Boulder County Wildlife Species of Special Concern, including great blue herons, meadow voles, the belted kingfisher, tiger salamanders, garter snakes and bald eagles. This designation means the species are "present infrequently or in small numbers; are undergoing a significant regional, national or global decline; or are limited to specific, small or vulnerable habitats," according to the Boulder County Comprehensive Plan.

Red tailed hawks, Cooper's hawks, sharp-shinned hawks, American kestrels and the occasional northern harrier forage here as well.

The fields also are a vital wildlife corridor, linking the Twin Lakes with the Johnson/Coen Trust and Walden Ponds to the south. A wildlife camera has captured photos of coyotes, herons and hawks using this corridor. It is also heavily traveled by red foxes, skunks and raccoons, and even sometimes deer and mountain lion.

The USDA/NRCS designates this fertile land as being of prime/statewide agricultural importance; and the Twin Lakes Open Space web page aptly describes the area around the lakes, saying, "With grasses, wildflowers and trees surrounding the wetlands, these areas are biologically diverse both in and out of the water."

Development would pave over this habitat and sever the wildlife corridor. The hydrology of these fields is a major concern as well, with the water table as little as two feet below the surface. Development and water-mitigation efforts would likely flood nearby houses and drain wetland areas.

This is unnecessary. Supporters of the open-space request, who hail from around the county, have identified nearby alternate sites for the proposed development that are closer to stores, bus stops, and jobs.

If we truly want to provide more diverse and integrated housing, we need to explore other solutions, such as supporting well-planned co-op and mobile homes, giving direct rent assistance and closing the cash-in-lieu option.

Taxpayer money bought the north field, and the south field was dedicated for public use. So the public — by the county's own policies — should have a say in open-space acquisitions. Residents have offered to purchase the fields as open space, creating a win-win and saving this natural land.

It's true that homes and commercial areas are on the east and west sides of the lakes, and yes, annual mowing is a stressor. But animals are clinging tooth and claw, beak and talon to what remains. Will we take these fields from them too?

In the coming months, Boulder planners will be analyzing the Open Space and MXR proposals. By creating a Greater Twin Lakes Open Space, they can preserve something irreplaceable for all people for generations to come.

Lauren Bond Kovsky is a naturalist and canoe guide in Gunbarrel.

Barbra Weidlein: Why would teachers live at Twin Lakes?

POSTED: 03/01/2016 07:10:10 PM MST

Matt Samet's [opinion piece](#) about affordable housing for teachers on a highly contested piece of property on Twin Lakes Road brings up some very interesting questions and concerns that have not been previously addressed. Why would teachers want to move to an area that is devoid of services? And full of hydrology problems? Having served on the County Mosquito Advisory Board for eight years, I became well aware of the hydrology problems on and surrounding the Twin Lakes property in question, that continue to lead to frequent standing water throughout the area — perfect mosquito breeding grounds. Teachers are already paid a comparatively low salary for the extremely important work they do. To assume that they will want to live in a less than desirable area is salt to the wound. And if Matt Samet's figures are correct, it's unlikely many would even have this option.

Barbra Weidlein

Boulder

Mike Smith: Twin Lakes site unsuitable for development

POSTED: 02/26/2016 07:45:45 PM MST

It's an open secret that Boulder County Housing Authority (BCHA) made a terrible decision when they bought 10 acres of undeveloped rural-residential County land bordering Twin Lakes at bargain basement prices with the intent to annex, up-zone, and build dense, multi-story apartments on that land.

Why was that land so cheap? Because the high groundwater and flood risk render it unsuitable for development! But BCHA charged blindly ahead, grabbed the land, and is now pressuring council to let them build large housing units in a location totally wrong for such structures.

BCHA's Twin Lakes project also violates no fewer than 19 explicit policy commitments in the Boulder Valley Comprehensive Plan (BVCP) — the "Bible" for all city and county planning. Those many commitments — to preserve rural lands, protect residential neighborhoods, mitigate the negative impacts of development, and minimize flood risks — very clearly tell BCHA (and the decision makers) that their project must be built elsewhere. Even worse, the Housing Authority ignores the very BVCP policy that specifies exactly where and how their affordable housing should be built.

BVCP Policy 7:13 states: "Permanently affordable housing...will be designed so as to be compatible, dispersed, and integrated with housing throughout the community." But BCHA's misguided Twin Lakes plan proposes a non-dispersed, dense enclave of multi-story apartment buildings miles away from the jobs, public transportation, shopping, and human and social services.

The BVCP very sensibly requires that affordable housing be built as infill — near the city, integrated into local neighborhoods, and close to jobs and services. To the extent that council allows the housing authority to run roughshod over the BVCP and proceed with a fatally flawed proposal at Twin Lakes, they also undermine the trust of the public they are supposed to serve. There are many concerned citizens who will be watching council's decision very closely.

Mike Smith

Boulder

OPINION: GUEST OPINIONS

Matt Samet: BVSD and Twin Lakes: Numbers don't add up

By Matt Samet

POSTED: 02/25/2016 07:40:40 PM MST

As a community, we are fortunate to have such good schools and excellent teachers. Recent actions by the Boulder Valley School District, however, have left me baffled. In the 1960s, a developer dedicated about 10 acres of land near the Twin Lakes to BVSD for a school or public educational purposes. BVSD says the need for a school never materialized, so now they say they'd like to partner with the Boulder County Housing Authority to build affordable housing for teachers on the field. To do that, the district is requesting that the land-use designation be changed from public to mixed-density residential (which would allow up to 180 units on the 10 acres) and that the field be annexed into the city through county open space.

Affordable housing for teachers sounds noble enough. Here's the pickle: Most teachers in Boulder Valley wouldn't qualify for affordable rental housing (which is what the housing authority has exclusively built in the last 10 years). To be eligible, a family of four must earn less than \$59,640, which is 60 percent of the Area Median Income. The average salary for full-time teachers in BVSD is \$74,500.

That's a great thing! Teachers should earn even more. It does raise questions, though, about BVSD's plans. Let's look more closely at the numbers, based on salary data obtained Feb. 4 through a Colorado Open Records Act request. To be conservative, we'll assume that the teacher is the sole breadwinner for a family of four.

- Out of 1,595 full-time teachers, 1,274 (79.9 percent) make more than the \$59,640 cap. That means 321 (20.1 percent) might potentially qualify for affordable rental housing, assuming no summer salary or other household income.
- One hundred fifty-five of those 321 teachers make between \$55,000 and \$59,640 — so if their spouse or any additional income brings in \$5,000 a year more, the teacher would be ineligible for affordable rental housing.
- Of the 321 teachers who potentially qualify for affordable rental housing, 185 are first-, second-, or third-year teachers. Many of these early-career teachers are probably younger,

may have roommates, and will be earning more as they advance. That leaves us with 136 teachers who have been teaching longer than three years and make less than \$59,640.

- Of those 136 teachers, *only four work in Gunbarrel*. Sixty-six work in Louisville, Lafayette, Superior, and Broomfield. Twenty-one work in South Boulder; 38 in more central Boulder; two in Nederland; one in Jamestown; and four have floating positions. So building up to 180 units in Gunbarrel makes little sense.

It is true that BVSD may have other options than rentals available, such as the BHP Homeworks program. This raises the eligibility requirements but significantly caps asset growth for teachers trying to build wealth. It's also true that some non-teaching staff may qualify, but BVSD's land-use-change application and communications have focused on teachers.

The plan is fraught with other problems, too. Since the development would receive federal funds, strict rules prohibit giving preference to certain workforces. BVSD planners have been unable to show that they could skirt this. Additionally, they have conducted no surveys to find out where teachers want to live and in what type of housing. Even teacher unions have balked at benefits conferred to only a few.

Those in charge at BVSD must know all this. So what might a "backup" plan be? Well, if this rural-residential, unincorporated field were annexed into the city and up-zoned to allow high-density, it would be worth significantly more. BVSD could then sell it to another developer for a hefty profit. Although that might be a strategic action, it shouldn't be disguised as altruistic.

Our schools teach about the importance of research, factual accuracy, and intellectual honesty. As regards the Twin Lakes, recent statements by BVSD upper management and the housing authority have been schooling me in skepticism.

The spirit of the original land dedication was to give something back to the people of Gunbarrel. Residents' requests for this field to be open space honor that intent. Along those lines, Boulder Valley could make this a field-trip destination where kids could come to watch hawks, eagles, and baby owls; track animal footprints; take water samples; and identify flowers and birds. This idea would be low in cost but rich in experiential education.

Matt Samet lives in Gunbarrel.

Michelle Caolo: No front-end analysis on Twin Lakes

POSTED: 02/15/2016 08:10:10 PM MST

Regarding the Twin Lakes fields, this issue has little to do with affordable housing — and much more to do with foolish purchases.

Boulder County bought the fields in 2013 without doing any front-end analysis. They conducted no assessments of hydrology, wildlife, traffic impact, serviceability, infrastructure, or other key factors. A little research into any of these would have revealed major problems. This is a little like buying a house without inspecting it first. Ironical for a Housing Authority.

The Housing Authority also assumed that they could easily change the land-use designations from Low-Density Residential/Open Space to Mixed Density Residential, spot annex county land into the city, and then upzone the density.

This would be a huge change: The current rural-residential zoning allows one dwelling unit per 35 acres. Mixed Density would allow up to 18 dwelling units per acre — or 180 units on the 10 acres, plus roughly 400 parking spots. Although the Housing Authority says it is seeking only 120 rental units, it uses hedging words like "at this time" and has never repudiated architectural plans showing 168 units.

To continue the analogy, such a change is like buying a log cabin and assuming you can change it to a bustling urban complex — maybe NoDoNoBo? ("Northeast of Downtown North Boulder.")

The Housing Authority is hiding its imprudent purchase behind laments of the housing crunch. Affordable housing we can support. Foolishness, opacity, and arrogant presumption? Never. The Housing Authority must be held accountable for its poor performance, even if it means choosing another site.

Here's an idea: It can use its cash-in-lieu funds to buy some of the 500+ high-end units that just went up 1.5 miles away with *zero* affordable housing (because the developer bought his way out).

Let's say no to NoDoNoBo and create a real win-win for everyone.

Michelle Caolo

Miriam Paisner: Growth explodes

POSTED: 02/07/2016 11:47:47 PM MST

There were two letters to the editor recently and I believe the truth in both of them. The first was "[Hogan-Pancost: Eventually, they will win](#)" (Daily Camera, Jan. 31). I totally agree with Ari Rubin that rich, soulless, greedy developers have destroyed much of Colorado and if allowed to develop said ranching property, will destroy Boulder. We pride ourselves on our open space and wilderness, but that will no longer be if they are allowed to develop Hogan Pancost or Twin Lakes and also East Pearl Parkway.

The second letter ("[Twin Lakes: The case for open space](#)," Daily Camera, Feb. 1) was about Twin Lakes if developed by Juliet Gopinath, talking about the destruction of our natural world even more if allowed to go through.

I have lived here for 25 years and have seen the growth explode and that includes huge traffic jams, a rise in prices of homes. I blame this on our City Council to allow all of this extreme growth. What have they been thinking that allows them to give such liberties to developers who only care about money for themselves?

Doesn't City Council have to drive these gridlocks too? Please speak up to City Council and teach them some common sense.

Miriam Paisner

Boulder

Sonia Smith: Leaving a few things out

POSTED: 02/04/2016 07:20:20 PM MST

The [guest opinion of Frank Alexander and Willa Williford](#) (Daily Camera, Jan. 31) advocating 60-120 units of affordable housing in the Twin Lakes area of Gunbarrel plays on our sympathies, but leaves out several things.

The 6655 Twin Lakes property is not the only one in their land-use designation request. Also included are 10 acres across the street, currently being considered for sale to the Boulder County Housing Authority. Total units under consideration then are actually as many as 240, possibly more — a huge change. The surrounding neighborhoods presently have fewer than 500 units total.

Claims the development will be adjacent to residential developments with similar density fail to acknowledge that only one small development matches the higher 120-unit density they are considering; this does not reflect the rest of the neighborhood.

While they point out that Gunbarrel has less than 1 percent "permanently affordable housing," no statistics are produced for how many Gunbarrel workers are unable to afford housing in Gunbarrel, failing to make a direct community-based argument for this much housing. They fail to point out what the Twin Lakes neighborhood in particular looks like (with 12 units of subsidized affordable housing and housing that is below the average of other areas).

Although today they are only asking that "four decision-making bodies agree to further study our request," the votes for further study lead to a final decision this spring, only a couple months from now. Lack of affordable housing is a serious concern, but the unscientific "social media survey" cited fails to justify steps by the county to change the overarching neighborhood plan, request city annexation in the middle of our neighborhood, and ruin the semi-rural feel that makes this neighborhood appealing.

Sonia Smith

Boulder

Brian Lay: Twin Lakes change should be denied

POSTED: 02/03/2016 07:30:30 PM MST

Are you missing the point of the dispute between Gunbarrel residents and the Boulder County Housing Authority (BCHA)/Boulder Valley School District (BVSD) with respect to the Twin Lakes properties? Many people think the neighborhoods are playing the NIMBY card. In fact, BCHA already owns property adjacent to these fields.

The root of this debate is density. Currently these properties are designated as low density residential in the Boulder Valley Comprehensive Plan (BVCP). This allows development at a density between two to six units per acre (UPA). The average density of the surrounding neighborhoods is exactly in that range; 4.8 UPA.

BCHA and BVSD submitted a land use change request to mixed density residential (MXR), which would allow between 6-18 UPA to be developed on these fields. They support this request with two claims. 1) This density is compatible with the surrounding community; and, 2) Affordable housing would not be financially achievable without these densities.

Developing these 20 acres at 18 UPA would increase the number of units in this neighborhood from 422 to 782, an 85 percent increase. Does that sound compatible to you? Clearly this does not pass the first order test.

Their second argument is equivalent to a developer requesting the city up-zone a property because they need to make a profit. Profit should not be the criteria for analyzing land use changes! The county purchased 10 of these acres for approximately \$400,000. If another developer could have used this argument, these properties would've been developed long ago. Should we treat BCHA/BVSD differently since they are government entities? Every other objective in their request (house teachers, policeman, firefighters, etc.) can be met with the current land use designation. Let's not spend more of our money to study this request. It should be denied.

Brian Lay

Boulder

Juliet Gopinath: The case for open space at Twin Lakes

POSTED: 01/31/2016 10:35:35 PM MST

6655 and 6600 Twin Lakes Road are a prime example of the beauty of Boulder's undeveloped spaces. Let us make sure they stay this way by keeping them as open space. The Twin Lakes parcels are ideally suited for open space and meet all five of the criteria for open space acquisition listed on the Boulder Parks and Open Space (POS) website. Unfortunately, POS denies this fact, and I would like to set the record straight. The five criteria, with explanations, follow.

1. Land threatened by development that is near or adjacent to existing open space

The land on the south side of Twin Lakes Road abuts the Johnson Trust Open Space, and on the north, the county-owned Twin Lakes Open Space. Additionally, proposals to develop the land exist.

2. Prime agricultural land

The majority of properties have been designated as prime agricultural farmland by the USDA.

3. Wildlife habitat

These properties have a large diversity of wildlife, ranging from apex predators like fox, coyote, and owls to raccoons, mice, rabbits, herons, and hawks. This land provides the only remaining corridor to the Twin Lakes Open Space from the open space to the south.

4. Riparian and scenic corridors

The parcels offer spectacular views and portions have a known wetlands designation. Clearly, given the high water table and proximity to Twin Lakes, the area contains riparian and wildlife corridors.

5. Land that could provide trail connections

The land is perfectly suited for trail connections. These properties could easily be integrated with the Twin Lakes Open Space to the north and can provide access to the LoBo trail from the south.

A strong argument for changing the undeveloped Twin Lakes properties to open space exists. Do the right thing, Boulder, and preserve the Twin Lakes properties for generations to come!

Juliet Gopinath

Boulder

Jim Wilson: Twin Lakes wrong location

POSTED: 01/24/2016 10:20:20 PM MST

As a retired member of the Boulder County Housing Authority Development Department, I am very much aware of the desperate need for affordable housing in Boulder County. For over 12 years I was involved with revitalizing and developing affordable housing in Boulder County and have seen how vital quality affordable housing is to many more of our residents than people realize.

However, it is just as important to look at why people want to live here and to preserve and develop that value as well. Regarding the Twin Lakes area, I do not feel that it is an appropriate location for any development, affordable or not.

We create these welcoming places within our communities for wildlife to exist among us and we must preserve those spaces even if unofficially. To welcome wildlife only to then take away that welcome via development is inappropriate. While I fully support the development of affordable housing, especially as well as it is being done in Boulder County, Twin Lakes is not the right location for the next development.

My opinion is not based on a NIMBY (not in my back yard) approach as I live in Longmont, far from the Twin Lakes area, but is based on rational consideration of the rights of nature. I firmly believe we must always consider the rights of nature in all our decisions regarding development. I am 100 percent opposed to any development in the Twin Lakes area as proposed and would like to see full consideration of the rights of nature in any and all decisions made by the planning department, the housing authority, and the county commissioners.

Jim Wilson

Longmont

Gail Gordon: Suggested priorities for City Council

POSTED: 01/20/2016 07:15:15 PM MST

The November 2015 election was a few months ago, yet the neighborhood issues have been forgotten. City Council priorities should be:

#1-Get off the muni track and stop spending our tax dollars to fund city staffers and legal fees. Work with Xcel. Use taxpayer money to buy LED lights and make energy improvements.

#2-Increase park/open space and make flood improvements. These affordable housing projects are against what the surrounding neighborhoods want. Council is not listening to the citizens who live here. That includes Palo Park, Hogan Pancost, Twin Lakes/Gunbarrel. Stop annexing rural areas so the city can change the zoning to build high-density housing. The citizens who live here want to keep the open space.

#3-Eliminate these silly staff projects. "Right-size" Folsom, redo University Avenue for bike lanes. This wastes a lot of taxpayer money. Who is supervising these transportation staff members? Where is the accountability for practical government?

#4-Short-term rentals. Start enforcing these new rules.

#5-Affordable housing. Instead of building housing by increasing the density, the same result can be accomplished by city-wide EcoPasses for public transportation. Stop the city of Boulder rental housing program. Increase city funding and partnership with Habitat for Humanity. Their recipients work for the housing by sweat equity.

#6-Write a new ordinance to eliminate building permits that were grandfathered prior to FAR (Floor Area Ratio). This has caused massive new building on smaller lots that overpower smaller homes in existing neighborhoods.

#7-Rotate the mayor. No one person should have a "lock" on this position. Do not appoint "ex" City Council members to city boards or city projects. The city needs to hear from the outsiders, not the insiders.

#8-Concentrate on basic city services for 2016. Reduce the size of government.

Gail Gordon

Boulder

OPINION

Karyl Verdon: Twin Lakes wrong spot for affordable housing

By Karyl Verdon

POSTED: 01/16/2016 07:15:15 PM MST

I would like to voice my concern regarding the plans to annex, rezone for mixed use, and construct multi-family affordable housing on the undeveloped parcels of land at 6655 and 6600 Twin Lakes Road. These two parcels currently lie in unincorporated Boulder County on land that has been zoned "Rural Residential" since 1954.

My husband and I have lived in the Twin Lakes housing subdivision since 1986, we both work in Boulder and have experienced all of the growth and traffic/infrastructure related changes first-hand over the years. I understand the need for affordable housing within the city of Boulder, but aren't the three new housing developments in the King Soopers area enough for the existing infrastructure? And if affordable housing is so important, why are developers allowed to pay a fee to avoid that?

I have noticed the stress due to the increased population in Gunbarrel already and it's not done yet — long lines at the gas station, hard to find a parking spot at the grocery store, more aggressive drivers on the already crowded roads, etc...

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 located on 63rd and Twin Lakes Road. It's about a third of a mile walk to the bus stop. This is within walking distance for most people, but not all.
- 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. For example, check out what the Twin Lakes Action Group has to say at <http://tlag.org>

Karyl Verdon lives in the Twin Lakes subdivision.

From: [Ask A Planner](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Ken Beitel -
Date: Sunday, September 18, 2016 11:58:50 PM

Boulder County Property Address : 6655 Twin Lakes Rd

Name: Ken Beitel

Email Address: info@BoulderOwlPreserve.org

Phone Number: (720) 436-2465

Please enter your question or comment: Dear Michael Baker, Ben Blaugrund, Natalie Feinberg Lopez, Lieschen Gargano, Ann Goldfarb, Daniel Hilton, Leah Martinsson, W.C. Pat Shanks, Doug Young, Dale Case, Ben Doyle, Peter Fogg, Hannah Hippely, Michelle Hoshide, Kathy Parker Kim Sanchez, Abigail Shannon, and Matthew Thompson

Thank you for your thoughtful consideration of voting Yes to an open space designation for habitat critical to the survival of the Great Horned Owls at Twin Lakes on Weds Sept 21, 2016.

A week from today I am hoping you can join the celebration of your remarkable vote with an Owl Hike that will happen at Twin Lakes.

Best regards,

Ken

Ken Beitel,
Chair of Wilderness Conservation
Twin Lakes Owl Open Space

***Owl Hike: Visit the Twin Lakes Great Horned Owls
<https://www.meetup.com/BoulderOwlPreserve/events/234233782/>

Monday, September 26, 2016
6:00 PM to 7:30 PM
Twin Lakes Open Space
4910 Nautilus Ct, Boulder, CO 80301, Boulder, CO (edit map)

The Great Horned Owls at Twin Lakes are a remarkable sight. Every year for the last 3 decades they have raised 2 to 4 baby owlets in their nesting tree. More than 100,000 visits occur each year to Twin Lakes - many come to see Colorado's most famous Owls.

Sadly, the 20 acre Owl Hunting Meadow that the Owl family depends on for their food could be bulldozed unless County Commissioners Deb Gardner and Cindy Domenico vote and the Planning Commission vote to create the Twin Lakes Owl Open Space. Their vote will happen on Weds Sept 21 then Tues Sept 27 the day after this Twin Lakes Owl hike.

It is an election year so we are hoping that the Planning Commission and Deb and Cindy will listen to the Boulder County community and vote to protect the Owl's habitat.

View online: <https://www.meetup.com/BoulderOwlPreserve/events/234233782/>

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.

From: [Juliet Gopinath \(via Google Drive\)](#)
To: [Giang, Steven](#)
Cc: julietgopinath@yahoo.com; bjornsenk@yahoo.com
Subject: TLAG_CompleteCompiledMaterialsforPlanningCommission_091916.pdf
Date: Monday, September 19, 2016 2:07:11 AM

[Juliet Gopinath](#) has shared the following PDF:



[TLAG_CompleteCompiledMaterialsforPlanningCommission_091916.pdf](#)



Steven,

Please find the TLAG materials to be uploaded to the website so that the planning commission can take a look. If you could do this first thing this morning, it would be greatly appreciated. I'll follow up with an email with a link, as well as attach the two smaller documents. Please let me know if you have any trouble.

Best Regards,

Juliet Gopinath

[Open](#)



Google Drive: Have all your files within reach from any device.
Google Inc. 1600 Amphitheatre Parkway, Mountain View, CA 94043,
USA



Executive Summary for the Boulder County Planning Commission
Prepared by the Twin Lakes Action Group
9/21/16

Planning Commissioners,

As you prepare to deliberate and make a determination on Land Use Designation change requests #35 for Mixed Density Residential, #36 for Open Space and staff recommendations of Medium Density Residential, we ask that you take the following items into consideration:

- A land use designation change should be based on the principles and policies of the Boulder Valley Comprehensive Plan as written at the time of the deliberations.
- Land use change decisions should be based only on the facts surrounding the land. There should be no consideration of a specific use, user, or developer's desire in the deliberation process.
- The heart of land use is the density of development—and no other issues. With development come the many impacts you have heard regarding these parcels, including: loss of open spaces, loss of wildlife corridors, significant hydrological risks for adjacent properties, increased traffic, congestion and strain on infrastructure, and more.
- I pose to you a logic related ONLY to density. There are 477 dwelling units (to use a planning term) in the neighborhoods surrounding the Twin Lakes fields.
 - Open Space (TLAG) would have no effect on density.
 - Low Density/Open Space (existing designations for north field) and Public/LDR (existing designations for south field) would increase neighborhood density by 20%.
 - Medium Density (staff) would increase neighborhood density by 59%.
 - MXR (BCHA/BVSD) would increase neighborhood density by 75%.

So what is relevant in this deliberation process? Is it reasonable to increase densities in an existing neighborhood by 40, 50, 60% or more? That seems like an extreme position for this Commission to consider.

Section II of the Boulder Valley Comprehensive Plan states that proposed changes to the Land Use Map must show that they “would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.” Which proposed change has met that burden of proof?

ALL of the County areas of Gunbarrel are zoned Low Density Residential—why would you elect to change the character of these neighborhoods when providing open space or keeping the density at existing levels would be a more balanced decision?

In the attached documents, the TLAG team has provided the requested additional studies and information requested by this Commission at the August 30th hearing.

We do hope that you will seriously consider how a land use change for these parcels would affect the people most impacted by your choice.

Thank you for your consideration,

Dave Rechberger – TLAG Chair

Partial list of cross-jurisdictional impacts of a MDR/MXR land use change

Proposed changes to the Land Use Map must meet several criteria prescribed in Section II of the Boulder Valley Comprehensive Plan. The Housing Authority, School District, and BVCP planning staff have the burden of proof of showing that the proposed change would "not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city."

BVCP Policy 1.18 "Growth Requirements" also requires development to "maintain or improve environmental quality as a precondition for further housing and community growth."

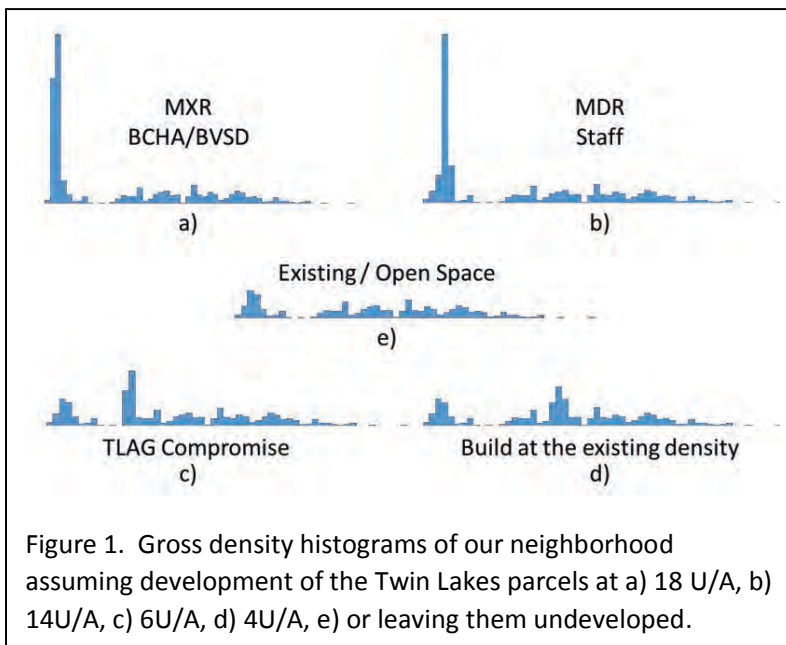
BCHA, BVSD, and staff have failed to meet that burden of proof. To the contrary, the analyses contained in the following impact-assessment papers shows the very significant cross-jurisdictional impacts and environmental deterioration that would result from an MDR or MXR land use change. A partial list of these impacts includes:

- A 59% to 75% increase in neighborhood density and significant change of the neighborhood's character.
- A 177% to 246% increase in traffic on Twin Lakes Road and a significant increase in wear-and-tear to already deteriorating roads.
- Loss of habitat connections, destruction of Significant Habitat (as defined by Article 7 of Boulder County's Land Use Code) for Species of Special Concern, unmitigable harm to environmental quality, and a significant loss of wildlife beloved by Gunbarrel residents.
- Drying of federally protected wetlands
- High risk for increased flooding of neighboring homes
- Unfunded growth impacts to schools and loss of land for a future school site and park.
- A need for greatly improved transit but with no funding provided for those services.
- Loss of prime agricultural land in Gunbarrel and reduced resiliency
- Loss of land dedicated for a school and park for the benefit and use of Gunbarrel Green residents
- Unprecedented use of county open space to enable annexation and development.

MDR land use change would increase neighborhood density by 59%

The average gross density of the Twin Lakes area is just shy of 4 Units per Acre in an area consisting of 477 homes residing on 120 acres of land. This density supports a diversity of housing types including apartments, town homes, bungalows, and single family houses. Our neighborhood also includes 12 units of affordable housing that are compatible, dispersed, and integrated into our community.

The Twin Lakes Action Group was created to maintain this diversity and protect the rural residential look and feel of our neighborhood. This is best achieved by preventing development of these fields and expanding the Twin Lakes Open Space that resides to the north of these properties and the Johnson/Coen Trust to the southeast. The Twin Lakes Open Space is the most used open space in all of Boulder County. Should development occur, TLAG contends that it needs to be at the existing density of the surrounding neighborhoods: low density residential.



The Boulder County Housing Authority and the Boulder Valley School District requested a land use change designation of their properties to Mixed Density Residential (MXR). This land use request would support between 6-18 Units per Acre for the combined 20 acres of property. That's an additional 360 homes, or a 75% increase to the density of this neighborhood, on only 17% of the land.

Staff has recognized this as being incompatible with the existing neighborhood and recommends medium density residential (MDR). TLAG applauds Staff

for not supporting MXR, but TLAG contends that MDR is not much different. An MDR land use designation would support between 6-14 Units per Acre. Developing these fields at 14 units per acre would result in an additional 280 homes, or a 59% increase to the density of this neighborhood.

This is best visualized by creating gross density histograms of our neighborhood. These graphs are created by counting the number of homes that have a particular acreage. The x-axis of the graph represents the number of acres each unit occupies. The y-axis indicates the number of units of each acreage. Any community open space is equally distributed back to the homes in the neighborhood. The option that looks most compatible with e) is clearly d). TLAG expressed a willingness to compromise to option c) during the facilitated discussions, but BCHA and BVSD flat-out rejected this. Option c) can be achieved by keeping the existing low density residential land use designation. Clearly the only options that are compatible with our neighborhood are c), d), or e). TLAG strongly supports the Open Space proposal and rejects MDR or MXR.

Cross-jurisdictional impact: A 59% to 75% increase in neighborhood density and change of character.

An MDR land use change would increase traffic by 177% to 246%

Due to location and lack of public transportation, Gunbarrel residents are car-dependent. In 2015, Twin Lakes Road had 2,400 vehicles per day on average.¹ According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, apartment buildings have an average daily trip (ADT) of 6.63 car trips per dwelling unit per day. The upper range for this rate is 12.5.

The Trip Generation Manual is the same one used by Boulder County Transportation. This is the “bible” for transportation analysis. A land use change to Medium Density would result in 280 apartments. How much would this increase traffic on Twin Lakes Road?

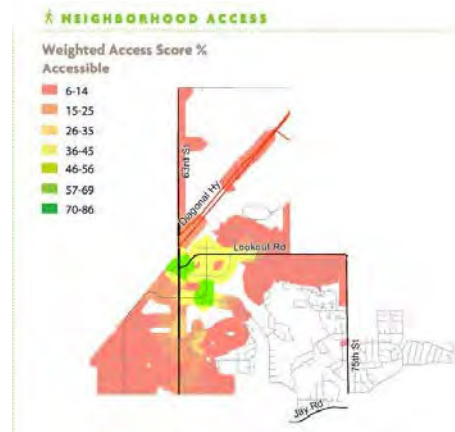
$280 \times 6.63 = 1,856$ additional vehicle trips per day

That is a 177% increase in traffic.

According to one transportation engineer, the rate for the proposed BCHA/BVSD apartments would be closer to 12.5 because of the neighborhood’s low walkability and distance to services. Using that rate:

$280 \times 12.5 = 3,500$ additional vehicle trips per day

That is a 246% increase in traffic.



What problems will this create?

- Twin Lakes Road has a single lane in each direction. It provides the **ONLY** access in and out of this proposed development and nine other neighborhoods. This traffic increase would be a hassle at best and a public safety hazard in an emergency.
- Traffic that is already backed up for miles during rush hour will get increasingly worse (63rd & Jay; 63rd & Twin Lakes Road; 63rd & Lookout; Jay & HWY 119).
- Many of the roads in the surrounding area are unmaintained County roads. Increasing the number of cars will further degrade the already crumbling streets and increase the expense to maintain and repair them.

Have the BVCP staff told decision makers and residents the impact that the proposed land use change will have on Gunbarrel? No, because they haven’t done a comprehensive traffic study of the subcommunity. According to the ITE, “a comprehensive traffic analysis should be completed whenever a development is expected to generate 100 or more new inbound or outbound trips during the peak hours (ITE recommended practice). Developments containing about ... 220 multi-family units ... would be expected to generate this level of traffic and hence, require a complete traffic analysis.” Last fall, Senior Planner Pete Fogg himself said that such an analysis was part of the criteria for the land-use change criteria of no “significant cross-jurisdictional impacts on residents, properties, or facilities.” Why was it left to us to do this analysis? For more info, visit www.TLAG.org/



Cross-jurisdictional impact: A 177% to 246% increase in traffic on Twin Lakes Road and a significant increase in wear-and-tear to already deteriorating roads.

https://gis.lic.wisc.edu/wwwlicgf/shapingdane/facilitation/all_resources/impacts/analysis_traffic.htm

¹ Source: Boulder County Transportation

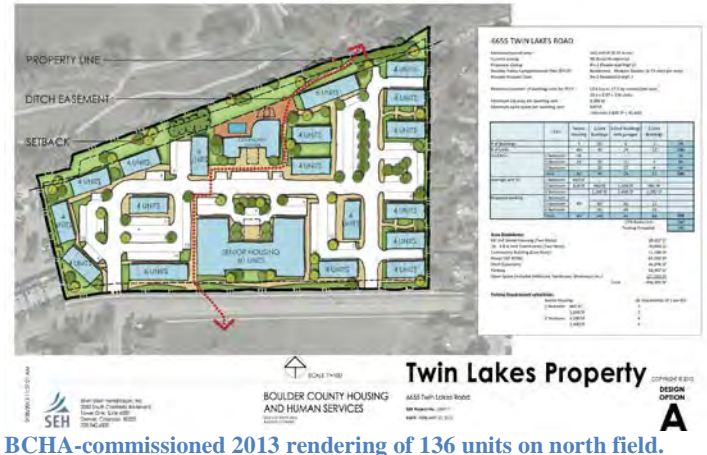
An MDR land use change would harm environmental quality

Policy 1.18 of the Boulder Valley Comprehensive Plan states that new development must “maintain or improve environmental quality as a precondition for further housing and community growth.” BVCP Natural Environment policies require the protection of habitat connections, wetlands, and Boulder County Wildlife Species of Special Concern. The proposed land-use change of Medium Density Residential for the Twin Lakes parcels would violate all of these policies, and the environmental damage would be impossible to mitigate.

MDR development would allow 280 units and require 656 parking lots. This would pave over the vast majority of the grassland. Environmental consequences would include:

1) Destruction of the last remaining wildlife corridor between the Twin Lakes to the north and the Johnson/Coen Trust and Walden Ponds to the south.

According to the report “Best Management Practices for Wildlife Corridors” (Beier et al., 2008), the Center for Biological Diversity and a wealth of other research, the minimum width for wildlife corridors should be about 1,000 feet wide for most of its length. This is about the current width of the Twin Lakes corridor. BCHA’s proposal to maintain an 80-foot-wide corridor is unscientific and inadequate.

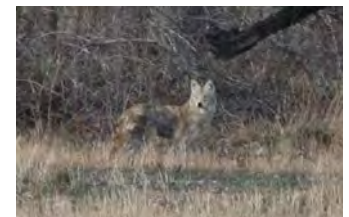


Impacts of corridor loss:

- Reduced movement and viability of animal populations, and ecosystem imbalance
- Increased vulnerability to environmental disturbances and lower resiliency
- Increased human-wildlife interactions and safety risks to people, pets, and wildlife

2) Destruction of habitat for Species of Special Concern and other wildlife

Six Boulder County Wildlife Species of Special Concern live directly on the fields: Tiger salamanders, meadow voles, garter snakes, belted kingfisher, northern flicker, and wood ducks. Eighteen other Species of Special Concern have been documented using the fields for foraging, such as northern harriers, bushtits, pine siskins, prairie falcons, and a variety of other birds. An MDR land-use change would remove this habitat. Other wildlife, such as ground-nesting birds protected by the Migratory Bird Treaty Act, would also lose habitat. This summer, BCHA’s own hired biologist found a mallard’s nest and meadowlark’s nest with five babies in the fields.



Coyote on north field

3) Light and noise pollution on adjacent, undestroyed open space

Dark-sky lighting, as BCHA proposes, helps astronomers but not wildlife. Impacts:

- “Grasslands are also open habitats with few barriers to block lights. Research shows influence of lighting on nesting behavior of birds, distribution of predators, and signaling by bioluminescent organisms such as fireflies.” (Longcore, 2016)
- Artificial lighting impairs the ability of nocturnal animals to navigate corridors (Beier 2006) and has been linked to declining reptile populations (Perry and Fisher 2006).
- Noise can disturb or repel some animals and impede movement (Minton 1968, Liddle 1997).
- Light and noise pollution especially affect “linear vegetated corridors like ditches.” (Keeley, OSMP)



BCHA’s 70-unit Josephine Commons, showing large area required for parking.

4) Number of annual visits to the Twin Lakes Open Space would nearly double

The Twin Lakes Open Space is the most heavily used open space property in the County. In 2012, it received more than 103,000 user visits a year. MDR would add about 700 people. If just one-third of them were to use the Twin Lakes each day, that would equate to 85,000 additional user visits annually—an 183% increase. This would significantly stress an already strained environment. At least four other Wildlife Species of Special Concern use the adjacent Twin Lakes (for a total of 28 in the living at or using the area). They would be affected by spillover impacts of overuse in this interconnected ecosystem.

Cross-jurisdictional impacts: Loss of habitat connections, destruction of Significant Habitat (as defined by Article 7 of Boulder County’s Land Use Code) for Species of Special Concern, unmitigable harm to environmental quality, and a significant loss of wildlife beloved by Gunbarrel residents. (See Wetlands paper for impacts to wetlands.)

MDR land use change would jeopardize federal wetlands

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

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

Important facts about the Twin Lakes wetlands

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



Ephemeral wetlands on the north field, March 2016



Eaton Park/Twin Lakes sign on the importance of wetlands

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

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

References

<https://www.epa.gov/cwa-404/protection-wetlands>

<https://bvcop.planning.com/documents/replewetlands/Aug/30/2016/paper>

Hydrology Beneath the Twin Lakes Parcels: Flooded Basements, Threatened Wetlands, and a Proposed Large-Scale Construction Project

For decades, neighbors in the Red Fox Hills and Twin Lakes neighborhoods have had flooding issues in their basements associated with the high water table in the area. Sump pumps run constantly from March through October. Any construction in the area will divert groundwater toward existing neighborhoods and increase the issue of basement flooding. Conversely, wetlands located immediately to the southeast derives much of its water from the same hydrologic system. Mitigating groundwater in an attempt not to exacerbate local basement flooding would negatively affect water resources critical to those wetlands.

Hydrologic Issues and Proposed Construction

- High water table
- Increased risk of basement flooding
- Disturbances in the water table will affect critical water resources in the adjoining wetlands.
- Soil and hydrology profile is unsuitable for construction.



The Twin Lakes Action Group retained McCurry Hydrology, LLC, to research and assess three parcels, located at 6655 Twin Lakes Road (north parcel) and 6600 Twin Lakes Road/0 Kalua Road (south parcel), regarding hydrologic and soil suitability for a construction project, proposed by the Boulder County Housing Authority and Boulder Valley School District. Dr. McCurry stated that the Twin Lakes and irrigation ditches, located immediately north of the proposed project, provide ample water to supply the area's shallow groundwater. Infiltrating groundwater feeds directly into the north parcel, maintaining a high water table. The high water table in the north parcel, in turn, maintains the high water table in the south parcel. Heavy rains and melting snow serve to elevate the already high water table. Local groundwater then drains into the ephemeral stream system to the south, which recharges water supplies to a local wetland. The high water table, underlying both parcels, is also in continuity with groundwater beneath the Twin Lakes and Red Fox Hills neighborhoods to the west and east, respectively, of the parcels under consideration. High water tables in the Twin Lakes and Red Fox Hills neighborhoods require installation of sump pumps to prevent basement flooding. Sump pumps run frequently, sometimes constantly, from March through October.

The weight of large, possibly three-story, buildings on the parcels, if construction occurs, would compress the soils beneath, squeezing water out and away, like water from a sponge. Much of that water will flow into the surrounding neighborhoods, increasing the risk of basement flooding. The degree of potential damage is directly proportional to the scale of development.

Dr. McCurry also described the soils as somewhat limited to very limited regarding suitability to construction as described by the Unified Soil Classification System.

Any effort to pump water out of the system to mitigate basement flooding issues associated with proposed construction will remove water presently available to the adjacent wetlands, thereby harming critical wildlife habitat. Again, the severity of water depletion in the wetlands is proportional to the scale of development. For more information, visit <http://tlag.org/>

Cross-jurisdictional impact of land use change: High risk of increased flooding of neighboring homes and drying of federally protected wetlands.

References:

http://tlag.org/wp-content/uploads/2015/11/Prelim_Hydrology_Analysis_BVSD_property_11-16-15.pdf
http://tlag.org/wp-content/uploads/2015/10/Hydrology_Analysis_6655TwinLakesRd_06-24-15.pdf

Proposed Twin Lakes development projected to add nearly \$1 million in new unfunded costs to local schools

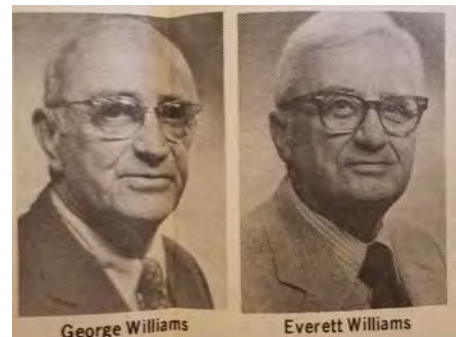
The development of Medium Density public housing on land originally dedicated to the district for a school site and park would introduce, when combined with the Housing Authority's parcel, nearly 300 new housing units and 100 students into the neighborhood schools without a dime of new revenue. This would materially increase the burden on teachers already struggling with the cost of supplies and large class sizes and on PTA groups who struggle to fund adequate numbers of para-educators to bridge staffing shortages across the district. Housing development would also prevent dedicated land from being used for its intended purpose of a school site and/or park.

Unfunded impacts

- Boulder Valley School District has 4,000 employees
- The proposed project would add 280 to 360 new apartments for any qualifying person, not just BVSD employees
- Public housing units generate \$0 property tax
- Boulder spends ~\$9,650/pupil per year
- National averages indicate 31 school-aged children per every 100 new apartments
- Cost of 93 new BVSD students would be at least \$897,000 with \$0 in new revenue

The issue: In 1967, around the time the Gunbarrel Green subdivision in Boulder was built, the developers, George and Everett Williams, the “founders of Gunbarrel,” carved out 10 acres of land and dedicated it to the BVSD for a future school site and park. Nearly a half-century later, district officials and the Boulder County Housing Authority are seeking to turn Public-designated land that has been enjoyed as common open space into a dense complex of nearly 300 apartments.

Although the idea of employee-housing seems laudable on the surface, these apartments will generate no revenue to offset their impacts. In Boulder schools today, teachers already face the heavy burden of buying supplies and teaching materials at their own expense. To offset these costs and the significant cost of non-district-funded para-educators, parent-teacher organizations must raise tens of thousands of dollars per school per year. This in addition to the sizeable property taxes paid by all Boulder County residents to fund BVSD.



Adding nearly \$1,000,000 of additional direct expenses into the Gunbarrel schools without any additional funding would increase the strain on already taxed teachers. Only a small fraction of BVSD's 4,000 employees would benefit, and that would be overshadowed by the teachers and staff who have to bridge the additional funding gaps this development would introduce. A better alternative might be to provide housing vouchers or loan debt forgiveness for BVSD employees, which would carry much less impact and help more people. For more info, visit www.TLAG.org.

Cross-jurisdictional impacts: Unfunded growth impacts to schools and loss of land for a future school site and park.

References

https://ballotpedia.org/Boulder_Valley_School_District_Colorado
https://ballotpedia.org/Analysis_of_spending_in_America%27s_largest_school_districts
<http://bvsd.org/about/Pages/default.aspx>

Proposed MDR land use change requires a public transit upgrade costing \$1.5M for additional busses plus an additional \$2.6M per year

According to the City of Boulder, the Twin Lakes parcels have the lowest possible score for Neighborhood Access. They also have a walkability score of 18 out of 100 and a mass transit score of 25 out of 100. The RTD bus stop is a half-mile away, no small distance for those with disabilities, the elderly, or parents with small children.

Need to go grocery shopping? The local store is 1.5 miles away and accessible by bus only on weekdays, not weekends—a huge problem for working families.

Work early in the morning or late at night? Transit isn't an option. Busses to Gunbarrel only run between 7:30 a.m. and 9:30 p.m.

Medium Density Residential is supposed to be sited near transit, according to the BVCP. This is especially important for low-income residents who might not have a car. To support residents of the proposed development, RTD would need to increase the frequency and destinations that serve Gunbarrel residents. To do this, they would have to add:

- A line running from Gunbarrel to the Table Mesa Park-n-Ride, running from 5 a.m. to 1 a.m. every 20 minutes (which would require an additional two busses);
- Add an additional bus to the 205 route, connecting Gunbarrel to central Boulder so it also runs every 20 minutes; and
- Increase service on the 205 to include the full route, 5 a.m. to 1 a.m. Monday–Sunday.

Improving bus service to meet the needs of the proposed housing development at Twin Lakes would cost RTD approximately \$1.5 million to purchase three hybrid or natural-gas powered busses (at an average cost of \$500,000 per vehicle). It costs approximately \$100 per hour to operate a bus, so to run those vehicles and extend the frequency and hours of existing routes would cost ~\$2.6 million per year (three busses at \$100 per hour; 20 hours per day, 5 a.m. to 1 a.m.; and two busses running an additional six hours per day).

The BVCP Sec. II states that proposed land use changes must “not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder.” Adding urban densities to rural-residential areas clearly would do so. For more info, visit www.TLAG.org.

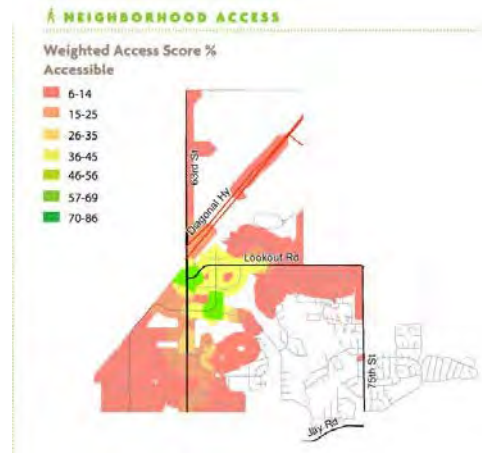
Impact to adequacy of urban facilities: The land use change to MDR would create a need for greatly improved transit but without providing funding for those services.

References:

<https://www.walkscore.com/score/6655-twin-lakes-rd-boulder-co-80301>

<https://www.google.com/maps/>

http://publictransport.about.com/od/Transit_Vehicles/a/How-Much-Does-A-Bus-Cost-To-Purchase-And-Operate.htm



MDR land use change would destroy USDA/NRCS-designated Prime Farmland and Farmland of Statewide Importance

The proposed development—or any development—at Twin Lakes would pave over U.S. Department of Agriculture (USDA)/National Resources Conservation Service (NRCS)-designated *Prime Farmland* and *Farmland of Statewide Importance*. The *Prime Farmland* classification is their highest, best farmland classification. *Farmland of Statewide Importance* is their second-highest farmland classification.

Prime Farmland, as defined by the USDA, “...is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land. *Farmland of Statewide Importance*...generally, this land includes areas of soils that nearly meet the requirements for *Prime Farmland*...some areas may produce as high a yield as *Prime Farmland* if conditions are favorable.”

Prime Farmland is of major importance in meeting the Nation's short and long-range needs for food and fiber; however, the supply of high-quality farmland is limited. It is up to local governments to act responsibly to protect these lands with known *Prime* or *Statewide Importance* classifications, whether it be to convert them to Open Space, thereby preserving them for future generations, or leasing them to local organic or conventional farmers. The size of the land parcels are irrelevant, as local farmers have effectively utilized smaller, separate parcels for growing. Prime agricultural land is a non-renewable resource. Once developed, it's lost forever. *In fact, Boulder County has a history of leading the state in the conversion of agricultural lands to non-agricultural lands.*

Reports from the USDA/NRCS for 6655 Twin Lakes Rd (north parcel) and 6500 Twin Lakes Rd /0 Kahlua Road (south parcel) yield these results:

North Parcel (BCHA) Farmland Classification:

- Approx. 62% of the total acreage is *Prime Farmland* if irrigated.¹
- Approx. 38% of the total acreage is *Farmland of Statewide Importance*.

South Parcel (BVSD) Farmland Classification:

- Approx. 92% of the total acreage is *Prime Farmland* if irrigated.
- Approx. 8% of the total acreage is *Farmland of Statewide Importance*.

In a forward-thinking 1991 memorandum, the City of Boulder Department of Community Planning & Development wisely stated to the City Planning Board and the County Long Range Planning Commission, “Lands designated as having *National Agricultural Significance* should not be considered suitable for future urban development,” and, “Lands designated as having *State Agricultural Significance* should not be considered suitable for future urban development.”

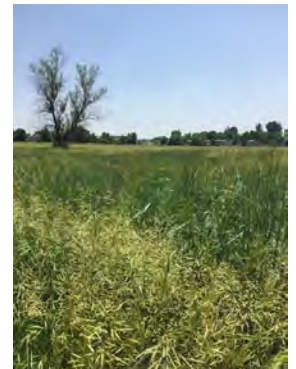
The BCCP three-pronged philosophy states, “*Agricultural lands should be protected.*” And, the Boulder County Parks & Open Space criteria for open space purchases lists, “*Prime Agricultural Land*” as second on a list of five. For more information, visit www.TLAG.org.

Cross-jurisdictional impact: Loss of prime agricultural land in Gunbarrel and reduced resiliency.

References:

http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/ref/?cid=nrcs142p2_054226
<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
<http://www.bouldercounty.org/property/build/pages/bccp.aspx>
<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>

¹ Irrigation can take many forms, such as drip lines, solar drip, and flood irrigation.



MDR land use change would be a misuse of land dedicated for a school or recreational use

An open secret about the south field is that it's a subdivision dedication. This means that a developer gave the land to Boulder Valley School District (BVSD) for \$10 as part of the county requirements to build the subdivision. Colorado Revised Statute 30-28-133 and Boulder County Land Use Code Article 7 says that dedicated lands can only be used for **parks or schools**, and they must be for the benefit and use of the subdivision residents. The proposed land use change request to MDR or MXR is an unauthorized use of dedicated land and may qualify as wrongful takings from both the developer and the residents the dedication was supposed to serve.

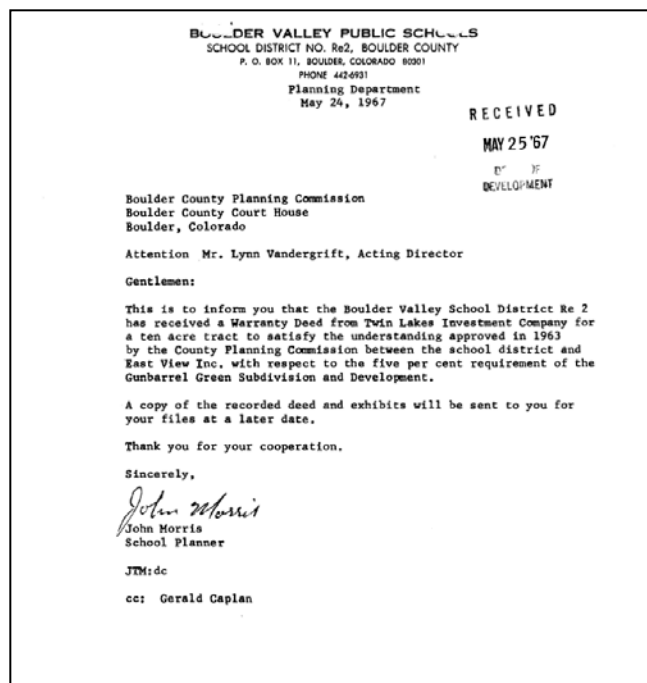
Highlights

- Dedicated lands
 - should reasonably serve residents of the contributing subdivision
 - are **not** earmarked for residential development. Housing is private in nature and would create the same growth impacts that the dedication was intended to ameliorate.
- South Twin Lakes field is dedicated for a school or recreational use
- 60% of school site was intended to be a children's park
- 1977 Boulder Valley Comprehensive Plan shows area as part of a 40-acre community park. Twin Lakes fields are all that remains of that vision.

The Issue

The southern Twin Lakes field was given to the Boulder Valley School District and has a land-use designation of Public. In 1967, George and Everett Williams, the "founders of Gunbarrel," dedicated this land to serve the Gunbarrel Green residents, specifically for a school or recreational use. BVSD's land use change request for Mixed Density Residential is an unauthorized use of dedicated land.

The main purpose of dedicated land is to set aside land for essential schools and park, so growth pays its own way. Building 280 to 360 more units would create additional impacts and a need for more parks and school resources. Where is the land and money for that to come for? Rather than benefitting Gunbarrel Green families, this land, used for MDR, would expose them to more traffic and exhaust, less wildlife, and eliminate the possibility of a future school or park close to their homes.



Cross-jurisdictional impact: Loss of land dedicated for a school and park for the benefit and use of Gunbarrel Green residents.

Annexing Open Space to enable MDR—Unnecessary and a Bad Statewide Precedent

Annexation is the way a city takes county lands into the city, to expand the city's borders. In Colorado, since 1965, having open space between a city and unincorporated land in a county was an absolute bar to a city grabbing county land through open space. Every County in Colorado, including Boulder County, has kept this bar in place. Now, for the first time, Boulder County wants to create an exception, an exception that will allow the City to annex County Open Space into the city limits for the express purpose of annexing and developing adjoining land. This will set a precedent that County Open Space can be annexed, not just in Boulder County but for every county in the state. Boulder is throwing away more than 50 years of precedent even as they admit it is not needed.

- Annexation through open space is not necessary. The county has said multiple times that this is the route they will take, though they've also admitted there are other ways to annex the land they want to develop. This means they are throwing out 50 years of precedent only for convenience.
- This is an exception to a state law. If this exception is made, the next exception will be easier, and the exception after that easier still. This annexation ultimately can imperil all county open space across the state.
- If a city is allowed to annex through the bar that is, then there is nothing to stop continued annexations beyond the open space at a later time.
- Boulder County has already tried to justify this annexation by saying the land is only a trail corridor and not really open space. If property deeded to the County for use only as open space is not real open space, how many other properties can be considered "not real" when it is convenient?

From: Whisman, Janis jwhisman@bouldercounty.org
Subject: RE: BVCP 2015 Update Information Request
Date: October 15, 2015 at 11:54 AM
To: McCarey, Scott smccarey@bouldercounty.org, Fogg, Peter pfogg@bouldercounty.org
Cc: Shannon, Abigail ashannon@bouldercounty.org, Giang, Steven sgang@bouldercounty.org, Grimm, Denise dgrimm@bouldercounty.org, Swirhun, Lesley lswirhun@bouldercounty.org

Hi, Pete,

In answer to your question for me on annexation, Ron Stewart has agreed to let the county open space parcel outlined in turquoise be annexed to provide the contiguity needed so the BCH property can be annexed.



Hope that helps,
Janis

Prior to 1965, a city could declare that they were annexing some part of the county, and neither the county government nor people living in the county could say no. The Colorado Municipal Annexation Act of 1965 set the rules by which cities can annex land in their county. The Act requires cities to share a boundary with at least 1/6th of the property to be annexed, but allows cities to jump across roads, rights of way, rivers, lakes, streams, ditches, public lands, pretty much anything, **except county owned open space**. This is the only tool a county has to stop a city within the county from annexing land it wants.

Once Boulder County has set precedent to allow annexation of open space, examination of the Boulder Assessor's map shows the City of Boulder could use a combination of city and county open space to make enclaves of almost any area in the county it chooses. An enclave is an island of county properties encircled by city properties. Cities can unilaterally annex enclaves after three years, with no vote of the people living in the enclave. This is not an ability the County should be strengthening. It does not protect the rights and voice of county residents.

Finally, the County Attorney has stated in writing that annexation through open space is not necessary. They could pursue annexation along Twin Lakes Road to reach the properties, a so-called flagpole annexation. Instead they're pursuing the more convenient route of "annexation through open space." In the process the County is tossing away over 50 years of precedent. It seems a poor trade.

Cross-jurisdictional impact: Unprecedented use of county open space to enable annexation and development.

References: <http://tlag.org/colorado-municipal-annexation-act-of-1965/>

MDR land use change fails to meet the Urban Services Criteria

In the Boulder Valley Comprehensive Plan, Section VI Urban Service Criteria and Standards outlines the “minimum requirements or thresholds for facilities and services that must be delivered to existing urban development, or new development and redevelopment to be considered adequate. These adequacy standards allow the county to determine if an urban level of services is met prior to approving new urban development in the unincorporated area.”

Put more simply: “A basic premise of the Boulder Valley Comprehensive Plan is that **‘adequate urban facilities and services’ are a prerequisite for new urban development.**”

One of the required urban services for “Developed Urban Parks” is that there are “neighborhood parks of a minimum of five acres in size within one-half mile of the population to be served.”

The Twin Lakes parcels fail to meet this urban services standard. There is **not** a 5-acre developed urban park within one-half mile of the Twin Lakes fields.

The developed section of Eaton Park is only 1.5 acres large. It consists of an advanced BMX track and a sheltered picnic table.

The remaining acres are undevelopable because they are a Habitat Preserve. This area consists of wetlands, grassland for native birds, and small rolling hills. Granted, construction debris lies under those tiny hills, but OSMP’s own interpretative sign (at right) shows how they are important to wildlife.

This other sign at right shows that this acreage is closed to people.

Residents cherish the wildlife preserved in this area. In fact, Eaton Park is one of the last places in Boulder County to see fireflies at night! So they agree with this area being preserved as wild land.

At the same time, residents strongly object to losing the open spaces that they do have through MDR/MXR land use changes. The north field was intended to be a community park and the south field a school and kids’ park. The 2010 BVCP shows the Existing Land Use as Public/Semi-public. MDR cannot be granted for these parcels because the urban services criteria for developed parks hasn’t been met.

Cross-jurisdictional impact: Urban growth would be added even when the required urban services criteria and standards haven’t been met.



Open Space Assessment for the Twin Lakes Fields

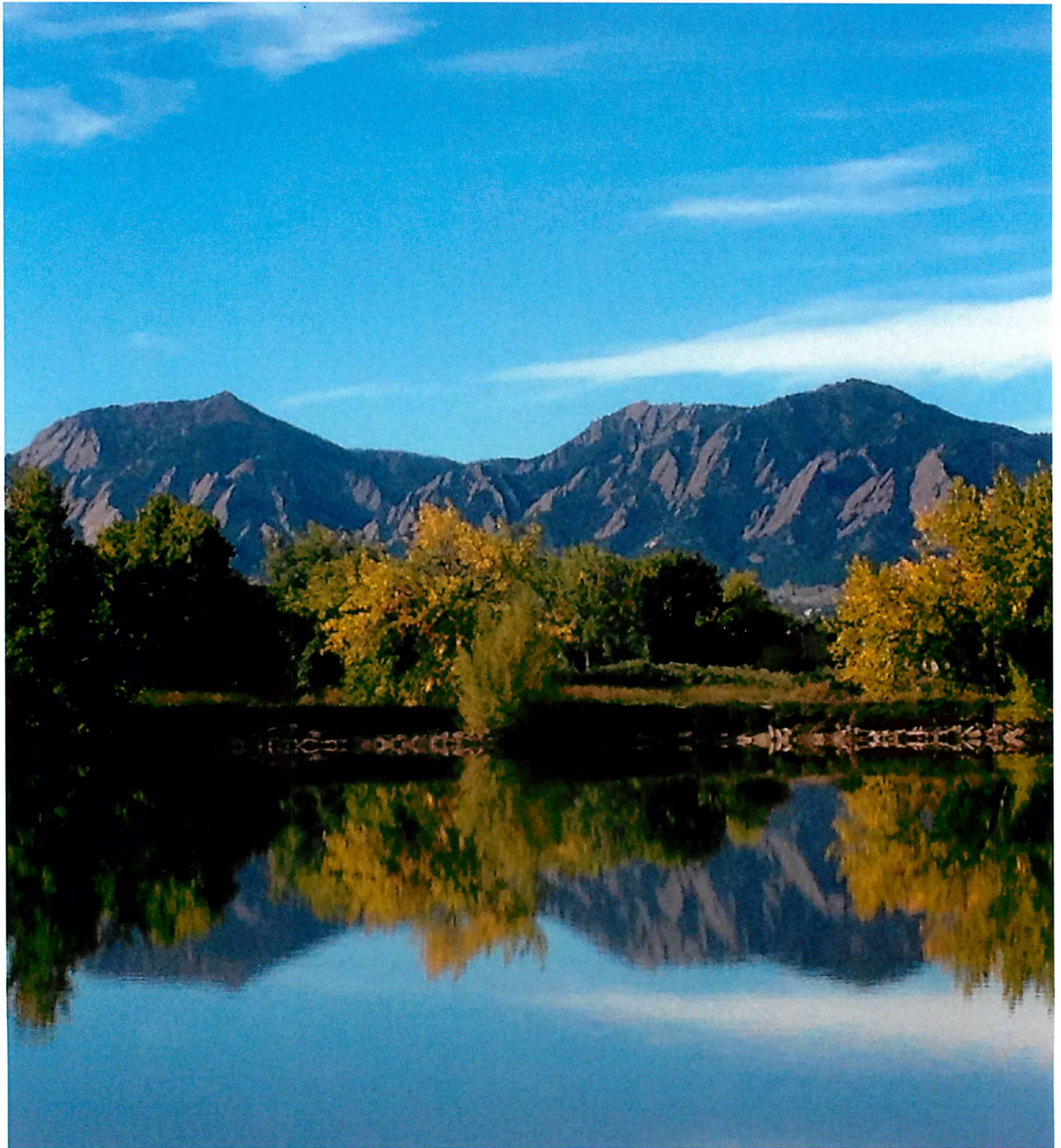


Great Blue Heron standing on the north field. Credit: Cliff Grassmick

Report to the Planning Commission

September 2016

by the Twin Lakes Action Group



TLAG

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With great thanks to the
1,600 TGLA members
who made this report
possible.

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Twin Lakes Action Group



Protect now for tomorrow's future.

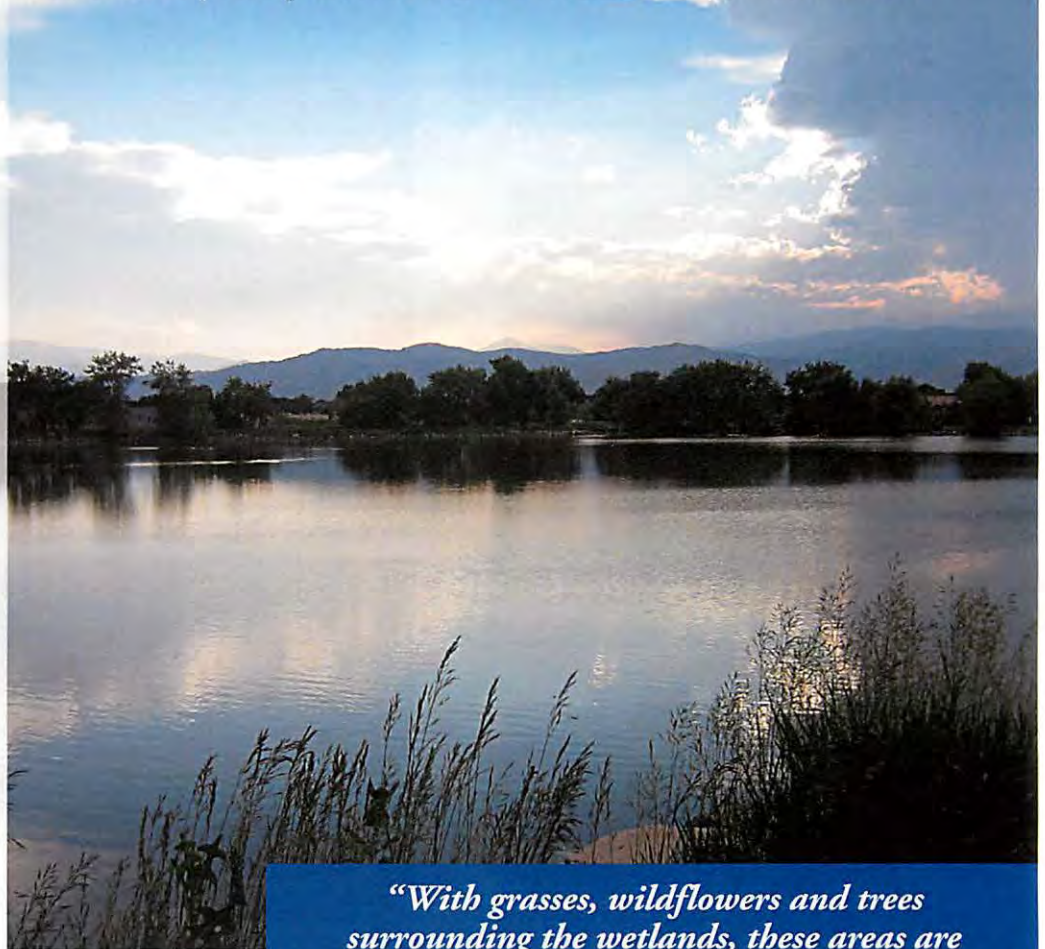
BVCP Public Comments received since Aug. 30, 2016 packet submittal through Jan. 10, 2017 | Page 432 of 1399

Wildlife Habitat

Boulder County Wildlife Species of Special Concern Living at or Using the Twin Lakes Area

Based on the Boulder County Comprehensive Plan Environmental Resources Element

- These species are “present infrequently or in small numbers; are undergoing a significant regional, national or global decline; or are limited to specific, small or vulnerable habitats.” The BCCP states these species “**warrant protection in order to prevent the loss of habitat or populations.**”
- **BVCP 3.03 Natural Ecosystems:** “The protection and enhancement of biological diversity and habitat for federal endangered and threatened species and state, **county and local species of concern will be emphasized.** Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.



“With grasses, wildflowers and trees surrounding the wetlands, these areas are biologically diverse both in and out of the water.”

– bouldercounty.org



Great Blue Heron

Seen here on the north Twin Lakes field. Herons use this area year-round. “Great Blue Heron are sensitive to the loss of nest site trees or excessive site encroachment,” says the BCCP.

Photo by Cliff Grassmick



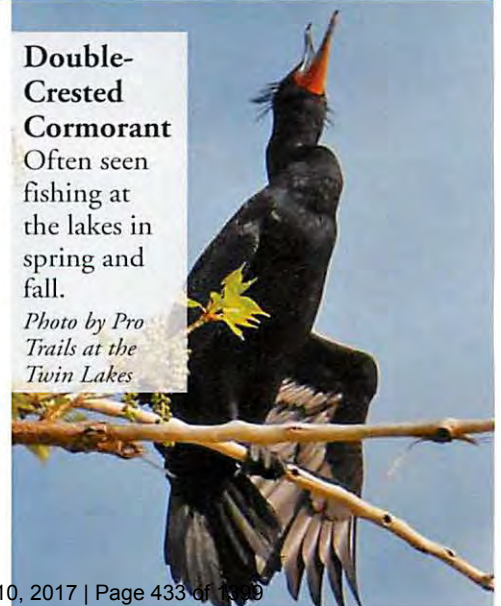
Meadow Vole

Live in the fields. Often seen.

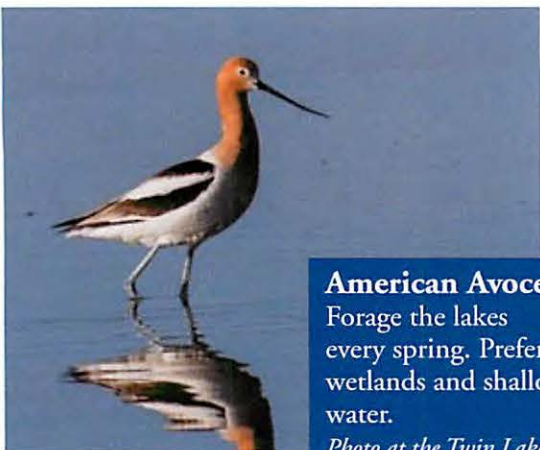
Double-Crested Cormorant

Often seen fishing at the lakes in spring and fall.

Photo by Pro Trails at the Twin Lakes



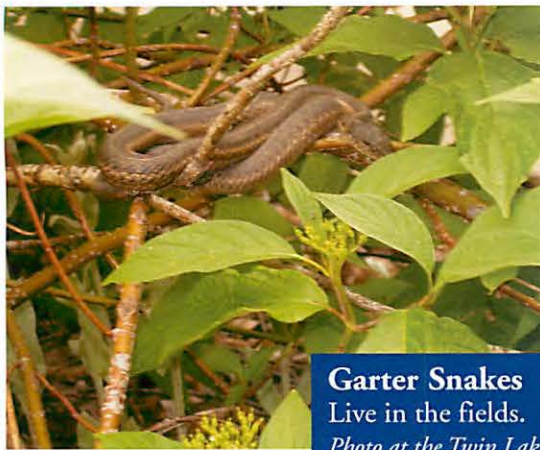
Species Living at



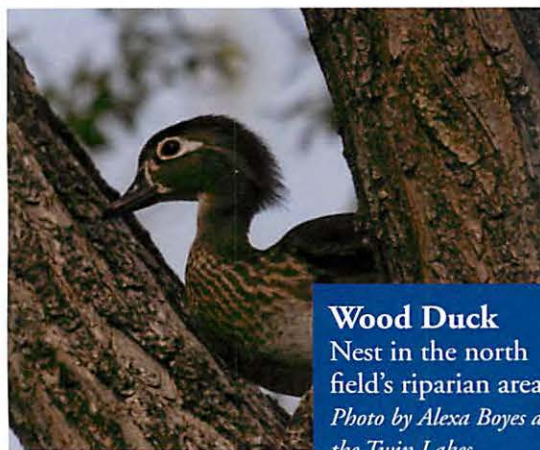
American Avocet
Forage the lakes every spring. Prefer wetlands and shallow water.
Photo at the Twin Lakes



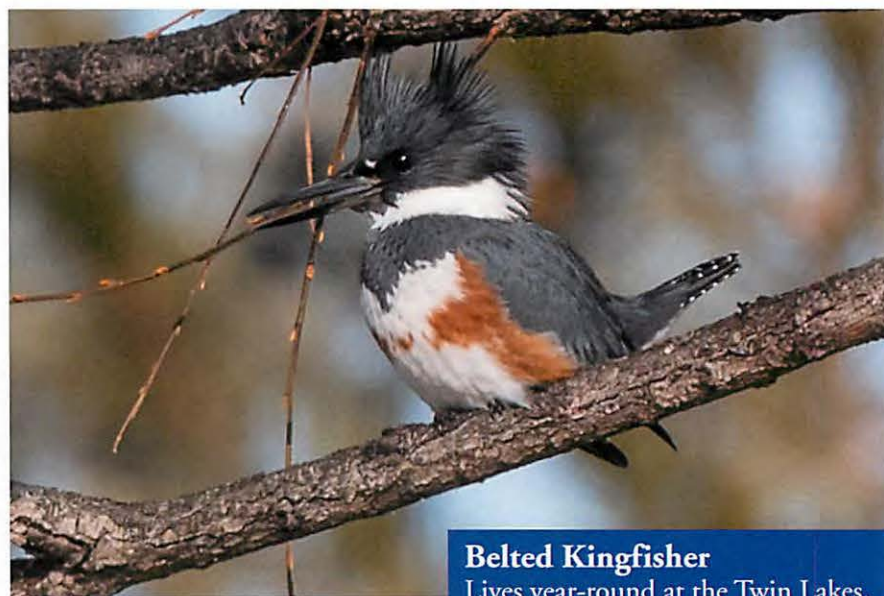
Bald Eagle
Immature bald eagle often perch on the trees while foraging.
Photo by Neal Zaun at the Twin Lakes



Garter Snakes
Live in the fields.
Photo at the Twin Lakes



Wood Duck
Nest in the north field's riparian area.
Photo by Alexa Boyes at the Twin Lakes



Belted Kingfisher
Lives year-round at the Twin Lakes.
Photo by Kevin Rutherford at the Twin Lakes



American Mink
Inhabit a den near the East Lake.
Photo by FIVE

Brewer's Sparrow – Seen at May migration.

Bushtit – Forages in family groups at the Lakes.

Cedar Waxwing – Flocks of 100+ may be seen here in the winter.

Willow Flycatcher – At the Twin Lakes in May.

Ferruginous Hawk – January to March sightings.

Great Egret – Feed at the Lakes during fall migration.

Long-Eared Owl – Spotted in August 2014.

Olive Sided Flycatcher – Seen at May migration.

or Using the Twin Lakes Area



Northern Flicker

Common nesting bird at the Twin Lakes.

Photo by Steve Frye at the Twin Lakes

Northern Harrier

Forages on the Twin Lakes fields.

Photo by Steve Frye at the Twin Lakes



Boulder County Land Use Code Article 7-1700

“‘Significant habitat’ means an area or property which contains a Species of Special County Concern, or which has a high potential to serve as significant habitat for such Species based on the ecological, biological, or physical characteristics of the property as well as on the property’s proximity or relationship to other known locations of the Species or to other significant habitat for the Species.”



Lazuli Bunting

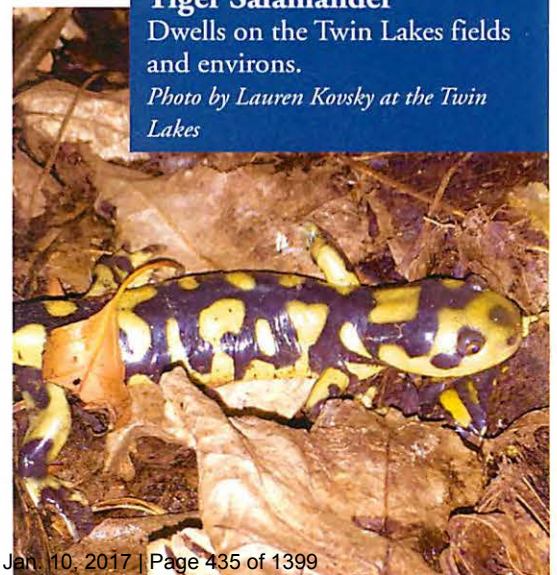
Rare but does forage on the north field.

Photo at the Twin Lakes

Tiger Salamander

Dwells on the Twin Lakes fields and environs.

Photo by Lauren Kovsky at the Twin Lakes



Pine Siskin – Forage on north side of north field.

Plumbeous Vireo – Usually seen in May.

Prairie Falcon – Spotted at the Twin Lakes in winter.

Ring-necked Duck– Appear at spring/fall migration.

Rock Wren – Forage near north field in the spring.

Rough-legged Hawk – Typically seen in January.

Wilson’s Warbler – Large groups forage at the Twin Lakes in the autumn; smaller groups come in the spring.

Ecosystem Connections

The Twin Lakes fields link the Twin Lakes and Eaton Park to the north with the Johnson/Coen Trust, Sawhill Ponds, and Walden Ponds to the south.

➤ **BVCP Policy 3.04 Ecosystem Connections and Buffers:** “The City and County recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The City and County will work together to preserve, enhance, restore, and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems.”



Aerial view of corridor's 100-foot wide constriction point. Corridor immediately widens on both sides. Red pin marks wildlife camera location.

Wildlife that Use the Corridor

A wildlife camera and naturalists have documented that this connection is heavily trafficked by many species, including deer, coyotes, birds, raccoons, skunks, foxes, and, even this summer, a moose. For healthy ecosystems and to minimize human-animal interactions, we need to preserve this corridor. A report by the Center for Biological Diversity says that, as a rule of thumb, wildlife corridors should be 1,000 feet wide on average or more.



To see the
wildlife
corridor,
follow the
rainbow...



The south Twin Lakes field looking south through the corridor and onto the Johnson/Coen Trust, with Sawhill Ponds and Walden Ponds beyond, marked by the rainbow.

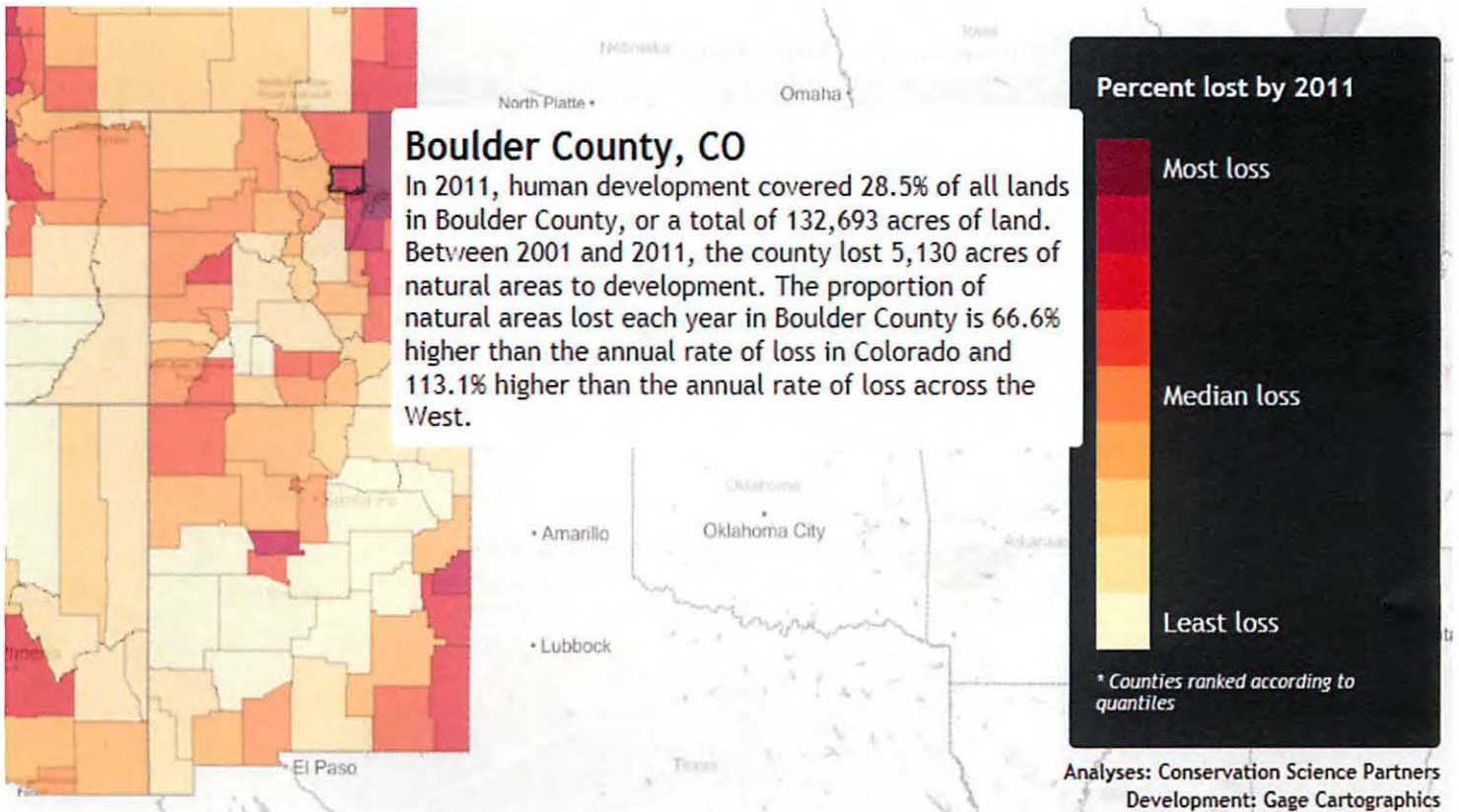




Coyote leaves the south field and enters the Johnson/Coen Trust at 11:41 a.m.



Coyote enters the south field from the Johnson/Coen Trust at 8:32 p.m. same day.



"If we want to have wildlife populations be able to move across the land, the most widely recommended strategy is to maintain connectivity of landscapes. If we are increasingly fragmented, that does not bode well."

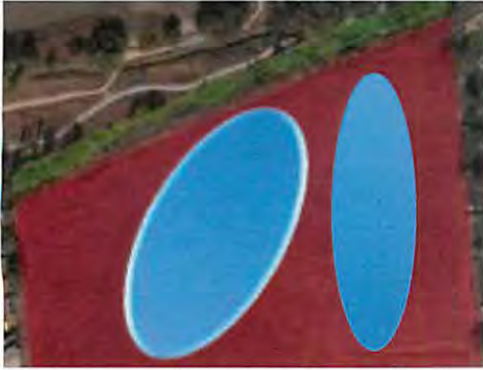
—David Theobald, a Colorado State University geographer and conservation biologist, and the Conservation Science Partners senior scientist who led the 2016 "Disappearing West" study.

BVEP Public Comments received since Aug. 30, 2016 packet submittal through Jan. 10, 2017 | Page 437 of 1395

Waters of the United States on the Twin Lakes Fields

➤ **BVCP 3.06 Wetland and Riparian Protection:** “Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish, and wildlife. The City and County will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The City will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.”

Wetlands of the North Field



Green northern area shows federal waters delineated by Apex in June 2016; wetlands continue east and west. Blue ovals map Arctic rush (*Juncus arcticus*), a wetland grass important to birds.



North field's wetlands.



Ducks swimming and foraging on ephemeral wetlands.

Wetlands of the South Field



Green area shows federal waters delineated by Apex in June 2016. Arctic rush also occurs on this field.



Wetland/ephemeral stream area of south field.

Did you know...

- ❖ Small streams filter out 20-40% of nitrogen pollution.
- ❖ 1 acre of wetlands can store up to 1.5 million gallons of floodwater.
- ❖ 60% of stream miles in the U.S. only flow seasonally or after a rain.

Wetland Connectivity

According to an independent hydrologist, development of the fields would divert the water that charges the federal wetlands on the south field and those to the southwest (shown in blue at left and in photo at right), negatively impacting them. Many species use these wetlands.



The EPA's 2015 Clean Water Rule

protects ephemeral wetlands and wetland connectivity, which are important for supporting a wide range of wildlife habitat.

BVCP Public Comments received since Aug. 30, 2016, packet submitted through Jan. 10, 2017, page 436 of 1699

Land Threatened by Development that Is Near or Adjacent to Existing Open Space



Land use change request #35 and staff recommendations propose to put 280 to 360 dwelling units (and more than 500 parking spaces) immediately adjacent the Twin Lakes Open Space. This would:

Sever ecosystem connections.

Eliminate buffer habitat where wildlife live, forage, and travel.

Impact pollinators such as bees.

Dewater wetlands.

Increase light and noise pollution at a sensitive riparian area.

Add an estimated 100,000 user visits a year,
double the current number at the Twin Lakes.

This is already the **most heavily used** Parks and Open Space property.



Prime Agricultural Land

The gold standard for determining prime agricultural land—and the standard that the County bases its own maps on—is the USDA/National Resources Conservation Service classification system. The USDA/NRCS designates both Twin Lakes fields as being of prime importance (see charts and soil map).

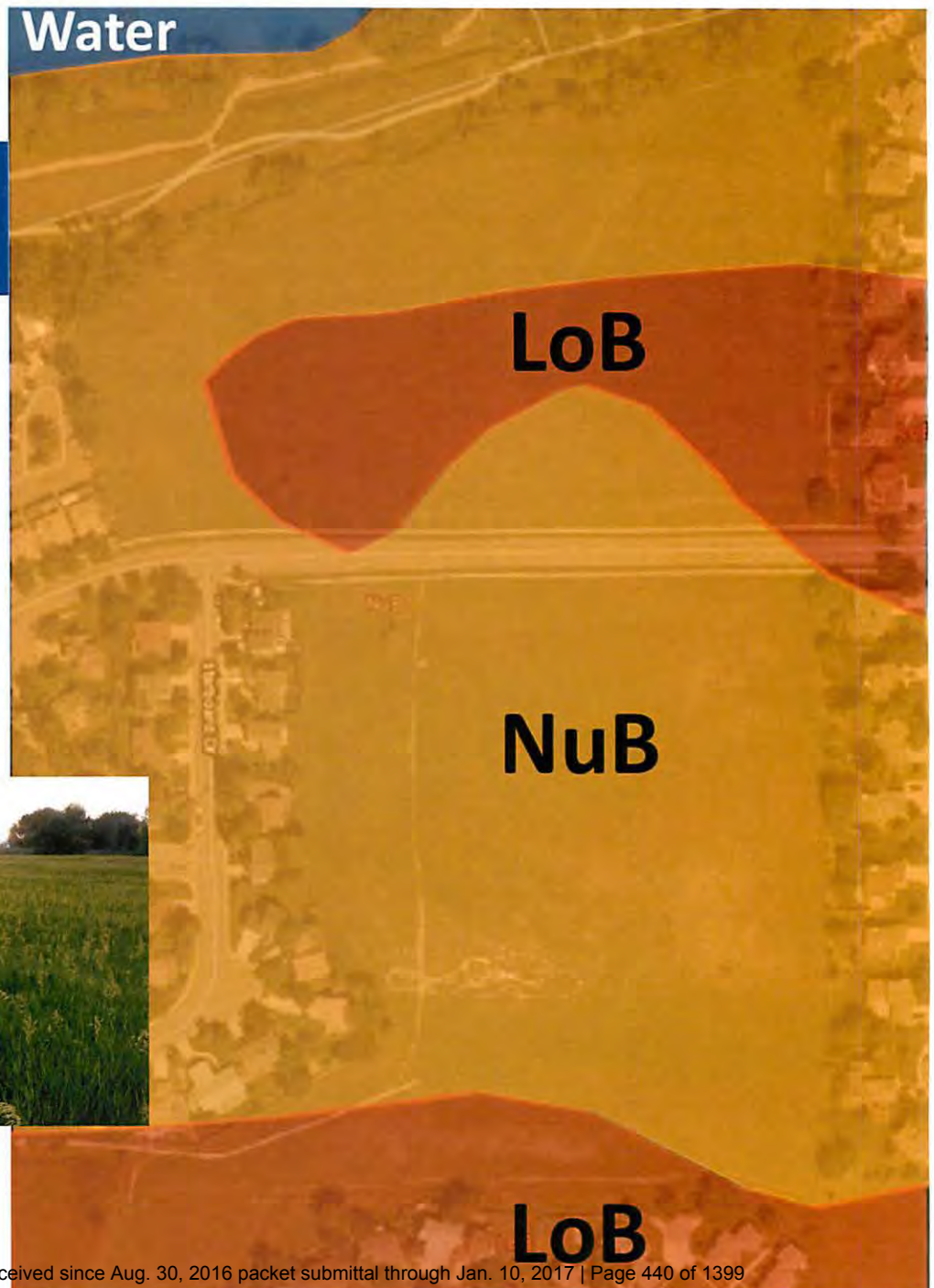
Prime agricultural lands are the “lands of last resort” for development.
The reason for this is best conveyed using the Boulder County Comprehensive Plan’s own words:

“Agricultural land is a nonrenewable resource. Once public and private decisions are made that result in the conversion of agricultural land and/or water to nonagricultural uses, this vital resource is almost always irretrievably lost.

“Since 1959, the Front Range has been consuming agricultural lands for other purposes at an average of 60,000 acres per year. Between 1959 and 1974, Boulder County led the State of Colorado in this category, a fact that formed one of the core reasons for the eventual development of the original edition of the Boulder County Comprehensive Plan.

“Since 1978, 18,000 acres of agricultural land has been annexed into Boulder County’s municipalities.”

“AG 1.01 It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.”



Prime Farmland, as defined by the USDA, "...is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land. *Farmland of Statewide Importance*...generally, this land includes areas of soils that nearly meet the requirements for *Prime Farmland*...some areas may produce as high a yield as *Prime Farmland* if conditions are favorable."

North Parcel (BCHA) Farmland Classification:

- Approx. 62% of the total acreage is Prime Farmland if irrigated.
- Approx. 38% of the total acreage is Farmland of Statewide Importance.

South Parcel (BVSD) Farmland Classification:

- Approx. 92% of the total acreage is Prime Farmland if irrigated.
- Approx. 8% of the total acreage is Farmland of Statewide Importance.

1866

Homesteaders A.N. Allen and Robert Low forge a path that connects the eastern plains with Boulder. The path soon acquires the name "Gunbarrel Road" on account of its "straightness."

1874

Black gold is discovered underneath Gunbarrel hill. An oil well called "Old Whiterock" is sunk in 1892 at the top of Gunbarrel Hill.



1933

Bootlegging thrives during the prohibition era. Police uncover the largest beer still in Northern Colorado on Gunbarrel Hill.

1860

1870

1880

1890

1900

1910

1920

1930

1940



1869

Hiram Fullen Sr. becomes the owner of a 180-acre ranch located near present-day Gunbarrel. This ranch would be purchased by IBM about 90 years later.



Gunbarrel remains a rural and agricultural community.

1880s-1950s

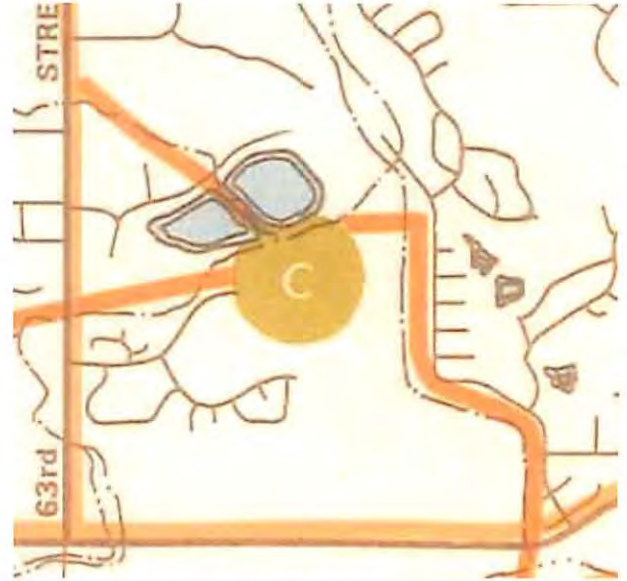


Vision for the Twin Lakes Fields: Both the Past and Present Point to Open Space

Original Plans from 1970 and 1977



Planned greenbelt connecting
the Twin Lakes with Walden Ponds
(Source: 1977 BVCP)



Planned 40-acre community park
(Source: 1977 BVCP)

In the 1970 and 1977 Boulder Valley Comprehensive Plans, the very first comp plans, the County and City planned for a wildlife corridor to link the Twin Lakes with Sawhill Ponds and Walden Ponds and for a 40-acre community park to be just south of the lakes.

- The City collects about \$8 million a year from the commercial/industrial parts of Gunbarrel. It also collects property taxes from the ~25 percent of Gunbarrel residents who are already incorporated. And all of us contribute to the County Parks and Open Space funds. Some of this money could go toward the community park and greenbelt.
- The Williams brothers dedicated the south field to serve the Gunbarrel Green residents for “school or recreational use.” In addition to the community park and greenbelt, 60% of the south field was intended to be a kids’ park as part of the school.



Current Land-Use Designations

North Field:

Low-density Residential / Open Space

South Field:

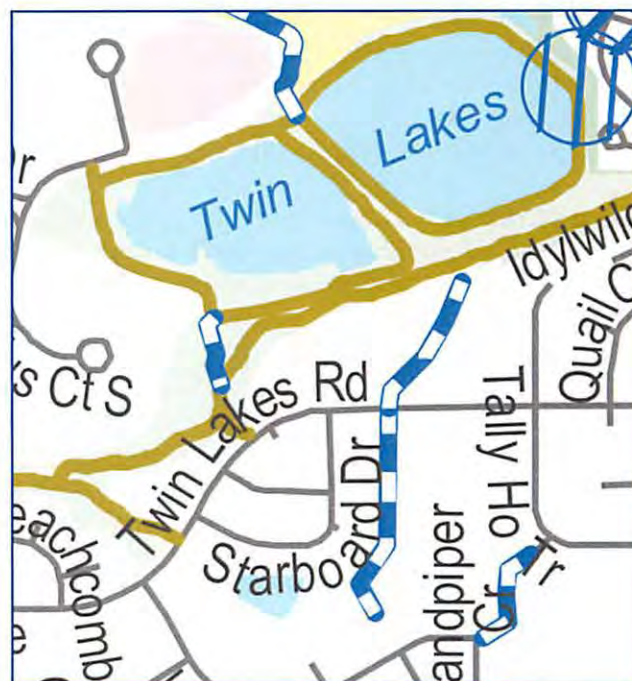
Public / LDR

The recent planning efforts also point to Open Space for these fields, as indicated by the current land-use designations, the Existing Land Use map, and the proposed trail connections.

Recognizing the importance of these fields for their recreational, scenic, and environmental value, planners and decision-makers, in the 2010 BVCP, marked the Existing Land Use as Public/Semi-Public. They also proposed trail connections. Although BCHA claims they can still provide trails through the development, this conflicts with the longstanding open-space vision for the area.



2010 BVCP map for existing land use.
Blue stands for Public/Quasi-public
(e.g. church).



2010 BVCP proposed these trails for the
Twin Lakes fields.

What does an Open Space – Other designation mean?

Boulder defines it as:

“Other public and private land designated prior to 1981 that the City and County would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.”

“The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.”

Blue Mountain Environmental Consulting Report

About BMEC

Since 2001, Blue Mountain Environmental Consulting has provided ecological services, conservation planning, and environmental compliance solutions to landowners and managers throughout the Rocky Mountain west. Their commitment to sustainable environmental management and conservation has established Blue Mountain Environmental Consulting as a leading natural resource management organization for landowners, non-profit organizations, and government agencies. Providing ecologically based resource management strategies to achieve project outcomes in an efficient, sustainable, and responsible manner.

Matt Tobler, M.S., Natural Resource Specialist / Director

Mr. Tobler is a natural resource manager with over 21 years of experience; he currently serves as principal instigator and project leader on numerous ecosystem management projects that integrated forest restoration, wild-fire mitigation, rangeland and noxious weed management, wildlife management and riparian management initiatives. Mr. Tobler has conducted numerous field investigations and developed management programs that are based on existing ecological conditions, historical conditions and landowner objectives for clients from the public and private sectors throughout the Front Range. He also has ecological project experience in WY, UT, NE, KS, SD, MT, NY, NV, NM.

Mr. Tobler has participated in numerous NEPA projects across western states addressing oil and gas infrastructure development, communication facility construction, FERC licensing, water development and conveyance. In this capacity, he has conducted wetland determinations and delineations, threatened and endangered species surveys, ecological assessments and prepared documentation per NEPA and Section 404 requirements. Matt also has experience conducting ecological investigations both regionally and internationally. As a research associate with the USDA Forest and Range Experiment Station, he designed and implemented original research studies to investigate causes of landscape diversity and vegetative responses to disturbance within ponderosa pine forests of the Colorado Front Range. As a research associate at the Woods Hole Research Center, he assisted in the implementation of a pioneering study that assessed the fire susceptibility of primary tropical rainforest in the northeastern Amazon of Brazil. Matt worked as ranger for the National Park Service, administered conservation programs for the Natural Resource Conservation Service in New York, and implemented wildfire mitigation and forest stewardship programs for the Colorado State Forest Service. His earliest experiences with resource management come from growing up on a dairy farm in upstate New York where he was a farm hand. Matt holds a M.S. in Rangeland Ecosystem Science from Colorado State University and a B.S. in Resource Management and Forestry from SUNY College of Environmental Science and Forestry. He is a Society of American Foresters Certified Forester, an Ecological Society of America Certified Ecologist, U.S.D.A. Natural Resource Conservation Service Technical Service Provider, Colorado Department of Transportation Erosion Control Supervisor and has completed the U.S. Corps of Engineers Wetland Delineation Training.

Degree(s)

M.S. Colorado State University

Certifications

Society of American Foresters Certified Forester
Ecological Society of America Certified Ecologist
U.S.D.A. Natural Resource Conservation Service Technical Service Provider
Colorado Department of Transportation Erosion Control Supervisor
inShare

Clint Hinebaugh, B.S., Wildlife Biology / Sportsman

Clint Hinebaugh is a natural resource specialist with four years of experience; he currently serves as the associate wildlife biologist and habitat specialist for Blue Mountain Environmental Consulting. Mr. Hinebaugh has prepared due diligence reports for conservation easement transactions including baseline reports, Wetland delineations and Phase 1 environmental assessments throughout Colorado and Wyoming. This work has included field investigations, correspondence with landowners as well as state and federal authorities, extensive research, and the preparation of technical documentation. Field work has included extensive use of ARC Pad as well as inventories of flora and fauna. He has completed Riparian Assessment Workshops provided by the BLM and is currently completing Technical Service Provider Training through the NRCS. Currently Mr. Hinebaugh has worked to conserve over 25, 000 acres throughout the western states.

As a Research Technician with the Colorado Division of Wildlife, Mr. Hinebaugh Assisted Biologists in an ongoing research project aimed at evaluating the effect of waterfowl hunting restrictions on a cross section of State Wildlife Areas within the South Platte River Valley. Duties included operating check stations; extensive public interaction; monitoring duck and goose populations; and collaborating information between division wildlife managers, biologists, and property technicians.

Mr. Hinebaugh is an avid sportsman and conservationist whose travels have taken him throughout the lower 48, Canada, and Africa. He has been invited to join the Worldwide Ethical Hunters Association and in an active member of Safari Club International, Pheasants Forever, Ducks Unlimited, Rocky Mountain Elk Foundation, and Mule Deer Foundation.

Degree(s)

B.S. in Wildlife Biology (Colorado State University)

Certifications

Certified Aquatic Invasive Species Watercraft Inspector
and Decontaminator



August 23rd, 2016

Memorandum

To: Kristin Bjornsen, Twin Lakes Action Group
From: Matt Tobler and Clint Hinebaugh, Blue Mountain Environmental Consulting
RE: Open Space Evaluation of 6655 and 6600 Twin Lakes Road (Twin Lakes Parcels)

Blue Mountain Environmental Consulting was contracted by Kristin Bjornsen with the Twin Lakes Action Group to investigate the suitability of two parcels near the Twin Lakes Open Space, in unincorporated Boulder County, for open space designation by the County and City.

Currently the northern parcel (located at 6655 Twin Lakes Road), which encompasses 9.96 acres, is owned by the Boulder County Housing Authority (BCHA). The southern parcels (located at 6600 Twin Lakes Road and 0 Kalua Road, henceforward called simply 6600 Twin Lakes Road), which encompass 10.03 acres, is owned by the Boulder Valley School District (BVSD) RE-2J. The BCHA and BVSD are jointly requesting a change in land-use designation to Mixed Density Residential, which would allow up to 360 dwelling units on the +/-20 acres. This proposed development would come in the form of affordable housing units.

We understand that Twin Lakes Stakeholder Group facilitated discussions were conducted during spring/summer 2016, and that an accurate depiction of the Property is portrayed by the assessments listed below and here incorporated by reference:

- Preliminary Hydrologic Analysis of 6600 Twin Lakes Road by Gordon McCurry with McCurry Hydrology, 2015,
- Preliminary Hydrologic Analysis of 6655 Twin Lakes Road by Gordon McCurry with McCurry Hydrology, 2015,
- Potential Waters of the United States for 6600 Twin Lakes Road by Apex Company, 2016,
- Potential Waters of the United States for 6655 Twin Lakes Road by Apex Company, 2016,
- Comments on wildlife habitat values of Twin Lakes Parcels by Dave Hoerath, BCPOS, 2015,
- Comments on wildlife habitat values of Twin Lakes Parcels by Therese Glowacki, BCPOS, 2015
- Boulder County Wildlife Species of Special Concern living at or using the Twin Lakes area, by Twin Lakes Action Group,
- Wildlife Study by an independent consulting group, currently unavailable, 2016

Residents of the surrounding community champion Open Space designation for the Twin Lakes parcels and we here underscore a number of attributes of Boulder County Open Space policy. While the Twin Lakes parcels are presently owned by the County, they meet the following Open Space acquisition criteria as stated on <http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>:

- **Land threatened by development that is near or adjacent to existing open space:**
The proposed 280 to 360 housing units would be adjacent to the Twin Lakes, a Boulder County Parks and Open Space property.

- **Prime agricultural land:**

According to the NRCS Web Soil Survey assessed on August 23, 2016, 92% of the southern parcel and 62% of the northern parcel have been identified as Prime Farmland. The remaining percentage has been identified as Farmland of Statewide Importance. Prime farmland is identified as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management.

It is evident that the Twin Lakes parcels have historically been farmed and they are now dominated by a monoculture of pasture grasses, primarily smooth brome (*Bromus inermis*). While future large scale agriculture is unlikely, the fields could serve as community gardens. Development is seldom the highest and best use of Prime Agricultural soils, which are being converted to other uses across the nation.

- **Wildlife habitat:**

The Twin Lakes parcels are bordered by Twin Lakes Open Space to the north and by neighborhoods to the east, west and south. The urban location of the parcels and homogenous vegetative composition limit the wildlife value. However, the parcels do function as a wildlife corridor between the Twin Lakes Open Space and the Johnson Trust (located to the southeast) and the drainage owned by the Twin Lakes Homeowners Association (located to the southwest). The area is frequented by a variety of urban adapted mesopredators. Wildlife cameras and photographs have shown the corridor to be used by fox (*Vulpes vulpes*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), skunk (*Mephitis mephitis*) and even the occasional mountain lion (*Felis concolor*). Just this summer a moose from Walden Ponds (located less than one mile to the south) traveled to the Twin Lakes via the corridor. Additional mammals expected to utilize the parcels include deer (*Odocoileus hemionus*), eastern cottontail (*Sylvilagus floridanus*), fox squirrel (*Sciurus niger*) and vole (*Microtus pennsylvanicus*). Habitat value could be enhanced by restoring native species composition and curtailing mowing which limits vertical structure and diversity.

Avifauna benefit from the vertical structure provided by the trees and shrubs associated with the Boulder White Rock Ditch along the northern parcel boundary and will utilize the zone for roosting, feeding and nesting habitat. While these trees may remain intact if the site is developed, the adjoining fields would be lost. According to neighboring residents, Western Meadowlarks (*Sturnella neglecta*) have been seen using the fields for nesting. In summer 2016, five meadowlarks successfully hatched in the field. The fields also provide foraging habitat for the abundant raptors that call Boulder County home. Great horned owl (*Bubo virginianus*), red-tailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*) are the most common species expected.

According to the Twin Lakes Action Group, four to five Boulder County Wildlife Species of Special Concern the site. These include wood duck (*Aix sponsa*), tiger salamander (*Ambystoma tigrinum*), meadow vole (*Microtus spp.*), garter snake (*Thamnophis spp.*) and, periodically, the long-eared owl. The Twin Lakes Action Group has done an outstanding job

of documenting wildlife use of the parcels in the document “Boulder County Wildlife Species of Special Concern living at or using the Twin Lakes area.”

According to the United States Fish and Wildlife Service Information and Conservation Planning Application (IPAC), 11 migratory birds of conservation concern occur within the region. Species are documented in the table below:

Table 1. IPAC Migratory Birds of Conservation Concern within the region.

| SPECIES | SEASON IN PROJECT AREA | Potential Habitat |
|------------------------|------------------------|-------------------|
| Bald Eagle | Year-round | at Twin Lakes |
| Burrowing Owl | Breeding | Yes |
| Ferruginous Hawk | Year-round | Yes |
| Golden Eagle | Year-round | Yes |
| Lewis’s Woodpecker | Breeding | Yes |
| Loggerhead Shrike | Year-round | Yes |
| Mountain Plover | Breeding | Yes |
| Short-eared Owl | Wintering | Yes |
| Swainson’s Hawk | Breeding | Yes |
| Williamson’s Sapsucker | Breeding | Yes |

- **Riparian and scenic corridors:**

A riparian corridor (wetland) associated with the Boulder White Rock Ditch exists along the northern parcel’s boundary. Dominant vegetation includes eastern cottonwood (*Populus deltoides*), peach leaf willow (*Salix amygdaloides*), narrow leaf willow (*Salix exigua*), broadleaf cattail (*Typha latifolia*), currant (*ribes* spp.) and smooth brome (*Bromus inermis*). The wetland was delineated by Apex and was confined to the south bank of Boulder and Whiterock Ditch, up and northward of the north bank.

According to the National Wetlands Inventory Wetlands Mapper assessed, on August 23, 2016, a 1.503-acre intermittent stream (R4SBC) flows east to west through the south end of the southern parcel. This stream is seasonally flooded and connects with a freshwater emergent wetland on the Twin Lakes Homeowner Association property located to the southwest. Dominant vegetation includes peach leaf willow, narrow leaf willow, watercress (*Nasturtium officinale*), Emory’s sedge (*Carex emoryi*) and teasel (*Dipsacus* spp.) Apex delineated this wetland to be approximately 0.55 acres, a portion of which lies within the subject property. Final jurisdiction rests with the Army Core of Engineers.

- **Land that could provide trail connections:**

The most noteworthy conservation use of the Twin Lakes parcels would be for scenic and open corridors, which are strongly supported by County Open Space Policy as indicated below:

- OS 3.01 “Where necessary to protect water resources and/or riparian habitat the county shall ensure, to the extent possible, that areas adjacent to water bodies, functional irrigation ditches and natural water course areas shall remain free from development (except designated aggregate resource areas). The county may preserve these open corridor areas by means of appropriate dedication during the

development process, reasonable conditions imposed through the development process, or by acquisition.”

- OS 3.02 “Where appropriate the county shall continue to acquire parcels of land or right-of-way easements to provide linkages between public lands.”
- OS 3.03 “To the extent possible, the county shall protect scenic corridors along highways and mountain road systems. The county may preserve these scenic corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process or, by acquisition.”

As indicated on the 2010 Boulder Valley Comprehensive Plan, there is a proposed line that begins at Davis Reservoir Number 1 and East Lake known as the Twin Lakes, which are approximately 720 feet to the north of 6655 and 6600 Twin Lakes Road properties. This proposed line trail proceeds south through the north and south fields of the properties and ends about 400 feet north of Kalua Road as shown on this link: <https://www-static.bouldercolorado.gov/docs/bvcp-trails-map-1-201305140905.pdf>

Open space designation of the Twin Lakes parcels could also meet the goals as laid out in the federal tax code if they are protected with a conservation easement. **Internal Revenue Code (IRC) § 170(h) (4)** supports the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem. Section 170(h)(4)(A)(ii); *see also* § 1.170A-14(d)(1)(ii) and (3). A second permitted conservation purpose is the preservation of open space (“open space easement”), including farmland and forest land, for the scenic enjoyment of the general public or pursuant to a clearly delineated governmental conservation policy. Other permitted conservation purposes include preservation of land areas for outdoor recreation by, or the education of, the general public.

According to the tax code, a significant public benefit can be attained because current land use is compatible with surrounding lands in unincorporated Boulder County, which consist of a patchwork of open spaces that conserve natural features and provide recreation to neighboring residences. Scenic values are met because a degree of contrast and variety of colors are present with the open field in the foreground and the adjacent riparian corridor, which is approximately +/- 950 feet long, in the mid-ground and the Colorado Front Range in the background. Relief from urban closeness is accommodated because the parcels are situated between the rapidly growing cities of Gunbarrel and Boulder. Importantly, the potential for public recreation exists if formal trails are constructed through the parcels, connecting neighborhoods with existing Boulder County Open Space.

Transference of lands into conservation easements is supported by the Boulder Valley Comprehensive Plan as follows. “PPA 2.03: Conservation easements pursuant to **CRS 38-30.5-101** through 110, as amended, or other legally accepted methods between the county and landowners, should continue to be the acceptable development control, for the purpose of preventing additional parcel division or development of lands committed for agricultural activities, environmental and historic resource protection, and other activities consistent with the rural character of the county.”

The Twin Lakes Fields Meet ALL FIVE of Parks and Open Space's Criteria for Open Space Acquisition

1. **"Land threatened by development that is near or adjacent to existing open space."**
2. **"Prime agricultural land."**
The Twin Lakes fields are USDA/NRCS-designated as agricultural lands of Prime/statewide importance—the gold standard for agricultural lands.
3. **"Wildlife habitat."**
Meadowlarks, tiger salamanders, meadow voles, rabbits, and other species all live directly on these fields, and many other species use them for traveling between areas and foraging.
4. **"Riparian and scenic corridors."**
Both fields have designated Waters of the United States, are adjacent the Twin Lakes, and offer a much-loved scenic corridor for Gunbarrel residents.
5. **"Land that could provide trail connections."**
The 2010 BVCP maps propose Trail Connections on these fields. People use them for walking, cross-country skiing, and scenic beauty.

Let's make this vision a reality!





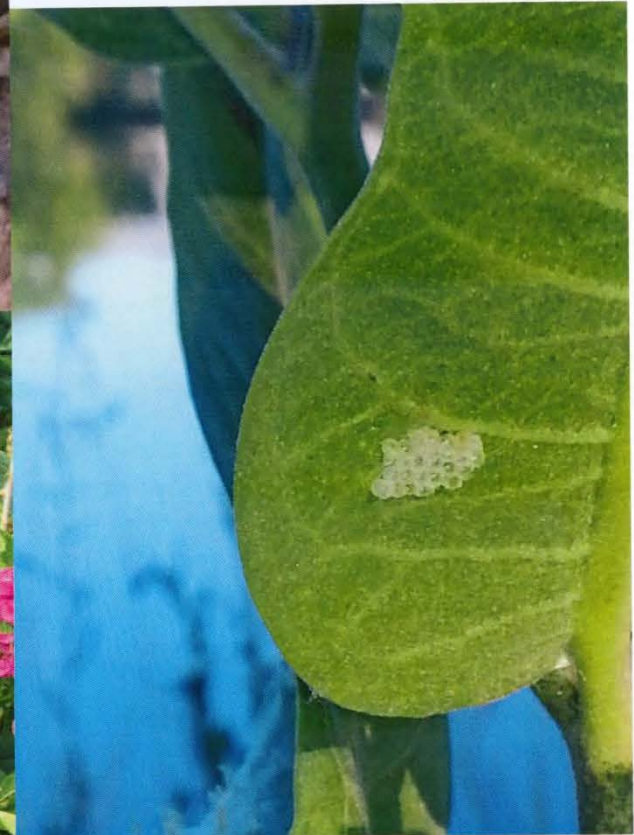
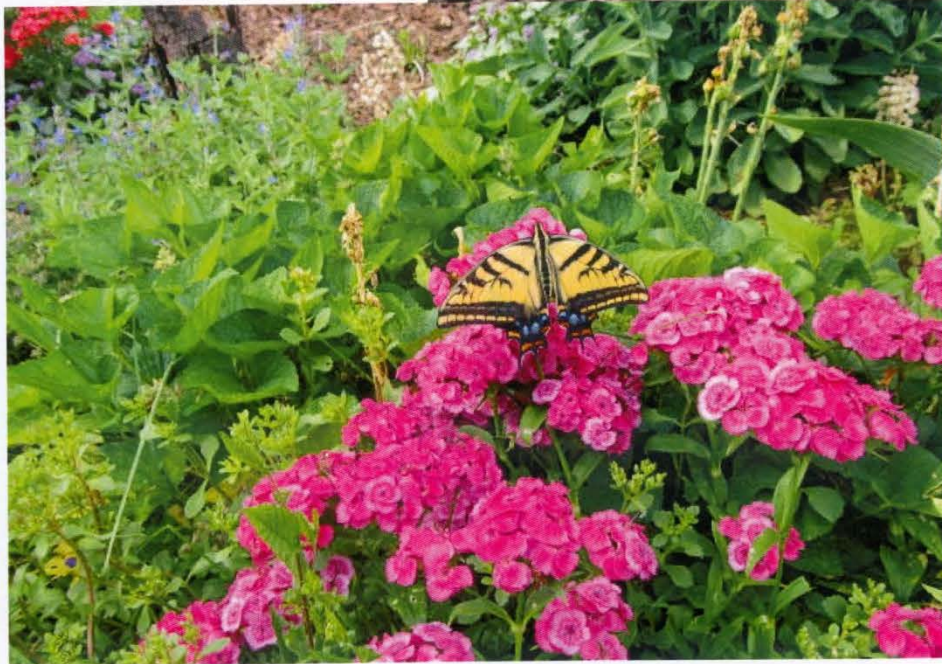
Greater Twin Lakes Open Space



*With gratitude to the hundreds of people who contributed photos and for whom
the Twin Lakes are very beloved*



Top left: Viceroy butterfly
Bottom left: Two-tailed swallowfly



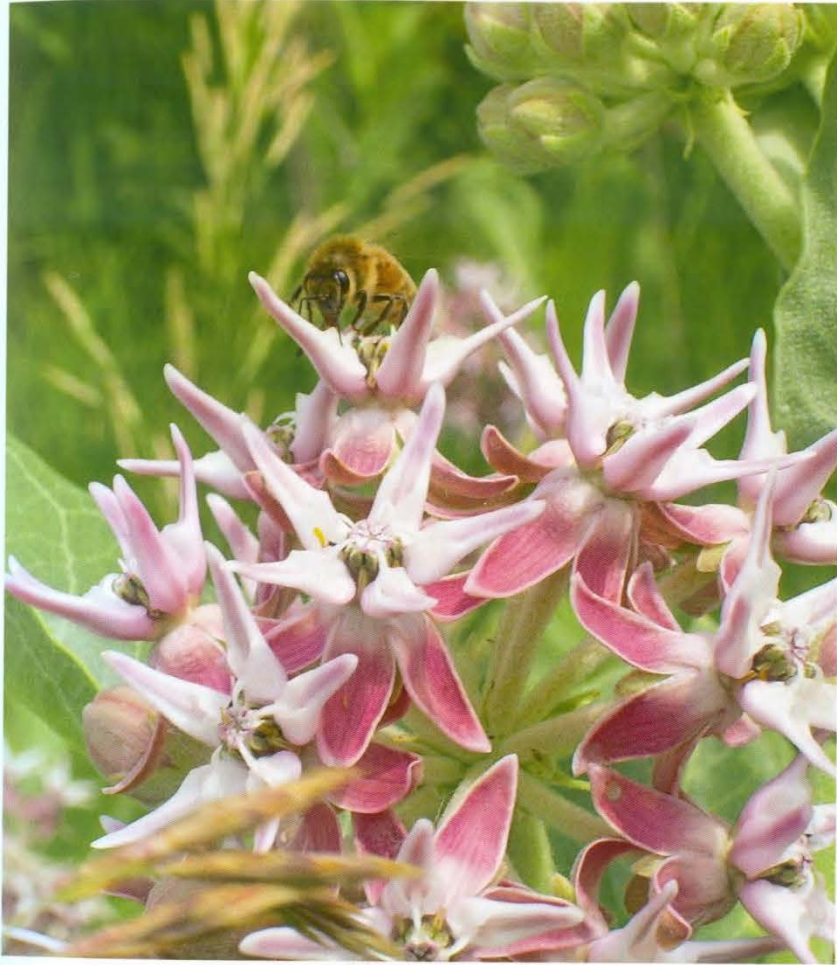
Hatched monarch eggs underneath a
milkweed leaf.



Milkweed is abundant in the Twin Lakes area. Monarch butterflies store a poison from milkweed, called cardiac glycosides, that they ingested as caterpillars. This makes them poisonous to some predators, helping them survive their migration.



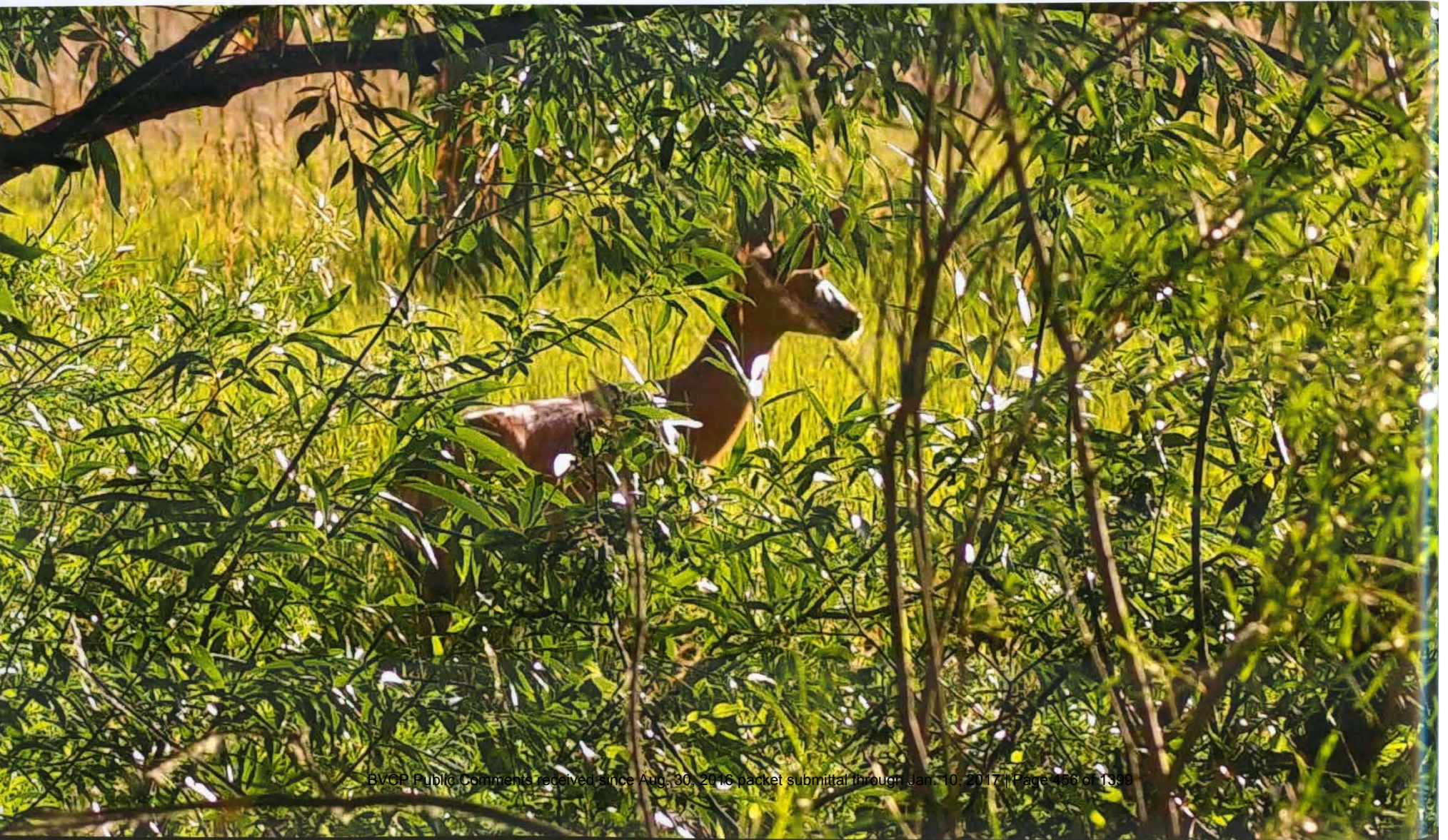
Clockwise from top left: Beetle on an asparagus berry on the north field; sunflowers;
white butterfly



Honeybee gathers nectar

Wild beehive on the north field. The meadows are important to pollinators.







Deer and, even this summer, moose use the fields to travel between the Walden Ponds and the Twin Lakes.

More Than Meets the Eye

Just an overgrown and abandoned field? Look again! Parks like this one connect one open space to another—a way from here to there for animals as well as people. Even small areas can provide shelter, resting and nesting sites, and food for all kinds of wildlife.



Coyote

Hunting Grounds

Foxes and coyotes often come by in search of a meaty meal. The park's bumpy terrain offers plenty of places where these hunters can stalk prey, hole up and rest, or even stay and raise a family.

LOOK for signs of animal activity. You might see scat (poop), or find paw prints in mud or snow.



Meat eaters leave scat that is often full of undigested bones and hair.



Vole

Completing the

The uneven ground offers good homes for tiny mice and voles.

LOOK for their tracks in the grass.

Sign at Eaton Park on the north side of the Twin Lakes. Eaton Park is a special blend of wetlands, prairie, and a small expert hike park.



"My home backs up to the north field, and I have lived here for 24 years, so I have seen much activity in the field over the years. People from all the surrounding area use it for flying electric remote airplanes, sunbathing, playing frisbee, walking dogs and many other activities. CU also brings many students here to study the many plants and grasses growing in these fields. However, one of the best things I have seen is a mother coyote and her five pups lined up on the field. It was at night, and as a flashlight was shined on them, their eyes would light up. They just stood there like they were waiting for a handout. This open field is a true treasure." --Jerry G



"Beautiful songs of coyotes in the south field last night! My very favorite nighttime melody!" --Caroline Hogue

Coyote leaves the south field and enters the Johnson/Coen Trust in the morning.



That night, coyote leaves the Johnson/Coen Trust and enters the south field.







Top left: Five baby Western meadowlarks, 3 to 5 days old, nestled in the tall grasses of the south field.
Bottom left: Western meadowlark. This photo not taken at Twin Lakes. Credit: Matt Bryant



Edna St. Vincent Millay:

"What is the name," I ask, "of those big birds
With yellow breast and low and heavy flight,
That make such mournful whistling?"

"Meadowlarks,"

You answer primly, not a little cheered.
"Some people shoot them." Suddenly your eyes are wet
And your chin trembles. On my breast you lean,
And sob most pitifully for all the lovely things that are
not and
have been.





Northern harrier foraging on the Twin Lakes fields.
The harrier is one of Boulder County's rarest and most imperiled birds.

Left: Ducks enjoying the ephemeral wetlands of the north field (spring 2016)



Clockwise from top: American avocet;
California ring-billed gulls; and killdeer





Western bluebird

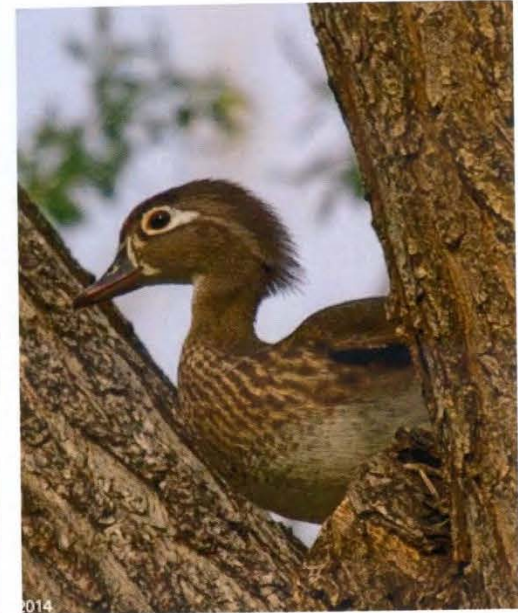


Leucistic red-winged blackbird
"I've been watching these 'albino'
blackbirds come to the fields for
years."
--Dinah McKay



Clockwise from top: White-crowned sparrow; swamp sparrow; Harris's sparrow; song sparrow; and Lincoln's sparrow





Clockwise: Bohemian waxwings; wood duck; and Canadian geese who use the fields for foraging and rest





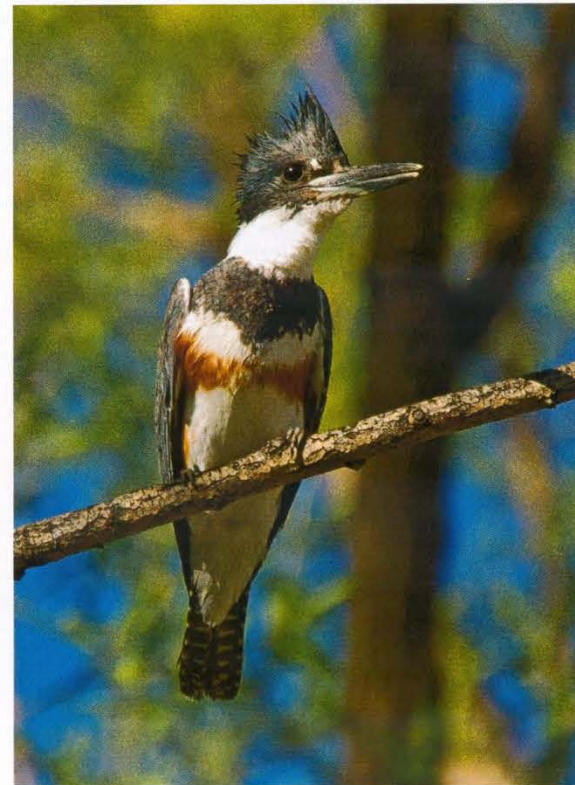
Red-tailed hawks





Clockwise from top: White-breasted nuthatch; belted kingfisher; and lazuli bunting

Facing page: Great blue heron







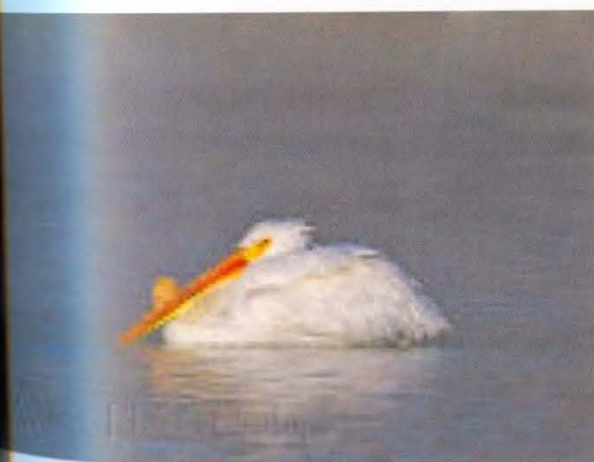
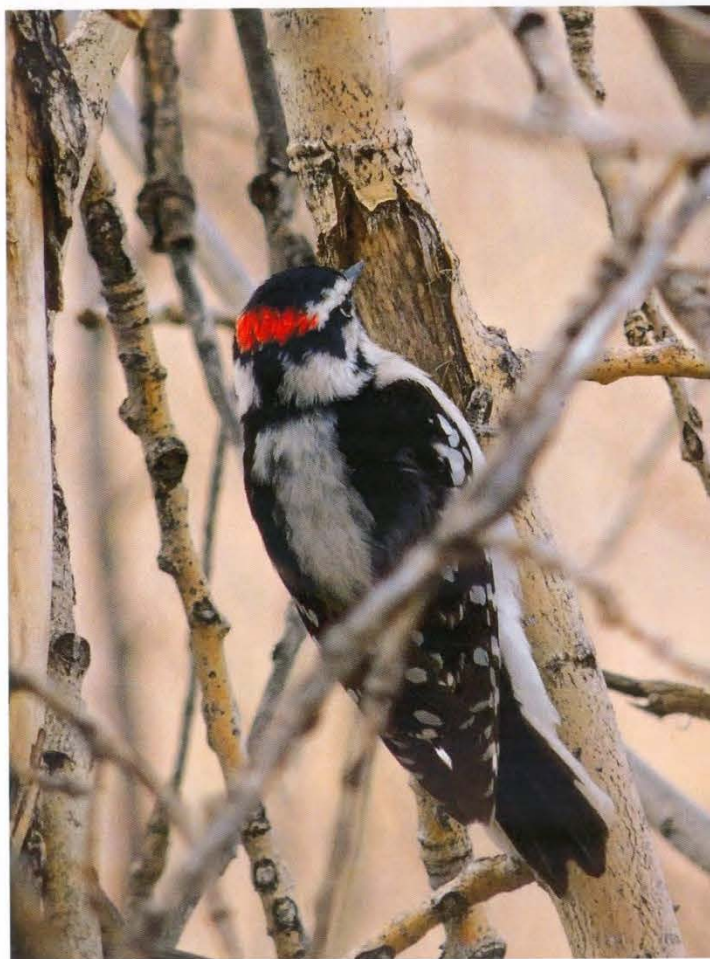
Great blue herons on the north field



American kestrel, North America's littlest falcon



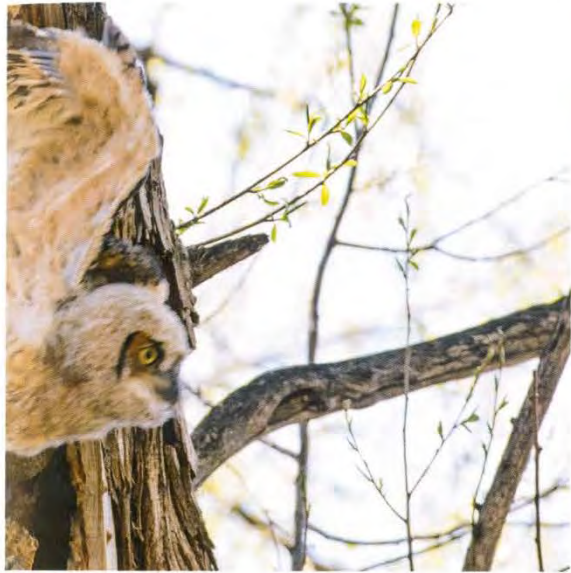
Osprey with a fish in a tree



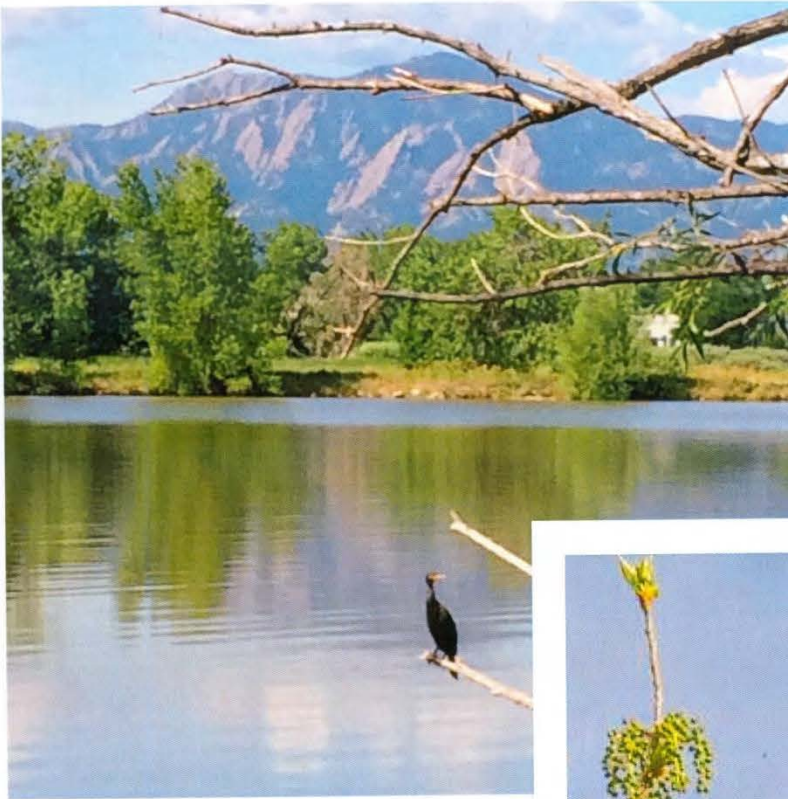
Clockwise from top left: Warbling vireo; downy woodpecker; great horned owl; raptor foraging on the north field; and American pelican



The owl nesting tree; great horned owl in flight



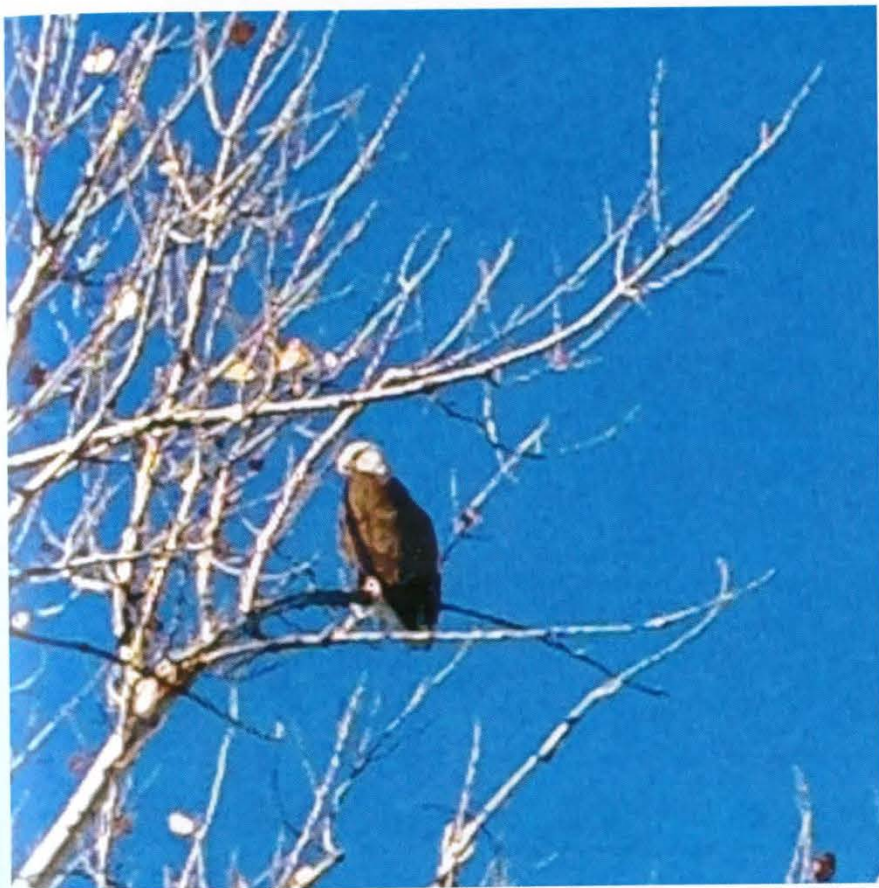
Owlet takes its first flight; and big yawn



Double-crested cormorants

Facing page: Bald eagle and
immature bald eagle







"I was able to capture a swallow in flight feeding a young one. The parents were swooping over the south field to catch insects, and then flying to feed their young ones who were all perched in a row on a tree branch." --Anne Pienciak



Snapping turtles. Baby turtle at right.



Clockwise from top left: Painted turtle; garter snake;
bullfrog; yellow-bellied racer.
"One of the last places in Boulder you can see fireflies on
a hot summer night." --Shonna Tyrer



Tiger salamanders







Standing on the south field looking through the wildlife corridor to the Johnson/Coen Trust. To reach Walden Ponds, follow the rainbow!



"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."
--Melanie Lynn

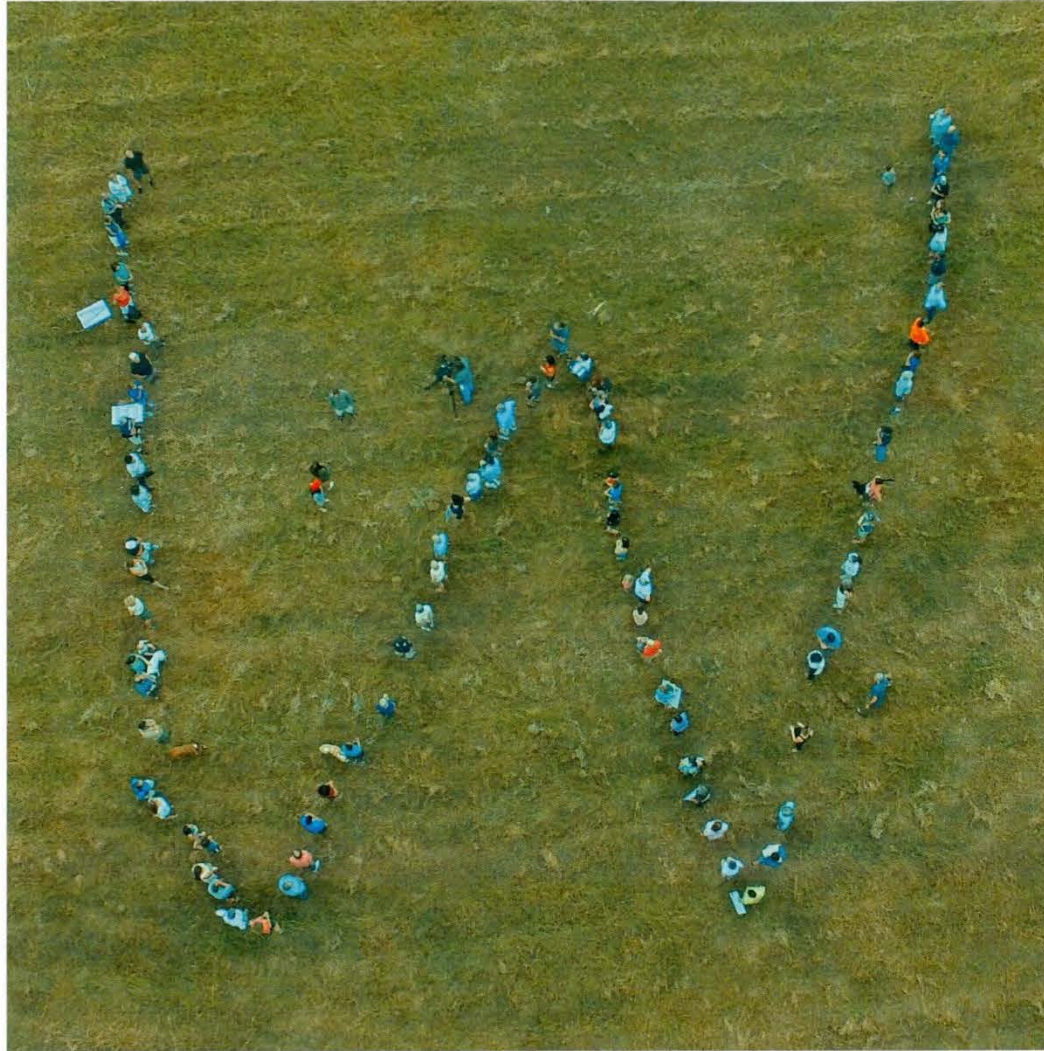








Clockwise from top: Community gathering on the north field; child riding on the south field's small BMX track; and an evening stroll



'W' is for Wildlife. More than 100+ people came to form the letter. Photo by Steve Smart



Bushy-tailed woodrat

Thanks to all the Twin Lakes creatures, great and small!

From: [Juliet Gopinath](#)
To: [Giang, Steven](#)
Subject: TLAG materials for Planning Commission to be uploaded to website
Date: Monday, September 19, 2016 2:12:49 AM
Attachments: [OpenSpaceAssessmentforTwinLakesFields.pdf](#)
[TLAG_Compiledpositionpapers_091916.pdf](#)

Steven,

I shared a pdf file with you from my other account, but am also sending you a link to the materials the Twin Lakes Action Group would like you to upload to the website. This will ensure that the Planning Commission and other three bodies have a chance to review these materials before their deliberations and vote. I hope that you will be able to upload first thing this morning so that the Planning Commission has a chance to review our submission.

<https://drive.google.com/open?id=0BwflRxaWA49DSXNLWjdFUjQ5UGc>

Thank you so much for all your assistance.

Juliet Gopinath on behalf of the Twin Lakes Action Group

PS. In case anything goes wrong, I have attached two of the smaller files to this email. If the link or shared file works fine, please disregard the attachments.

From: [Kristin Bjornsen](#)
To: [Giang, Steven](#)
Subject: Re: one other item
Date: Monday, September 19, 2016 10:42:00 AM
Attachments: [clarifications.docx](#)

Hi Steven,

Here you go. Attached is the final document for the packet for the Planning Commission.

Many thanks!

Kristin

> On Sep 19, 2016, at 8:07 AM, Kristin Bjornsen <bjornsenk@yahoo.com> wrote:
>
> Good morning, Steven,
>
> Hope you had a nice weekend. We have one additional document to include in the packet. I will have it to you early this morning.
>
> Many thanks,
>
> Kristin
>

Clarifications to Staff Clarifications

Dear Planning Commission members,

Thanks very much for all your work and the time you've so generously given! On Sept. 14, BVCP staff sent a memo clarifying concerns from the Aug. 30 Twin Lakes testimony. Based on Gunbarrel's extensive research on this topic—the product of many candles burnt on both ends—we have additional important information on those sections.

To avoid information overload (probably too late for that), I will touch on only a few of the topics (though many exist) and will try to use mostly images with minimal text:

1. Original intent for a community park and greenbelt

The 40-acre community park slated for this area in the 1977 BVCP **actually does** occupy the north field, as you can see from the overlay below. Additionally:

- The City collects about \$8 million a year in sales and use taxes from Gunbarrel's commercial areas. It also collects property taxes from the ~25% of Gunbarrel residents who are incorporated. That money could have funded a park.
- 60% of the school site on the south field was supposed to be a park. And this land was dedicated for a school or open space.
- It's true the intended greenbelt has been almost entirely developed. How sad! And how precious this opportunity to save the last wildlife corridor!



2. Open Space Other designation

There **actually is** an “Open Space Other” designation on the north field. The official parcel report is included below. The field is designated **Low-Density Residential/Open Space Other**. What does an Open Space—Other designation mean? Boulder defines it as:

“Other public and private land designated prior to 1981 that **the city and county would like to preserve through various preservation methods** including but not limited to intergovernmental agreements, dedications or acquisitions.”

either recorded or prescriptive easements that may be asserted by the Ditch Company.

| | | |
|----------------------------------|-------------------------------|-------------------------------------|
| | Wetland and/or Wetland Buffer | |
| Zoning: | / | |
| BVCP Land Use: | Low Density Residential / LR | Subcommunity: Gunbarrel |
| Additional BVCP Land Use: | Open Space, Other / OS-O | City Neighborhood: GUNBARREL |
| BVCP Area: | Area II | Quarter Sect. : N09E03 |

3. Gunbarrel Green’s dedicated land

Regarding the south field, which the Williams brothers dedicated for the Gunbarrel Green subdivision, the memo states, “Staff could not locate any restrictions of the use of the BVSD parcels for school or recreation or for any other specific purpose....Even if there were use restrictions associated with the Boulder County Land Use Code’s requirement to dedicate of the property, those requirements would not apply post-annexation because, post-annexation, the city and not the county would have Land Use jurisdiction over the property.”

Colorado Revised Statutes 30-28-133, the Boulder County Land Use Code Article 7, and the 1956 Subdivision Regulations in effect at the time of the dedication all restrict how dedicated land can be used. Specifically, it

- 1) must serve the contributing subdivision’s residents and be for their use and benefit, and
- 2) it must be for a school, park, or open space. More details available at request.

CRS 30-28-133 is unchanged by annexation. Medium Density Residential would be an unauthorized land-use designation for dedicated land because it wouldn’t serve Gunbarrel Green residents; wouldn’t be for a school or recreational use; and would create the exact growth impacts it was intended to ameliorate. (Image of 1956 regulations appears below.)

Area for School and Recreation Use

- Not less than 5 per cent of the total area of the subdivision shall, when so required by the County Planning Commission, be deeded to the County of Boulder for future school and recreation use.

The exact location of such deeded property shall be subject to approval of the Planning Commission.

- In certain locations, the subdivider may be requested to reserve an additional area of not more than 10 acres for purchase by the County or School District within three years of the date the plat is recorded.

- 26 -

4. Annexation of Open Space to enable development

Development on the Twin Lakes parcels only can occur with annexation, so annexation is an important issue to inform land-use designation.

At the July 28 POSAC meeting, the Land Use Department said that they would seek annexation through the Open Space parcel, rather than a flagpole annexation, because the County frowns upon flagpole annexation. The image below shows three important things:

- County policies have never before supported the annexation of open space to create contiguity and enable development.
- The parcel in question is, indeed, open space.
- Parks and Open Space has agreed to relinquish it to enable MDR development. This would have direct negative impacts on the Twin Lakes Open Space through loss of a wildlife corridor, foraging habitat, and increased light and noise pollution.
- Other dangers of this precedent and how it puts all open space at risk are discussed in this Daily Camera Guest Opinion:
http://www.dailycamera.com/guest-opinions/ci_30270385/kristin-bjornsen-indecent-proposal-open-space

See image on next page...

From: Whisman, Janis jwhisman@bouldercounty.org
 Subject: RE: BVCP 2015 Update Information Request
 Date: October 15, 2015 at 11:54 AM
 To: McCarey, Scott smccarey@bouldercounty.org, Fogg, Peter pfogg@bouldercounty.org
 Cc: Shannon, Abigail ashannon@bouldercounty.org, Giang, Steven sgiang@bouldercounty.org, Grimm, Denise dgrimm@bouldercounty.org, Swirhun, Lesley lswirhun@bouldercounty.org

WJ

Hi, Pete,

In answer to your questions on for me on an annexation, Ron Stewart has agreed to set the county open space parcel outlined in turquoise to be annexed to provide the on 2 guity needed so the BCH property can be annexed.



Hope that helps,
 Janis



Janis Whisman, Real Estate Division Manager
 Boulder County Parks & Open Space
 (303) 678-6263 (office)
jwhisman@bouldercounty.org
BoulderCountyOpenSpace.org
[Twitter](#) | [Facebook](#) | [YouTube](#)

From: McCarey, Scott
 Sent: Wednesday, October 14, 2015 3:06 PM
 To: Fogg, Peter; Whisman, Janis
 Cc: Shannon, Abigail; Giang, Steven; Grimm, Denise; Swirhun, Lesley
 Subject: RE: BVCP 2015 Update Information Request

Hi Pete

5. Availability of alternate locations.

We have identified at least four alternate locations for development that would be closer to transit, stores, and services. Additionally, **TLAG is partnering with groups to see if 200 permanently affordable units can be provided in the form of carriage homes and accessory dwelling units in Gunbarrel.** More details on this to come.

Here are two examples of the alternate sites we've identified. Although they would accommodate fewer units, they would be closer to services and would align with the BVCP goal of "compatible, integrated and dispersed."

- 6560 Spine Road: A TLAG member knows the owners of this parcel. It is across the street from the grocery store, restaurants, daycare, a gym, and other services.



- 5145 63rd Street. This site has already been vetted as an appropriate location for housing because of the flat surface and proximity to urban services, and it is no longer being considered for a transitional village.

2016 Boulder Homelessness Tour

Fire Station #6 & Longbow Out lots

5145 63rd

3

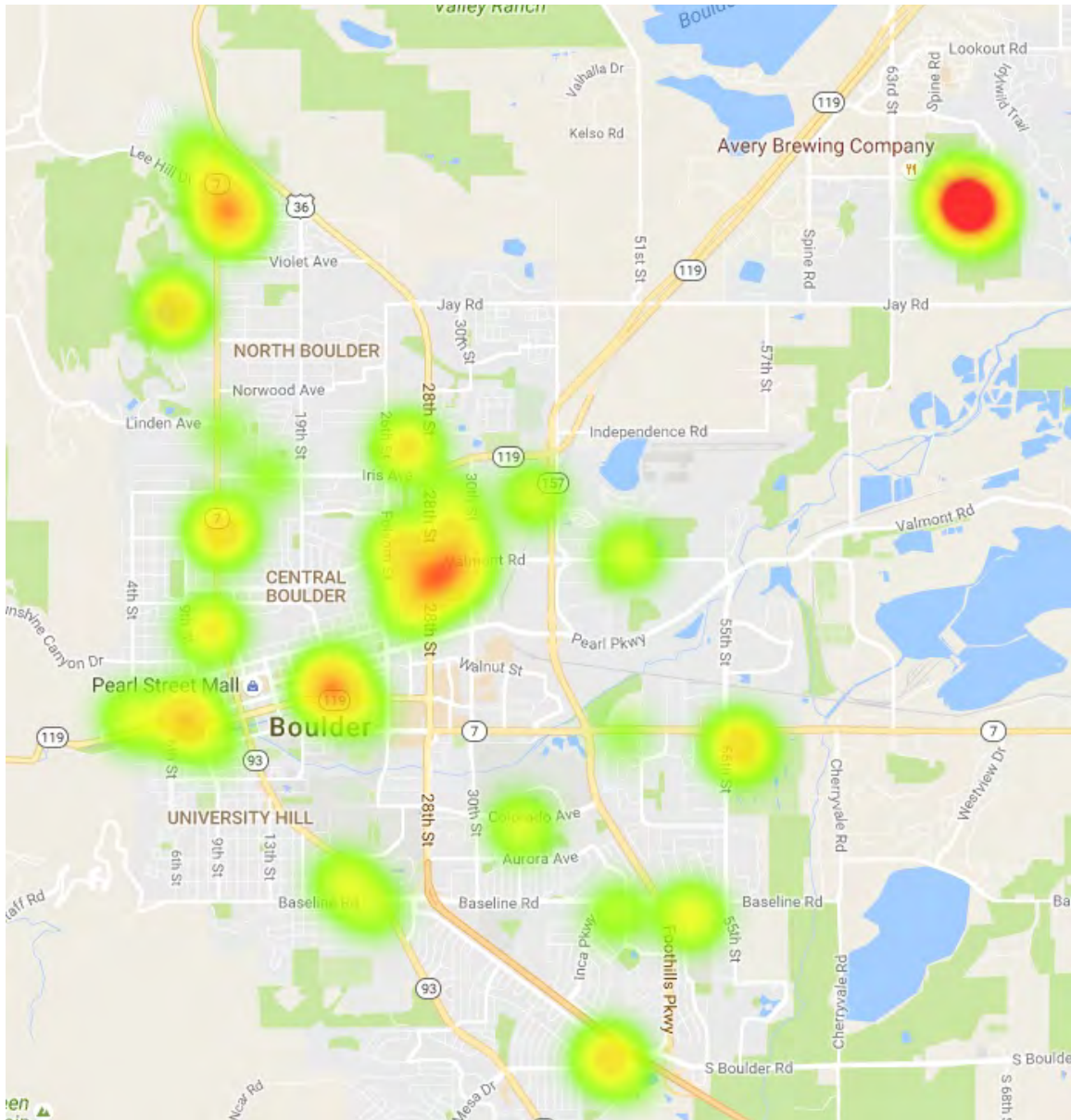
| Topography and Site Access | | | Access to Transit | | Distance to Amenities | | Zoning and Land Use Implications** | | Access to Water and Sewer | |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------|---------|----------------------------------------|---------|
| Location | Summary | Pro/Con | Summary | Pro/Con | Summary | Pro/Con | Summary | Pro/Con | Summary | Pro/Con |
| 5145 N. 63 rd (Fire Station 6) | Flat Site; existing access from 63 rd Street, could also likely access off of Spine Road | ● | Bus Lines: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m. and 'J' infrequent services | ● | Walking access to grocery 1/4 mile east; 1/4 mile to Twin Lakes County Open Space; near Boulder Reservoir; however no direct access | ● | Industrial General Zoning; would require a subdivision, occupied by Fire Station 6 on north side of site | ● | Currently served by water and sewer | ● |
| Longbow Outlots | Approximately 10-15 percent slope on site; no access exists today. | ○ | One Bus Line: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m. | ● | Walking access to grocery and coffee shops 1.2 miles to northeast; 1/4 mile to Twin Lakes County Open Space; near Boulder Reservoir; however no direct access | ● | Public zoning | ● | Sewer and water in the adjacent street | ● |

● = Positive ● = Neutral ○ = Con

6. Integration of affordable housing

BVCP policy 7.13 states, "Permanently affordable housing, whether publicly, privately or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community."

This heat map shows MDR, allowing 280 units, would create incompatible, concentrated, and segregated housing:



7. Traffic impacts

The staff memo states, “Traffic impacts would be assessed as part of the development review process.” Per a Oct. 14 BVCP Planning email, proposed land use changes are required to examine this impact now, before the land-use change. No such assessment has been done.

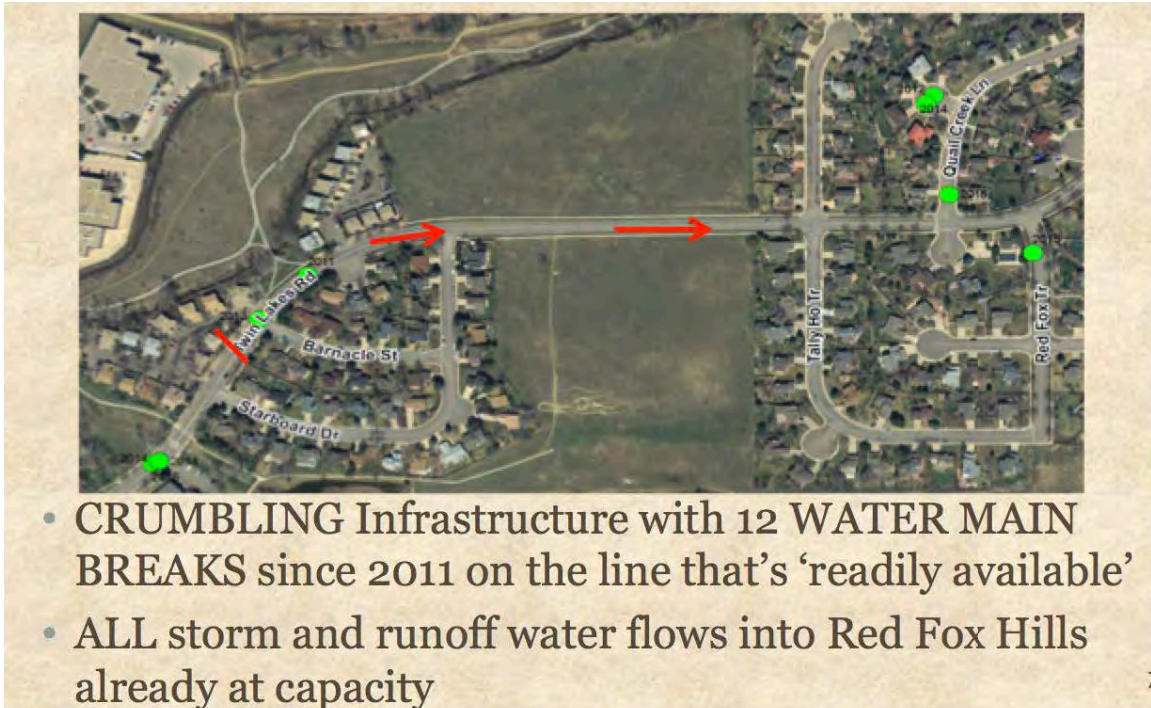
The ITE Trip Generation Manual, which is what the City and County use, shows that **MDR development would add 1,856 to 3,500 additional vehicle trips per day on Twin Lakes Road. That is a 177% to 246% increase.**

8. Infrastructure needs

The staff memo also states, “The city and county would coordinate to address the

infrastructure needs of any development.”

The BVCP requires that “the proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder.” Twin Lakes Road has had 12 water main breaks since 2011 on the line that’s readily available.



9. Open Space available to Gunbarrel residents.

Most of the open space that the County includes in their calculations is off-limits to residents. They include areas like:

- The Johnson/Coen Trust and the Eaton Park Habitat Preserve, which people aren’t allowed to enter.
- The water in the Twin Lakes, which prohibits boating.
- Some maps even include the private (and very expensive) Country Club.
- **The truth is that Gunbarrel has a shortage of parks and fails to meet the BVCP Urban Services Criteria and Standards for developed urban parks.** See impact-assessment report for details. Also, the Twin Lakes are the most heavily used Parks and Open Space property in the County. A Greater Twin Lakes Open Space would benefit people and wildlife alike!



10. Protecting habitat connections and environment

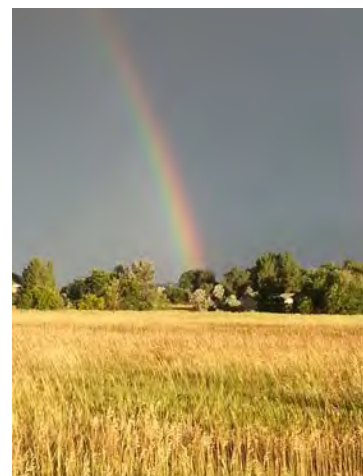
Numerous times, staff have called these parcels “infill.” In reality, they would be filling in a wildlife corridor. Photo at right shows view through corridor to Walden Ponds. Even Open Space and wildlife in Area II deserves protection, and the past and present vision for the Twin Lakes has been open space.

We’re very grateful for your time, and we’re happy to answer any questions on Wednesday.

Many thanks for your thoughtful consideration!

Best wishes,

Kristin Bjornsen
TLAG Board member



From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Subject: September 21st BVCP meeting
Date: Monday, September 19, 2016 1:22:05 PM
Attachments: [Boulder Valley Comprehensive Plan Citizen Input2 \(1\).pdf](#)
[BVCP Land Change Request.pdf](#)
[\(DAG\) bvcp-land-use-changes-request-form-1-201509151724.pdf](#)

Dear Steven and Richard,

Please submit the following attached documents to the Boulder County Planning Commission members for their review prior to the September 21st BVCP meeting in which they will be voting on the land use designation change requests.

Thank you,

Donna George

Boulder Valley Comprehensive Plan Citizen Input

On Twin Lakes Parcels

In listening to the video on the Boulder Valley Comprehensive Plan (BVCP) homepage

(<https://bouldercolorado.gov/bvcp>) I heard the following two quotes: “It’s not by accident the hills and mountains were protected.” and “Citizens decided that they’re going to protect that and grow smart.” In addition under the Get Involved section (<https://bouldercolorado.gov/bvcp/get-involved-4>) it states: “As a member of the community, you can get involved and help shape the next edition of the Boulder Valley Comprehensive Plan in many ways. It can be as easy as reading the website, sending an e-mail, attending an event, or speaking at a public meeting. Your voice is critical!” So a number of Gunbarrel residents did just that. The Twin Lakes fields have been used by the surrounding community for passive recreation, scenic vistas, and viewing wildlife for decades. These fields border the Twin Lakes Open Space which is the heart and soul of Gunbarrel and one of the top most visited Boulder County Open Space lands. It makes sense to preserve these fields which also provide habitat, forage, and a critical corridor for wildlife in the area. So in October 2015, eight citizens (including myself), as well as the Twin Lakes Action Group (TLAG), submitted land use change requests for the Twin Lakes properties to be designated as Open Space in the 2015 BVCP update. My request is attached to this e-mail. Since this time, many more citizens have joined TLAG and over 1600 citizens have signed the petition requesting that these lands be designated as Open Space. The citizens have also attended numerous meetings over the last year concerning these fields. They have been involved a great deal and have put in considerable time and effort in working to preserve these meadows for their community because they are very important to them. As the quotes on the video stated, “It’s not by accident the hills and mountains were protected.” “Citizens decided that they’re going to protect that and grow smart.” The same holds true for the Twin Lakes properties. Many citizens of Gunbarrel and of the entire Boulder Valley have decided to protect these meadows for the Gunbarrel community and for the wildlife that share these lands with them.

An Open Space designation for these properties aligns with many policies of the Boulder Valley Comprehensive Plan (BVCP) and the Boulder County Comprehensive Plan (BCCP). Among these are 3.04 (BVCP) – Ecosystem Connections and Buffers, 3.05 (BVCP) – Maintain and Restore Ecological Processes, 3.06 (BVCP) – Wetland and Riparian Protection, and ER 1.04, ER 1.05, ER 1.07, ER 1.08, ER 2.02 of the BCCP to name only a few. Also, C.4 of the Parks and Open Space section of the BCCP states: “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.” The land use change requests for Open Space on these properties need to be given a genuine, fair, and thorough analysis in this process. I do not see where this has occurred thus far.

I was very dismayed to see in the Boulder County Planning Commission Agenda Item #3 for the September 21, 2016 meeting in which the Boulder County Planning Commission will be voting on the land use change requests, that they will not be voting on the land use change request for Open Space for the Twin Lakes properties which the eight citizens and TLAG submitted. These citizens put in a tremendous amount of work in this effort and their land use change requests for Open Space need to be considered and voted on. Instead, the packet submitted by Boulder County and City of Boulder Land Use departments, states for suggested motion language the following:

C. Motion to approve the Land Use Map change to the Boulder Valley Comprehensive Plan, as shown and described in Attachment C, as to 6655 and 6500 Twin Lakes Rd. and O Kalua Rd. (Requests #35 and #36): Change to Medium Density Residential and Environmental Preservation.

The motion also does not include the land use change request to Mixed Density Residential which the Boulder County Housing Authority and Boulder Valley School District submitted for these same properties. Instead, the motion only includes a Medium Density Residential and Environmental Preservation designation that the planning staff of Boulder

County and the City of Boulder came up with sometime in this process. This process is therefore broken. Where is the citizen input? I request that the land use change designation requests for Open Space for the Twin Lakes properties, that many citizens worked extremely hard on and submitted, be voted on by the four governing bodies in the BVCP update process.

Sincerely,

Donna George

The property at 6655 Twin Lakes Road has been zoned Rural Residential in unincorporated Boulder County since 1954. The Archdiocese of Denver owned the property since 1967 until they recently sold it to Boulder County in May of 2013. During all these years the undeveloped field has been used by the surrounding neighborhoods as Open Space. There are two foot paths that have been ground in over the years on the property by residents of the surrounding neighborhoods walking and riding their bikes through the field. People fly kites in the field and run remote control aircraft there. The field is a main natural feature of the surrounding neighborhoods.

Included among the core values listed on page 9 of the 2010 Boulder Valley Comprehensive Plan are the following:

Our unique community identity and sense of place

Compact, contiguous development and infill that supports evolution to a more sustainable urban form

Open space preservation

Great neighborhoods and public spaces

Environmental stewardship and climate action

Physical health and well-being

Our unique community identity and sense of place

2.01 Unique Community Identity – *The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley and characterized by the community's setting and history will be respected by policy decision makers.*

The Twin Lakes Open Space is the heart of Gunbarrel. The adjacent field at 6655 Twin Lakes Road has been used as open space by the surrounding communities over the last few decades. There are no public community parks in unincorporated Gunbarrel. This property has provided an open field to the surrounding residents for many years where they get physical activity and relief from the congestion and hustle/bustle of daily life. There is a pair of Great

Horned Owls that nest nearby that use the field to hunt. They come back year after year to rear their young in a nearby tree hollow. This nest area is protected each season by the Open Space Department and many Boulder County residents visit the area each year to observe the owls. Any development on the property at 6655 Twin Lakes Road will most likely result in the abandonment of the Great Horned Owls nesting site. These birds have become mascots of the surrounding communities.

Compact, contiguous development and infill that supports evolution to a more sustainable urban form

2.03 Compact Development Pattern The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

The property at 6655 Twin Lakes Road is totally surrounded by unincorporated Boulder County land. In order for any development to take place on the property it would need to be annexed into the city. There is a state statute that requires there to be at least 1/6 contiguity to the annexing City in order for annexation to take place. The property at 6655 Twin Lakes Road does not meet that criteria, in fact it has no contiguity at all to the City of Boulder. This land is situated in the middle of unincorporated rural residential neighborhoods and not at all in an urban setting. One of the Boulder Valley Comprehensive Plan's core values is "compact, contiguous development and infill that supports evolution to a more sustainable urban form." This property clearly does not meet the compact, contiguous development criteria and should not be considered for annexation. Also, there presently are not sufficient urban services in Gunbarrel for the city residents already here. There is no library, hardware store, community center, central park, recreation center, or urgent care center.

Open Space Preservation

2.04 Open Space Preservation- The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.

As stated above, this property has been used for passive recreational use by the surrounding community for many years. The field provides a scenic vista for the residents of the surrounding neighborhoods and when the grasses blow in the wind it provides a calming effect on any daily stresses they may have. This field provides habitat and food for various animal species in the surrounding area. There are coyote, red fox, raccoon, eastern cottontail, striped skunk among other mammals that frequent the area. On a recent walk in the field I noticed a dead raccoon from a likely coyote kill and lots of coyote scat nearby. The field is a major hunting ground for the resident Great Horned Owl pair that nest nearby as well as for other birds of prey. On any given day, you can see a variety of bird species in the field and soaring overhead.

Great neighborhoods and public spaces

2.06 Preservation of Rural Areas and Amenities-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 land, 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. Existing tools and programs for rural preservation will be strengthened and new tools and programs will be put in place.

As stated above, this property has been zoned Rural Residential since 1954. The parcel is surrounded by Open Space, Rural Residential neighborhoods, and a publically owned parcel of the Boulder Valley School District. As stated above, the land is totally surrounded by unincorporated Boulder County. Designating this property as Open Space will be utilizing an existing tool to keep the land rural and

prevent the encroachment of the urban city into the rural residential community of which this field is a central natural feature.

Also, this field is in a high water table area subject to flooding. Please refer to the attached hydrology report. The field acts as a “sponge” to mitigate water from the Twin Lakes to a downgradient pond south of the property. Any development on this property would result in diversion of the water which it presently retains in its capacity as a sponge. There is a high likelihood that diversion of this water would result in increased flooding of nearby homes. Many of these homes already have sump pumps, some of which are running continually. My home was one of the few in my neighborhood that did not incur any flooding during the 2013 flood and the high rains during the spring of 2015. I fear that if development takes place on this property water will be diverted to nearby homes and my property will get flooded. Increased extreme weather events due to climate change could result in increased precipitation in the Boulder Valley. The dams around Twin Lakes are over 100 years old and there could be risk of breaching during extreme weather events. Keeping this field undeveloped would help in mediating any adverse effects from flooding.

3.16 Hazardous Areas- Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.”

3.22 Protection of High Hazard Areas- The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.

Environmental stewardship and climate action

3.03 Natural Ecosystems- The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisitions and public land management practices. The protection

and enhancement of biological diversity and habitat for federal endangered and threatened species and state, county and local species of concern will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

This field provides a great opportunity to reestablish a mixed grass prairie to the area. Addition of native wildflowers would assist in increasing native bee pollinators to the area. In addition, this would provide enhanced habitat to other wildlife that frequent the nearby Twin Lakes Open Space.

3.04 Ecosystem connections and buffers- *The city and county recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems.*

This field is part of a wildlife corridor that connects the Open Space parcels and Sawhill Ponds to the South to the Twin Lakes Open Space area to the North. This provides a corridor of movement of various wildlife species from these two important wildlife habitats.

The field also provides mitigation of urban heat island effects. People have mentioned that the air temperature decreases when you enter Gunbarrel from the City of Boulder. This is most likely due to the fact that there is less paved and developed surfaces in Gunbarrel. Development of this parcel will eliminate the cooling effects of the field and the nearby lakes for the surrounding neighborhoods resulting in increased surrounding air temperatures. This would result in increased energy use to cool surrounding homes.

3.06 Wetland and Riparian Protection- *Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to develop programs to protect and enhance wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.*

This property has a Wetland and/or Wetland Buffer Property Tag assigned to it. This property should be protected along with the Twin Lakes Open Space area.

Physical health and well-being

This field is an integral natural feature of the surrounding neighborhoods. It provides space for physical activity and scenic vistas to the people in the Gunbarrel Subcommunity. Every day you can see people walking or riding their bikes through the field. The 2010 Boulder Valley Comprehensive Plan Trails Map includes a proposed trail through this property as well as the open field to the south of it. Completion of this trail would be a benefit to the community. People need open spaces in their neighborhoods not just in the surrounding Open Space lands that separate Boulder from other communities. These open areas provide respite and peace from the hustle and bustle of daily living. On a daily basis, open space areas within neighborhoods calm frazzled nerves and feed the soul contributing to the well-being of the residents in the area.

For all the above reasons and more, I am requesting that the property at 6655 Twin Lakes Road receive a Land Use Designation Change to Open Space. I would also like an Environmental Preservation designation to be considered. There is only a very short description of this land use designation in the 2010 Boulder Valley Comprehensive Plan. I do not see any areas on the Boulder Valley Comprehensive Plan Land Use Designation Map with coloring that indicates the Environmental Preservation designation. I have not been able to get any additional information on this designation, however from the brief description it could apply to this property.

Thank you for your time in reviewing this application.

Donna George
4661 Tally Ho Court
Boulder, CO 80301
303-530-4424

BOULDER VALLEY COMPREHENSIVE PLAN
2015 MAJOR UPDATE :
REQUEST FOR REVISION

The general public, including property owners, may submit requests for changes to the Boulder Valley Comprehensive Plan (BVCP) as part of the five-year major update to the plan. Requested changes to the BVCP require a public hearing and approval from the following bodies:

| | TYPE OF REQUEST | APPROVAL BODIES |
|--------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAND USE - / MAP-RELATED | Land Use Map Amendment | <u>Area I:</u> City Planning Board and City Council with referral to County Planning Commission and County Commission <u>Area II & III:</u> City Planning Board, City Council, County Planning Commission and County Commission |
| | Changes to the Area II/III boundary | City Planning Board, City Council, County Planning Commission and County Commission |
| | Service Area Contractions or Minor Changes to the Service Area boundary | City Planning Board, City Council, County Planning Commission and County Commission |
| | Other Map Amendments | By relevant jurisdiction (city or county) |

In order for consideration, the enclosed form (pages 2 – 4) is to be completed by anyone requesting a change to the plan. The fourth page contains a list of additional materials that should be submitted with the request.

The deadline for submitting a request for proposed changes to the Boulder Valley Comprehensive Plan is 4 p.m. on Friday, Oct. 2, 2015. Completed request forms should be returned by mail or e-mail at the addresses shown on the final page of this form.

Request forms and information regarding five-year review procedures can be obtained from the City of Boulder Community Planning and Sustainability Department, 1739 Broadway, 3rd Floor, and the Boulder County Land Use Department, 2045 13th Street, or online at www.bouldervalleycompplan.net.

For additional information, contact BVCPchanges@bouldercolorado.gov, or contact Caitlin Zacharias at the City of Boulder Comprehensive Planning Division at (303) 441-1886 and Pete Fogg at the Boulder County Land Use Department at (720) 564-2608.

Thank you for your interest in this process.

**BOULDER VALLEY COMPREHENSIVE PLAN
2015 MAJOR UPDATE :
REQUEST FOR REVISION**

1) Type of Amendment (check all that apply):

- | | |
|--------------------------------------------|-------------------------------------------------------------------------|
| <input checked="checked" type="checkbox"/> | Land Use Map Amendment |
| <input type="checkbox"/> | Changes to the Area II/III boundary |
| <input type="checkbox"/> | Service Area contractions or Minor Changes to the Service Area Boundary |
| <input type="checkbox"/> | Other Map Amendment |

2) Please provide the following information

a. Brief description of the proposed amendment:

Change in Land Use Designation to Open Space
Consider change in Land Use Designation to Environmental Preservation

b. Brief reason or justification for the proposed amendment:

Allow undeveloped land parcel at 6655 Twin Lakes Road to maintain its unique natural character, maintain its passive recreational use, protect and preserve wildlife, preserve and protect area wetlands, and continue to mitigate flooding hazards downgradient from Twin Lakes

a. Map(s) proposed for amendment: Boulder Valley Comprehensive Plan Land Use Designation Map

b. Brief description of location of proposed amendment:

6655 Twin Lakes Road

Section: 11 Township: 1 N Range: 70 W

c. Size of parcel: 9.97 acres

3) Applicant:

Name: Donna George

Address: 4661 Tally Ho Court Boulder, Colorado 80301

Phone: 303-530-4424

4) Owner:

Name: Boulder County or Boulder County Housing Authority

Address: P.O. Box 471
Boulder, CO 80306

Phone: 303-441-3930 or 303-441-1000

5) Representative/Contact:

Name: _____

Address: _____

Phone: _____

6) Does the applicant have a development application or some interest in a property that in any manner would be affected by this amendment proposal? (If yes, please explain):

No

SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH REQUEST FORM

1. **Narrative addressing the details of the proposed amendment**, including: 1) reason or justification for proposal, and 2) its relationship to the goals, policies, elements, and amendment criteria of the Boulder Valley Comprehensive Plan.
2. **Name and contact information** of person who prepared submittal information.
3. **Location map showing size and context of the area proposed for amendment**, including relationship to surrounding roads, existing and planned land uses, natural features, and present Comprehensive Plan designations. Dimensions should be 8 ½" x 11" with color or grayscale contrast suitable for photocopying.
4. **Detailed map** (larger scale than location map) of site showing topographic contours, structures or improvements, and physical features, if required. Dimensions should be 8 ½" x 11" with color or grayscale contrast suitable for photocopying.

After the initial review of request forms, additional information or copies of submittal materials may be required. Persons submitting request forms will be contacted as needed.

SUBMISSION OF REQUEST FORMS

Submit request forms by 4 p.m. on Oct. 2, 2015.

Via e-mail: BVCChanges@bouldercolorado.gov

Or by mail:

City of Boulder
Department of Community Planning and Sustainability
Attn: Caitlin Zacharias
P.O. Box 791
Boulder, CO 80306-0791

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Subject: Request #29 2801 Jay Road
Date: Monday, September 19, 2016 2:49:39 PM

Dear Steven and Richard,

Please make sure that the statement I have written below is received by the Boulder County Planning Commission before the September 21st meeting where they will be voting on the land use change requests for the 2015 BVCP update.

Donna George

Dear Boulder County Planning Commission Members,

I request that the land use change request for 2801 Jay Road (Request #29) to be changed from Public to Mixed Density Residential (or Medium Density Residential) be denied. This property should remain as Public for the benefit of the surrounding community. Public lands should not be developed with additional housing units.

These lands should be used as a school, church, or park for the benefit of the citizens in that area. We need to protect Public Lands for the public.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Subject: 6655 Twin Lakes Road
Date: Monday, September 19, 2016 3:40:37 PM
Attachments: [Boulder County6655TwinLakesRoad.html](#)

Dear Steven and Richard,

Please correct the Jobs and Housing Assumptions for 6655 Twin Lakes Road on page 27 of the BVCP Staff Packet for Aug.30,2016. It states that: "Current Estimated Dwelling Units: 2-60 north parcel (LR); 1 per parcel, south (RR zoning). The North parcel, owned by the Boulder County Housing Authority, also has a RR zoning assigned to it (not a LR zoning) and therefore like the south parcels presently can only have 1 dwelling unit on the entire parcel. The 2-60 units listed is not correct. I have attached the document showing the RR zoning on this property. Also, there is an Open Space - Other designation on the North field in addition to the Low Density Residential.

In addition to the information above, please forward the e-mail below to the Boulder County Planning Commission for their information.

Thank you,

Donna George

Dear Boulder County Planning Commission,

The three Twin Lakes parcels as well as the 2801 Jay Road parcel all presently have Rural Residential zoning. In addition, these properties are surrounded by land designated as Low Density Residential, Very Low Density Residential, and Open Space in the Boulder Valley Comprehensive Plan. Mixed Density Residential and Medium Density Residential land use designations are not compatible with these properties and their surrounding properties. The requests to change the land use designation on these four properties to Mixed Density Residential (or Medium Density Residential) should be denied.

In addition, the land use change request #36 for the Twin Lakes parcels to be designated as Open Space should be approved. There is a great deal of data and facts that have been submitted that supports the Open Space designation on these properties.

Sincerely,

Donna George

From: [Gwynneth Aten](#)
To: [boulderplanningboard](#)
Subject: Zoning of Twin Lakes Properties.
Date: Monday, September 19, 2016 10:08:36 PM

To the Boulder County Planning Board

.The Twin lakes community is not compatible with up-zoning of these neighborhood properties. Amenities are already stressed. Infrastructure and services are lacking. I understand that Boulder needs housing. Meets were set up for BCHA and BVSD to work with the community. Twin-Lakers offered a compromise to Mixed use up-zoning by proposing 6 units/acre as opposed to their desire for open space. This would be possible under the current zoning. They've been summarily dismissed despite the fact that Frank Alexander wrote in a 2/11/13 Boulder County Housing Department memorandum that "development would be feasible at 5 units/acre". I urge you to consider this fair compromise.

-Gwynneth Aten, 4870 Twin Lakes Rd, unit 2, 80301

Please note that TLAG is comprised of members far more widespread than just the adjacent homeowners.

From: [Sonia Smith](#)
To: [#LandUsePlanner](#)
Subject: Comments on Twin Lakes land use designation change
Date: Monday, September 19, 2016 10:17:14 PM
Attachments: [Attachment information](#)
[Twin Lakes land use designation Sept 2016.pdf](#)

Attached is our letter of comment on the Twin Lakes land use designation change.

Thank you,
Sonia and Brian Smith
4522 Sandpiper Ct.

September 19, 2016

Dear County Planning Commission members:

Like many of our neighbors in Twin Lakes, we are neither rich, nor poor; neither completely altruistic, nor completely selfish. We have lived with a subsidized housing complex in our backyard for 20 years, and we have also enjoyed an open meadow that has brought peace and wildlife into our lives for that same amount of time. We would like to see a real compromise on any proposed development in Twin Lakes.

The current Twin Lakes proposal is not a small infill project, but one that will increase the total housing units in this neighborhood by 30 percent. It would be the largest development at this density within our neighborhood (at a density the land is not currently zoned for). It is double the size of what was originally presented to us in a public forum in August 2015 (from 120 units on 10 acres to 240+ units on 20 acres). This would make it the largest affordable housing development in Boulder County.

The second largest, Kestrel, continues to be held up as a shining example of why we should welcome this development into our neighborhood, but Kestrel is not yet completely built, nor obviously fully housed, and it does not look anything like our neighborhood from the drawings. The intersection of Highway 42 and South Boulder Rd. (which contains commercial development) does not compare at all to the intersection of 63rd St. and Twin Lakes Rd. (which is semirural). The increased traffic on the first will have a much different impact than what we will see on the second, and Kestrel does not appear to be sending its traffic through an older, low-density neighborhood.

The proposed Twin Lakes development, on the other hand, is right in the heart of an already established, quiet neighborhood. It, by itself, would become a quarter of the total units in this neighborhood, having a huge impact on the character of the neighborhood. It is not selfish for residents to resist this radical change, and it is discouraging that the Boulder County Housing Authority (BCHA) and Boulder Valley School District refuse to listen to the current residents and offer a real compromise. If BCHA cannot afford to build at anything less than 12 units/acre, why did the county purchase and give them land that was designated as 6 units/acre or less? The bargain-basement price that they lucked into for the Twin Lakes properties does not justify doing whatever they want with them. Though it is BCHA's job to present a housing proposal that meets the greatest social good at the least amount of cost, it is the job of land planners to judge whether its scope is an appropriate use of the land and fits within the surrounding context.

A flyer handed out by BCHA last year at their open house stated that with 1,391 units for low-income seniors, 86 percent of the demand was not being met, meaning that even if the 240 units in Twin Lakes all went to seniors, we would still be over 9,000 short! A housing crisis demands the development of a broader, unified approach that more equitably asks for sacrifices across the county rather than targeting a small neighborhood with drastic changes, while barely making a dent in the housing problem. Twin Lakes is not going to single-handedly solve this crisis, so we are going to continue to ask for a reduction in the total housing units to a reasonable number, for a preservation of our wildlands within this neighborhood, and for a reality-based discussion about the affordable housing crisis.

Sonia and Brian Smith
4522 Sandpiper Ct.
Boulder, CO 80301

From: [Susan Davis Lambert](#)
To: [Giang, Steven](#)
Subject: Planning Commission Submission
Date: Monday, September 19, 2016 10:34:47 PM
Attachments: [Dedication speech final.docx](#)

Hi Steven,

I have attached a document that I was hoping you could pass along to the Planning Commission before Wednesday. It's the speech I gave at the County joint hearing - just one page.

I would very much appreciate it if you could do this!

Thanks,

Susan Lambert

Hello, my name is Susan Lambert and I live at 4696 Quail Creek Lane in Gunbarrel. I'm here tonight to address the Twin Lakes parcels, and specifically to address the 10-acre parcel owned by the Boulder Valley School District.

In this myriad of broken agreements, broken rules and broken laws, it's hard to decide which is the worst offense, but I choose the blatant abuse of dedicated lands owned by BVSD. These dedicated lands were entrusted as a gift to BVSD by various Boulder County developers for one sole purpose: as land on which to build a school or a park for the benefit of the contributing development. *Period.* If BVSD chooses not to build a school or a park, then the dedicated land remains undeveloped. *Period.* Any other contrived use of dedicated lands should be considered stealing from the community for which it was intended. Any other use would be breaking the trust of the community and it would be breaking the agreement BVSD entered into when they took possession.

BVSD has been systematically selling off these land dedications for pure profit, and in doing so, destroying an integral part of neighborhood after neighborhood. Washington School and Palo Park have both been sold to developers, breaking Boulder County Land Use Code regarding dedications. The 10-acre Lake Shore Estates land dedication is currently on the selling block. And now, the Twin Lakes land dedication owned by BVSD, which was intended for Gunbarrel Greens neighborhood, is involved in perhaps the worst scheme of all. In 2014, one year *after* the County Commissioners purchased the adjoining 10-acre lot for the Housing Authority, BVSD was in discussions to sell their Twin Lakes dedication to a developer for profit. It was only when BCHA suggested they could achieve an annexation *no other developer* could through open space, that BVSD realized the value of their land would skyrocket once it was in the City limits. Hence, we have what most suspect is a pretense of building public housing. If history follows, this land will go the way of the other dedications, landing on the selling block to the highest bidder, potentially along with the bonus of an MXR or MR land use designation for that bidder.

Who knows how many generations of kids and families are being robbed of their neighborhood's dedicated land to go to school, play, recreate, and have the chance to enjoy the land that was purchased and set aside for them? *This* is a unique and rare opportunity for local government to right this wrong. *This* is a once-in-a-generation opportunity for you, the local government, to enforce the law rather than allow it to be manipulated.

To be clear, there should be no discussion whatsoever about the development of the Twin Lakes BVSD dedicated parcel unless it is for a school or a park. *Period.* BVSD has squandered the trust they were afforded, and is undoubtedly unworthy of future dedications. The unlawful and unethical dumping of land dedications by BVSD into the real estate market must stop. Enough is enough.

From: [Karen Rabin](#)
To: [#LandUsePlanner](#)
Cc: boulderplanningboard@bouldercolorado.gov
Subject: No to Medium or Mixed Medium Density at Twin Lakes
Date: Monday, September 19, 2016 11:02:29 PM

Planning Commissioners,

In today's Boulder Daily Camera, Norrie Boyd, Frank Alexander and Glen Segrue were quoted as having written a letter to you saying that assertions are "simply not true" that "there's plenty of land elsewhere" that BCHA can build affordable housing on.

BCHA needs to build large numbers of public housing units to meet their goals, and they want to build the largest public housing development in Boulder – and the fourth or fifth largest in the state – at the rural Twin Lakes site, all because BCHA was able to get some "cheap land."

On a practical note, the Twin Lakes land was cheap because it is not zoned for the medium density development that BCHA seeks. Agricultural properties are also cheap, as they are not zoned for medium density development.

BCHA has a singular mission to build the maximum number of units regardless of suitability of location at the lowest possible unit price. They have chosen to disregard good planning principles and the protections in the Boulder Valley Comprehensive Plan (BVCP) due to cost. BCHA appears to consider good planning to be an unattainable luxury.

However, as planning commissioners, I am sure that good planning matters to you. I hope that you agree with the protecting principles in the BVCP, that you believe they have value, and that you will not overturn those important protections just because BCHA has had a difficult time finding "cheap" land.

Clearly BCHA needs help with their land acquisition process. Ideally they will hire a professional who can be successful at this important task. In the meantime, since BCHA has expressed a need to build very large developments, here's a list of 5 properties already owned by the City, County, or Housing Authority that are each larger than 20 acres and perhaps suitable for the large-scale development that BCHA seeks.

- ~7025 Arapahoe Ave. Across from School Property; On Bus Line (23 acres)

- 5706 Baseline, Adjacent to East Boulder Recreation Center Near bike paths, Middle School, Table Mesa Park N Ride (23.79 acres)
- ~5500 S. Bldr Rd., walk to Table Mesa Park and Ride, Middle School, East Boulder Rec Center, Excellent Transportation (40.06 acres)
- Jay Rd and Diagonal Highway (88.4 acres)
- ~4920 28th St. near residential, good transportation, valued at \$135K (30 acres)

Perhaps a real estate professional could find other properties zoned as agricultural that could be great locations, and cheap since, like the Twin Lakes parcels, they'd need to be rezoned.

I'd also like to point out that the current low density residential actually allows high density townhome construction very similar to the 72 townhomes and duplexes that BCHA built on 10 acres at Aspinwall, and 60 units at that density would already be allowed at the low density residential zoning. Especially given the Aspinwall example, it is clear that low density zoning is appropriate and sufficient to help a large number of low income households. To attain the high total unit numbers that BCHA requires, a large apartment for seniors could be built next to the Gunbarrel fire station, a location much better suited to the needs of seniors.

So in closing, while cheap land appears to be BCHA's most import planning criteria, I hope that you agree that the affordability of the land should not override good planning, and that new development should be compatible with existing neighborhoods and with other good planning guidelines.

I urge you to reject the medium density or medium mixed density development requested for the Twin Lakes parcels. It is not appropriate for medium density residential development of any kind, regardless of whether it is private, market rate development or publicly subsidized housing.

Sincerely,

Karen Rabin
Tally Ho Tr.
Boulder, CO

From: [Annie Brook](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Subject: Upcoming meeting tomorrow re: Twin Lakes area
Date: Tuesday, September 20, 2016 1:15:37 PM

Hello:

I appreciate you, as representatives, weighing all the complexities of need within community.

hope each of you individually has a personal decision-making process based in ethics, and not in finding loopholes to go around the comprehensive plan original intention for this area.

At the last Aug 30th meeting, I had specifically asked for written communication to know whether the decision regarding use of Twin Lakes 2 open land parcels on Twin Lakes Road was already decided, and that we are looking currently at appeasement meetings? I have not heard anything back to confirm or deny that statement.

I also asked to hear if the reason behind the annexation without vote is to procure the municipalities along 75th St. I have not heard anything back about that.

Finally, the member who is in one of the deciding positions regarding Twin Lakes, who is also on the Boulder Valley Housing Authority, was asked to recuse themselves from the decision making.

Please let me know in writing if that recuse is in place.

thanks much!

Annie Brook

ps: I do hope one of the considered community needs by government representatives is to support existing quality of life by also setting limits on development and growth. The ability to say no, to follow the original intent of the comprehensive plan, not the "revised" version that makes it a rather useless document.

Unfortunately, in Gunbarrel, good development practices designed to include affordable housing, were already allowed "cash in lieu," ignoring the ideal locations for such mixed income and affordable units. Please tell me why city and county officials are so reluctant to demand that policy be followed in existing locations, not being pushed elsewhere? in Gunbarrel.

Thanks for all your good work and debate.

Sincerely,

Annie Brook

--

Annie Brook

"...have patience with everything unresolved in your heart...love the questions

themselves as if they were locked rooms or books written in a very foreign language...the point is, to live everything. Live the questions now. Perhaps,..someday...you will gradually, without even noticing it, live your way into the answer..." from Letters to a Young Poet, By Rilke

Annie Brook, Ph.D., LPC
www.coloradotherapies.com
www.anniebrook.com
720.839.4332

From: [Bridget Gordon](#)
To: [Council](#); [boulderplanningboard](#)
Subject: Dearth of Open Space in Gunbarrel (with attachment)
Date: Tuesday, September 20, 2016 1:47:24 PM
Attachments: [Gunbarrel v Boulder Open Space Gordon 9-20-16.pptx](#)

Dear City Planners and Council Members,

Gunbarrel is treated very unfairly by both the city and the county. Gunbarrel has a dearth of parks and open space when compared to Boulder (and to most cities in America). Gunbarrel needs more parks and open space per capita, rather than less! All other sub-communities of Boulder have at 1.7- 3-fold more public amenities per capita than Gunbarrel (see attached slide deck for the data). And the quality of the public amenities Gunbarrel has are severely lacking (see slide deck).

Gunbarrel has both city and county residents yet neither the city nor county represent us nor show any concern for us. This is evident in disingenuous use of the private country club in open space calculations (slide deck), in the complete disregard of the Gunbarrel Community Plan of 2006 and in allowing the Gunbarrel Town Center to be built with a lowered amount of open space than required by the Boulder general plan, and now here in the current Twin Lakes proposal to change land zoned and dedicated for open space to mixed density residential. This land that is currently under consideration for development near Twin Lakes is a central location and perfect for much needed open space and urban park and wildlife corridor.

Another good example of being treated unfairly and having no parks, is that Boulder is looking at a site in Gunbarrel for a homeless encampment. I have never seen a homeless person in Gunbarrel, because we don't have any parks, and Boulder is considering exporting their homeless to Gunbarrel!

Please fix this inequity using the PUBLIC OPEN SPACE at Twin Lakes for wildlife and parks, rather than making the inequity worse. It is very unfair to the people of Gunbarrel! You take our retail and industrial taxes, \$7.8 million in 2015, and give us nothing in return.

Sincerely,

Bridget Gordon, Ph.D.

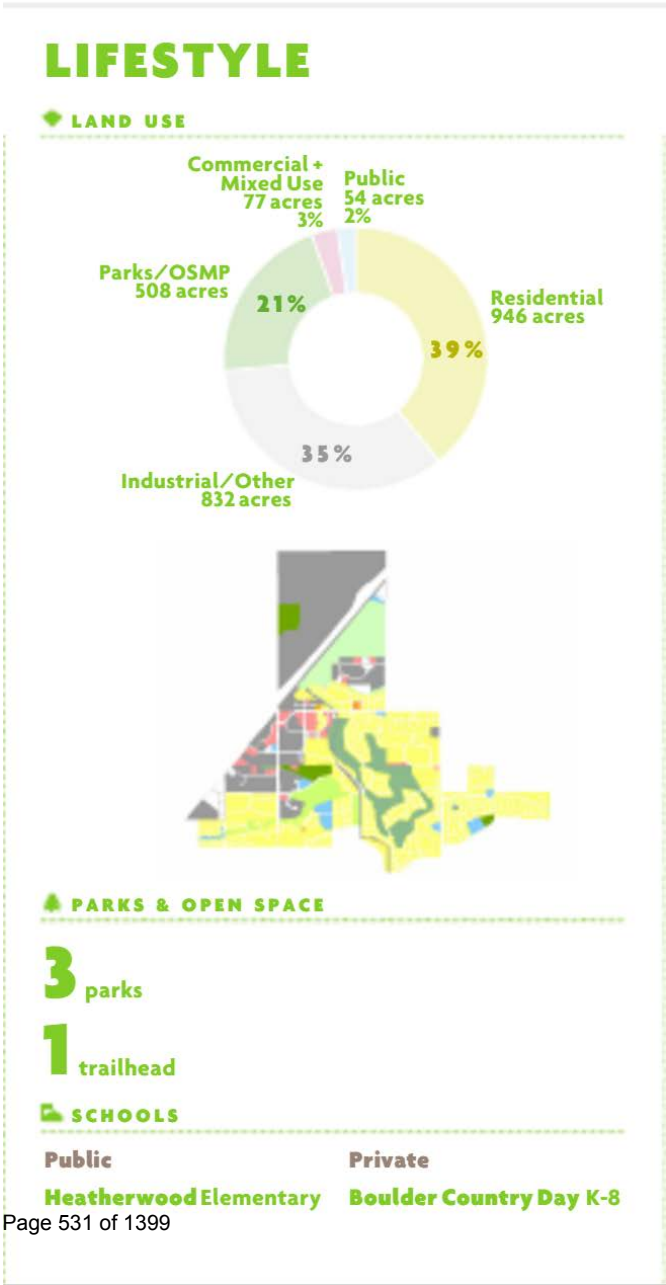
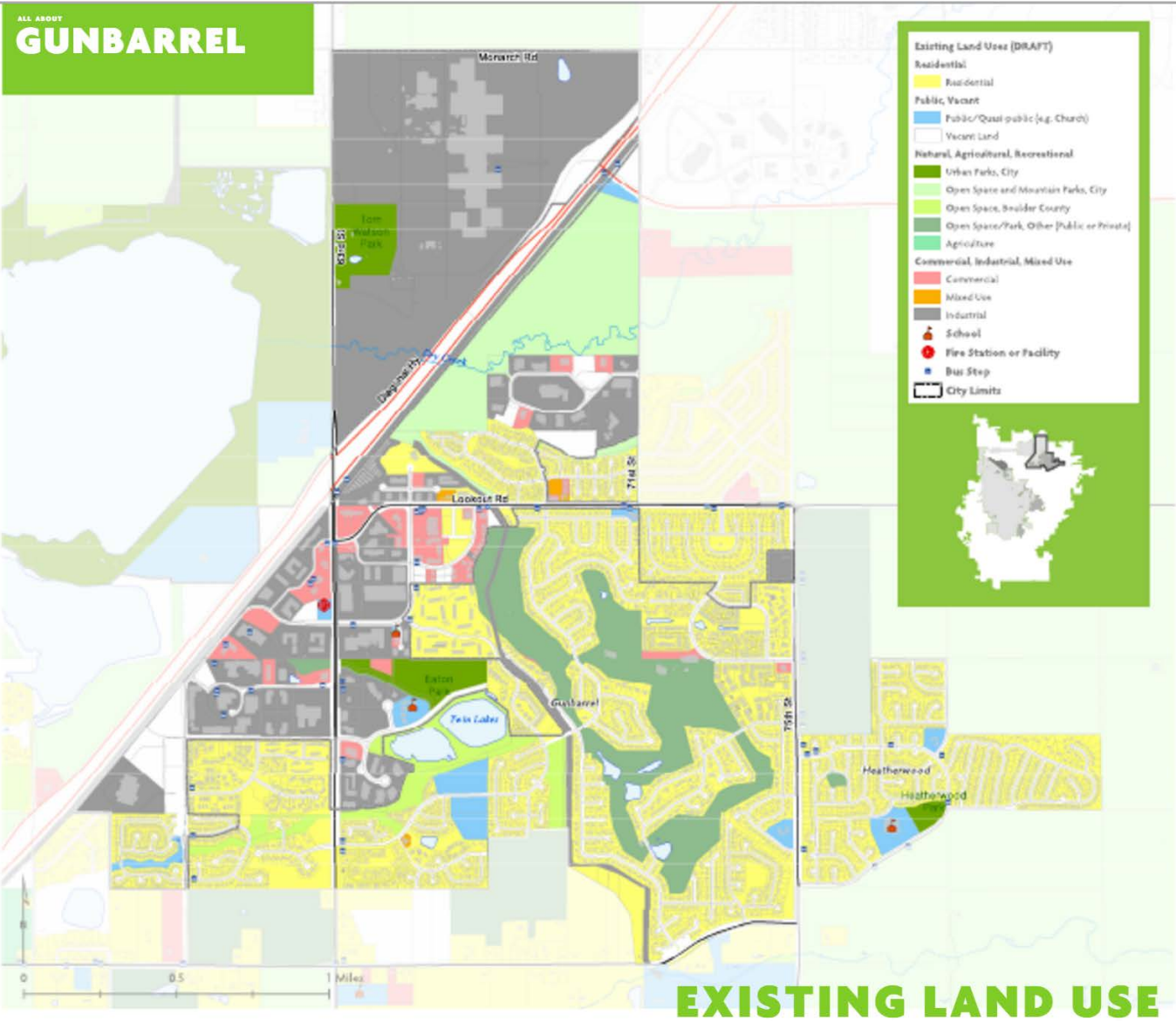
A Little Tour of the Inequities of Gunbarrel Parks and Open Space

Bridget Gordon

Email to City and County

September 20, 2016

Gunbarrel Sub-community Fact Sheet:

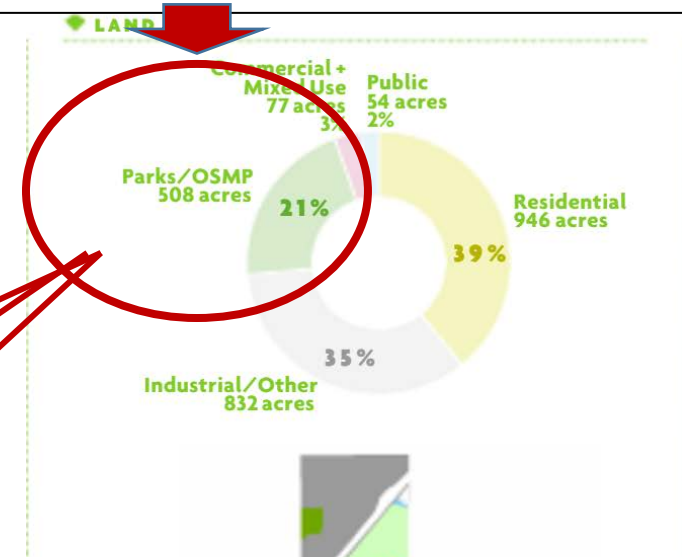


Gunbarrel Sub-community Fact Sheet:

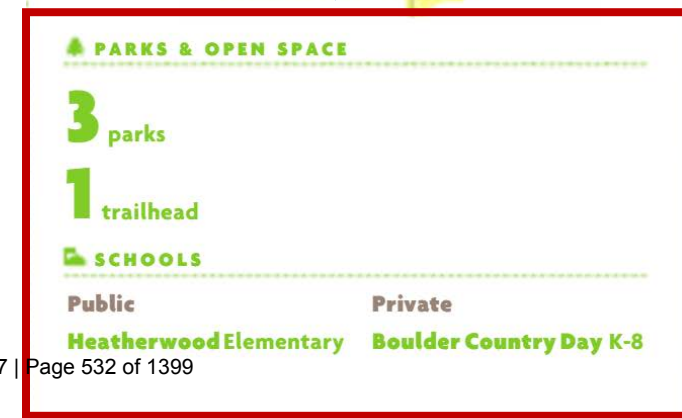
1.) I sought data to quantify Gunbarrel's public amenity inequities. Could not use acreage because Boulder Country Club is in the calculations.

2.) Boulder Country Club

- Private
- ~\$30,000 to join
- Nothing "Public" about this

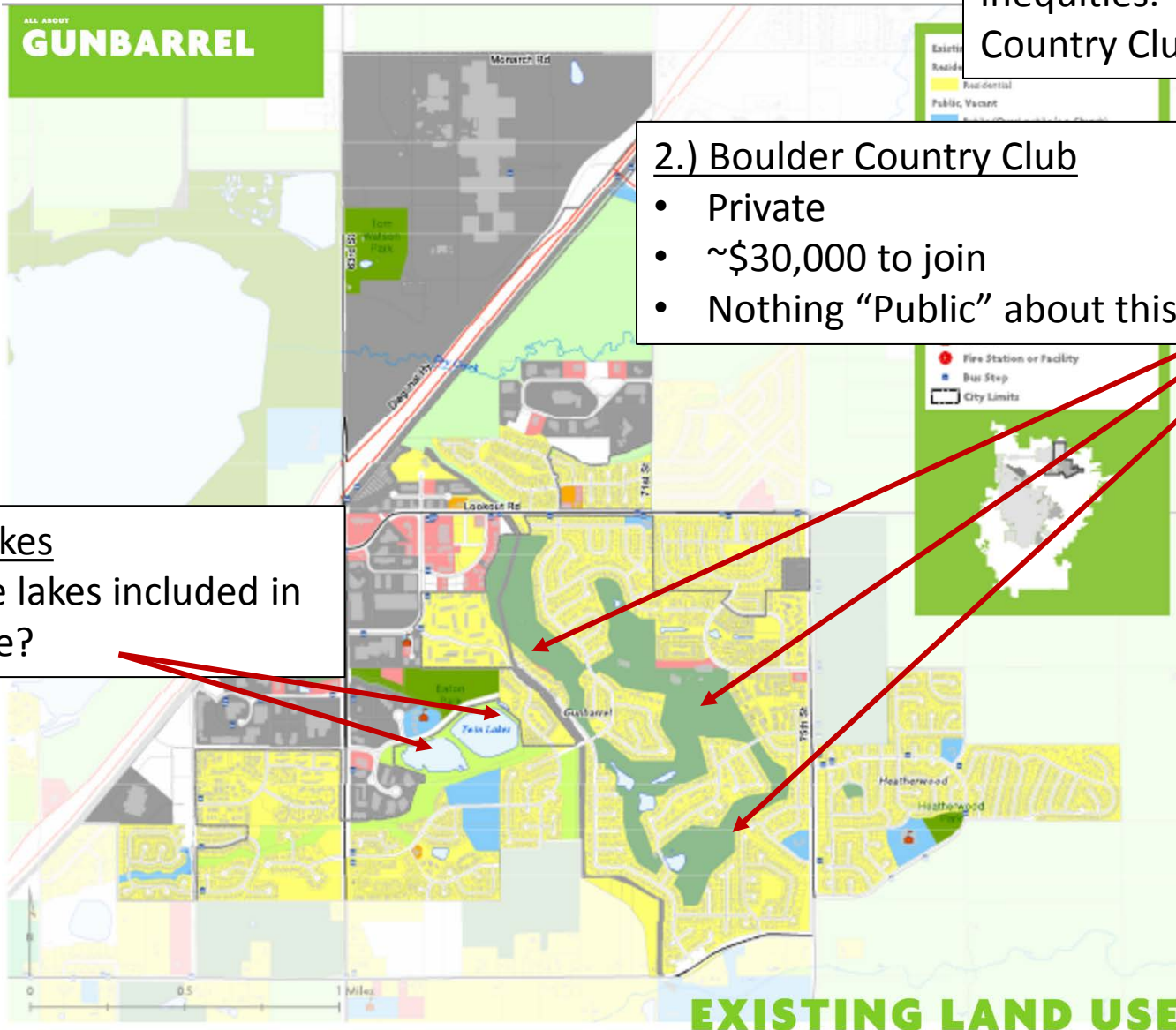


4.) Instead tallied up public amenities in these boxes. See chart on next page.



3. Twin Lakes

- Are the lakes included in acreage?



Comparison of Public Amenities in Gunbarrel to other Boulder Communities

| Community | Parks | Athletic Fields | Rec Cntr | Comm Cntr | Public Golf/Pool | Public Schools | # Trl hds | Total of Outside Public Amenities | Pop (2015) * | Persons per Public amenity | Fold more amenities than Gunbarrel |
|---------------|-------|-----------------|----------|-----------|------------------|----------------|-----------|-----------------------------------|--------------|----------------------------|------------------------------------|
| Gunbarrel | 3 | | | | | 1 | 1 | 5 | 10,800 | 2160 | |
| N. Boulder | 12 | | | 1 | | 3 | 2 | 18 | 12,670 | 704 | 3.1 |
| E. Boulder | 2 | 1 | | | | | 1 | 4 | 3450 | 863 | 2.5 |
| Palo Pkwy | 3 | 1 | | | | | | 4 | 3650 | 913 | 2.4 |
| SE Boulder | 10 | | 1 | 1 | 1 | 5 | | 18 | 23180 | 1288 | 1.7 |
| Central (3) | 17 | | 1 | 3 | 1 | 7 | 4 | 33 | 29520 | 895 | 2.4 |
| South Boulder | 6 | | 1 | | | 5 | 9 | 21 | 15450 | 736 | 2.9 |

* This does not include all the new people in the 3 new apartment complexes along Lookout Rd. Adding ~2000 more people makes the numbers much worse.

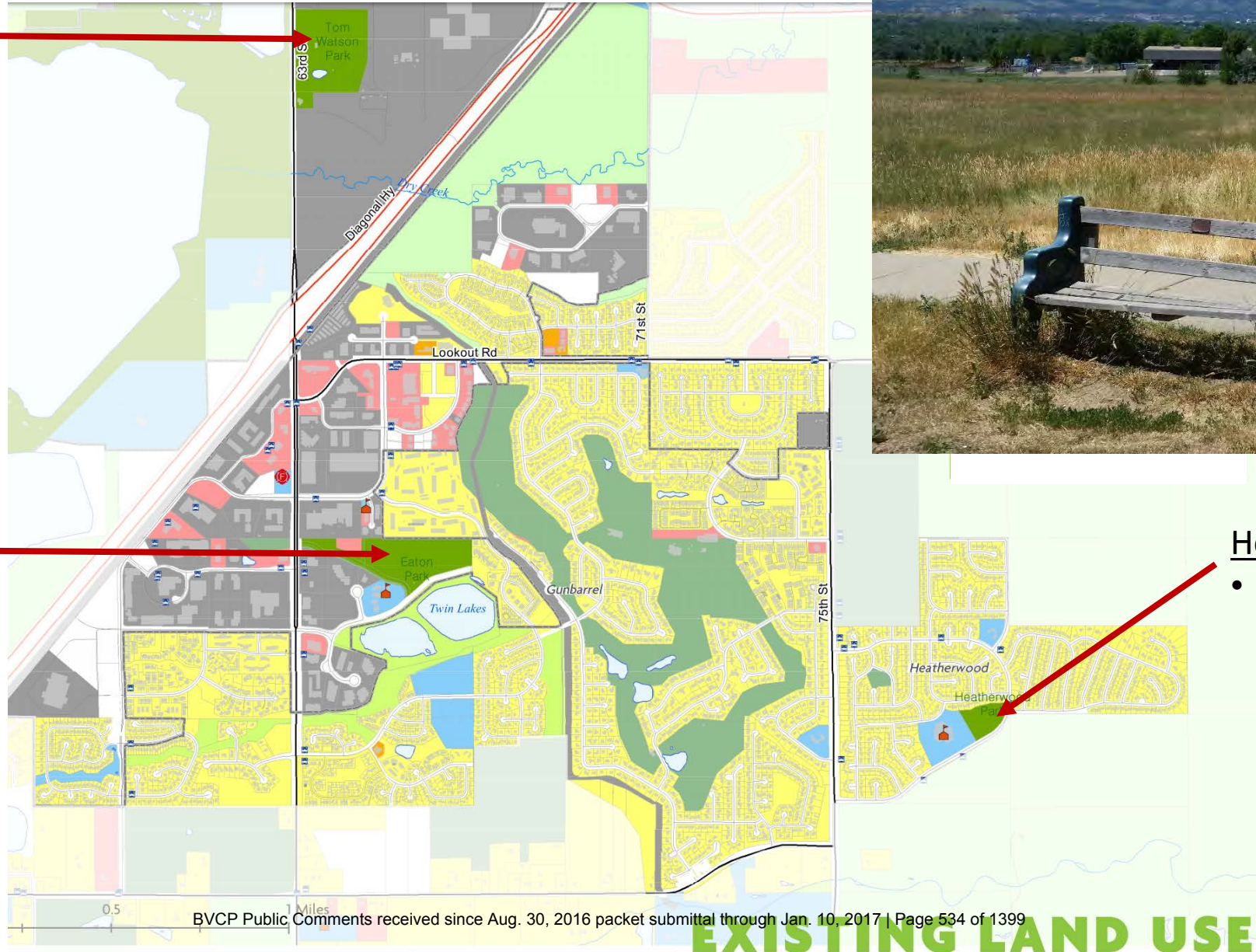
The 3 Parks in Gunbarrel:

Tom Watson Park

- Nice park
- 4 tennis courts
- Handball courts
- 3 miles from home across Foothills freeway

Eaton Park

- 1 bench
- 1 picnic table
- Abandoned bike park



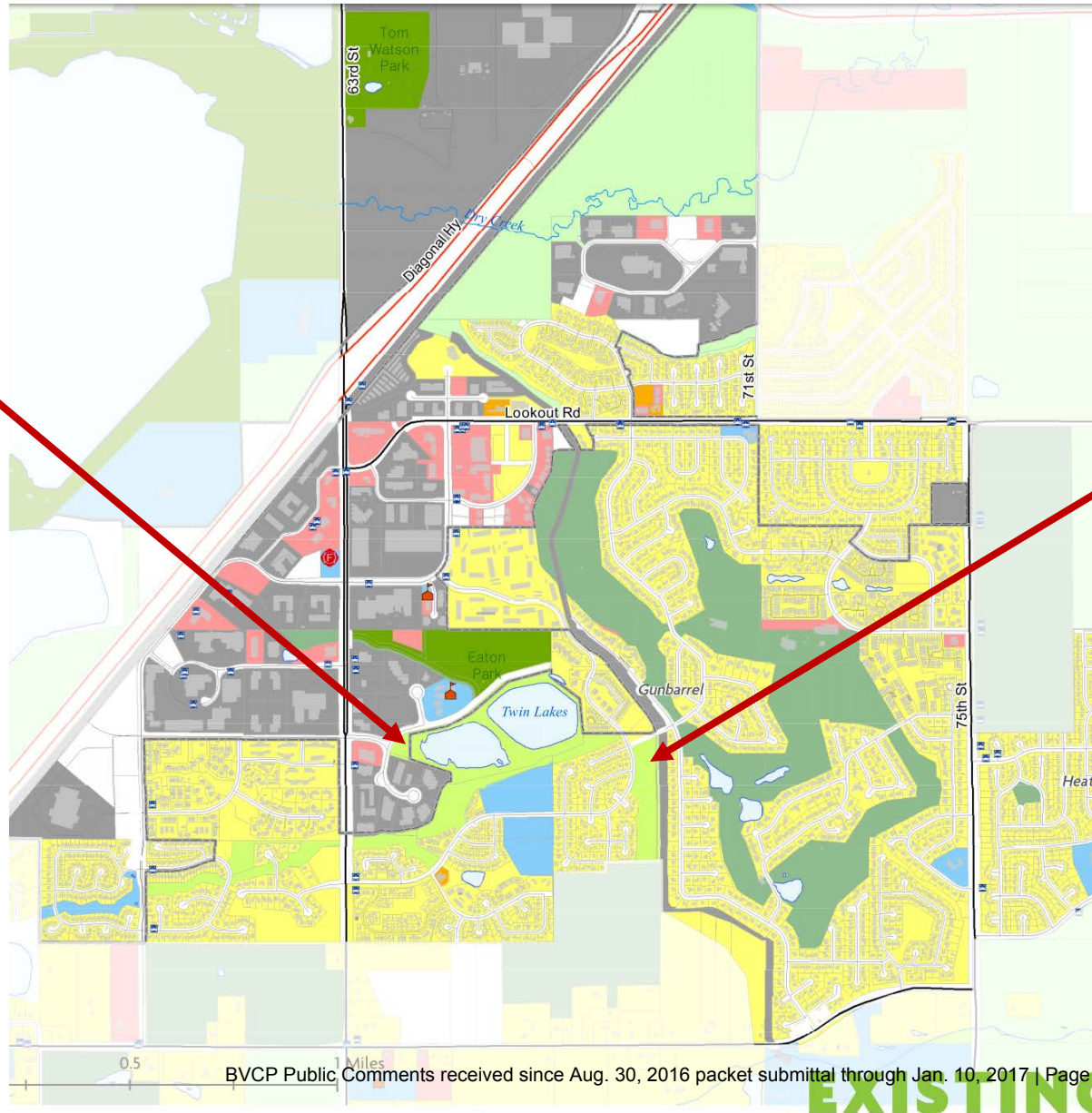
Heatherwood "Park"

- A empty field overrun with weeds

Open Space in Gunbarrel:

Twin Lakes

- The only nice open space in Gunbarrel
- Wildlife
- Not large enough for the population
- **COUNTY**



The City gets most of Gunbarrel's wealth and gives very little back:

Total Net Sales/Use Tax Receipts

Gunbarrel Industrial:

2015 \$6,387,647

2014 \$7,818,546

Gunbarrel commercial:

2015 \$1,541,637

2014 \$1,280,707

***This does not have Avery Brewery which likely raises the income substantially.

Gunbarrel Open Space Summary

- ***Gunbarrel needs more parks and open space per capita, rather than less!***
- ***All other sub-communities of Boulder have 1.7- 3-fold more public amenities per capita than Gunbarrel***
 - Additionally for unknown reasons Boulder City Council allowed the development of the Gunbarrel Town Center apartment complex to be built with less open space than required in the general plan.
- ***You take our retail and industrial taxes, \$7.8 million in 2015, and give us nothing in return.***
- ***It is very unfair to the people of Gunbarrel!***
- ***Fix this inequity using the PUBLIC SPACE at Twin Lakes for wildlife and parks, rather than making the inequity worse.***

From: [tintala](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Twin lakes infilling
Date: Tuesday, September 20, 2016 1:51:10 PM

Hello County Leaders

My name is Shane Williams I have a family in Twin Lakes on clipper ct, only 2 blocks from your proposed development plan... We are extremely fearful of what this development will bring and impose on our neighborhood.. Not only will the open space disappear but the already horrendous traffic issues that exist right now will be exacerbated. Last I heard, you were supposed to consider your constituents input. If you take our open space, there is NO MORE!, There is no factory making open space. Once its gone its gone! Not to mention the already failing infrastructure will not support this development.

We wonder how is it that you can logically consider this since our tax dollars paid for this land years ago with the original intention that it was supposed to be a church and community area... for the community. This has nothing to do with being opposed to affordable housing , no. This has everything to do with the spin and twist that you have dictated to the media. Not to mention, how would you like open space in you backyard, that your tax \$ bought, be developed by a monopolized commission and housing authority, knowing what its original intention was to be? Also, how would you like to see apartments in your backyard as opposed to open space where there is abundant wildlife. I'm guessing none of this even comes close to affecting your household or your residents.

How is it that you guys get to move forward with this absurd plan and disregard the whole community that opposes it? How is it that you guys ca disregard the original intention ? How is it that you commissioners , are also the head of the housing authority? How is that? WHY???? Do tell how much you expect to gain from such an imposition?

Anyway, I have a 3 yr old son and a dog that loves to run through the open space and see the wildlife. My son will never ever get to ride his bike anywhere around here if you move forward due to the volume of traffic it will introduce to our neighborhood. It will be exponentially dangerous for walking and riding, as it is right now, people speed up and down the street that is already dilapidated. I wont be taking rides with my son on this busy street if this development happens.

So leaders of our county, we implore you to reconsider this abhorrent development and consider it as the glorious open space that it already is. It's not broken, so why develop it? This is illogical, irresponsible and absurd.

Shane Williams
4426 clipper ct
Boulder, Co
80301

From: [A.J.](#)
To: [A.J.](#)
Subject: Twin Lakes
Date: Tuesday, September 20, 2016 2:04:50 PM

Hello,

Just wanted to drop a quick note with respect to Twin Lakes. I believe the Boulder County Planning Commission is meeting on it tomorrow.

My views match all of the folks I've talked to in the community, wishing to keep the area as open space (I believe that is what the property was designated to be used as – open space, park or school, correct?) Anyway, I feel mixed (or higher density) will definitely change the character of the neighborhood, and think that any development would reduce the amount of available open space (which, like most Boulder Residents, I strongly support – including with my tax monies.) I've personally seen people from all over our state, and even other states, observing and photographing the owls and owlets. Using it as a learning experience, and a family bonding experience.

I moved to the Boulder area because of the strong support for open space, an example is seen in the multiple approvals of the Open Space Sales Tax.

It's easy to see that once we've lost that open space, it's gone forever... (Note: I don't live in Twin Lakes, but I visit there a couple times per year...)

Thanks for your time and efforts,
A.J.

From: [Rachel Yotter Brenn](#)
To: [#LandUsePlanner](#)
Subject: the Twin Lakes question
Date: Tuesday, September 20, 2016 2:11:12 PM

Dear Boulder County Planning Commission,

I have heard that you are still considering destroying open space to develop medium-density housing.

When I was pregnant with my first baby, my family decided to move to Boulder because it's special. One reason that it's special is because of the open space. Without the open space, Boulder would be just like any other small college town. I wanted my children to be close to nature.

Although you may believe that your Twin Lakes proposal uses an insignificant part of open space, if you allow the rules to be bent, it sets a precedent for future legislation. Please preserve open space, so my children's children can stay close to nature.

Thank you for your consideration!
Rachel

From: [Robyn Kube](#)
To: BVCPCchanges@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: BCVP-15-0001 - Request #29
Date: Tuesday, September 20, 2016 2:12:38 PM
Attachments: [20160920 ltr to BoCo v.2 9298001.pdf](#)

Please see attached



Robyn W. Kube

Dietze and Davis, P.C.

2060 Broadway, Suite 400

Boulder, CO 80302

(303) 447-1375

[Serving the West from Boulder since 1972](#)

The information contained in this e-mail message is attorney privileged and confidential and is intended only for the use of the individual named. If you have received this communication in error, please notify our offices immediately at (303)447-1375. Thank you



DIETZE AND DAVIS, P.C.
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Joel C. Davis 1936-2013

**Also admitted in California*

September 20, 2016

SENT VIA EMAIL ONLY

Boulder County Commissioners
Boulder County Planning Commission
2045 13th Street
Boulder, CO 80302

Re: Docket BCVP-15-0001: Boulder Valley Comprehensive Plan Land Use Designation
Change Requests
2801 Jay Road (Request #29)

Dear All:

This office represents Ju-Ju Belle Fields, LLC ("Ju-Ju Belle"), and its owners, Matthew and Diana Karowe. Ju-Ju Belle and the Karowes are the owners of property immediately to the east of the Jay Road property which is the subject of Request #29. As discussed below, the proposed change, if granted, will have a significant, direct and negative economic impact on my clients and the Ju-Ju Belle property.

My clients have the same concerns as other objectors to the proposed land use designation change, which is intended to facilitate the redevelopment of the property for mixed density housing - the proposed change is incompatible with the neighborhood, the change (and related development) will exacerbate the existing safety issues on Jay Road, and any change should be made in the context of the development of the adjoining lands located in Area III. But, if the land use change is granted, the Ju-Ju Belle property will bear a significant burden not shared by any of the other neighbors.

The City of Boulder's Planning Staff has previously recommended that any approval for the redevelopment of the property be conditioned upon access for the property being provided not by Jay Road, but by the existing dirt road which crosses both the Ju-Ju Belle property and the Karowe property. Given the many issues raised about safety on Jay Road, it is reasonable to

assume this requirement will remain as the project proceeds through the development process. That access road, which is currently about 15 feet wide, has historically been understood by my clients, other neighbors and Boulder County Transportation to provide access for properties further to the north which do not have direct access onto Jay Road.

The access requirement likely to be imposed by the City raises legitimate legal questions as to whether this access road was intended to provide access rights to the Jay Road property and, even if it was, whether those access rights are sufficient to provide legal access for a development consistent with the proposed land use designation change. These questions include whether the development to be expected as a result of the land use change will expand the scope of the use of the access beyond what was intended when any access rights were created and, more importantly, whether the access road (and any related easement) would need to be widened to support the expected redevelopment consistent with the proposed land use designation change.

There is a very real possibility that approval of the proposed land use designation, coupled with the development requirements expected to be imposed by the City of Boulder, will result in Ju-Ju Belle being forced to convey and/or encumber its property with an expanded easement/road in order to facilitate the development of the Jay Road property. This is not what my clients understood when they purchased their property and not a burden that the County should condone or encourage.

On behalf of my clients, I ask that the proposed land use designation change be denied.

Very truly yours,

DIETZE AND DAVIS, P.C.



Robyn W. Kube

RWK/hs

c: Clients

From: [Tim](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Tuesday, September 20, 2016 2:19:36 PM

I don't think the City of Boulder should be turfing their homeless problems to Boulder County.

Tim Felton

Sent from my iPhone

From: [alexandra.niehaus](#)
To: [#LandUsePlanner](#)
Subject: Land use decision tomorrow
Date: Tuesday, September 20, 2016 4:03:13 PM

Please do the right thing regarding the twin lakes road parcels.

The designation of medium density has no place there. The current designations should remain.

This change would never be approved for any private entity, and public entities should be held to the same standards.

With the current designations bcha could still build permanently affordable housing and the public land can remain public. There may be a need for a school down the road with all the growth in bvsd, and that land is perfect for a school with the bordering open spaces.

The wildlife and humans can co exist on these parcels with the current land use designations.

With the current land use designations there will still be a low enough density for animals to utilize the corridor between the wildlife habitats of twin lakes and walden ponds.

Thank you
Alexandra Niehaus.

From: [Leslie Durgin](#)
To: [boulderplanningboard](#)
Cc: [Firnhaber, Kurt](#); [Becky Marten](#); [Ruzzin, Mark](#); [Karen Klerman](#); [Dick Harris](#); [Nikki McCord](#); [Jeremy Durham](#); [Ellis, Lesli](#)
Subject: BVCP language and correcting mistaken impression
Date: Tuesday, September 20, 2016 4:39:07 PM
Attachments: [Current Version Bens Ordinance 8.29.16.docx](#)

Dear members of the City of Boulder Planning Board,

It has recently come to our attention that some members of the Planning Board may incorrectly believe that the Affordable Housing Network, organized by Boulder Housing Partners and comprised of 14 other affordable housing and service-providing organizations, is advocating an addition to the BVCP that would omit or reduce neighborhood and public review and involvement in affordable housing project development.

Not at all!!! In fact, as you can see in the attached version of our recommended addition to the BVCP, we have specifically called In Paragraph One for "...considering and balancing goals and values of the community and the Boulder Valley Comprehensive Plan (INCLUDING NEIGHBORHOOD CHARACTER)." (capitalization added).

And in Paragraph Two for "...predictable and thorough review of such projects WITHIN AN ENVIRONMENT OF ROBUST AND THOUGHTFUL COMMUNITY ENGAGEMENT." (Capitalization added).

We believe that projects are often better designed and always better accepted in the neighborhood, both in the planning and development phases and afterwards, with the involvement and engagement of neighbors.

We are not sure where the confusion and misunderstanding began but please know that reducing or omitting public participation is not part of our desired policy change.

We are instead seeking a broad policy statement (see below) that will allow the City Council and City staff. with advice and input from Planning Board, additional flexibility in adopting regulations, policies and processes that will enhance housing affordability while retaining public review and City oversight.

Thank you for your attention to this. We are happy to discuss our recommended policy addition to Chapter 7 with you at your convenience.

Sincerely,

Leslie Durgin

Strategic Policy Advisor

Boulder Housing Partners and the Affordable Housing Network

7.01 Local Solutions to Housing Diversity

The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of quality affordable housing developments, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character).

The purpose in identifying and applying alternative review standards for certain developments is to provide a flexible, yet predictable and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will embrace a culture of problem solving to encourage more quality affordable housing development, where potential solutions could include streamlined administrative processing to aid such developments in meeting deadlines for outside funding; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity.

From: [Jessica Pendergrass](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Giang, Steven](#); [Tasha Power](#)
Subject: Land Use Map Amendment Request - #1049-1Z-2 : 2801 Jay Rd.
Date: Tuesday, September 20, 2016 4:47:04 PM
Attachments: [image001.png](#)
[TJP Ltr RE Land Use Map Amendment Request.pdf](#)

Please see attached correspondence from Tasha Power and confirm receipt. Thank you!

Jess Pendergrass

Paralegal



TEL 303.402.1600 **FAX** 303.402.1601

DIR 303.245.4572

BOULDER, CO 1712 PEARL STREET 80302

DENVER, CO 1525 17TH STREET 80202

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BERG HILL
GREENLEAF RUSCITTI LLP

Giovanni M. Ruscitti
Heidi C. Potter
Tasha J. Power

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com
Email: tjp@bhgrlaw.com

September 20, 2016

Via Email

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

As you know this firm represents Andrea Grant and Kathleen C. Fay, who live at 4384 Apple Court, Byron and Paulina Hewett, who live at 2865 Jay Road, and Matthew and Diana Karowe, who live at 2825 Jay Road (collectively, the "Owners").

Please let the record reflect that the Owners join in the objections raised in the letter dated September 20, 2016 sent by Ms. Robyn Kube of Dietze and Davis, P.C. related to the above-referenced matter on behalf of Ju-Ju Belle Fields, LLC, and Matthew and Diana Karowe. A copy of said letter dated September 20, 2016 is enclosed for your reference.

Sincerely,


Tasha J. Power

Encl. September 20, 2016 letter from Dietze and Davis, P.C.

Cc: Steven Giang
Boulder County Land Use Department
sgiang@bouldercounty.org

ATTORNEYS AT LAW

BOULDER, CO 1712 Pearl Street, 80302
DENVER, CO 1525 17th Street, 80202

OFFICE 303.402.1600
FAX 303.402.1601

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From: [JerryG](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes decision
Date: Tuesday, September 20, 2016 6:37:45 PM

My wife and I moved to Gunbarrel 24 years ago and at that time we felt very fortunate to find a lot backing to this beautiful open field. At that time we told ourselves that this would be our final house. We had beautiful views of the front range. We made every change we wanted to suit our every taste. All of our hopes and dreams are now on a very fragile footing. If we lose this beautiful open field we will move to another state and find a new view lot.

With no intent of bragging or threatening I feel Boulder will be losing an ideal couple. We are a very "green " couple. We drive a hybrid car and don't commute to anywhere. We run our A/C about seven days a year.

I am pleading with you to do the right thing for Gunbarrel and the families in this entire community. These fields are the home for a vast number of wildlife and a pathway for many wildlife between the twin lakes and walden ponds.

Sent from my iPhone

From: [Ed Byrne](#)
To: [Case, Dale](#); [Sanchez, Kimberly](#); [David Driskell](#); [Fogg, Peter](#); [Wobus, Nicole](#); [Giang, Steven](#); richstones@bouldercolorado.gov; [Leslie Ellis](#); sugnetj@bouldercolorado.gov; [Zacharias, Caitlin](#)
Cc: [Meschuk, Chris](#)
Subject: Proposed Area III/II Amendment for 3261 3rd Street, Docket No. BVCP-2015-0001 (#25)
Date: Tuesday, September 20, 2016 7:40:19 PM
Attachments: [BC staff memo developable area 3261 3rd 20150310.pdf](#)
[City Blue Line Revision ballot proposal 3261 3rd 20150310.pdf](#)

Dear Members of the Boulder County Planning Commission,

I will be unable to attend Wednesday's Planning Commission hearing on BVCP-15-0001, and for that I apologize.

I have asked the City staff to revise their land use designation map request #25 recommendation for reasons that I briefly discussed with you at the hearing on August 30, 2016. I wanted to supplement the record and provide you with some additional information and two maps that effectively illustrate my concerns.

The development constraints on the parcel are well-depicted by the graphic on page 3 of the Boulder County staff memorandum on Docket SE-14-0006 (3/10/2015), which I have attached to this email. Although I somewhat disagree with staff's determination that the area in Figure 1 labeled "Undevelopable area based on topography" is accurate (tucking homes into existing hillsides is practical, from an engineering perspective, and advisable from an energy efficiency perspective), the potential setback restrictions are apparent and significant.

The existence of the Silver Lake ditch east of the building site differs markedly from the ditch's location south of this parcel because it is along the western property lines of the properties to the south. Staying well away from the Silver Lake Ditch and avoiding a basement where a high water table seasonally exists is also a unique challenge for 3261 3rd Street. The site is challenged to the east and from below. Therefore, having some flexibility in siting a single-family home on the parcel is advisable.

The staff's current recommendation is based upon the existing location of the Blue Line, along with the Area III/II map policies related thereto that have been followed by the City for decades. Recently, the City recognized that the Blue Line, which is, by Charter, located 150' west of the center line of 3rd Street does not have a 3rd Street centerline benchmark east of 3261 3rd.

Therefore, the City has good reason – in this instance and in many others – for revisiting the Blue Line in order to fix anomalies like this one in a comprehensive ballot measure.

The ballot is set to be voted on in November of this year. The proposed realignment of the Blue Line here will adjust it from the a spot beneath the existing structure to the western property line of the parcel. See "City Blue Line Revisions ballot proposal," attached. If passed, some of the parcel west of the current Blue Line may be developable, but not if the BVCP Land Use Map Change Request is approved without recognizing that the Blue Line may be relocated in two months.

We respectfully request that the Planning Commission approve Request #25 using the Blue Line, as amended by a vote of Boulder's citizenry (or not), to represent the Area III/II boundary. If the citizens of Boulder don't approve the recommended relocation of the Blue Line, staff's recommendation will be implemented. If the citizens decide to approve the relocation, the Area III/II boundary will be coterminous with the proposed relocated Blue Line, which makes perfect sense.

Thank you for your consideration.

Ed Byrne
ED BYRNE, PC

250 Arapahoe Avenue, Ste. 300

Boulder, CO 80302-5838

Work: (303) 447-2555

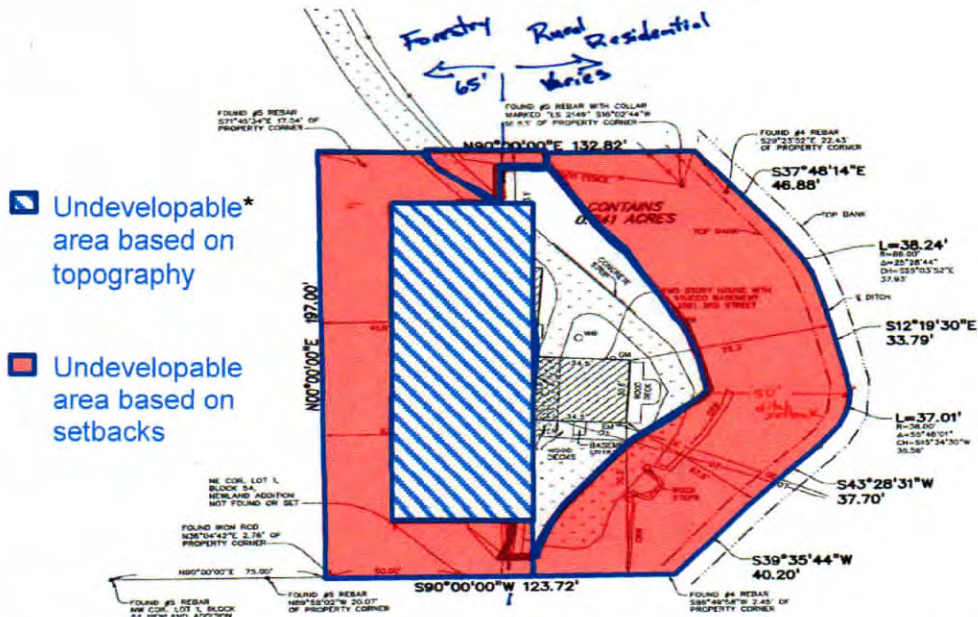
Fax: (303) 449-9349

Cell: (303) 478-8075

e-mail: edbyrne@smartlanduse.com

web site: www.smartlanduse.com

Figure 1: Developable Area Analysis



*Improvements such as structures, well and septic facilities would need to be located within the white BVCP Public Comments received since Aug. 30, 2016 packet submittal through Jan. 10, 2017 | Page 554 of 1399
developable area illustrated above. Driveways and turnarounds could be located within setbacks.


Existing & Proposed Blueline

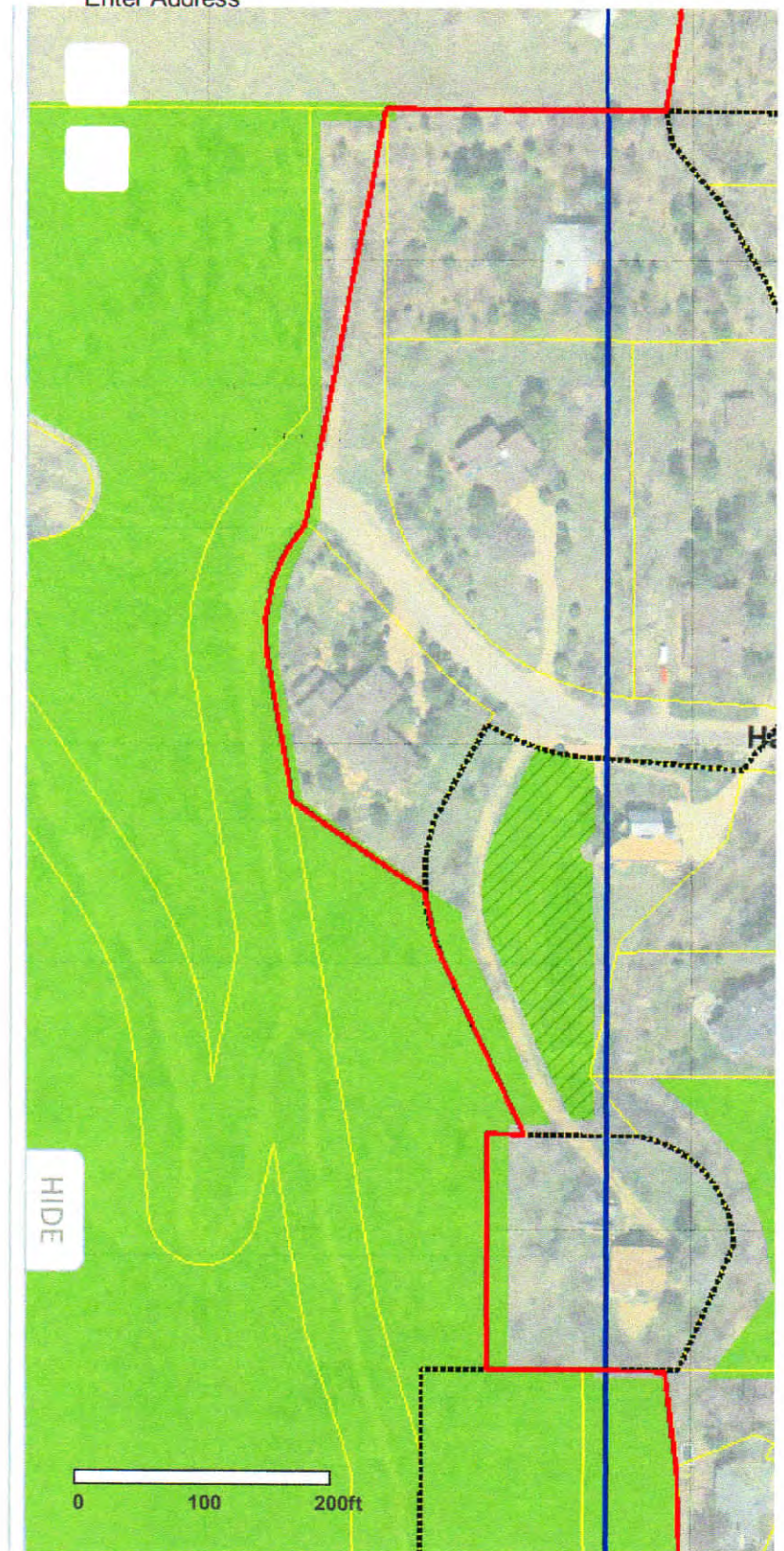
Enter Address

Legend

More

Click on map features for additional information

- ☒ **Street Labels**
- ☒ **Blueline Proposed**
- ☒ **Blueline Existing**
- ☒ **Boulder City Limits**
- ☒ **Parcels**
- ☒ **Open Space and Mountain Parks**
 -  OSMP Easement
 -  OSMP Fee Property



From: [Susan Bailhache](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Zoning - Changes to the BVCP
Date: Tuesday, September 20, 2016 10:50:18 PM

Dear Members of the Boulder County Planning Commission -

I'm writing to urge you to preserve the rural residential character of the Twin Lakes area. The land parcels on Twin Lakes road link existing open space and provide a wildlife corridor that will disappear forever, if they are developed.

Unfortunately, I'm unable to attend tomorrow's meeting, scheduled for 1:30 pm, however, please know that I will be there in spirit to support the TLAG request. Their request is in keeping with the fundamental goals of the BVCP, so please give it your support.

Respectfully submitted,

Susan Bailhache
6848 Bugle Court, Boulder

From: [Tasha Power](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Giang, Steven](#); [Heidi C. Potter](#); [Jessica Pendergrass](#)
Subject: RE: Land Use Map Amendment Request - #1049-1Z-2 : 2801 Jay Rd.
Date: Wednesday, September 21, 2016 5:27:02 AM
Attachments: [image001.png](#)
[TJP Ltr RE Land Use Map Amendment Request with Enclosure.pdf](#)

Dear Board of County Commissioners and Planning Commission,

Please find attached the correspondence sent to your attention on September 20, 2016 with the referenced enclosure included.

Thank you,

Tasha J. Power

Attorney



TEL 303.402.1600 **FAX** 303.402.1601

BOULDER, CO 1712 PEARL STREET 80302

DENVER, CO 1525 17TH STREET 80202

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From: Jessica Pendergrass
Sent: Tuesday, September 20, 2016 4:47 PM
To: 'commissioners@bouldercounty.org'; 'planner@bouldercounty.org'
Cc: 'sgiang@bouldercounty.org'; Tasha Power
Subject: Land Use Map Amendment Request - #1049-1Z-2 : 2801 Jay Rd.

Please see attached correspondence from Tasha Power and confirm receipt. Thank you!

Jess Pendergrass

Paralegal



TEL 303.402.1600 **FAX** 303.402.1601

DIR 303.245.4572

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BERG HILL
GREENLEAF RUSCITTI LLP

Giovanni M. Ruscitti
Heidi C. Potter
Tasha J. Power

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com
Email: tjp@bhgrlaw.com

September 20, 2016

Via Email

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

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Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

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Please let the record reflect that the Owners join in the objections raised in the letter dated September 20, 2016 sent by Ms. Robyn Kube of Dietze and Davis, P.C. related to the above-referenced matter on behalf of Ju-Ju Belle Fields, LLC, and Matthew and Diana Karowe. A copy of said letter dated September 20, 2016 is enclosed for your reference.

Sincerely,


Tasha J. Power

Encl. September 20, 2016 letter from Dietze and Davis, P.C.

Cc: Steven Giang
Boulder County Land Use Department
sgiang@bouldercounty.org

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Joel C. Davis 1936-2013

**Also admitted in California*

September 20, 2016

SENT VIA EMAIL ONLY

Boulder County Commissioners
Boulder County Planning Commission
2045 13th Street
Boulder, CO 80302

Re: Docket BCVP-15-0001: Boulder Valley Comprehensive Plan Land Use Designation
Change Requests
2801 Jay Road (Request #29)

Dear All:

This office represents Ju-Ju Belle Fields, LLC ("Ju-Ju Belle"), and its owners, Matthew and Diana Karowe. Ju-Ju Belle and the Karowes are the owners of property immediately to the east of the Jay Road property which is the subject of Request #29. As discussed below, the proposed change, if granted, will have a significant, direct and negative economic impact on my clients and the Ju-Ju Belle property.

My clients have the same concerns as other objectors to the proposed land use designation change, which is intended to facilitate the redevelopment of the property for mixed density housing - the proposed change is incompatible with the neighborhood, the change (and related development) will exacerbate the existing safety issues on Jay Road, and any change should be made in the context of the development of the adjoining lands located in Area III. But, if the land use change is granted, the Ju-Ju Belle property will bear a significant burden not shared by any of the other neighbors.

The City of Boulder's Planning Staff has previously recommended that any approval for the redevelopment of the property be conditioned upon access for the property being provided not by Jay Road, but by the existing dirt road which crosses both the Ju-Ju Belle property and the Karowe property. Given the many issues raised about safety on Jay Road, it is reasonable to

assume this requirement will remain as the project proceeds through the development process. That access road, which is currently about 15 feet wide, has historically been understood by my clients, other neighbors and Boulder County Transportation to provide access for properties further to the north which do not have direct access onto Jay Road.

The access requirement likely to be imposed by the City raises legitimate legal questions as to whether this access road was intended to provide access rights to the Jay Road property and, even if it was, whether those access rights are sufficient to provide legal access for a development consistent with the proposed land use designation change. These questions include whether the development to be expected as a result of the land use change will expand the scope of the use of the access beyond what was intended when any access rights were created and, more importantly, whether the access road (and any related easement) would need to be widened to support the expected redevelopment consistent with the proposed land use designation change.

There is a very real possibility that approval of the proposed land use designation, coupled with the development requirements expected to be imposed by the City of Boulder, will result in Ju-Ju Belle being forced to convey and/or encumber its property with an expanded easement/road in order to facilitate the development of the Jay Road property. This is not what my clients understood when they purchased their property and not a burden that the County should condone or encourage.

On behalf of my clients, I ask that the proposed land use designation change be denied.

Very truly yours,

DIETZE AND DAVIS, P.C.



Robyn W. Kube

RWK/hs

c: Clients

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Cc: [#LandUsePlanner](#)
Subject: Re: 6655 Twin Lakes Road
Date: Wednesday, September 21, 2016 8:06:26 AM

Please make this correction at the Boulder County Planning Commission meeting today at 1:30 p.m. so that the Planning Commission is properly informed concerning the Current Estimated Dwelling Units for the property at 6655 Twin Lakes Road. The Current Estimated Dwelling Units is really 1 unit (just as the South parcels are) and not the 2-60 as listed in the BVCP Staff Packet for Aug. 30, 2016. All three properties have RR zoning. 6655 Twin Lakes Road does not have LR zoning.

Thank you,

Donna George

From: georgehouse@comcast.net
To: sgiang@bouldercounty.org, rhackett@bouldercounty.org
Sent: Monday, September 19, 2016 3:40:34 PM
Subject: 6655 Twin Lakes Road

Dear Steven and Richard,

Please correct the Jobs and Housing Assumptions for 6655 Twin Lakes Road on page 27 of the BVCP Staff Packet for Aug.30,2016. It states that: "Current Estimated Dwelling Units: 2-60 north parcel (LR); 1 per parcel, south (RR zoning). The North parcel, owned by the Boulder County Housing Authority, also has a RR zoning assigned to it (not a LR zoning) and therefore like the south parcels presently can only have 1 dwelling unit on the entire parcel. The 2-60 units listed is not correct. I have attached the document showing the RR zoning on this property. Also, there is an Open Space - Other designation on the North field in addition to the Low Density Residential.

In addition to the information above, please forward the e-mail below to the Boulder County Planning Commission for their information.

Thank you,

Donna George

Dear Boulder County Planning Commission,

The three Twin Lakes parcels as well as the 2801 Jay Road parcel all presently have Rural Residential zoning. In addition, these properties are surrounded by land designated as Low Density Residential, Very Low Density Residential, and Open Space in the Boulder Valley Comprehensive Plan. Mixed Density Residential and Medium Density Residential land use designations are not compatible with these properties and their surrounding properties. The requests to change the land use

designation on these four properties to Mixed Density Residential (or Medium Density Residential) should be denied.

In addition, the land use change request #36 for the Twin Lakes parcels to be designated as Open Space should be approved. There is a great deal of data and facts that have been submitted that supports the Open Space designation on these properties.

Sincerely,

Donna George

From: [Scott Regnier](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Cc: [Scott Regnier](#)
Subject: Feedback on the Twin Lakes Development in support of rezoning
Date: Wednesday, September 21, 2016 8:39:00 AM
Attachments: [TwinLakesDevelopmentFeedback.pdf](#)

All –

As a citizen of Boulder County, I am not surprised by, yet again, a vocal few fighting an affordable housing development. Everyone agrees that Boulder needs to provide for more affordable housing but when it is close to their backyard, groups like TLAG mobilize to fight based on any reason but the real one – NIMBY.


Here is some information that makes me question TLAG's real agenda:

- Of TLAG Board of Directors, all of them but 2 live in the more expensive housing. Of the remaining two, one owns multiple properties in the area – a landlord. They have more value in their real estate and therefore are fighting. Do only people with more expensive houses care about environment or owls? Makes me wonder.
- Of the people that provided addresses for recent feedback, most are on that same TLAG. Again, the vocal few.
- Many TLAG members have owned their houses dating back to the 1990s. I have not been able to find any mobilization to save the owls, buy the property, or take any action to preserve the look and feel. Interesting that only know is it a priority despite Area II designation since 1977.
- Potentially related, I found it interesting that the BoulderOwlPreserve.org website was not even started until 11/18/2015 and does not disclose who owns and who runs the site. I would put money that it is some member of the aforementioned TLAG. Why would someone not want people to know they care about owls? Weird.
- While I have not researched the exact designation, is there not a lake and open space just north of Twin Lakes by Boulder Country Day? I would venture to say that this is a less-than-the-suggested-daily-steps on a Fitbit away.

I have read that the action group is prepared to buy the property but the challenge we all face, if we care about having a diverse community, is for what price and where. If TLAG wants to take that course of action, I would think it fair for TLAG to find and buy another location at market pricing and then swap.

Like an organized political campaign, I think the vocal few have done a great job staying on message. However, I think this vocal few made a mistake and let one letter get submitted that was off message and possibly offers insight into their real reason for fighting this development. I quote, "I vehemently oppose your abhorrent plans to build housing on twin lakes, this is horrendous and inappropriate. I have a 2 yr old that would soon be riding his bike through the open space and down the road, ... Why didn't you build affordable housing on Lookout or Gunbarrel center, instead of luxury condos no one can afford. ..." No mention of owls or urban feel or ... and sounds pretty NIMBY to me.

Sincerely,



Scott Regnier
721 Concord Avenue
Boulder, CO 80304

From: [Martha McPherson](#)
To: [#LandUsePlanner](#)
Subject: Twin lakes
Date: Wednesday, September 21, 2016 9:08:39 AM

Dear officials,
We are holding our breath that you do the right thing and listen to the voice of your constituents. The affordable housing proposal in twin lakes is a missive of destruction for our neighborhood. Water table issues, wildlife habitat and inadequate road ways for such an increase in population, just to name some of the worries. Just like fracking, if it's not in your immediate vicinity, you say why not. Be a bigger thinker...sincerely, Martha McPherson

Sent from my iPhone

From: [Martha McPherson](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin lakes
Date: Wednesday, September 21, 2016 9:14:37 AM

Dear county commissioners,
We were able to raise our voices against fracking and you finally listened to us, however briefly. This does not have the excuse of state law, that 'you must follow'. This is the fingerprint of greed, well fracking is too, but you can't hide under state law. Protect your constituents. This is a short sighted move that does not solve the affordable housing crisis. It creates more crisis. Perhaps changing the loophole of developers paying out the dictate of providing affordable housing in their huge projects would be a real step. Dig deep and find your conscience. Sincerely,
Martha McPherson

Sent from my iPhone

From: [Mike Chiropolos](#)
To: [#LandUsePlanner](#)
Subject: BVCP Update: TLAG Summary on Request 36
Date: Wednesday, September 21, 2016 10:20:49 AM
Attachments: [Twin Lakes Parcels TLAG Summary of the Case for 36.pdf](#)

Dear Planning Commission,

Please find attached and pasted below a Summary of TLAG's Case for Approving Change Request #36:
Open Space & Environmental Preservation for the Twin Lakes Parcels.

/s/

Mike Chiropolos
Chiropolos Law LLC
Attorney for Twin Lakes Action Group
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

Summary of the Case for Approving Change Request #36:

Open Space & Environmental Preservation for the Twin Lakes Parcels

Boulder Valley Comprehensive Plan Update

Submitted to Boulder County Planning Commission September 21, 2016

Request 36, Open Space and Environmental Preservation for the Twin Lakes Parcels, best reflects the overall intent and core values of the BVCP. 36 makes environmental protection a priority, not an afterthought. 36 is a vote FOR open space preservation, adequate open spaces, great neighborhoods and public space, environmental stewardship and climate actions, resiliency and sustainability.

36 is a vote FOR affordable housing – directing major projects to suitable locations is in the best interests of all stakeholders, and will ensure a healthy housing program where residents are set up to succeed.

The case for 36 is supported by the 6 numbered criteria guiding the original change requests, considered in turn below.

1) Consistent with the purposes of the major update as described above?

36 is more consistent with the purposes of this BVCP Update and the community vision that has consistently informed Boulder Valley planning for several decades.

These lands are Area II lands in unincorporated Gunbarrel, and they are surrounded by Area II lands. The BVCP provides that future annexations would be negotiated by the city and county in the event of 'resident interest in annexation.'

If the City and County circumvent the letter and spirit of the commitment to unincorporated Gunbarrel, that would be wholly inconsistent with the longstanding policy for Area II lands. Much of unincorporated Gunbarrel would view it as an affront, and the end result would be to defeat the BVCP policy going to future *voluntary* annexation of Area II lands.

In other words, making the *wrong* decision for these three parcels totaling 20 acres could compromise the BVCP policy for thousands of other parcels across dozens of subdivisions and hundreds of acres – and thousands of Gunbarrel residents who expect that their community be comprehensively planned with adequate quality of life amenities and public spaces.

Planning has failed Gunbarrel in the past. This decision is an opportunity to get Gunbarrel on track for comprehensive planning with meaningful community involvement and buy-in.

2) Consistent with current BVCP policies?

Although both 35 and 36 would further *some* BVCP policies, 36 is supported by significantly more policies – and the letter and spirit of the BVCP. TLAG has identified dozens of BVCP policies furthered by 36.

36 furthers all three BCCP core planning principles; whereas 35 would violate these principles.

First, 36 furthers the goal of directing growth to municipalities. These parcels are outside the existing city boundary, and not adjacent to any city lands. The annexation proposals would attempt to employ legal technicalities to skirt annexation requirements giving affected landowners a vote.

Second, 36 would achieve protection of prime agricultural lands: it is undisputed that these lands are designated "Prime Farmland" and "Farmland of Statewide Importance" according to the U.S. Department of Agriculture Natural Resource Conservation Service. This designation entitles it to protection under the BVCP. The case is even more compelling in the context of the Update's focus on sustainability and resiliency.

Third, 36 would prioritize preservation of our environmental and natural resources.

Lastly, the BVCP and our County Open Space Charter do not in any way, shape, or form contemplate using open space to further annexation schemes – as the County has proposed should 35 be approved. 36 will build and deepen community support for Boulder's best idea – our Open Space program. 35 risks eroding support.

3) Compatible with adjacent land uses and neighborhood context?

36 is most compatible with both the adjacent Twin Lakes Open Space AND existing neighborhoods, whereas 35 would increase pressure on the already over-crowded Open Space and compromise the rural residential character of neighborhoods.

4) Was the proposed change requested or considered as part of a recent update to the Comp Plan or other planning process?

36 and 35 were each requested for the first time in this Update. For this Update, 35 gives rise to the same concerns that resulted in denial of the Yarmouth requests for affordable housing in this Update cycle. Designating these lands for development is wholly inappropriate in the absence of comprehensive sub-community planning for unincorporated Gunbarrel, just as comprehensive planning of the Planning Reserve was deemed necessary before piecemeal decisions approving development changes at the behest of the Yarmouth landowners. The proposed use was the same for both properties.

5) Is there any change in circumstances, community needs, or new information that would warrant the proposal be considered as part of this update?

Taxpayer-funded open space acquisitions have failed Gunbarrel to date. The existing Twin Lakes Open Space has the highest rate of user conflicts, and is one of the heaviest used areas – in the entire system.

Sub-community planning for Gunbarrel’s “industrial” area has largely been a failure to date – both for missed opportunity to develop a more livable community and “Main Street” area that is friendly to pedestrians and cyclists, and for missed opportunities to incorporate affordable housing components into recent developments.

But the biggest reason to approve 36 now is the development threat. Staff’s Report declined to acknowledge that the top County open space acquisition criteria is “land adjacent to existing open space and threatened by development.” There is no exception in the policy where the development threat comes from the County itself. These lands meet *all five* open space acquisition criteria.

It is up to the Planning Commission to assure compliance with policy guidelines and core values in the face of this new threat to these much-loved lands. The Planning Commission can deliver on the County’s original promises when these lands were dedicated as park lands and community/neighborhood uses when the original subdivisions were approved and the lands were donated for public uses. Allowing development would betray the original promises, including those in the first BVCP that slated these lands for parks.

6) Are there enough available resources to evaluate the proposed change (city and county staffing and budget priorities)?

As you heard from TLAG Chair Dave Rechberger at the August hearing, local residents stand ready and willing to purchase these lands to effectuate 36. Approving 36 will ensure these lands will be protected for community uses in perpetuity and allow stakeholders to focus on directing affordable housing projects to appropriate locations.

Conclusion

Both Gunbarrel and housing need to be planned comprehensively and collaboratively. 36 heeds our core principles, honors our planning covenants, and observes our commitments to comprehensive planning. It delivers on community-

wide support for environmental preservation, healthy communities, and great neighborhoods.

According special, preferential treatment to governmental change requests where the County itself is on record stating that private developers could not hope to have "up-zonings" approved would undermine public support for our planning charters. Comprehensive planning must be fair and equitable. Approving 36 will deepen and expand community-wide support for our Open Space program while safeguarding the objectivity of BVCP decision-making.

The importance of the Planning Commission being impartial and objective is heightened in this matter where the staff recommendation effectively advocated for the official position of the County Commission and other County departments. The Planning Commission is thus citizens' best hope that comprehensive planning consistent with our basic planning charters will finally be applied in Gunbarrel. The choice between 35 and 36 is one between environmental degradation or preservation, and short-term expedience in a vacuum versus a long-term vision for the entire sub-community.

Respectfully,

Displaying blue signature 2.png



Mike Chiropolos

Attorney for TLAG

From: [TLAG News](#)
To: Gunbarrel303@gmail.com
Subject: Media Advisory / TLAG
Date: Wednesday, September 21, 2016 11:09:35 AM

Twin Lakes Action Committee Chairman Dave Rechberger will be present at today's Boulder County Planning Commission meeting to comment on the commission's ruling related to Twin Lakes. He will be available on the Boulder County Courthouse lawn preceding the hearing, beginning at 12:45 p.m. and again immediately after the vote.

A full statement will be distributed to the recipients of this message immediately following today's commission meeting. Dave Rechberger can also be reached at:

Dave Rechberger

Chairman, TLAG

(303) 818-4070

dave@dmrgroupllc.com

ABOUT TLAG

The Twin Lakes Action Group is a 501(c)(3) not-for-profit citizen organization that represents more than 1,400 members from 20-plus Boulder neighborhoods. Information about TLAG can be found online at, www.TLAG.org

From: [Annie Brook](#)
To: council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; [Boulder County Board of Commissioners](#)
Subject: RE: donated lands on Twin Lakes Road in Gunbarrel. Please read before todays council meeting
Date: Wednesday, September 21, 2016 11:24:00 AM

Hello:

I look forward to todays meeting at the courthouse. I hope you would address aloud my concern mentioned below.

I understand lands can be donated to the city or county for specific purposes, and that the parties donating such lands do so in good faith that their request be honored.

Since that is the intent of land, please explain to me why the parcel on Twin Lakes road is being considered for housing?

In some years past that same parcel was requested to be used for senior housing by the church and turned down by the city for such purpose.

Please explain to me in writing, why now, that parcel can be used for housing rather than the expressly stated purpose of either a school or a park?

I will be attending todays meeting so will be interested to hear you address this directly.

Many thanks..

Annie Brook

--

Annie Brook

"...have patience with everything unresolved in your heart...love the questions themselves as if they were locked rooms or books written in a very foreign language...the point is, to live everything. Live the questions now. Perhaps,...someday...you will gradually, without even noticing it, live your way into the answer..." from Letters to a Young Poet, By Rilke

Annie Brook, Ph.D., LPC
www.coloradotherapies.com
www.anniebrook.com
720.839.4332

From: georgehouse@comcast.net
To: [Wobus, Nicole](#)
Cc: [Giang, Steven](#); [Hackett, Richard](#); [#LandUsePlanner](#); [Fogg, Peter](#)
Subject: Re: 6655 Twin Lakes Road
Date: Wednesday, September 21, 2016 11:42:43 AM
Attachments: [image001.png](#)

Nicole,

No, the current range is 1 unit for 6655 Twin Lakes Road under it's current Boulder County RR zoning. If it is annexed into the City then it is 2-6 units per acre under the Low Density Residential BVCP designation (so ~ 20-60 units on the site). But for now, it is still in unincorporated Boulder County so the Current Estimated Dwelling Units is 1 (for 1 dwelling unit/35 acres). It is misleading to the Planning Commission saying that 1-60 units is the Current Estimated Dwelling Units for 6655 Twin Lakes Road when in fact it is 1 Unit just like with the BVSD properties and 2801 Jay Road which also have RR zoning currently on them. A change from the Current Estimated Dwelling Units of 1 to up to 280 (under MDR and with annexation) is quite a dramatic change.

Donna

From: "Nicole Wobus" <nwobus@bouldercounty.org>
To: georgehouse@comcast.net, "Steven Giang" <sgiang@bouldercounty.org>, "Richard Hackett" <rhackett@bouldercounty.org>
Cc: "#LandUsePlanner" <Planner@bouldercounty.org>, "Peter Fogg" <pfogg@bouldercounty.org>
Sent: Wednesday, September 21, 2016 8:29:59 AM
Subject: RE: 6655 Twin Lakes Road

Hello Donna,

You are correct that the range of dwelling units possible under the current designation for the 6655 Twin Lakes Road parcel is 1-60. We will note that correction at the meeting today.

Thank you,

Nicole

Nicole Wobus

Long Range Planning and Policy Manager|Boulder County Land Use Department

Mailing: PO Box 471 Boulder CO 80306

Physical address: 2045 13th street, Boulder CO 80302

Ph: 720-564-2298

nwobus@bouldercounty.org

www.bouldercounty.org/lu



From: georgehouse@comcast.net [mailto:georgehouse@comcast.net]
Sent: Wednesday, September 21, 2016 8:06 AM
To: Giang, Steven; Hackett, Richard
Cc: #LandUsePlanner
Subject: Re: 6655 Twin Lakes Road

Please make this correction at the Boulder County Planning Commission meeting today at 1:30 p.m. so that the Planning Commission is properly informed concerning the Current Estimated Dwelling Units for the property at 6655 Twin Lakes Road. The Current Estimated Dwelling Units is really 1 unit (just as the South parcels are) and not the 2-60 as listed in the BVCP Staff Packet for Aug. 30, 2016. All three properties have RR zoning. 6655 Twin Lakes Road does not have LR zoning.

Thank you,

Donna George

From: georgehouse@comcast.net
To: sgiang@bouldercounty.org, rhackett@bouldercounty.org
Sent: Monday, September 19, 2016 3:40:34 PM
Subject: 6655 Twin Lakes Road

Dear Steven and Richard,

Please correct the Jobs and Housing Assumptions for 6655 Twin Lakes Road on page 27 of the BVCP Staff Packet for Aug.30,2016. It states that: "Current Estimated Dwelling Units: 2-60 north parcel (LR); 1 per parcel, south (RR zoning). The North parcel, owned by the Boulder County Housing Authority, also has a RR zoning assigned to it (not a LR zoning) and therefore like the south parcels presently can only have 1 dwelling unit on the entire parcel. The 2-60 units listed is not correct. I have attached the document showing the RR zoning on this property. Also, there is an Open Space - Other designation on the North field in addition to the Low Density Residential.

In addition to the information above, please forward the e-mail below to the Boulder County Planning Commission for their information.

Thank you,

Donna George

Dear Boulder County Planning Commission,

The three Twin Lakes parcels as well as the 2801 Jay Road parcel all presently have Rural Residential zoning. In addition, these properties are surrounded by land designated as Low Density Residential, Very Low Density Residential, and Open Space in the Boulder Valley Comprehensive Plan. Mixed Density Residential and Medium Density Residential land use designations are not compatible with these properties and their surrounding properties. The requests to change the land use designation on these four properties to Mixed Density Residential (or Medium Density Residential) should be denied.

In addition, the land use change request #36 for the Twin Lakes parcels to be designated as Open Space should be approved. There is a great deal of data and facts that have been submitted that supports the Open Space designation on these properties.

Sincerely,

Donna George

From: [Jaime Roth](#)
To: [Gardner, Deb](#)
Subject: Upcoming Twin Lakes vote
Date: Wednesday, September 21, 2016 2:11:16 PM

Dear Ms. Gardner,

The owl family that has made its home at Twin Lakes, as well as the other wildlife on this parcel, deserve our protection. Boulder is a special place that allows humans and wildlife to co-exist, as long as we humans are willing to be stewards of, and not merely consumers of, natural resources. Will you please vote to protect the owls on Tuesday September 27, 2016?

Thank you,

Jaime Roth

Boulder voter

From: [caroline](#)
To: [#LandUsePlanner](#)
Subject: Requests #35 and #36
Date: Wednesday, September 21, 2016 12:56:08 PM

Dear Commissioners Wobus, Fogg, Giang, Driskell, Richstone, Ellis, Sugnet, Gatza, and Zacharias:

When considering your vote on the Land Use requests for the two Twin Lakes parcels in question, please remember that in spite of what the owners of these two parcels and the sloppy media would have you and the public believe, this is NOT an issue of pro-or con- affordable housing. This is an issue of destroying neighborhoods and any shred of trust left for our City and County officials, by forced upzoning to increase the residential density, and very manipulative, underhanded forced annexation through Open Space. The latter is an extremely dangerous precedent to set, as it leaves all open space vulnerable and subject to the same destruction. The fact that the BVSD Teachers' Union supposedly voted 90-something percent in favor of affordable housing here should have absolutely no bearing on the deliberations. First of all, I know hundreds of teachers in the district, and I have not yet found a single teacher who even cast a vote. Second, the question did not ask whether any of them needed or would use it, or would even qualify for the income limits. Third, they weren't given other locations to consider in their vote--it was presented as this location or nothing.

In reality, there are two FAR better locations already owned by the city that were presented to you on August 30th. One is the land near the fire station that was briefly considered as a homeless encampment. It is within walking distance to all services and amenities available in Gunbarrel, as well as the bus system. Building there will not destroy open space and our wildlife corridor that links to Walden Ponds, not to mention the rich variety of wildlife that makes Twin Lakes and the two meadows in question home. Also critically important, it won't flood the basements of all the homes already near the two meadows, and you won't be vulnerable to multiple lawsuits, considering that an independent geologist has already repeatedly given you his report that this is a likely outcome of increasing the density. Please also remember that if these actions are taken, they are violating 19 points in the Boulder Valley Comprehensive Plan.

Please remember that this entire issue is not about the need for affordable housing or whether it's a good idea. The stream of people telling personal housing stories or commenting to the above effect were utterly irrelevant to this discussion and vote. No one is against affordable housing, so it was a non-issue. The community is, however, strongly against increasing the density of the neighborhood in question, and forced annexation through Open Space. Please vote accordingly, and designate the Twin Lakes parcels as Open Space.

Thank you very much,

Caroline Hogue

September 26, 2016

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

RECEIVED
County Commissioners Office
SEP 26 2016
REC'D BY
TIME

Re: Request for Recusal on Twin Lakes Voting

Dear Boulder County Commissioners,

We are writing this letter to request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

The Boulder County Personnel & Policy Manual obliges Cindy Domenico, Elise Jones, and Deb Gardner to recuse themselves because they currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

Section I, Number I.6(B)8 of the Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: "Persons may only serve on one (1) Board or Commission at a time." Indeed, this policy exists "to avoid possible conflict of interest situations which could occur as a result of county employees or Elected Officials (as defined above) serving as voting members on Boards and Commissions."

Here, the County is violating its own policies. Cindy Domenico, Elise Jones, and Deb Gardner all serve on both the BOCC and BCHA in violation of Section I, Number I.6(B)8 of the Boulder County Personnel Manual.

Although under some circumstances Colorado statutes may permit members to hold dual offices, incompatible fiduciary duties make it imperative for members such as yourselves to avoid situations where conflicts of interest may arise and for you to recuse yourself from voting where you are or may appear to be biased or impartial. Moreover, your dual membership on boards—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

In other words, under the circumstances, your membership on both boards fails the "sniff test" regarding members' bias or impartiality: it smells fishy for you to vote on the Twin Lakes land-use change requests while serving on both the BOCC and the BCHA. You are voting on land-use change requests for land you in effect control and for another property BCHA hopes to develop and manage.

The proposed mixed density and medium density amendments would directly affect the use and monetary value of BCHA's property. This is a clear conflict of interest—and the very situation Section I, Number I.6(B)8, of the Policy Manual aims to avoid. The BOCC cannot impartially vote on legislative amendments that they themselves put forward while acting as the Board of the BCHA.

Furthermore, we have raised concerns about this conflict of interest in the past. You have claimed you can remain objective while serving competing interests in these two roles. All evidence, however, suggests the contrary and further demonstrates your inability to remain objective or even acknowledge the existence of a conflict of interest. Many of your actions have revealed an arbitrary and capricious nature in decisionmaking and disregard for your own procedures pertaining to land-use change requests. The following non-exhaustive list of examples is illustrative of this conduct and includes:

- The BOCC violating Boulder County's Policy II.9 Conflict of Interest,¹ when it failed to disclose a conflict of interest whereby elected officials (the commissioners) were exercising a substantial discretionary function with county contracts and purchases (i.e., sale of 6655 Twin Lakes Road, \$50,000 architect contract) while at the same time controlling BCHA's participation in the transaction.
- The BOCC transferring the Twin Lakes parcels from Boulder County to BCHA in a business meeting without public comment on October 1, 2015. Open records show that prior to the transfer, the County deliberately disregarded Twin Lakes Action Group's (TLAG) request for an open-space acquisition review for the land.
- The County deliberately restricting constituent access to decision makers. At the September 21, 2016, planning commission deliberation, we discovered that several planning commission members never received the studies, analyses, and letters that our constituent group, TLAG, sent to them. This was because the county refused to send TLAG's emails to the Planning Commission as the legislative process demands. Instead, the county buried the information more than 300 pages into an online public-comment pdf file. The county further obstructed TLAG's ability to inform the Planning Commission of this critical information by subsequently refusing to even inform the Planning Commission that new information had been added to that pdf file.
- The Boulder County Attorney's Office advising planning commission members against meeting individually with TLAG members about the Twin Lakes

¹ "An employee or Elected Official exercising any substantial discretionary function in connection with a county contract, purchase, payment, or any other financial or monetary transaction who is a director, president, general manager or similar executive officer or who owns or controls, directly or indirectly, a substantial interest in any business or entity participating in the transaction, shall give seventy-two (72) hours written advance notice of the conflict to the BOCC. Failure to disclose a conflict of interest may be grounds for immediate termination, and the employee may be charged according to C.R.S. Section 18-8-308 and Section 18-8-308 as amended."

legislation. At the same time, BCHA and staff had unfettered, direct access to these decision makers.

- The BOCC declining to conduct an ethics investigation into citizens' concerns about BCHA lobbying activities and official misconduct. Instead, without ever meeting with the aggrieved constituents, the BOCC ignored these concerns, and, remarkably, then sent a county-wide email condoning BCHA's actions. Thus, the Board of the BCHA is effectively policing itself while choosing to ignore constituents' complaints as well as violations of Boulder County policies.
- The BOCC preemptively approving a \$50,000 contract for an architect for the Twin Lakes *before* even voting on the competing land-use change requests. Although you claimed the contract was just a preliminary feasibility study, the terms of the contract are clearly much broader and presumptuous in scope.
- The BOCC moving forward Request #36 for Open Space for further study at the screening hearing but refusing or failing to conduct any additional study of the request.

With these actions and others, you have demonstrated an entrenched bias, a clear breach of fiduciary duty to the citizens of Boulder County and violation of public trust. We demand that you remedy this by, at a minimum, recusing yourself from the Twin Lakes land-use change request voting tomorrow, September 27th, 2016.

Robert Wechsler, director of research for City Ethics, has said, "One person may not serve two masters. The duties of loyalty and fidelity to the public interest—the soul of public service—cannot survive in an atmosphere in which the holder of multiple offices must disregard the interests of one constituency in order to serve the interests of another."

As it pertains to the Twin Lakes land, Wechsler's quote has proven to be true and the democratic process has been abandoned. It is our sincere hope that we can resolve this issue now, without resorting to litigation, and begin to restore public trust in the Boulder legislative process by your voluntary recusal from the land-use change request voting.

Sincerely,



Dave Rechberger, Chairman, Twin Lakes Action Group











From: [David Emerson](#)
To: [#LandUsePlanner](#)
Subject: Support Letter for Land Use Change Request - 6655 Twin Lakes Road
Date: Wednesday, September 21, 2016 4:35:18 PM
Attachments: [Support Letter - Twin Lakes Project.docx.pdf](#)

Hello,

We would like to submit a letter in support of Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. Our letter is attached.

Thank you,

David C Emerson

Executive Director

Habitat for Humanity of the St Vrain Valley

(303) 682-2485 Office

(303) 946-5190 Cell

www.stvrainhabitat.org

www.hfhrestorelongmont.com

This message may contain confidential and/or proprietary information, and is intended for the person/entity to whom it was originally addressed. Any use by others is prohibited.

WE HAVE MOVED! Habitat St Vrain has moved to our permanent location at **303 Atwood Street** (location is the former OUR Center Office).

Visit our ReStore where we take gently used building materials, furniture, and appliances!!



P.O. Box 333
Longmont, CO 80502-0333
Phone: 303-682-2485
www.stvrainhabitat.org

To whom it may concern,

Habitat for Humanity of the St Vrain Valley is pleased to provide this letter of support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. Our organization believes the proposed use of this land for affordable housing provides great community benefit. We have had the privilege of working with BCHA staff on another project and it is our experience that they are well qualified and professional in facilitating a strong community engagement process during land use review. We have full confidence that they will produce a high quality development that will serve to benefit the community for years to come.

Habitat works closely with many affordable housing groups to provide solutions to our community's need for housing, the core of which is our affordable home ownership program. As the cost of housing in Boulder continues to increase dramatically, it is critical that we continue to provide as many affordable housing options as possible.

Habitat for Humanity of the St Vrain Valley is pleased to support BCHA's Request. Thank you for your consideration.

On Behalf of the Board of Directors for Habitat for Humanity of the St Vrain Valley,

Jeff King, Board President
David C Emerson, Executive Director

From: [Alexander, Frank](#)
To: [#LandUsePlanner](#)
Cc: [Boyd, Norris \(Norrie\); Swallow, Jan; gjen.segroe@bvsc.org](#)
Subject: BCHA and BVSD follow up letter - Twin Lakes (BVCP Request #35)
Date: Friday, September 23, 2016 4:20:30 PM
Attachments: [2016.09.23 BCHA and BVSD Follow Up Letter to Planning Commission.pdf](#)

Dear Boulder County Planning Commission Members,

We wanted to thank you for your thorough consideration and approval of the city and county planners' recommendation for a Medium Density Residential land use designation with Environmental Preservation for our properties at Twin Lakes and Kalua Roads in Gunbarrel.

In line with the main focus of the Commission's discussion last Wednesday, we would like to reiterate our firm commitment to the Environmental Preservation provision included in the Medium Density Residential (MR) designation. The attached letter provides additional detail on our commitment, during the site planning process, to working closely with City of Boulder planning staff to delineate areas for wildlife corridors across the 6655 Twin Lakes Rd., 6500 Twin Lakes Rd., and O Kahlua Rd parcels. Please don't hesitate to reach out with any additional questions you may have.

We believe this opportunity at Twin Lakes is a watershed moment, and one that will demonstrate Boulder County's commitment to working through tough issues to continue to address our growing affordable housing crisis. Again, thank you for your support.

Sincerely,

Frank L. Alexander, MPA
Director

3400 Broadway, Boulder, CO 80304
Phone: [303.441-1405](tel:303.441.1405)
Fax: 720 564-2283
Email: faalexander@bouldercounty.org
Web: www.BoulderCountyHHS.org



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.



September 23, 2016

Dear Boulder County Planning Commission Members,

We wanted to follow up after last Wednesday's Boulder Valley Comprehensive Plan hearing and thank you for your thorough consideration and approval of the city and county planners' recommendation for a Medium Density Residential land use designation for our properties at Twin Lakes and Kalua Roads in Gunbarrel.

In line with the main focus of the Commission's discussion, we would like to reiterate our firm commitment to the Environmental Preservation provision included in the Medium Density Residential (MR) designation. During the site planning process, BCHA and BVSD commit to working closely with City of Boulder planning staff to delineate areas for wildlife corridors across the 6655 Twin Lakes Rd., 6500 Twin Lakes Rd., and 0 Kahlua Rd parcels. While it is still very early in the process, we anticipate that the areas that will be provided and enhancements for wildlife will include the following:

- An estimated 50-foot wide landscaped zone will provide a buffer from the Boulder and White Rock Ditch centerline (note that the buffer between the ditch and residents to the east and residents to the west of 6655 Twin Lakes Rd. is approximately 20 feet and 0 feet, respectively).
- An estimated 75-foot wide landscaped zone will provide a buffer from the southern parcel boundary of 0 Kahlua Rd. (note that this is the lowest point/elevation across all three parcels) to facilitate wildlife and areas needed for drainage and water quality best management practices.
- An estimated 30 to 50-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels (note that this is similar to the existing opening at the southeastern corner of the 0 Kahlua Rd. parcel).
- Site appropriate native landscaping, micro-topography grading, cover, etc. to facilitate wildlife use in all three wildlife corridors.

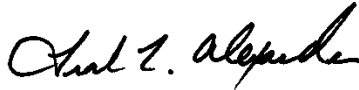
We take environmental stewardship on our sites very seriously and have a proven track record of responding to environmental issues identified through the formal assessment process. Additionally, we appreciate feedback from the community and remain committed to the guiding principles agreed upon during the Twin Lakes Stakeholder Group discussions:

- Continue an advisory group to influence development, design elements, etc.
- Be thoughtful and clear about communication and ensure transparency going forward.
- Mitigate impacts on existing infrastructure and neighborhoods.
- Delineate wildlife habitat and corridor, open space, trails, and create a set-aside for no development.
- Ensure a diversity of housing types.
- Create a design that is consistent with the current surrounding neighborhoods.
- Ensure adequate parking to minimize negative impacts on the surrounding neighborhoods.

- Supply appropriate numbers and types of community amenities to the public.
- Supply appropriate numbers and types of affordable housing units.

We believe this opportunity at Twin Lakes is a watershed moment, and one that will demonstrate Boulder County's commitment to working through tough issues to continue to address our growing affordable housing crisis. Again, thank you for your support.

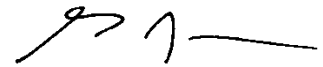
Sincerely,



Frank L. Alexander, Executive Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
Boulder County Housing Authority



Glen Segrue, Senior Planner
Boulder Valley School District

Director, Boulder County Department
of Housing and Human Services

From: [alexandra niehaus](#)
To: [boulderplanningboard](#); [Council](#); [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [lisa morzel](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#)
Subject: Twin Lakes properties
Date: Saturday, September 24, 2016 6:03:02 PM

Thank you for taking the time to read my thoughts.

Alexandra Niehaus

4557 Starboard Dr, Twin Lakes HOA.

My house does not back up to these parcels, and I am not against affordable housing.

Today I went on an enchanted forest tour with my children. It was led by the wild mountain ecology center. On the tour we met a tiger salamander and learned how crayfish are out competing them for habitat at mud lake. Then we met a fox and a great horned owl, and learned about how and what they eat.

I thought about how we have these creatures right in our neighborhood. We have tiger salamanders and great horned owls, and even the occasional fox or deer eating and going back and forth between open space areas.

Then I got really sad. I know you are about to decide on changing the twin lakes parcels to medium density or open space. I really feel that having these parcels as low density residential is the only way to develop the land and preserve space for the animals to co exist.

I know that BCHA is saying again and again that they have a waiting list a mile long, and that it is all county residents. I believe that is not true. I say this because of anecdotal experience. I know quite a few people, either directly or through co workers and friends, who have applied for affordable housing. They were all excepted within 6 months. I also know someone who lives in an affordable housing complex in Boulder, and there are units in her complex that have at times been vacant for a month or more. BVSD has even stated that they will have to sell their parcel in order to develop it, so that the dedication can move to the money instead of the land. Once it is sold and under the management of BCHA they can no longer limit the housing to under paid BVSD staff.

I believe that in the county comp plan, in the long view, making these parcels MDR when they are completely surrounded with LDR and open space is not good planning.

These parcels should be LDR at the most. This development is not like Kestrel or Josephine, because those were re developed sites, that already had development on them. The twin lakes parcels are completely un developed, and they are used by many species, including species of concern. There are ground nesting birds, and salamanders, and all the animals that travel through the area and animals that hunt there. The great horned owls use this land to hunt and feed their babies.

The other MAJOR difference is that these parcels are on a 2 lane county road, and it is not possible to build any other roads for access, because the sites are completely surrounded by back yards and open space. So all of the traffic generated will only be on one small two lane road. They county doesn't even want to maintain county roads, I seriously doubt they will be willing to widen this road.

Please do the right thing and keep these lands as they are, and at the MOST make them both

LDR, so that humans and animals can continue to co exist.

Thank you for your time and consideration.

Alexandra Niehaus.

From: [Mary Eberle](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes issue
Date: Saturday, September 24, 2016 8:46:56 PM

Dear Boulder County Commissioners,

I trust you saw the Sunday Letter to the Editor in the Daily Camera written by Sonia Smith. She suggested that the project should be postponed until (and I am paraphrasing) a discussion about a more realistic analysis of the costs vs. the benefits can be had. I agree with her letter and hope that you delay making a decision that cannot be stepped back from.

Thank you,

Mary Eberle
1520 Cress Court
Boulder, CO 80304
303 442-2164

From: [Scott Starsky](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Save the Owls
Date: Sunday, September 25, 2016 9:55:50 AM

May I please persuade you to vote to save our precious wetlands, habitats and fund preserves for wildlife. Like we have National Parks, State Parks and Boulder Parks to gift to our children and grandchildren, I plead with you to save areas of migration, habitat and dominion for those animals and wild life who cannot speak up for themselves. We owe this land to the generations that came before us, as we can choose to be responsible stewards to those that shall come after us. How many places in the world have we destroyed in the name of progress and capitalism? How many animals and forms of wildlife have we displaced because we presuppose our need and greed are greater than those around us? Boulder County has been on the forefront as a model City to purchase wetlands, buffers, parks, and Open Space to protect what limited land areas are left in the County for citizens, travelers, residents and others to enjoy. Can we not sanctify this small area of land at least or until the wildlife have departed and moved on? I believe that life is sacred. Human life, animal life, ancestral life, sentient life and even energetic life that is sometimes stored in the land or water. Please connect with your own personal sense of right and wrong to determine for yourself whether you believe that this nesting habitat for a species of animal that originated before we had the right to exist in their chosen location over our interpretation of progress and change. Please do the right thing to save this area in Gunbarrel for our friends of flight. Please designate this land as a precious preserve and allow nature to exist amongst us. Any further intrusion by human development could cause irreparable damage to our already fragile eco system. The choices we make today do impact our available choices we may not be able to consider tomorrow.

Scott Starsky
5739 Table Top Court
Boulder, CO 80301
303-527-4950

From: [Lynn Segal](#)
To: [council](#); [Boulder County Board of Commissioners](#); drechberger@dmrgroup.com; mikechiropolis@gmail.com; [kimmedia.glasscock](mailto:kimmedia.glasscock@gmail.com); gatzaj@boulder.colorado.gov
Cc: [Steve Pomerance](#)
Subject: Core reason for housing crisis. (now evident in Twin Lakes 21 Sept. County PC meeting)
Date: Sunday, September 25, 2016 10:50:43 AM

These numbers below under "Affordable Housing" are from Steve Pomerance. Following it I posted his full commentary.

Ironically Ann Goldfarb on the County Planning Commission just commented on the failure of the Jobs/Housing balance to ever be resolved. I am at this meeting 21 Sept. Wed. about land use designation on Twin Lakes for affordable housing. They just are really having a hard time deciding. But you see, everyone here is set up to lose. This needs to change.

It is illuminating that in Denver multilevel office space goes for \$180-\$213/sf and in Boulder with our own local developers it goes for upwards of \$550-\$800/sf. We are being exploited by our developers due to the city charging anything less than \$70/sf. It is not just outrageous that land prices are not included in calculating impact fees, IT IS UNACCEPTABLE.

This is entirely the result of low impact fees that drive speculation and limit fair competition. I disagree with Lisa Morzel on \$25/sf. \$70 MINIMUM/sf should be the fee to the developer.

It is not OK for the city to complain and spend my money on extensive mitigations and staff time to working groups on the housing crisis when it is the city that is causing the very crisis itself. The City of Boulder, expressly the City Council needs to direct the Finance department, not Planning and Transportation to objectively calculate fees, which may be higher than \$70/sf.

Be it affordable housing for the Housing Authority on a floodplain in Twin Lakes or affordable housing for seniors on a floodplain @ Hogan/Pancost, where flood waters downstream are redirected at pre-existing housing of seniors making them **less** affordable, it is an exercise in futility. More importantly, it is an indicator that the long term and fundamental problem of housing affordability has not been addressed. When Ballot Measure 301 lost, it was said that the BVCP would be the arena where this would be addressed. Last night's "decision" was a case in point disproving that assertion. The BVCP cannot validate an annexation like Twin Lakes that is disconnected from the City of Boulder by open space simply because it is able to be called a trail. It is a slippery slope when land use loopholes, not guiding principles of the BVCP become transformed into a mechanism for "solving" the housing affordability crisis. In fact it is a condemnable misuse of the very principles underlying the mission of the masterplan itself.

The development impact fees are the problem.

Jean Gatzaj, this needs to be sent out to the Public Participation Process Working Group as a prime example of the failure of public process and the cumulative effects over many years. As well, it is a case study demonstrating the need for integration of long standing attempts (such as the jobs/housing imbalance) on policy and the resultant failures to solve fundamental issues that cause the city vast losses of time struggling to solve growingly insurmountable problems such as housing unaffordability. It is the cycle of growth (population too, but not intended as

a pun) in more interrelated problems, since the **fundamental ones go delayed or lost** on the wayside, that needs focus.

Affordable Housing:

Even the maximum proposed linkage fee of \$35/ft² for office space is completely inadequate. It will leave the general citizenry with the major portion of the burden of providing affordable housing for the new employees. And this then means that existing citizens' cost of living goes up, and their lives become less affordable. There are no free lunches.

As to the estimates of what developers can really afford, Pearl West provides a good example. (I used the numbers that are publicly available.)

The 175,000 sq. ft. of Pearl West will likely sell for \$550-\$800 per sq. ft. This is per Lou Della Cava. in the Camera, and he should know if anybody does. http://www.dailycamera.com/top-business/ci_30004731/hallowed-ground-pearl-west-slated-open-next-month

To get some idea of the costs, the all-in costs for 1144 15th, a new 40-story 662,000-ft² building going up in Denver, was \$141,300,000. That's \$213/ft². <http://www.denverpost.com/2015/06/09/construction-begins-on-new-denver-skyscraper/>

More general estimates for Denver for 2012 put costs around \$180+ per sq. ft. for 2-4 story office buildings. (The inflation that has happened would have kicked up the numbers slightly, but the inflation rate has been very low.) <http://evstudio.com/construction-cost-per-square-foot-for-office-buildings/>

The land costs for Pearl West were \$13,500,000, or \$77/ft².

Using the higher cost estimate and adding in land costs: \$213/ft² + \$77/ft² = \$290/ft². Permit fees were around \$2M, or so I've been told, which is about \$11/ft². So the total cost is right around \$300/ft².

Given Della Cava's estimate of a selling price of \$550-\$800/ft², even with soft costs, other fees, taxes, etc., **there is plenty of room for linkage fees that are at least double the proposed \$35/ft², and possibly higher.**

As to buildings in other parts of the city, their land costs will be lower to start with, and if linkage fees are raised, developers will drive harder bargains, pushing land prices down even further.

You have to decide what is more important – continuing to subsidize developers' profits, or actually addressing the "housing crisis".

And if someone doesn't build the next giant office building because their profit levels are no longer astronomical, that would be a benefit in terms of taking some of the pressure off housing prices. With 60,000+ in-commuters, Boulder doesn't need more commercial growth,

Recommendation: Set the jobs housing linkage fees at double the proposed \$35/ft² max number, as a minimum.

General comments:

Someone has to pay for the costs of growth – the only question is who.

There are costs associated with maintaining levels of service (LOS) given the impacts of growth. Either the developers pay, or the citizens pay through higher taxes or lowered levels of service.

The capital costs of maintaining levels of service generally go up, not down.

Once street capacity is used up (we have passed the inflection point on the hockey stick curve because intersections have exceeded their capacity), the costs of maintaining LOS go up and up more and more rapidly.

Housing prices go up when job growth creates more demand. So the costs of providing affordable housing (to maintain the same economic distribution, which is the LOS measure we apparently use) increase dramatically.

New facility costs – e.g. new libraries, parks, rec centers, etc. – go up, as land becomes more scarce and expensive.

Diseconomies of scale occur even for operating costs.

Even in the operating costs realm, as cities get bigger the complexities increase and the difficulties of dealing with conflicts become more severe. When is the last time you heard of a city lowering taxes because of the benefits of growth?

The 2002-3 Jobs/Pop study demonstrated that general taxes barely were keeping up with operating costs. And as to the alleged marginal benefit of commercial over residential in terms of revenues versus costs, the Study showed that this was mostly an illusion, and had to do with whether sales taxes were allocated to residential versus commercial.

Specific comments on the Impact Fee work to date:

General Fund departments:

The general fund departments' impact fee work is good in general, but the land costs that were excluded should have been included.

The staff decided that land that had already been purchased would not be included in the calculation of capital costs. This means that the citizens at large, who paid for this land, will not be paid back for its costs. These costs are a cost of adding a new facility, just as concrete or windows are, and should rightfully be paid by new

development.

There is no legal or economic basis for excluding these costs. For example, the water utility bases its tap fees on the \$1.2 billion market value of its assets, essentially all of which were paid for a long time ago. And setting tap fees (which are impact fees) using this approach was supported by the utility's consultants, and is consistent with the case law. So the exclusion of land costs was wrong.

Recommendation: Tell the staff to put these costs back into the impact fee calculation.

Transportation:

The transportation work is inadequate, and needs to be done properly.

First, the staff has no plan that actually maintains levels of service (LOS), and has not even properly defined what LOS measures they would use. So it is impossible to come up with legitimate numbers on which to base impact fees, or other development exactions. The 2014 TMP Action Plan is inadequate to maintain LOS, and the TMP Vision Plan is probably overkill (but not by much is my guess). And neither has been quantitatively evaluated against the TMP goals as to what it would accomplish.

Second, the capital calculations for the impact fees were based on collecting enough money for the "growth" component of the current CIP, which even the staff acknowledges is inadequate to maintain LOS, for any reasonable measure of LOS. And whether they did this division of the CIP accurately into "growth" and "non-growth" components is anyone's guess, since they had no real plan to base it on. Third, the TMP has 9 "goals", only two of which are bottom line measures of what the citizens think are important: travel time, and overall VMT (as a measure of emissions.) The rest are interim measures, in one form or another. So whatever impact fees they came up with would be hard to defend legally, and would only survive a challenge because they are obviously too low.

Note on Transportation Impact Fee Process: Even though there was about a year's lead time from when this impact fee update process was started (with the writing of the initial RFQ) until the consultants started working, the staff did essentially nothing to prepare a workable transportation plan on which to base the calculations. This is a major management failure IMO. It isn't as if this is their first rodeo...

Recommendation: Tell the staff to refine the goals of the TMP Action and Vision Plans into meaningful LOS measures, then refine these plans into one real plan that will maintain the selected LOS measures, then do realistic cost calculations for that plan's capital and operating costs, and then set the appropriate capital impact fees and other development exactions based on this plan. The proposed fees are better than nothing, at least for the interim, but as the staff develops the real plan, including the operations costs (which is where the big money is), they can update these capital impacts fees.

Affordable Housing:

Even the maximum proposed linkage fee of \$35/ft² for office space is completely inadequate. It will leave the general citizenry with the major portion of the burden of providing affordable housing for the new employees. And this then means that existing citizens' cost of living goes up, and their lives become less affordable. There are no free lunches.

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And if someone doesn't build the next giant office building because their profit levels are no longer astronomical, that would be a benefit in terms of taking some of the pressure off housing prices. With 60,000+ in-commuters, Boulder doesn't need more commercial growth,

Recommendation: Set the jobs housing linkage fees at double the proposed \$35/ft² max number, as a minimum.

* * * * *

Summary:

As I think you can tell, I don't think this impact fee project was managed very well. I have participated in 3 updates, and the quality has degenerated from one to the next. The 1996 one worked quite well and the staff and consultants were very responsive to suggestions and critiques. The 2008 one initially had some costs excluded based on what were nonsense legal theories (IMO), but at least much of it got straightened out. But this update has some serious flaws.

The fundamental objective – to maintain LOS in all areas and not force the citizens to pay the costs that growth imposes (as the Comp Plan policy states) – have not been met, or even close.

BTW I'm not criticizing Chris Meschuk; the problems seem to come from behind the scenes, i.e. from higher levels in the organization.

The working group was a good idea in theory, but when issues were raised, they were ignored, except when the developers complained, so it was not really that useful in terms of doing quality work.

At least that's my opinion of this whole thing.

So....

Final recommendation: Next time you do any impact fee work, let the Finance Department manage it. They have no agenda about growth, are used to looking at costs as well as revenues, and actually know the budget. They need to be

given full authority to get this work done objectively, completely, and without bias. Then if the council wants to make some political decisions about who gets let off the hook, so be it, but at least we'll have real data to start from.

*** * * * ***

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The views and opinions expressed in this email are those of the author and do not necessarily reflect the official policy or position of Boulder Neighborhood Alliance.

From: roygina5098@comcast.net
To: [Boulder County Board of Commissioners](#)
Subject: Please! I Need Answers to These Important Questions!
Date: Sunday, September 25, 2016 6:14:05 PM

September 25, 2016

Dear Commissioners Elise Jones, Cindy Domenica and Deb Gardner,

My thanks to you for taking the time to read my email and to respond. My apologies to you for the length of this email. I know how challenging your jobs are and I respect your time. Part of your job description states that **“you address important issues facing our communities.”** I have an important community issue that needs to be addressed!

My HOA Annual Meeting is coming up and I must have the answers to the 7 questions below to send in a newsletter prior to the meeting. If you cannot provide the answers in time for the printing of our newsletter (October 5), would one or all of you be willing to attend the Gunbarrel Green HOA Annual Meeting and take questions? The HOA would welcome your participation. The Annual Meeting will be at 7:00 p.m. October 25 at the Hampton Inn on Lookout Road.

I have been a Boulder County resident for 50 years. I have been a resident of unincorporated Boulder County (Gunbarrel Green) for 40 years. I have had the pleasure of working with Commissioners Jack Murphy, Homer Page, Sandy Hume, Ron Steward and many more.

I guess it is because I have been around so long and because I have been a member of my HOA's board of directors for over 30 years that residents of Gunbarrel Green ask me for answers to their questions. There have been so many questions lately that my HOA board has asked me to write a column for our HOA newsletter which is why I am writing to you in hopes you or a member of your staff can answer the questions. **The last thing I want to do is put forth misinformation.**

The majority of Gunbarrel Green residents have voted down annexation to the City twice. They purchased property in unincorporated Boulder County because they do not want to live in the City of Boulder. Now they hear that three years after the County gives the City the open space buffer in Twin Lakes, the City can forcibly annex our subdivision and other unincorporated subdivisions without a vote. As you can tell by the commissioners I have worked with, I am definitely a senior. Six seniors in Gunbarrel Green have called me to tell me that they could not afford to stay in their homes if they have to pay City taxes in addition to County taxes. That is exactly the financial situation I am in. Several times in the past, I have

asked City staffers how much my property tax would increase if my home was annexed. To date, no one has answered that question. Can you?

Before I purchased my lot in Gunbarrel Green (1970's) I went to the County Clerk's office and I researched every large non-developed section of land near Gunbarrel Green. (I spent a lot of time viewing micro-fiche!) The land that is now Gunbarrel North was owned by CU and slated for a medical facility. The land that is now the Gunbarrel Center had a large federal acknowledged wet land so I thought that was safe (silly me). The two parcels in Twin Lakes were donated by Everett and George Williams to the Denver Archdiocese for a possible church. Yea! I would not have to drive to Boulder to attend church. The other parcel was donated to BVSD for a school. My research also showed that the Williams Brothers had a caveat in their donation that if a school or church was not built, the land would be used as a **park for the residents of Gunbarrel Green. That really appealed to me!**

Yes, that was then and this is now which brings me to the questions that need to be answered.

I am sure you know the history of the Gunbarrel Improvement District but just in case, here is a recap. I was a member of the liaison committee that worked with the county commissioners to develop the GID.

In 1993, the County residents of Gunbarrel petitioned for two ballot initiatives under what became the Gunbarrel General Improvement District. One was intended to accelerate road improvements in the County subdivisions in Gunbarrel. It passed by the narrow margin of 1,275 to 1,272 authorizing the collection and expenditure of \$1.70 million for road improvements.

The other was intended **to reduce** the potential for residential development in Gunbarrel by purchasing land with development potential. It passed by the larger margin of 1,511 to 1,191 authorizing the collection and expenditure of **\$1.90 million for the purchase of open space land in Gunbarrel.** The commissioners recognized the importance of reducing residential development!

Question #1 – Our tax dollars purchased the open space in Gunbarrel. How can the County just hand it over to the City? (They are referring to the open space buffer in Twin Lakes.)

Question #2 – Is it legal for the County to give county open space to the City when county residents paid for it? If your answer is yes, please let me know what law that is based on.

Question #3 – The Williams Brothers intention for the parcel they donated to BVSD was for it be a park for Gunbarrel Green. **Why is housing going on that parcel?** Residents have been begging the City and County for a park and/or library in Gunbarrel since the 1980's and longtime residents know this and are very upset that the land the Williams brothers wanted to be a school or a park for our neighborhood is now earmarked for residential development.

I assume you have legal information of why and how the County can do that and I ask you to share that information with me so I can share it with the residents of Gunbarrel Green.

Question #4 - I attended the POSAC meeting in August and was shocked to learn that the Boulder County Housing Authority already paid \$400,000 for the parcel in Twin Lakes. Does this mean that it is a done deal and our commissioners gave them the okay in advance?

Question #5 – How can I fight annexation? The City just wants us so they can get the Xcel substation on 75th Street. I do not want to be in the City! I have no answer to this question and I hope you do as this question is asked a lot.

Question #6 – The County Commissioners are giving away the open space we taxed ourselves to provide but even if this buffer in Twin Lakes was not part of the GID, my tax dollars paid for it. Does the County plan on refunding me the taxes they took to buy open space that they are now giving to the City?

Question #7 – Will the County Commissioners give the Heatherwood Notch open space to the City too?

Question #8 – Do the commissioners know how congested Gunbarrel is now? You have to circle the King Soopers parking lot to get a space. Traffic is awful. I cannot get access to Lookout Road from Idylwild Trail without a long wait. (I hear this all the time and the City has turned a deaf ear to our pleas for a traffic light. Gunbarrel Green residents are really angry about the traffic on Lookout Road.)

While I was typing this, I got yet another email from a Gunbarrel resident and I would appreciate if you could tell me how I should respond to the email. Here it is:

“Surely the City of Boulder and Boulder County cannot just take land that has been dedicated

for a specific use. How has this gotten so far along without investigating the legal aspects? I want to know why the City/County thinks they can just take this land. There is something that isn't being publicized."

So, that latest email really sums it up. I have received many, many emails and phone calls about this. I am counting on you, my commissioners, to provide me with the answers I can give to the residents I serve as a member of the HOA board.

Thank you so much for your response,

Sincerely,

Gina Hyatt

303-530-2372

roygina5098@comcast.net

From: [Norm's Dog Biscuits](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Date: Sunday, September 25, 2016 7:17:43 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Katie Mudd

From: [Hildy Kane](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: I really value the Owls at Twin Lakes
Date: Sunday, September 25, 2016 7:24:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Hildy Kane

From: [Laura Bloom](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please save Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 7:24:53 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls and open space at Twin Lakes. I walk there several times a week, especially during baby owl season. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

If the owls source of food goes away, they will go where they can hunt more fruitfully. Don't turn Twin Lakes into a food dessert for the owls.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

The neighbors I've spoken to would be happy to see the same development elsewhere in our neighborhood—we are not being NIMBYs—for instance, where the proposed homeless encampment would otherwise go (which we are really not happy about as a tent city is another animal all-together).

I don't understand why the developer buyout practice is allowed. It would be much more humane, honorable, and life-affirming to those in need to allow them to live with everyone else in various developments where units are set aside for low income folks rather than relegate them as a group to low income housing projects (as these are called where I grew up outside NYC).

Thank you Hon Commissioners and supporters,

Laura Bloom, 5929 Gunbarrel Ave., Unit E, Boulder, CO

From: [Nancy Eagleson](#)
To: [Gardner, Deb](#)
Subject: Owls
Date: Sunday, September 25, 2016 7:28:19 PM

Please vote on September 27 to save Owls and their habitat!! We value them so much.
Thank you.

Nancy eagleson

From: [Rebecca Dobbs](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please, don't kill the owls.
Date: Sunday, September 25, 2016 7:31:24 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Skylar Bates

Sent from my iPhone

From: [Kelcey Dodds Seefeldt](#)
To: [Gardner, Deb](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Owls/Apartments-Boulder County
Date: Sunday, September 25, 2016 7:34:05 PM

Hon Deb Gardner and Hon Cindy Domenico;

I am fortunate to live in Boulder County. I believe people desire to live here because of the outdoors, open space opportunities. Lucky to be in an area that hasn't had every square inch/foot developed. And have decided to pay more to live in this county because of it, and feel it is worth it. Fortunate to live in Boulder County because someone had the foresight to limit development in the county.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters.

Kelcey D. Seefeldt
Boulder County Resident

From: [Jay Schaeffer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: owls
Date: Sunday, September 25, 2016 7:35:49 PM

on Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

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Thank you Hon Commissioners and supporters,

Jay D Schaeffer
Namaste
jaybikedt@gmail.com

From: [Leila McMurray](#)
To: [Gardner, Deb](#)
Subject: Protect the Owls at Twin Lakes
Date: Sunday, September 25, 2016 7:38:10 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

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Thank you Hon Commissioners and supporters,

Leila McMurray

Sent from my iPhone

From: [Dan Lehman](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the owl habitat at Twin Lakes!
Date: Sunday, September 25, 2016 7:38:17 PM

I think my sensibility is in line with the greater Boulder population when I ask the question — does Boulder need even more apartments or should our priority be to protect the existing natural habitats for plants and wildlife, areas which will become infinitely more valuable as time goes on?

Though no one I know is excited about the concept of the Boulder population exploding, the city seems to have bigger plans which inadvertently involve massive increases in revenue through continued development.

Choosing to pave the way towards development rather than the preservation of natural spaces sends the wrong message to those who call Boulder home. Please keep us in mind and give us hope that the things we love about Boulder are here to stay!

thanks for your time,

--

Dan Lehman
in North Boulder

From: [Marcia Minke](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Save the Owls at Twin Lakes!!
Date: Sunday, September 25, 2016 7:40:24 PM

Hon Deb Gardner and Hon Cindy Domenico,

I value and respect the Owls at Twin Lakes and hope you will too. Please vote to protect the Owls on Tuesday September 27, 2016? Please vote **Yes** to creating the Twin Lakes Owl Open Space. Although I am a devoted democrat, I am concerned with your voting records on many issues, including this one. Please do the right thing.

Thank you,

Marcia Minke

Gunbarrel area

From: [Sue Lesmond](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Urgent
Date: Sunday, September 25, 2016 8:01:18 PM
Importance: High

Deb Gardner and Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Commissioners and supporters,

Sue Lesmond

From: [Jennifer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Protect Twin Lakes Owls
Date: Sunday, September 25, 2016 8:03:45 PM

Hon Deb Gardner and Hon Cindy Domenico,

I value the Owls at Twin Lakes.

Please vote to protect the Owls on Tuesday September 27, 2016

Please vote Yes to creating the Twin Lakes Owl Open Space.

Jennifer Sands
Gunbarrel resident

Sent from my iPhone

Sent from my iPhone

From: [Justin Wells](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Development
Date: Sunday, September 25, 2016 8:05:36 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes on creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

I believe that it will be a great service to the residents of Boulder County to put forth the effort in helping find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Justin Wells

From: [Michael Cutter](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [suzanejoness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please Vote Tuesday for the Owls Habitat!!
Date: Sunday, September 25, 2016 8:05:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I am forwarding the email below to show support of the Owls at Twin Lakes and want to add a couple of my own words here too. This is a very unique and special opportunity to preserve an iconic and valuable assets to Boulder County. It has been demonstrated multiple times from various perspectives how it simply makes more sense to preserve this unique area than to develop it. Your vote can make the difference in the outcome here. Please use due consideration before voting. I understand the pressures from various angles to vote certain ways but please put that aside and vote from your heart. We need more of that in this time than ever.

Sincerely,

Michael Cutter

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

rainbowcreative.michaelcutter
books / logos / branding / web
www.rainbowcreative.net
406.360.6111

From: [tor](#)
To: [Gardner, Deb](#)
Subject: Your vote is important
Date: Sunday, September 25, 2016 8:06:04 PM

Dear Honorable Deb Gardner

Many people value the wonder of wildlife and the peace and tranquility of a natural habitat. Great Horned Owls have been nesting near the Twin Lakes area for decades. They should not be forced from their home.

I am asking you to please vote to protect the Owls on Tuesday September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space. Please do NOT bulldoze one of Colorado's most important Owl habitats.

Instead, help find an alternative location for the housing development that will provide human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you for your work,

Tracy Bischoff

Niwot, CO

From: [Genna](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: vote YES on Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 8:07:14 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Genna Brocone

From: [Janine D'Anniballe](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please save the owls
Date: Sunday, September 25, 2016 8:09:47 PM

Dear Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Janine M. D'Anniballe

From: [Ron Beetham](#)
To: [Gardner, Deb](#); cdominico@bouldercounty.org
Cc: [Ron Beetham](#)
Subject: Owl Habitat and Open Space
Date: Sunday, September 25, 2016 8:09:55 PM

Dear Deb Gardner and Cindy Dominico,

One of the very best parts about living in Boulder is, as you know, the ability to take a walk or hike outside in this wonderful county. Whether with a friend or just a pensive solo journey reminds us just how joyful, important and grounding the land, it's animals and the sky can be to our lives. The owl habitat in Gunbarrel has been for many many years one of these very special places where we can see and experience the cyclicalities of the owls on their nest to the final fledging of their offspring. Please, please don't take this from us as it brings so much joy and wonderment to a myriad of Boulderites. This is the embodiment of why we choose to live here. A lot of us don't have the ability to run, bike or go for long hikes in the hills, so we get our "nature fix" from these simple walks.

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Sincerely,
Ron Beetham MD

From: [Pattea Carpenter](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes and our owls!
Date: Sunday, September 25, 2016 8:12:23 PM

Hon Deb Gardner and Hon Cindy Domenico,

I walk at Twin Lakes all the time, with my dog, Umi and some times without her. I have been a Boulder County resident for over 35 years. The Owls at Twin Lakes are so unique to our area and every time I see them I feel so happy that Boulder has been honored by these beautiful creatures to share space. They chose us! And it should absolutely be our duty to keep their habitat safe from harm. This is a sacred place of nesting for them. Can't we find a way to do this differently?

Anyone who lives and breathes in Boulder County knows that all life is precious. You know this too. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Please don't bulldoze our sacred Owl habitat. This place belongs to them too!

Thank you Hon Commissioners and supporters,

Pattea Carpenter

From: [Stacey Govito](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: council@bouldercolorado.gov; jones@bouldercolorado.gov; aj@jensenpublicaffairs.com; Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; chair@bocodems.org
Subject: Owls at Twin Lakes.
Date: Sunday, September 25, 2016 8:19:58 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Sincerely and respectfully,
Stacey Govito

From: [Carisa](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Horned Owls at Twin Lakes
Date: Sunday, September 25, 2016 8:20:03 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Carisa

Sent from my iPhone

From: [Nick Burr](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls
Date: Sunday, September 25, 2016 8:24:17 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Nick Burr

From: [Ashley Anna](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 8:26:33 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Ashley Matthews

Boulder, Colorado

From: [Liz G](#)
To: [Gardner, Deb](#)
Subject: Save the Owls
Date: Sunday, September 25, 2016 8:32:00 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Veronica Elizabeth Guidos

From: [Wendy Stokes](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [Erika Archer](#); tara@jamestownco.org; victor.harris@jamestownco.org; [Tim Stokes](#); [Chad Droste](#); [Martine Amade](#); [Julie Constantine](#); [Heather Yahnke](#); [Barbara and Ken Lenarcic](#)
Subject: OWLS AT TOWN LAKES
Date: Sunday, September 25, 2016 8:36:39 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Sincerely,

Wendy Stokes

Jamestown

Sent from my iPhone

From: [Amy Jones](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please protect the wild habitat of the Owls!
Date: Sunday, September 25, 2016 8:40:10 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Amy

--

Amy Jones
408.390.2095
Labor & Postpartum Doula
Massage Therapy
Life & Relationship Coach

From: [Karen Marx](#)
To: [Gardner, Deb](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [Congressman Jared Polis](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [Boulder City Council](#); [info@BoulderOwlPreserve.org](#)
Subject: horned owl habitat
Date: Sunday, September 25, 2016 8:40:52 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Karen Marx
Boulder, CO

From: [Marija Kronic](#)
To: [Domenico, Cindy](#)
Cc: [Gardner, Deb](#)
Subject: Owls at Twin Lakes
Date: Sunday, September 25, 2016 8:41:03 PM

Hon Deb Gardner and Hon Cindy Domenico,

I live in Boulder (Gunbarell area) and I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Marija Kronic

Boulder, CO 80301

From: [Nancy](#)
To: [Gardner, Deb](#)
Cc: [cc](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 8:47:24 PM

Honorable Deb Gardner:

Please vote 'Yes' to creating the Twin Lakes Owl Open Space. That would mean that Colorado's most important owl habitat would continue to provide the owls a home. It would also provide the public with a beautiful place to see the owls in their own environment.

I am positive that an alternative location for the development that will provide better human services to residents can be found. Another positive outcome to voting 'Yes' - respect the love of open space and wildlife that Boulder County voters are lucky to have.

Additional addressees:

If you have contributed to or support Commissioner Deb Gardner's election campaign, please take a minute to ask that she vote FOR the Twin Lakes Owl Open Space and NOT bulldoze Colorado's most important owl habitat.

Thank you all for taking the time to read this email.

Sincerely,
Nancy Meute
Panama City, FL

From: [Rylee K](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Sunday, September 25, 2016 8:48:22 PM

Hon Deb Gardner and Hon Cindy Domenico,

I am concerned about the welfare of the owls at Twin Lakes. I live in the neighborhood and really value the presence of both the owls and the habitat in the area. I feel it is very important to preserve them.

Also, I understand you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a person of influence, will you also take a minute to ask Ms. Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Please find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Rylee Keys

From: robg4527@gmail.com
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Sunday, September 25, 2016 8:51:24 PM

We are against the development in Twin Lakes. Save the owls, nature, and the open space.
Gail and Rob Gordon
377 West Arapahoe Lane
Boulder CO 80302
home phone: 303-938-1216

From: [Liliana Nealon](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com
Subject: Twin Lakes
Date: Sunday, September 25, 2016 8:55:14 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Liliana Nealon

6148 Willow Lane
Boulder, CO 80301

From: [Dorian Merrill](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owls - Please Support
Date: Sunday, September 25, 2016 8:55:20 PM

Hon Gardner and Hon Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

~ Dorian Merrill

From: [Omaira Lopez](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the Owls on Tuesday
Date: Sunday, September 25, 2016 8:56:48 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Omaira Lopez

From: [Jen Napoli](#)
To: [Gardner, Deb](#)
Subject: Please protect the owls and open space at Twin Lakes
Date: Sunday, September 25, 2016 9:02:51 PM

Hon Deb Gardner,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you,
Jennifer Napoli

From: [Flo. B.](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Protect the open space and its wildlife
Date: Sunday, September 25, 2016 9:08:27 PM

Hon Deb Gardner and Hon Cindy Domenico,

*My family and I really value the Owls at Twin Lakes and the Open Space. We also love Boulder County because it is a fabulous green city. Let's keep it that way. Will you please vote to protect the Owls on Tuesday September 27, 2016? **Please vote Yes to creating the Twin Lakes Owl Open Space. Be Boulder!***

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

*Thank you Hon Commissioners and supporters,
Florence B.
Lafayette, CO*

From: [Amber Arvidson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the owls
Date: Sunday, September 25, 2016 9:09:48 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

It is so unique to have the opportunity to see owls at that close range that come back year after year and it has created such a community of bird lovers and photographers who go there and share in the experience. It really would be a significant and irreplaceable loss to the community if those owls leave because we disturb them with new housing.

Thank you Hon Commissioners and supporters,

Amber

From: [Laure Liverman](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the owls at twin lakes!
Date: Sunday, September 25, 2016 9:10:18 PM

ail To: dgardner@bouldercounty.org; cdomenico@bouldercounty.org

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space. I believe that this space is an important habitat to preserve... Not only for the sake of the owls, but for the community as well.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

Sent from my iPhone

From: [Mark](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes - The owls ate my cat! Lets destroy their habitat.
Date: Sunday, September 25, 2016 9:17:05 PM

Hello important people of Boulder,

I grew up here. I use to love it. Now it's just crowded... Traffic everywhere. Paving, chip sealing roads that don't need it. Never ending road construction. Hotels, office buildings, and condos going up on every street corner. Views interrupted by a zillion construction cranes. Trucks and excavators everywhere, always in the way and blowing out their pollution. And now you all want to wipe out the habit of a helpless creature that once was the draw of the area (nature and wild life). Why? We need more housing here? We need more people here? Really? Why? It's already fucking crowded. Let them build somewhere else. Let them live somewhere else. If they can't afford housing here, too bad (I mean good).

Whatever happen to preserving open space?

I realize my vote doesn't really mean squat these days, but I'll make sure I don't vote for you if you let yet another apartment complex go up in an area where they just threw in about a 2000 of them (gunbarrel). It's not worth the money those greedy developers are paying you.

PLEASE STOP THE GREEDY DESTRUCTION OF OUR LITTLE SLICE OF THE PLANET!! HELP THE HELPLESS CREATURES before the only living creatures left on the planet are a bunch of humans (ugh) and squirrels and maybe a few cats (oh and cockroaches of course).

Mark Peters, Boulder voting resident.

From: [\(null\) \(null\)](#)
To: [Gardner, Deb](#)
Subject: Owls
Date: Sunday, September 25, 2016 9:27:43 PM

Deb,

How can you want to build anymore than what we have permits for already? I understand you are trying to sell us on, "No, it is not Open Space." I think you are going to find this action illegal, this land was donated for a school or park.

I don't understand how you can think this is the right thing to do? And NO...It will not make housing affordable-- and you should be smart enough to know that already.

Julie Mutuc

From: [Att](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 9:31:21 PM

Please, continue with this area as open space. It is not good ground for building. The water table is too high and the clay soil is bad for building. Also this area is not close enough to public services such as groceries and bus service. A much better location would be north on Williams Fork Trail which has apartments now populated by people unable to afford Boulder housing. Don't encumber the poorest people of our county to swamp land and the only wild space in Gunbarrel. Thank you, Sarah Gregory Long, retired, barely making it Gunbarrel resident.

Sent from my iPhone

From: [Jennifer Hinton](#)
To: [Gardner, Deb](#)
Subject: Don't Bulldoze Wildlife Habitat
Date: Sunday, September 25, 2016 9:34:12 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. At some we must value wildlife over development.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jennifer Hinton

From: [Amy Jacobs](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Please vote to save the owls!!
Date: Sunday, September 25, 2016 9:38:49 PM

Hon. Deb Gardner and Hon. Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms. Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Commissioners and supporters,

Sincerely,

Amy Jacobs

From: [Nancy Monson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Sunday, September 25, 2016 9:43:10 PM

Please, you can't really destroy the homes of the owls that so many children visit! I run a small K-8 school and we come and visit the owls every year. Our children are being taught that Boulder values the lives of all it's creatures. Our oldest class just got back from visiting Mission:Wolf, a wolf sanctuary, where they did service work to help the wolves, and got to visit close up with wolves. Our whole school is building a nature park to attract and build a refuge for birds. We have a great horned owl that lives in a tree on our property. In other words, we are teaching children that the lives of animals and birds really matter, and it is our responsibility to protect them. It really matters - way more than an apartment complex - think of what you are saying to children. What would you say to your children or grandchildren?

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Nancy Monson, Director
Running River School
303-499-2059
nancy@runningriver.org
www.runningriver.org

From: othonkesend@gmail.com
To: [Gardner, Deb](#)
Subject: Please don't destroy the owl habitat.
Date: Sunday, September 25, 2016 9:49:40 PM

Sent from my iPhone

From: [Lynn Smith](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Owls at Twin Lakes
Date: Sunday, September 25, 2016 9:50:11 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Lynn Smith

Lynn Smith MS, RDN
DietAlchemy Coach
4586 N. 95th St.
Lafayette, CO 80026
303.448.0808
www.source-nutrition.com

Diet Wisdom from the Source!

From: [Corinne McKay](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please protect the owls!
Date: Sunday, September 25, 2016 9:52:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

For many years, my husband and daughter and I have enjoyed riding our bikes to watch the nesting owls near Twin Lakes; I find it heartbreaking that this area might be bulldozed and the owls' habitat destroyed. Surely there is an alternative that would leave the owl habitat untouched. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Honorable Commissioners,

Corinne McKay

--

Corinne McKay, CT
ATA-certified French to English translator
President-elect of the American Translators Association
www.translatewrite.com | www.thoughtsontranslation.com
303-396-4764

From: [susan_enfield](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinffarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [Jones, Suzanne](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Owls
Date: Sunday, September 25, 2016 9:53:05 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Susan

Susan Enfield
Writer/Editor, Content Strategy
susan-enfield.com
720-289-2301
@susan_enfield

From: [Douglas Wisoff](#)
To: [Gardner, Deb](#)
Subject: Save the own habitat
Date: Sunday, September 25, 2016 9:54:26 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Douglas Wisoff, P.T.
303 499 2062
douglas@radiantrunning.com
www.radiantrunning.com

From: [Lisa Sleeth](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls at twin lakes
Date: Sunday, September 25, 2016 9:54:45 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Lisa Sleeth

Sent from my iPhone

From: [Joy Miller](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [csisk@hurth.com](#); [info@ollinfarms.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Vote Yes for the Owls Habitat
Date: Sunday, September 25, 2016 10:03:14 PM

Hon. Deb Gardner and Hon. Cindy Domenico,

I greatly value the Owls at Twin Lakes. Please vote YES to PROTECT THE OWLS on Tuesday September 27. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE. Please DO NOT BULLDOZE Colorado's most important and valuable Owl habitat. There are alternative locations available for the development of the apartments that will not harm our innocent and treasured wildlife. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE.

Many Thanks,

Joy Miller

From: [Daniel Urist](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owl Preserve
Date: Sunday, September 25, 2016 10:05:48 PM

For many years, my family and hundreds (maybe thousands) of other Boulder County residents have watched the Twin Lakes owls raise their young. This has been an extraordinary educational experience for everyone who has seen it. Let's save this for future generations, of both people and owls.

Please vote to create the Twin Lakes Owl Preserve on September 27, 2016.

--

Dan Urist
danielurist@gmail.com

From: [marianne roller](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls at Twin Lakes - Please vote YES on Tuesday, 9-27 to creating the Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 10:06:06 PM
Importance: High

Honorable Deb Gardner and Honorable Cindy Domenico,

I have enjoyed the owls and Open Space area for years. For the last almost 10 years I have taken my preschool class there to hike and observe the owls. We have a year-round hiking program and the Twin Lakes Open Space is one of the most magical places and a place we frequent.

Additionally I live a few miles away and also enjoy running in that beautiful area. Please vote YES to protecting this beautiful open space.

With respect,

Marianne Roller
Director
Homestar Child Development Center
Boulder, CO

From: [Joy Miller](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [csisk@hurth.com](#); [info@ollinfarms.com](#); [Jamie.Harkins](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Vote Yes for the Owls Habitat
Date: Sunday, September 25, 2016 10:14:25 PM

Hon. Deb Gardner and Hon. Cindy Domenico,

I greatly value the Owls at Twin Lakes. Please vote YES to PROTECT THE OWLS on Tuesday September 27. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE. Please DO NOT BULLDOZE Colorado's most important and valuable Owl habitat. There are alternative locations available for the development of the apartments that will not harm our innocent and treasured wildlife. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE.

Many Thanks,

Joy Miller

From: [Dave A](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Open Space
Date: Sunday, September 25, 2016 10:17:54 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

David Auerbach

From: [Robo Botspot](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#)
Subject: Affordable Housing In Twin Lakes/Gunbarrel
Date: Sunday, September 25, 2016 10:18:12 PM

Dear Commissioners Gardner and Domenico,

Please allow the Twin Lakes affordable housing project sponsored by Boulder Housing Partners to go forward. When teachers, policemen, grocery store clerks and tech workers can live in our community near their places of employment, it is good for Boulder and good for the environment. We should not sponsor the gated community sensibility that would make Twin Lakes a stagnant monocultural pool of the well-paid. Our community grows vibrant and vital through the cultural cross-pollination that diversity brings. Moreover, we lessen the amount of the air pollution we and our children breathe when hundreds, if not thousands of cars are being driven only a few miles rather than jamming freeways at every rush hour because commuting workers cannot afford to live locally.

Please ignore the misleading "save the owls" campaign which is being trumped up in an effort to obstruct the housing project. It is the work of a hired political shill who fabricates alarmist scenarios of bulldozed bird habitat to exploit Boulderites' well-known affinity for wildlife. His true cause is not protecting owls; it is catering to the snobbish and self-entitled sensibilities of his Twin Lakes clients who believe those of a lower tax bracket have no right to reside in the area. These calculating individuals would have the taxpayers of Boulder County purchase for them an ornamental buffer zone of vacant land on the other side of their backyard fences rather than lend a hand to working people struggling to get to their jobs and gain a foothold here as true community members.

Please vote for affordable housing and the greater good it serves. Say no to greenwashing schemes and cynical manipulations of civic process that serve the interests of a privileged few.

Sincerely,
Richard Fleming
Red Oak Park
Boulder, Colorado

From: [Douglas A](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Killing owl habitat for apartments
Date: Sunday, September 25, 2016 10:22:02 PM

I think it's disgusting that there is a push to ruin this habitat for more apartments. Of all the places apartments can be built, this is not one of them. I will not support any Boulder events or government employees in the future if this gets passed. I urge you to deny this apartment travesty.

Doug Abramson

From: [Laura Shaffer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lake Owls
Date: Sunday, September 25, 2016 10:31:12 PM

Hon Deb Gardner and Hon Cindy Domenico,

I very much value the Owls at Twin Lakes. But most importantly, my 13 year old son, Ryan, visits these owls each spring. They are a source of inspiration for him and he captures these owls beautifully throughout the seasons with his SLR camera. You see, he loves nature and has grown to love photographing birds of prey in Boulder County's open spaces. This would be a great disappointment if this space was destroyed for additional housing.

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,



Laura Shaffer
Broker Associate • E and L Team at RE/MAX Alliance
Cell: 303•807•3586 | Laura@EandLteam.com
EandLteam.com | 225 S. Boulder Rd, Louisville, CO 80027

From: [Delia Malone](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Protect the Owls
Date: Sunday, September 25, 2016 10:37:38 PM
Attachments: [image001.png](#)

Hon Deb Gardner and Hon Cindy Domenico,

I value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote YES to creating the Twin Lakes Owl Open Space.

*Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and **to please NOT bulldoze Colorado's most important Owl habitat?***

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Delia G. Malone



“The West of which I speak is another name
for the Wild. And what I have been preparing to say
is that in Wildness is the preservation of the world.

(Henry David Thoreau)

Wildlife Committee Chair

Sierra Club, Rocky Mountain Chapter

Delia.malone@rmc.sierraclub.org

Sky 970-319-9498

From: [Lawrence Crowley](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls
Date: Sunday, September 25, 2016 10:44:10 PM

Please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you.

Lawrence Crowley
441 Pheasant Run
Louisville, CO 80027

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#161]
Date: Sunday, September 25, 2016 10:52:17 PM

Name * Edith Stone

Email * reply2edie@gmail.com

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

Comments, Question or Feedback * Open space land is set aside in perpetuity, for all residents. Natural habitat once destroyed cannot be replaced. I agree with Tim Cunningham's statement: "This annexation of open space would establish a dangerous state-wide precedent where any open space land in Colorado could be expropriated for development. This precedent is contrary to the interests of all Colorado residents who value our designated open space."

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

From: [Berenice G.Téllez](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please save our lovely Owls!
Date: Sunday, September 25, 2016 10:54:18 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Have a nice day!

Berenice

From: [Patricia Morgan](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Save Owl Hunting Meadow
Date: Sunday, September 25, 2016 10:57:05 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Tricia

--

Tricia Morgan
morganpa.pm@gmail.com
tele +1 303 475 2646

From: wendt.carrieann@gmail.com
To: [Gardner, Deb](#)
Subject: Twin Owls
Date: Sunday, September 25, 2016 11:06:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

My jaw dropped when I heard this was going to happen. As a preschool teacher I took my class every spring to see the owlets fledgling - it was one of the most impactful moments I could give to the children. A real experience of nature. It is my genuine request that you vote to save the Owls habitat and people's chance to be in awe of this beautiful event.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Thank you Hon Commissioners and supporters,

Carrie-Ann Wendt

From: [James McAuley](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Owls at Twin Lakes
Date: Sunday, September 25, 2016 11:38:32 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jim McAuley

Everyday I beat my own previous record for number of consecutive days I've stayed alive.

From: dailytransformations@gmail.com on behalf of [Tamara Star](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: jlharkins@gmail.com; tchahmi@hotmail.com; dwbcprep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); suzanejoness@bouldercolorado.gov; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Great Horned Owl
Date: Monday, September 26, 2016 12:31:08 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Tamara Star
Daily Transformations

[Daily Transformations](#)
[FB](#)
[Twitter](#)
[Sign up for my newsletter](#)

From: [Tamara Star](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [suzanejoness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Great Horned Owl
Date: Monday, September 26, 2016 12:32:12 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

~

Tamara Star
TStar Recruiting
303-482-5171 direct

"We match the best with the best"

LinkedIn: <https://www.linkedin.com/in/tstarrecruiting>

[5 Resume Mistakes that Sabotage Your Job Search](#)

East to West Coast coverage with offices based in Denver, Chicago, Beverly Hills, Miami, San Diego, and DC.

From: [Peter Collins](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garrett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: TWIN LAKES BOULDER OWLS
Date: Monday, September 26, 2016 2:26:52 AM

As someone involved with the media, I am aware that many people are looking to you to save the finest owl habitat in America.

The public are sick of seeing wildlife and wildlife habitat destroyed for commercial reasons, and you can make a real statement which would be praised throughout America and the rest of the world to stand up for the planet for once against greedy commercial interests.

The vote last week where a committee member left for an early flight was met with much cynicism.

If the habitat is to be destroyed many will be watching to see what happens to the owls, and the suffering which will inevitably follow will certainly be publicized widely.

Many people around the world are looking to see the outcome of this matter-please do what is morally right.

Thank you for your time.

Peter Collins

London, UK

From: [Zori](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Great Horned Owl Reserve Must Remain!
Date: Monday, September 26, 2016 4:50:26 AM

Please consider the long term effects of taking away this space from the owls. They call this home. They were here first. Who are we to take this land and home away from them? Once it is taken away it can never be returned.

Our family goes to visit the owls often. For my children it is a spectacular site. Seeing these beautiful animals in nature is a rare treat for us all. Please ensure that future generations will also be able to enjoy what has become so rare.

Thank you in advance for your consideration.

Zori Levine

From: [Malinda Fishman](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 4:55:57 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Malinda

From: [Marg Bond](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Protect The Owls
Date: Monday, September 26, 2016 5:57:21 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Margaret Bond

Margaret (Rose) Bond
margbond@aol.com
margbond2@gmail.com

From: [Linda Vidal](#)
To: [Gardner, Deb](#)
Subject: Owls
Date: Monday, September 26, 2016 6:18:07 AM

I couldn't get the email to work but I urge the commission not to destroy the Owl habitat.

Linda Vidal

"If future generations are to
remember us more with gratitude
than sorrow, we must achieve more
than just the miracles of technology.
We must also leave them a glimpse
of the world as it was created,
not just as it looked then we got
through with it"

Lyndon Johnson

From: [David Roederer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 6:47:43 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Hon Commissioners,

David Roederer

From: farris.leslie@gmail.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.N...
Date: Monday, September 26, 2016 6:51:42 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Leslie Farris

Sent from my iPhone

From: [NancyMcKay](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 7:07:06 AM

Please save the Owls. Too much of our beautiful land is being bull dozed.
Nancy McKau

Sent from my iPhone

From: [Anne Peters](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Please vote for Owl Open Space
Date: Monday, September 26, 2016 7:14:42 AM

Dear Deb & Cindy,

Please vote to protect the Owls on Tuesday September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space.

We are lucky to have owls in Boulder County - they're an important part of the local eco-system and need a spot for their habitat. We humans have PLENTY of space, so let's leave some room for the owls.

Thanks!

Anne Peters

Boulder

Gracestone, Inc.

303.494.4934 direct | 720.260.9890 cell | annep@indra.com

From: [Troy](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owl debate
Date: Monday, September 26, 2016 7:20:05 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Troy Theron McCall

--

Troy

From: jillhoney@comcast.net
To: [Gardner, Deb](#)
Date: Monday, September 26, 2016 7:38:08 AM

Hon Deb Gardner

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

This is their home.

Thank you

Jill Kreutzberg

From: [Charlie Shilling](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Save the Owls!
Date: Monday, September 26, 2016 7:55:41 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

From: [Brenda Bays](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Open Space
Date: Monday, September 26, 2016 7:56:34 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

*Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please **NOT** bulldoze Colorado's most important Owl habitat?*

Ms Gardner can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Brenda Meether

Brenda Bays
Piano Lessons
Meether Piano Studio, LLC
www.meetherpianostudio.com
brenda@meetherpianostudio.com
303-665-0714
"Music, the passion of my soul."

From: [Mira Perrizzo](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 8:15:18 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Mira Perrizzo

6505 Kalua Road

Boulder, CO 80301

From: [Sandra Materi](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Great Horned Owls
Date: Monday, September 26, 2016 8:21:42 AM

Hon Deb Gardner and Hon Cindy Domenico,

So much wild space is lost. Please show that the lives of wild species are important. This land is critical to many wild species besides owls.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters.

Sandra Materi

1600 W. Odell

Casper, WY 82604

From: [Patrick M](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 8:34:57 AM

Hon Deb Gardner and Hon Cindy Domenico,

Greetings

We don't need more apartments on Boulder!

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

Sent from my iPhone

From: [Patrick M](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 8:35:39 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Patrick Monroney

Sent from my iPhone

From: [Stephen Klein](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Open space vote
Date: Monday, September 26, 2016 8:41:49 AM
Attachments: [image001.png](#)

Hi,

I've met you both at political events and fundraisers. (And each time, I've spent a lot of money). Naturally, my support is tied to feeling aligned with the candidates' positions and I can't stress enough how important the owl vote is to me and to my continued support. Yes, we need more apartments. But really, you can find an alternate location that does not impact the nature we all know and love.

Thank you,

Stephen

Stephen Klein

CEO CommonGood IT

Stephen@commongoodit.com

720.328.7828x1 (CGIT)



From: [BARBARA COLOMBO](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [Jones, Elise](#); [ioness@bouldercolorado.gov](#); [becca@bocodems.org](#); [chair@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [annep@indra.com](#); [council@bouldercolorado.gov](#); [Garnett, Stanley](#); [JosieHeath@aol.com](#); [aj@jensenpublicaffairs.com](#); [ared.polis@mail.house.gov](#); [Joe.Neguse@cu.edu](#); [info@BoulderOwlPreserve.org](#)
Subject: save the owls!
Date: Monday, September 26, 2016 8:44:58 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

I did read that the other space for owls will be yet another apartment complex in an already crowded city. It would be beautiful to preserve this last space for a magnificent creature and keep some of our open space for all to enjoy.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

I am sure Ms/ Gardener can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Sincerely,
Barb Colombo

BARBARA COLOMBO
Barb's Boulder Gardens
barbsgardens@mac.com

voice text 303-570-2581

From: [Beth Kearns](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 8:46:43 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Elizabeth Kearns

371 Eisenhower Dr.

Louisville, CO 80027
303-324-4686

From: [Elizabeth Grekela](#)
To: [Gardner, Deb](#)
Subject: The Owl Preserve
Date: Monday, September 26, 2016 8:47:19 AM

Good Morning.

I am writing to urge you to vote for the preservation of the owl habitat. They are a wonder enjoyed by all who come from far and wide to observe them in nature.

There are other parcels of land on which the apartment complex might be built.

Please vote for nature and not destructive construction.

Thank you.

Elizabeth Grekela
Boulder, Colorado

From: [Bonnie Bry Schwab](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Preserve Open Space for our wildlife!!! Save the Twin Lakes Owls and save Boulder County from endless development
Date: Monday, September 26, 2016 8:53:12 AM

The Twin Lakes Owls symbolize some of the last Open Space habitat for wildlife in Boulder County. The land was originally donated as community park land.

When my son was small visiting the owls was a precious tradition we cherished.

The county's greed for growth is shameful. A mountain lion was sighted this weekend near my home at 95th and Arapahoe! The poor thing was miles from its mountain habitat clearly searching for harder and harder to find food.

All I see is high density development. Who benefits? It is not clear.

Thank you for your thoughtful consideration,

Bonnie Schwab

From: [NANCY ORTENBERG](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Great Horned Owls
Date: Monday, September 26, 2016 8:53:52 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Nancy Ortenberg

From: [Michael Lightner](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 8:57:16 AM

Hon Deb Gardner and Hon Cindy Domenico,

My wife and I strongly support efforts to maintain the habitat for the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is creative and responsible and able to work to find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that is a hallmark of Boulder County.

Thank you Hon Commissioners and supporters,

Michael Lightner
Linda Lunbeck

From: [Nancy Kenney](#)
To: [Gardner, Deb](#)
Subject: Save our owls
Date: Monday, September 26, 2016 9:01:57 AM

Please help us preserve a very precious open space and owl habitat in twin lakes
Thank you,
Nan Kenney

Sent from my iPad

From: [Mike Overstreet](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 9:05:39 AM

Hon Deb Gardner and Hon Cindy Domenico,

I've enjoyed the open space and wildlife at Twin Lakes for several years and it would be a shame for that area to be developed into apartment buildings. The area should be protected, it's the right thing to do, alternative location for the development should be found.

Please vote Yes to creating the Twin Lakes Owl Open Space by voting to protect the Owls on Tuesday September 27, 2016.

Thank you Hon Commissioners and supporters,
- Mike Overstreet

From: [Lamya Deeb](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please vote Yes to creating the Twin Lakes Owl Open Space!
Date: Monday, September 26, 2016 9:09:02 AM

Hon Deb Gardner and Hon Cindy Domenico,

I have been a Gunbarrel resident for over 25 years, and while I understand the need for affordable housing, I have been astonished and dismayed by the rate of development in our area, and the crowding that has ensued.

I spend many, many hours in the refuge of local open space properties, including Twin Lakes, where the owls have been an important and special part of this beautiful natural area. Many people love and appreciate the owls. Along with them, I truly value the Owls at Twin Lakes, and the natural open space areas that can so easily disappear forever. Will you please vote to protect the Owls on Tuesday September 27, 2016? **Please vote Yes** to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to **vote for the Twin Lakes Owl Open Space** and to **please NOT bulldoze Colorado's most important Owl habitat**?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Once an open space area is developed, it is unlikely to ever revert to its natural state. We have entrusted these precious areas to you to protect for us and future generations. Please don't betray that trust!

Thank you Hon Commissioners and supporters,

Lamya Deeb
7489 Mt. Meeker Rd.
Longmont, CO 80503

www.lamyadeebfineart.com
lamya@lamyadeebfineart.com

From: [Lubov Knox](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: upcoming vote
Date: Monday, September 26, 2016 9:10:08 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Lubov Knox

From: [Sharon McKeown](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:13:08 AM

Please help save the owls and their habitat at Twin Lakes, regards Sharon McKeown
Sent from my iPhone

From: [Shep & Mary Harris](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 9:16:05 AM

Hon Deb Gardner and Hon Cindy Domenico,

As president of the Roaring Fork Audubon Society I know the importance of habitat protection and the plight many of our native birds are experiencing with loss of habitat being number one.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you,

Mary Harris

From: [Alysia Prater](#)
Subject: Twin Lakes Owl habitat
Date: Monday, September 26, 2016 9:16:19 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Alysia Prater

--

Alysia Prater
alysiaprater09@gmail.com
alysia.prater@oceanfirst.blue
[303.957.7754](tel:303.957.7754)

From: [Cheryl Wahlheim](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:22:26 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat? Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have. Thank you Honorable Commissioners and supporters,

*Cheryl Wahlheim
5192 Holmes Place
Boulder, CO 80303*

From: [Caitlin Berard](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 9:32:26 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Caitlin Berard

From: [William Sawicki](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Vote to Preserve the Owls at Twin Lakes
Date: Monday, September 26, 2016 9:36:35 AM

Honorable Deb Gardner and Honorable Cindy Domenico,

The Owls at Twin Lakes are a rare ecological treasure that for Boulder. Please vote to protect the Owls on Tuesday September 27, 2016 so I urge you to vote Yes to creating the Twin Lakes Owl Open Space. Please do NOT bulldoze Colorado's most important Owl habitat.

Please respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners,

William Sawicki

From: [Jayda Couch](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:38:36 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

--

[Jayda Couch](#)

couchjayda@gmail.com

From: [Lisa Goodrich](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: The owls at Twin Lakes
Date: Monday, September 26, 2016 9:54:30 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please vote for the Twin Lakes Owl Open Space and do not bulldoze Colorado's most important Owl habitat.

Thank you for your time.

Sincerely,

Lisa Goodrich

From: [Virginia Wood](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:56:00 AM

Hello Ms. Gardner:

Please vote to protect and save the owls. All our wildlife need our protection as we humans have destroyed so much in the development of land for our use. One of Boulder and Colorado's great attributes is nature and wildlife.

Thank you.

Virginia Wood

From: [Samuel Inglese](#)
To: [Gardner, Deb](#)
Subject: Horned Owls
Date: Monday, September 26, 2016 10:06:19 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

*Sincerely,
Samuel Inglese*

From: [Jessica Buskard](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollin farms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@boulder colorado.gov](#); [council@boulder colorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 10:09:35 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Twin Lakes is a beautiful place of respite for humans and animals alike in the Gunbarrel Community. Its value as a protected area of open space comes in the beauty and joy it brings to everyone that lives there. I urge you to please reconsider the decision to take away this place of peace and sanctuary from our local community, and vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Hon Commissioners and supporters,

Jessica Buskard

From: CocoInCO@yahoo.com
Date: Monday, September 26, 2016 10:23:16 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please do not bulldoze Colorado's most important Owl habitat.

Please help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Coco

From: [Stephanie San German](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinifarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Please Protect the Twin Lake Owls
Date: Monday, September 26, 2016 10:24:41 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Stephanie San German

From: [Linda F Toukan](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Vote to Protect Owls at Twin Lakes
Date: Monday, September 26, 2016 10:38:50 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Linda Toukan

From: [Jenny Natapow](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Please vote yes for the owls
Date: Monday, September 26, 2016 10:41:46 AM

Dear Deb Gardner and Cindy Domenico,

I value and cherish the Twin Lakes wildlife corridor, it is essential for the wellbeing of our wildlife. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Please do not let more bulldozers take our open space.

Thank you Hon Commissioners and supporters,

Jenny Natapow

From: [brent.schmierbach](#)
To: [Gardner, Deb](#)
Subject: Resident feedback on Twin Lakes
Date: Monday, September 26, 2016 10:41:55 AM

Hi Deb,

I'm a North Heatherwood resident and would like to see if I can bend your ear on the Medium density housing project being voted on for Twin Lakes. We bike and run through the twin lakes area often, viewing the owls in great numbers.

Maybe this is a touch sappy, but it could also hold true----let's try to keep the owl's for our kids and grand-kids to view, not make them a thing of the past.

That's why we were drawn to Boulder, because it has nature within it and tons of access to open space and trails. It's what makes Boulder unique to almost every city in the country.

Dense suburbs and bustling city centers are for the cities and towns with less foresight. Let's keep Boulder one of the most unique towns in the US. You can do that with your vote.

Best,

Brent Schmierbach

From: [Erin Sunniva](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Protect the Owls at Twin Lakes
Date: Monday, September 26, 2016 10:44:36 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Erin McHugh

--

Erin Sunniva McHugh
DivineSinging.com
divinesinging@gmail.com
303-884-8712

From: [M. Alex Rainey](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Vote to Protect
Date: Monday, September 26, 2016 10:51:39 AM

Hon Deb Gardner and Hon Cindy Domenico,

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. I greatly value the Owls at Twin Lakes.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

M. Alexandria Lynn Rainey Gower

From: [Sally Stafford](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 10:58:29 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email, you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms. Gardner to vote for the Twin Lakes Owl Open Space and please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Sally Stafford
Skype: Sally S.
Skype Phone: (918) 236-5970
Mobile Phone: (918) 934-4820
Email Address: sallystaf@gmail.com

From: [Dawn Johnson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lake Owls
Date: Monday, September 26, 2016 11:02:39 AM

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Dawn Johnson

From: radiantb@comcast.net
To: [Gardner, Deb](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 11:12:28 AM

The Gunbarrel Community kindly requests that you vote to PROTECT the Twin Lakes Owls. I would also like to point out that the Gunbarrel area has just finished building hundreds of new apartments and the roads and businesses are quite congested. (and we can't even get our pot holes fixed!) Please keep this land preserved for the wildlife and we hope to see you @ the Owl Hike
- Powderhorn Condominuim owner of 23 years

From: cbeagye@gmail.com on behalf of [CB Eagye](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); jones@bouldercolorado.gov; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: The Owls at Twin Lakes
Date: Monday, September 26, 2016 11:13:08 AM

Hon Deb Gardner and Hon Cindy Domenico,

The Owls at Twin Lakes are a local treasure. I have taken my small children to visit them numerous times over the past few years. My daughters (who are now 7 and 4) get to spend time outside, view animals in their natural habitat, learn about nesting habits of owls, and learn to be quiet when observing animals (not easy for such small kids). Bulldozing this habitat will destroy not only the lives of the owls, but also teaching opportunities and other valuable intangibles for the humans who love them.

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Priscilla Eagye

From: [Michelle MacKenzie](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 11:35:10 AM

Hon Deb Gardner and Hon Cindy Domenico,

I write because I love the owls at Twin Lakes! I am asking for your YES vote tomorrow, September 27th. Please vote YES to creating the Twin Lakes Owl Open Space. We live in a time with biodiversity plummeting due to development, climate change and more. Please help preserve what we have left.

Please do not bulldoze Colorado's most important owl habitat. Please work to find an alternative location for the development. Please vote to respect the love of open space and wildlife that Boulder County voters have.

Thank you,

Michelle MacKenzie

From: [Karen Thiesen](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 12:00:05 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Karen Thiesen

Places like Twin Lakes are what make Boulder such a special place. Apartment buildings can go anywhere.....

From: [TLAG News](#)
To: [TLAG News](#)
Subject: For Immediate Release / TLAG CALLS FOR COMMISSIONERS TO RECUSE THEMSELVES
Date: Monday, September 26, 2016 12:22:16 PM

FOR IMMEDIATE RELEASE

TWIN LAKES ACTION GROUP CALLS FOR COUNTY COMMISSIONERS TO RECUSE THEMSELVES ON LAND USE VOTE

Boulder County Commissioners Violating County Conflict of Interest Policies

26 September 2016 | BOULDER, CO – Citing the multiple conflicts of interest apparent in the ongoing land use case in Gunbarrel, TLAG today called on the County Commissioners to recuse themselves from Tuesday’s vote. A letter to this effect was delivered at noon today.

The Section I, Number I.6(B)8 of the Boulder County Personnel & Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: “Persons may only serve on one (1) Board or Commission at a time.”

“The language is as clear as the reason for it in the first place—to prevent breeches of fiduciary duty from conflicts of interest. Simply being an elected official does not allow the Commissioners to operate above the law or outside of their own rules,” said TLAG Chairman Dave Rechberger.

Commissioners Jones, Domenico and Gardner are simultaneously serving on two boards (the Board of County Commissioners and Boulder County Housing Authority) with competing duties: one board seeking a legislative amendment and the other ruling on it. For both boards, the three commissioners are the sole decision makers.

The Commissioners’ obvious conflict, as petitioner and decider, has subverted the legislative process in a number of ways and undermines the public trust.

“The entire process thus far reflects an entrenched bias that appears to have a predetermined outcome,” Rechberger said.

In their written request for recusal, TLAG details, non-exhaustively, seven individual acts, each one of which is compelling enough to suggest that recusal is the only permissible path forward.

The letter to the County Commissioners can be found at www.TLAG.org/recusal

###

ABOUT TLAG

The Twin Lakes Action Group is a 501(c)(3) not-for-profit citizen organization that represents more than 1,600 members from 20-plus Boulder neighborhoods. Information about TLAG can be found online at www.TLAG.org

CONTACT

Dave Rechberger, Chairman, TLAG

(303) 818-4070

dave@dmrgroupllc.com

From: [In The Shadow Of The Wolf](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Owls
Date: Monday, September 26, 2016 12:45:02 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters.

Sincerely,

E.A.Allen

From: [Elmar Dornberger](#)
To: BVCPCchanges@bouldercolorado.gov
Subject: Boulder Valley Comprehensive Plan - Open House
Date: Monday, September 26, 2016 12:46:35 PM

Dear Planning Board

Thank you so much for this meeting tonight and for all the effort that went into these plans. I want to thank you specifically for the South Boulder Creek flood mitigation plans.

My life was in danger at the flood three years ago. I lost 60-70% of my belongings, my house was devastated and the lower part totally destroyed. I incurred a shoulder injury that after 2 years of physical therapy, lots of time and money lost, had to be surgically repaired.

We are still concerned for our safety and our lives.
Please build the retention wall sooner then later.

Yours,
The Dornberger family
4890 Qualla Dr.



Office 303 818 5969
HemisphereConsulting.com

"When you hold on to your history,
you do it at the expense of your destiny."
- Bishop T.D. Jakes

From: [Keith E](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: TWIN LAKES
Date: Monday, September 26, 2016 1:55:39 PM

Deb Gardner and Cindy Domenico-

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?

Please vote Yes to creating the Twin Lakes Owl Open Space.
NO Annexation! No more growth in Gunbarrel.

From: [Dieter Bruhn](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 2:01:20 PM

Hon Deb Gardner and Hon Cindy Domenico,

As a long-time resident of Boulder, I really value the Owls at Twin Lakes. I am asking you to please vote to protect the Owls on Tuesday September 27, 2016 by voting "Yes" to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat? She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you very much!

Sincerely,
Dieter Bruhn

From: [Satsuki Mitchell](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 2:45:21 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Satsuki Mitchell

From: [Clayton Laramie](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Please Recuse Yourself
Date: Monday, September 26, 2016 3:02:02 PM

I respectfully request that Cindy Domenico, Deb Gardner & Elise Jones recuse themselves from voting on the Twin Lakes land use changes on Tuesday, Sept 27th due to conflicts of interest. Considering that they are on the Board of Directors for the developer, I find it highly suspicious and self-serving for them to use their commissioner positions to advance the agenda of their corporate interests.

Clayton Laramie

From: faunlormic61@gmail.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcprep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: Please do not bulldoze the Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 3:17:05 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Rollin Newcomb

Sent from [Mail](#) for Windows 10

From: [Laurie Storm](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 3:21:00 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Laurie Storm

From: [launayhome](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls
Date: Monday, September 26, 2016 3:23:07 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?

I implore you to vote Yes to creating the Twin Lakes Owl Open Space.

Respectfully yours

Genevieve Launay

From: [Janet Runyan](#)
To: [Gardner, Deb](#)
Subject: The Owls
Date: Monday, September 26, 2016 3:23:13 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Janet Runyan

Janet Runyan
jrunyan32@gmail.com
janetruncan.com
720-839-6896

From: [Dean and Gloria Frender](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Twin Lakes vote 9/27
Date: Monday, September 26, 2016 3:38:03 PM

Commissioners,

Recuse yourself from tomorrow's vote on the Twin Lakes development.
Since you are the board of directors for the developer of the project
voting on this issue would be an obvious and proven conflict of interest.

Gloria Frender

From: [Brent Heintz](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [Boulder County Board of Commissioners](#)
Subject: Voting on the Twin Lakes Open Space
Date: Monday, September 26, 2016 3:39:22 PM

Dear Cindy, Deb, and Elise,

This is a matter of principle: Please recuse yourselves from voting on Tuesday, September 27th, regarding the Twin Lakes land use. Your involvement with a potential developer is a direct conflict of interest.

Thank you.

Sincerely,

Brent

Brent Heintz
VP/Associate Publisher
Music Maker Publications, Inc.
5408 Idylwild Trail, Boulder CO 80301
Tel. 303.516.9118, Ext. 106
www.recordingmag.com
www.musicopro.com
www.twitter.com/recordingmag
www.facebook.com/recordingmag
www.youtube.com/recordingmag

From: [Tim Snipes](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 3:41:55 PM

Please recuse yourself from the upcoming Land Use change vote for the Twin Lakes project.

As you can imagine, by voting on this measure, it would be the same as a developer voting on their own project (as Directors of BCHA).

Best regards,

Tim Snipes
Boulder County Resident

From: [Ed And Judy Nespoli](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 3:43:50 PM

Dear Commissioner Gardner,

In fairness to Boulder County taxpayers, please recuse yourself from voting on the Twin Lakes issue due to your conflict of interest.

Thank you in advance for doing the right thing!

Ed and Judy Nespoli
5574 Colt Drive
Longmont, Co. 80503

Sent from my iPad

From: [Logan Melton](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin lakes owls
Date: Monday, September 26, 2016 3:48:30 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Logan Melton

From: [Marissa N](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [Garnett, Stanley](#); [council@bouldercolorado.gov](#)
Subject: Twin Lakes Owl Open Space!!
Date: Monday, September 26, 2016 3:55:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote **Yes** to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please **NOT** bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

--

***Have a beautiful day,
Marissa Nelson***

From: [Wendy](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com
Subject: The Owls at Twin Lakes
Date: Monday, September 26, 2016 4:05:50 PM

Hon Deb Gardner and Hon Cindy Domenico,

The lives of all the Owls at Twin Lakes are highly valued. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a person clearly with influence, could you please take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and for it NOT to be bulldoze - this area is Colorado's most important Owl habitat?

Ms Gardner I am sure can help find an alternative location for the development which I'm sure would provide better human services to residents who so respect the love of open space and wildlife that Boulder County voters hope to continue enjoying.

Thank you Hon Commissioners and supporters,

I thank you in anticipation,
Yours sincerely
Wendy Dore Sutton

Sent from my iPad

From: [Renee St. Aubin](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 4:08:05 PM

Please recuse yourself from voting on the development of the Twin Lake properties since it has been brought to everyone's attention you are on the board of the developers.

Please make habitat loss your main concern if you do vote

Sincerely,

Renee St.Aubin

Sent from my iPhone

From: [Brett Ochs](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes/Boulder County commissioners meeting
Date: Monday, September 26, 2016 4:19:55 PM

Hon Deb Gardner and Hon Cindy Domenico,

I would recommend that the commissioners that are on the board of the developer for Twin Lakes rescue/remove themselves from that vote (per Section I, Number I.6(B)8 of the Boulder County Personnel & Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: "Persons may only serve on one (1) Board or Commission at a time."). DO THE RIGHT THING! and vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space. Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Brett Ochs

From: [Su Ping Tham](#)
To: [Gardner, Deb](#); cdomenco@bouldercounty.org
Subject: Please vote to protect the owls
Date: Monday, September 26, 2016 4:24:10 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Genevieve Su Ping Tham
Sent from my iPhone

Sent from my iPhone

From: [David Sosnowski](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Conflict of Interest concern
Date: Monday, September 26, 2016 4:34:47 PM

Cindy, Deb and Elise,

I came to Boulder in 1973 as a student and have lived in central, southwest earlier and currently for 20 years in northeast Boulder County in Gunbarrel since 1996. I've owned my own business started in Boulder but now based in Denver since 1981 that employs over 90 people in Denver and the western US. I'm a CU Buff supporter/fan and have never engaged in political activism but that may be about to change. This email is my first attempt at voicing my concerns about how the City and County are not representing valid citizen issues in our neighborhood.

Gunbarrel is a special place that I call home and the methods which our commissions are pursuing to annex into the city the Twin Lakes properties is not in the spirit or intention of the many laws and agreements set up to protect such properties in the past, including tax payer financed Open Space acquisitions. Conflicts of interest between various local government entities appear likely and I'm not confident I trust the motivations and checks and balances in place to protect my interests. Additionally, as a Gunbarrel resident, I strongly disagree with the City of Boulder aspiring to be utility company and condemn the methods and back-handed ways those who represent us have taken to achieve this objective. It's a bad industry to invest in and Xcel has done a great job keeping the power on and subsidizing the solar panels on my home. You serve as County Commissioners and therefore should be neutral on city annexation until all the proper hearings and voices have been heard. I don't think that's what occurring today and it is wrong.

As the three of you are the Board of Directors for the Boulder County Housing Authority, which has a financial interest in moving forward with the annexation, you should recuse yourselves from voting on any and all Twin Lakes Land use issues due to inherent conflicts of interest.

Respectfully yours,

David Sosnowski

Boulder City and County Resident

Gunbarrel, Colorado

From: [Deb Cassens](#)
To: [Gardner, Deb](#)
Subject: Owl Habitat
Date: Monday, September 26, 2016 4:36:33 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please help to preserve the animals habitat, and to preserve that which makes Colorado Beautiful.

Thank you Hon Commissioners and supporters,

Deborah L. Cassens

From: [Boyd, Norris \(Norrie\)](#)
To: [boulderplanningboard](#)
Subject: Twin Lakes Update
Date: Monday, September 26, 2016 4:52:26 PM



BVCP Update: Our Continued Commitment to Environmental Stewardship

Last Wednesday, September 21st, the Boulder County Planning Commission voted in favor of a land use designation for the Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD) properties at 6655 and 6600 Twin Lakes Road and O Kalua Road south of Twin Lakes in Gunbarrel. Specifically, the Planning Commission voted to support city and county planners' recommendation to give the properties a Medium Density Residential Designation, with an Environmental Preservation designation applied to a drainage way on the northern edge and wetlands on the southern edge of the

properties.

Following the Planning Commission's deliberations and subsequent vote, BCHA and BVSD wrote to Planning Commission members to reiterate our firm commitment to application of the Environmental Preservation designation to protect the drainage way and wetlands from future development. Additionally, BCHA and BVSD committed to working closely with City of Boulder planning staff during the site planning process to delineate areas for wildlife corridors across the three parcels.

While it is still very early in the process, we anticipate that the areas that will be provided and enhancements for wildlife will include the following:

- An estimated 50-foot wide landscaped zone will provide a buffer from the Boulder and White Rock Ditch centerline (note that the buffer between the ditch and residents to the east and residents to the west of 6655 Twin Lakes Road is approximately 20 feet and 0 feet, respectively).
- An estimated 75-foot wide landscaped zone will provide a buffer from the southern parcel boundary of O Kahlua Road (note that this is the lowest point/elevation across all three parcels) to facilitate wildlife and areas needed for drainage and water quality best management practices.
- An estimated 30- to 50-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels (note that this is similar to the existing opening at the southeastern corner of the O Kahlua Road parcel).
- Site appropriate native landscaping, micro-topography grading, cover, etc. to facilitate wildlife use in all three wildlife corridors.

We take environmental stewardship on our sites very seriously and have a proven track record of responding to environmental issues identified through the formal assessment process. Additionally, we appreciate feedback from the community and remain committed to the guiding principles agreed upon during the Twin Lakes Stakeholder Group discussions:

- Continue an advisory group to influence development, design elements, etc.
- Be thoughtful and clear about communication and ensure transparency going forward.
- Mitigate impacts on existing infrastructure and neighborhoods.
- Delineate wildlife habitat and corridor, open space, trails, and create a set-aside for no development.
- Ensure a diversity of housing types.
- Create a design that is consistent with the current surrounding neighborhoods.
- Ensure adequate parking to minimize negative impacts on the surrounding

neighborhoods.

- Supply appropriate numbers and types of community amenities to the public.
- Supply appropriate numbers and types of affordable housing units.

Public meetings and hearings continue in the Boulder Valley Comprehensive Plan process for these and other properties' land use designation requests. More information on the upcoming meetings is below.

Upcoming BVCP Meetings and Hearings on Land Use Changes

On August 30th, Boulder County Commissioners and Boulder County Planning Commission members heard from BCHA and BVSD on our proposal for affordable housing on the property and from the Twin Lakes Action Group on their proposal for open space on the parcel. They also heard from both supporters and opponents of the proposals. As mentioned above, the Boulder County Planning Commission met on Wednesday, September 21st to deliberate and vote on staff recommendations.

Boulder County Commissioners will meet on Tuesday, September 27th at the courthouse for their deliberation and decision. No public hearing will be held because public comment was taken at the August 30th hearing.

The next joint public hearing will be **Thursday, October 13th at 6 p.m. at Boulder City Council Chambers (1777 Broadway)**, when **City Council will sit with the Planning Board** to hear planners' recommendations on land use changes and then take public comment. The Planning Board members will deliberate immediately following the public hearing and make their decision, while **City Council members will meet on Tuesday, November 1st at 6 p.m.** (again at the City Council Chambers) for their deliberation and decision.

Upcoming BVCP Hearings and Decisions on Land Use Change Requests

[\(more information available here\)](#)

| MEETING AND PURPOSE | DATE AND TIME | LOCATION |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Boulder County Board of Commissioners decision <i>The County Commissioners will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony was taken August 30th.</i> | Tuesday, September 27 3:30 p.m. | Boulder County Courthouse Commissioners Hearing Room (3rd floor) 1325 Pearl Street (map) |
| City of Boulder City Council and Planning Board joint public hearing | Thursday, October 13 6:00 p.m. | City of Boulder Municipal Building |

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <i>A joint public hearing of the City Council and Planning Board on the staff recommendations for land use change requests. This is the public hearing for the Oct. 13 Planning Board and Nov.1 City Council meetings, which will use public testimony taken during this meeting.</i> | | City Council Chambers 1777 Broadway (map) |
| City of Boulder Planning Board decision <i>The Planning Board will deliberate and make decisions on the staff recommendations.</i> | Thursday, October 13 Immediately following joint public hearing | City of Boulder Municipal Building City Council Chambers 1777 Broadway (map) |
| City of Boulder City Council decision <i>The City Council will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony will have been taken Oct. 13.</i> | Tuesday, November 1 6:00 p.m. | City of Boulder Municipal Building City Council Chambers 1777 Broadway (map) |

These Boulder Valley Comprehensive Plan meetings represent the beginning of an extensive public engagement around the Twin Lakes properties. If our proposal moves forward, there would be many additional public input opportunities within the annexation and development processes, and BCHA is also committed to engaging an advisory group that includes willing neighbors of the Twin Lakes area to help ensure that any development that occurs also contains amenities preferred by the broader Twin Lakes community.

Thank you!
Norrie Boyd
Executive Director, Boulder County Housing Authority

*Additional information about our proposal for affordable housing at Twin Lakes in Gunbarrel can be found [here](#).

Equal Housing Opportunity: Boulder County, in accordance with the Fair Housing Act, prohibits discrimination on the basis of race, color, age, religion sex, sexual orientation, disability, familial status or national origin.



Boulder County Housing and Human Services · hoinfo@bouldercounty.org
www.BoulderCountyHousing.org
3400 Broadway, Boulder, CO 80304

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Boulder County Housing and Human Services, 3400 Broadway, Boulder, CO 80304

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From: [Jones, Elise](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Halpin, Barbara](#); [Krezek, Michelle](#)
Subject: FW: Request for recusal
Date: Monday, September 26, 2016 4:58:49 PM

A new email

Elise Jones
Boulder County Commissioner
303-441-3491
ejones@bouldercounty.org

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

From: Elliott Smith [<mailto:asci@comcast.net>]
Sent: Monday, September 26, 2016 4:57 PM
To: Jones, Elise
Subject: Request for recusal

Dear Ms. Jones:

We are hereby requesting that you recuse yourself from any vote on the BVCP and Twin Lakes land use change requests. Such action would represent a conflict of interest since you currently sit on both the Board of County Commissioners and the Board of Directors of the Boulder County Housing Authority. This appears to violate Section I, Number I.6(B)8 of the County's policy manual, which states that "Persons may only serve on one (1) board at a time." Whether or not it is strictly legal, the appearance of simultaneously serving on two boards, which both recommend, approve and implement the same actions, undermines public trust in Boulder County government.

Sincerely yours,

Elliott and Susan Smith,
950 Parkway Dr.
Boulder, CO 80303

From: [Elliott Smith](#)
To: [Gardner, Deb](#)
Subject: Request for recusal
Date: Monday, September 26, 2016 4:58:56 PM

Dear Ms. Gardner:

We are hereby requesting that you recuse yourself from any vote on the BVCP and Twin Lakes land use change requests. Such action would represent a conflict of interest since you currently sit on both the Board of County Commissioners and the Board of Directors of the Boulder County Housing Authority. This appears to violate Section I, Number I.6(B)8 of the County's policy manual, which states that "Persons may only serve on one (1) board at a time." Whether or not it is strictly legal, the appearance of simultaneously serving on two boards, which both recommend, approve and implement the same actions, undermines public trust in Boulder County government.

Sincerely yours,

Elliott and Susan Smith,
950 Parkway Dr.
Boulder, CO 80303

From: griffin11501@comcast.net
To: [Gardner, Deb](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 5:20:17 PM

Honorable Deb Gardner & Honorable Cindy Domenico, I love the owls at Twin Lakes. It is so important to protect them. Please Vote TO Protect the owls on Tuesday, Sept. 27th. Vote YES to create the Twin Lakes Owl Open Space. Thank You. midge griffin

From: [Lisa Sleeth](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recuse from voting tomorrow
Date: Monday, September 26, 2016 5:29:06 PM

I ask that you recuse yourself from voting tomorrow on the Twin Lakes land use changes due to conflicts of interest.

Lisa Sleeth

From: [Annie Waldusky](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [info@boulderowlpreserve.org](#); [dwbcprep@bocodems.org](#)
Subject: The Owls at Twin Lakes
Date: Monday, September 26, 2016 5:43:39 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Annie Waldusky

From: [Jen O](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Please protect the owls
Date: Monday, September 26, 2016 5:52:45 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please also encourage Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Thank you Hon Commissioners and supporters,

Jennifer ONeil
Boulder native and Gunbarrel resident for more than 10 years

From: [Jennifer murphy](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Conflict of Interest
Date: Monday, September 26, 2016 5:56:58 PM

Ms. Gardner,

I am respectfully asking that you recuse yourself from voting on the Twin Lakes land use change. It is an obvious conflict of interest since you are on the Board of Directors for the Developer.

Thank you,
Jen Murphy

Sent from my iPhone

From: [Eliza DuBose](#)
To: [Gardner, Deb](#)
Subject: please
Date: Monday, September 26, 2016 6:02:25 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Over the last few years so many of the beautiful fields that I so loved have disappeared under apartment buildings. And this place is especially important to so many people, not to mention the creators living there. Maybe the thought of terrified animals forced to leave the places they've raised generations doesn't move you as much as it moves me but it should at least make you consider voting yes. And if nothing else I hope the thought of the community these owls have brought together counts for something in your minds. These aren't a bunch of tree huggers making a racket, these are everyday people begging you to let them keep something they find very dear to them. Please please please don't take away this precious space from these animals or these people.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Eliza Dubose (16 years old)

From: [kelly emmanuella bartell](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Development-Please vote in favor of the Owl Habitat
Date: Monday, September 26, 2016 6:08:27 PM

Dear Commissioners,

I would like to take a moment to ask you to vote in favor of maintaining the TTwin Lakes open space as open space and as viable owl habitat. I lived just up the road from the land in dispute for many years (until moving to Louisville) and having those open fields with the beautiful creek meandering behind it was a true gift and soothing to the spirit. My kids would spend hours exploring the paths and woods and culverts, dirt biking on the tracks in the fields, and spying on the owls when they could find them. On several occasions we were blessed with the site of a nestful of curious baby owls, which always drew an awed and joyful crowd.

As a single parent I am well aware of our desperate need for more affordable housing, but please, not at the expense of the owls going homeless or dying for lack of habitat. . It is a sad state of affairs that we humans always tend to put ourselves and our needs and wants above the needs of our kin-all the creatures who share the Earth with us. I pray that this time, the owls will be championed and left alone, and we humans will look elsewhere to fulfill our needs for affordable housing.

Sincerely,
Kelly Bartell

--

To be happy for an hour, get drunk;
To be happy for a year, fall in love;
To be happy for life, take up Gardening!

Kiss of the Deva : Permaculture Design and Maintenance

From: [Jaclyn Diaz](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please Save the Owls (Twin Lakes)
Date: Monday, September 26, 2016 6:13:59 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jaclyn Diaz

From: [Chillgoose](#)
To: [Gardner, Deb](#)
Subject: RECUSE!!!
Date: Monday, September 26, 2016 6:16:57 PM

http://static1.squarespace.com/static/57d084b68419c274d399543c/t/57e956a1893fc08ba42f1e17/1474909863336/BOCC_Recusal_Letter.pdf

Shared via the [Google app](#)

Please recuse yourself on this important matter.

Leigh Cole
4737 White Rock Circle
Boulder, CO. 80301

From: Cynarey@aol.com
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Monday, September 26, 2016 6:18:24 PM

September 26, 2016

Deb Gardner, Chair

Elise Jones, Vice Chair

Cindy Domenico

Boulder County Commissioners

Re:

Dear Boulder County Commissioners,

We are writing this letter to request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

The Boulder County Personnel & Policy Manual obliges Cindy Domenico, Elise Jones, and Deb Gardner to recuse themselves because they currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA). Section I, Number I.6(B)8 of the Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: "Persons may only serve on one (1) Board or Commission at a time." Indeed, this policy exists "to avoid possible conflict of interest situations which could occur as a result of county employees or Elected Officials (as defined above) serving as voting members on Boards and Commissions."

Here, the County is violating its own policies. Cindy Domenico, Elise Jones, and Deb Gardner all serve on both the BOCC and BCHA in violation of Section I, Number I.6(B)8 of the Boulder County Personnel Manual.

Although under some circumstances Colorado statutes may permit members to hold dual offices, incompatible fiduciary duties make it imperative for members such as yourselves to avoid situations where conflicts of interest may arise and for you to recuse yourself from voting where you are or may appear to be biased or impartial. Moreover, your dual membership on boards—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

In other words, under the circumstances, your membership on both boards fails the "sniff test" regarding members' bias or impartiality: it smells fishy for you to vote on the Twin Lakes land-use change requests while serving on both the BOCC and the BCHA. You are voting on land-use change requests for land you in effect control and for another property BCHA hopes to develop and manage.

The proposed mixed density and medium density amendments would directly affect the use and monetary value of BCHA's property. This is a clear conflict of interest—and the very situation Section I, Number I.6(B)8, of the Policy Manual aims to avoid. The BOCC cannot impartially vote on legislative amendments that they themselves put forward while acting as the Board of the BCHA.

Furthermore, we have raised concerns about this conflict of interest in the past. You have claimed you can remain objective while serving competing interests in these two roles. All evidence, however, suggests the contrary and further demonstrates your inability to remain objective or even acknowledge the existence of a conflict of interest. Many of your actions have revealed an arbitrary and capricious nature in decisionmaking and disregard for your own procedures pertaining to land-use change requests. The following non-exhaustive list of examples is illustrative of this conduct and includes:

- The BOCC violating Boulder County's Policy II.9 Conflict of Interest,1 when it failed to disclose a conflict of interest whereby elected officials (the commissioners) were exercising a substantial discretionary function with county contracts and purchases (i.e., sale of 6655 Twin Lakes Road, \$50,000 architect

contract) while at the same time controlling BCHA's participation in the transaction.

- The BOCC transferring the Twin Lakes parcels from Boulder County to BCHA in a business meeting without public comment on October 1, 2015. Open records show that prior to the transfer, the County deliberately disregarded Twin Lakes Action Group's (TLAG) request for an open-space acquisition review for the land.
 - The County deliberately restricting constituent access to decision makers. At the September 21, 2016, planning commission deliberation, we discovered that several planning commission members never received the studies, analyses, and letters that our constituent group, TLAG, sent to them. This was because the county refused to send TLAG's emails to the Planning Commission as the legislative process demands. Instead, the county buried the information more than 300 pages into an online public-comment pdf file. The county further obstructed TLAG's ability to inform the Planning Commission of this critical information by subsequently refusing to even inform the Planning Commission that new information had been added to that pdf file.
 - The Boulder County Attorney's Office advising planning commission members against meeting individually with TLAG members about the Twin Lakes
1 "An employee or Elected Official exercising any substantial discretionary function in connection with a county contract, purchase, payment, or any other financial or monetary transaction who is a director, president, general manager or similar executive officer or who owns or controls, directly or indirectly, a substantial interest in any business or entity participating in the transaction, shall give seventy-two (72) hours written advance notice of the conflict to the BOCC. Failure to disclose a conflict of interest may be grounds for immediate termination, and the employee may be charged according to C.R.S. Section 18-8-308 and Section 18-8-308 as amended."
- legislation. At the same time, BCHA and staff had unfettered, direct access to these decision makers.
- The BOCC declining to conduct an ethics investigation into citizens' concerns about BCHA lobbying activities and official misconduct. Instead, without ever meeting with the aggrieved constituents, the BOCC ignored these concerns, and, remarkably, then sent a county-wide email condoning BCHA's actions. Thus, the Board of the BCHA is effectively policing itself while choosing to ignore constituents' complaints as well as violations of Boulder County policies.
 - The BOCC preemptively approving a \$50,000 contract for an architect for the Twin Lakes before even voting on the competing land-use change requests. Although you claimed the contract was just a preliminary feasibility study, the terms of the contract are clearly much broader and presumptuous in scope.
 - The BOCC moving forward Request #36 for Open Space for further study at the screening hearing but refusing or failing to conduct any additional study of the request.

With these actions and others, you have demonstrated an entrenched bias, a clear breach of fiduciary duty to the citizens of Boulder County and violation of public trust. We demand that you remedy this by, at a minimum, recusing yourself from the Twin Lakes land-use change request voting tomorrow, September 27th, 2016.

Robert Wechsler, director of research for City Ethics, has said, "One person may not serve two masters. The duties of loyalty and fidelity to the public interest—the soul of public service—cannot survive in an atmosphere in which the holder of multiple offices must disregard the interests of one constituency in order to serve the interests of another."

As it pertains to the Twin Lakes land, Wechsler's quote has proven to be true and the democratic process has been abandoned. It is our sincere hope that we can resolve this issue now, without resorting to litigation, and begin to restore public trust in the Boulder legislative process by your voluntary recusal from the land-use change request voting.

Sincerely,

Dave Rechberger, Chairman, Twin Lakes Action Group

Cynthia Arey
Living N Colorado
Direct: 303-581-0606
Nationwide: 800-379-2555
Fax: 303-581-0505

I've been helping people buy/sell real estate since 1976...sold over 700 homes!

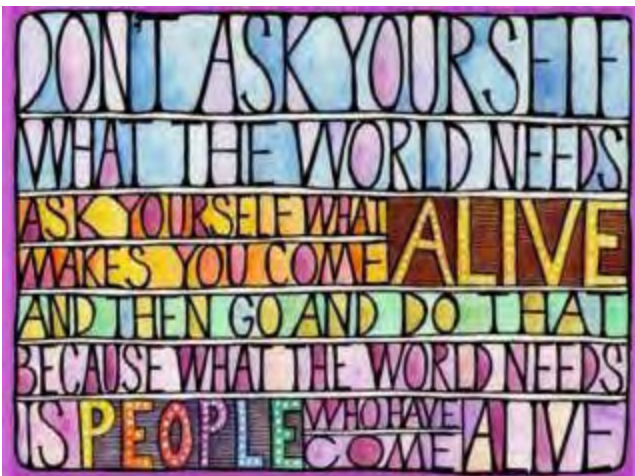
www.ColoradoRealEstateLady.com

For the most recent newsletter, click here: [1st Half 2016 Real Estate Report](#)

www.linkedin.com/in/cynthiaarey

www.pinterest.com/realtorboulder

Always DO right. This will gratify some people and astonish the rest. Mark Twain



I cannot direct the wind but I can adjust the sails artfully via my 38 years of experience in real estate sales! Perhaps you (locally) or you know someone in the USA or world that wants to buy or sell a property? Let me help smooth the sailing, please contact me. Thank you for entrusting me with your business and your referrals....it's the lifeblood of my business!!

My favorite non-profit is Rising Stars Mentoring Program for Young Adults <https://www.RisingStarsFundRaising.org>

From: [Gregory Ryan](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Don't destroy the owl habitat.
Date: Monday, September 26, 2016 6:37:19 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Hon Commissioners,

Gregory Ryan

From: [Karen](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 6:39:27 PM

Hon Deb Gardner and Hon Cindy Domenico,

The Owls at Twin Lakes are a valuable natural asset of our city and an important part of our ecosystem. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please do NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Karen Dombrowski-Sobel

Karen A Dombrowski-Sobel

treesspeak.com

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

Purchase book here:

treesspeak.com

From: [Lori DeBoer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 6:42:15 PM

Hon Deb Gardner and Hon Cindy Domenico,

I have lived in Colorado all of my life and have appreciated Boulder for their caring of nature and natural processes. By destroying this area for development seems to go against what Boulder stands for. Please continue to stand for what is right and not give in to the greed that seems to be the norm now a days. I encourage you to visit the site and know the history. One look at those beautiful creatures and their babies and you will understand why it is so important to so many people.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat? Ms. Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

*Thank you Hon Commissioners and supporters,
Lori DeBoer
720-934-0957*

From: [Lauren Casalino](#)
To: [Gardner, Deb](#)
Subject: owl habitat
Date: Monday, September 26, 2016 6:49:15 PM

Dear Ms. Gardner

Please know that I support preserving Open Space habitat for the owls near Twin Lakes and I very much hope that you will support that preservation.

The other night my son called out “Mom, the owls are back!” with such happiness in his voice because he heard a recording of an owl that I was playing and mistook it for the ones he has seen and listened to and loved over the years. They are part of the magic of his childhood, and all our lives.

Please don’t let their habitat and lives be endangered!

Thank you,
Lauren

Lauren Casalino, MA, LPC
Associate Professor
Master of Arts in Clinical Mental Health Counseling
Contemplative Psychotherapy and Buddhist Psychology (CPBP)
Graduate School of Counseling and Psychology
Naropa University
303-245-4778
casalino@naropa.edu<<mailto:casalino@naropa.edu>>

From: [Alan Boles](#)
To: [Paul Danish](#); [Deb Gardner](#); [Gardner, Deb](#); [Jones, Elise](#); [Kevin Sipple](#); [Bruce Evan Goldstein](#); [Bruce Goldstein](#)
Subject: Friday's PLAN-Boulder Forum
Date: Monday, September 26, 2016 6:54:52 PM

Ladies and Gentlemen,

Thank you so much for your willingness to participate in the PLAN-Boulder County forum Friday from noon to 1:30 p.m. at the Boulder Creek Room of the main Boulder Public Library.

I propose the following format:

Opening statements from each candidate explaining why she is running for County Commissioner----2 minutes each (total 8 minutes)

Questions from the moderator--approximately one minute response from each candidate (total of about 58 minutes)

Questions from audience--approximately one minute response from each candidate (total of about 20 minutes)

Closing statements from each candidate--one minute each (total of 4 minutes)

The moderator will ask as many of the following questions as possible:

- 1) What are the three biggest challenges currently facing Boulder County (if this was not covered in the opening statements)?
- 2) Are intergovernmental agreements between the County and various cities an effective way to prevent sprawl? Are all of the current signatories to these agreements willing to renew them?
- 3) How should the County prepare for future catastrophic floods, fires and droughts?
- 4) If the issue came before you on the Board of County Commissioners, would you vote to permit the Denver Water Board's plan to expand Gross Reservoir? Why or why not?
- 5) Would you continue the County's current opposition to the expansion of the Eldora Ski Area into two riparian drainages?
- 6) Is the County government well managed? How could it be better managed?
- 7) Should the County accept responsibility for maintaining the roads in County subdivisions? Why or why not?
- 8) Should the 20 acres adjoining the Twin Lakes Open Space be annexed to the City of Boulder and used for public housing? Why or why not? If you favor public housing there, how dense should it be?
- 9) Do you favor an Eco-Pass to cover all of Boulder County? If so, how should it be financed? If so, should it cover residents, workers, or both?
- 10) Do you support continuing the energy conservation elements in the County's building

code? Why or why not?

11) Should the Boulder Valley Comprehensive Plan include a policy that the net number of affordable housing units may not be reduced as a result of development or redevelopment?

12) Should the County adopt a policy that the majority of new residential development in unincorporated areas be permanently affordable for middle and low income residents?

13) In order to slow job growth that drives up housing prices, should the County reduce the amount of land in unincorporated areas zoned for commercial development and rezone it for residential development.

14) Should the County's ban on GMO's in County Open Space be continued or repealed? Why or why not?

15) If the proposed "sustainability tax" passes, what uses should its revenues pay for? What role should the public have in choosing those uses?

Please let me know if you have questions about or proposed revisions to the format or possible forum questions.

Thank you again for your participation.

Alan Boles
Secretary, PLAN-Boulder County

From: [Pamela Phillips](#)
To: [Gardner, Deb](#)
Subject: Twin Lake Owls
Date: Monday, September 26, 2016 6:55:52 PM

Dear Deb,

I want to **STRONGLY** express my support, and hope you will too, for preserving Open Space habitat for the Great Horned Owls. I have lived in Boulder for 48 years and have walked and biked in the Twin Lakes area for many of those years. I have watched the owls year after year come back to the same location to lay their eggs. Each year I have watched the male and female take turns tending to the nest and feeding their young after they hatch. It's one thing to watch the progression on web cams around the country, but how lucky we are to be able to watch from the nearby trail. It's an amazing sight to watch the young finally leave the nest and experiment with flying and then after many days of trying, finally become successful as they spread their enormous wings and take flight. Please don't let this precious and important owl habitat be destroyed by such a large housing project. Please support preserving this important owl habitat!!!!

Sincerely,
Pamela Phillips
2065 Norwood Ave
Boulder, CO 80304

Sent from my iPad

From: [Bill Smart](#)
To: [Jones, Elise](#)
Cc: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Conflict of Interest issue considering the TwinLakes Development
Date: Monday, September 26, 2016 6:59:02 PM

> Ms. Elise Jones,

>

> It has come to our attention that you may consider voting tomorrow, September 27, 2016, concerning the Twin Lakes Low Income Housing Development in Gunbarrel. Since you are on the Board of Directors for the Developer, this would indeed make your vote a CONFLICT OF INTEREST. In order to uphold your good standing in this community, I am asking that you "recuse" yourself from voting on this issue on September 27, 2016.

>

> As citizens of Boulder we expect our leaders to "act with a good and honorable conscience, for ALL of the people." It is on record that you requested that this property be shifted to the HOUSING AUTHORITY to "MOVE THE PROCESS FORWARD," as well as stating that "NOTHING WE DO TODAY IS IRREVERSIBLE."

>

> I would also like to encourage you to suggest that Deb Gardner and Cindy Domenico, who are also on the Housing Authority Board, to recuse themselves as well. It is not only the ETHICAL thing to do, but it will surely put you ALL in higher regard among those who elected you as well as the people you represent in the future. Honorability always instills trust. How you present yourself will be remembered for many years to come.

>

> Lastly I would like to remind you that you are representing ALL of the PEOPLE.

>

> Thank you for doing your Civic Duties in a responsible manner.

>

> Sincerely,

> Bill and Kay Smart

>

>

>

> Sent from my iPad

From: radiantb@comcast.net
To: [#LandUsePlanner](#)
Subject: regarding Twin Lakes
Date: Monday, September 26, 2016 7:07:06 PM

The Gunbarrel Community kindly requests that you vote to PROTECT the Twin Lakes Owls. I would also like to point out that the Gunbarrel area has just finished building hundreds of new apartments and the roads and businesses are quite congested. (and we can't even get our pot holes fixed!) Please keep this land preserved for the wildlife and we hope to see you @ the Owl Hike
- Powderhorn Condominuim owner of 23 years

From: [Maribeth Nelson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollin farms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@boulder colorado.gov](#); [council@boulder colorado.gov](#)
Subject: The owls
Date: Monday, September 26, 2016 7:09:21 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Maribeth Nelson

Maribeth Nelson, MA LPC
Creating Positive Emotional and Behavioral Changes for Children and Their Families
maribeth@harmonizingforkids.com??
www.harmonizingforkids.com
720-201-8868

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From: radiantb@comcast.net
To: [boulderplanningboard](#)
Subject: regarding Twin Lakes
Date: Monday, September 26, 2016 7:09:25 PM

The Gunbarrel Community kindly requests that you vote to PROTECT the Twin Lakes Owls.

I would also like to point out that the Gunbarrel area has just finished building hundreds of new apartments and the roads and businesses are quite congested. (and we can't even get our pot holes fixed!)

Please keep this land preserved for the wildlife and we hope to see you @ the Owl Hike

- Powderhorn Condominuim owner of 23 years

From: [wally](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Date: Monday, September 26, 2016 7:14:41 PM

The Owls at Twin Lakes are a valuable natural asset of our city and an important part of our ecosystem. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please do NOT bulldoze Colorado's most important Owl habitat?

Please help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters & residents have. Please, we only have this one chance.

*Thank you Hon Commissioners and supporters,
wallace sobel*

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [#LandUsePlanner](#); [Giang, Steven](#)
Subject: Questions
Date: Tuesday, September 27, 2016 12:20:37 AM
Attachments: [Questions for CommissionersAug30.pdf](#)

Dear Elise, Deb, and Cindy,

Attached are a list of questions I submitted to all of you during the August 30, 2016 public hearing on the Boulder Valley Comprehensive Plan (BVCP) land use designation change requests. As of this time I have not received a reply to these questions. Please answer these questions during your discussions of the land use change requests at the BVCP meeting today at 3:30.

Sincerely,

Donna George

From: [Todd B](#)
To: [Gardner, Deb](#)
Subject: Twin lakes
Date: Monday, September 26, 2016 3:56:45 PM

DON'T DO IT! SAVE YOURSELF!!

Todd ESQ

From: [Juli Photography](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recuse Yourself Form Voting Tomorrow
Date: Monday, September 26, 2016 4:03:51 PM

Dear Cindy, Deb, and Elise,

I am respectfully asking you to recuse yourselves from voting tomorrow on the Twin Lakes land use changes due to an obvious conflict of interest. Please show you're trustworthy and respectful in handling this manner, since you ARE the board of directors for the developer.

Thank you,

Juli J. Ellen
Gunbarrel Green Resident

From: [Corinne Holmberg](#)
To: [Gardner, Deb](#)
Subject: RECUSE YOURSELF
Date: Monday, September 26, 2016 4:14:50 PM

DO NOT VOTE TOMORROW ON THE TWIN LAKES LAKE USE DUE TO CONFLICTS OF INTEREST!
ON THE BOARD OF DIRECTORS FOR THE DEVELOPER???

From: [Steve Garrison](#)
To: [Gardner, Deb](#)
Subject: Please recuse yourself from the vote tomorrow
Date: Monday, September 26, 2016 4:34:00 PM

Dear Ms Gardner:

You should recuse yourself because of a conflict of interest on the 27th vote due to relationships with the building project.

My thoughts on the development...you may not know that the Twin Lakes area is a living laboratory during some of the year for Boulder Country Day students, from K to 8th grade. They study plants, animals, amphibians and birds. What is more important: preserving some open land (which Boulder is famous for), or building a very unpopular development that nearly nobody wants?

Gunbarrel got hundreds of new affordable housing units last year and the year before. Why not just let the neighbors enjoy the open land? What's the rush to build there or anywhere in Boulder County? The "poor" teachers who make \$60,000 a year* on average, can certainly afford to live in Longmont or Erie and drive from there. Teachers rarely live in neighborhoods with their students unless it's a tiny town.

Leave the land be, leave it for the eagles, herons, owls and for students learning science from local schools. Do the right thing and be remembered for helping Boulder stay unique and focused on the environment, as it has been since the concept of Open Space started right here in Boulder in the 1970's.

Thanks for hearing my opinion and please step down from voting this time.

Steve Garrison, Ph.D
Rustic Trail, Boulder, 80301

*<http://www1.salary.com/CO/Boulder/high-school-teacher-salary.html>

From: [Cesar Gonzalez](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Vote yes to create Twin Lakes Owl Open Space.
Date: Monday, September 26, 2016 4:36:38 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I live in Colorado because our respect and balance with nature is values and important. I am a home-owner at 4729 Tantra Dr and I run an organization that creates jobs.

I ask to that you vote to protect the Owls on Tuesday September 27, 2016.

Please vote Yes to creating the Twin Lakes Owl Open Space.

Don't bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Cesar Gonzalez

CEO, StartingBloc
(310) 382-7604
Skype: icesar

What is StartingBloc? Find out [here](#).

From: [ChristopherMacor](#) .
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Please RECUSE yourself from voting tomorrow
Date: Monday, September 26, 2016 4:45:27 PM

Dear Commissioner,

It has come to my attention that you are serving on two boards of directors at the same time in regards to the Twin Lakes land use changes. Please RECUSE yourself from voting tomorrow Sept 27th, 2016 as your position is a conflict of interest.

Thank you for representing the citizens of Boulder County fairly,

Christopher Macor
4435 Driftwood Pl

--

"Any time you have the opportunity to make a difference in this world, and you don't, then you are wasting your time on Earth." - Roberto Clemente

Christopher Macor

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christophermacor@gmail.com

[303-349-2763](tel:303-349-2763)

From: [Rachel Ogden](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Vote Yes to protect owls!
Date: Monday, September 26, 2016 6:56:04 PM

Hon Deb Gardner and Hon Cindy Domenico,

The Owls who live at Twin Lakes are beings who deserve respect and protection. Please vote to protect the Owls on Tuesday September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you for your time!

From: [Susan Brown](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 8:07:54 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Susan Brown

From: [Joyce Tracy](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 8:11:09 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Joyce K
Denver CO

From: [Jean DiGiovanna](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollin farms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [info@boulderowlpreserve.org](#)
Subject: Save the twin lake owls
Date: Monday, September 26, 2016 8:33:54 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

(your name here)

Please cc your email to Deb Gardner's election supporters and funders -cc to:

--

Sent from my mobile phone.

From: [HEIDI MITKE](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: RECUSAL REQUEST - multiple conflicts of interest in the land use case in Gunbarrel
Date: Monday, September 26, 2016 9:08:07 PM

Based on the information provided at:

<http://www.tlag.org/recusal>

and the article in the Dailycamera.com

please recuse yourself from Tuesday's vote due to noted multiple conflicts of interest in the land use case in Gunbarrel.

From: [Jeff Dreyer](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:10:26 PM

Dear Commissioner,

Re: Twin Lake Owls

Please support the Open Space for the owls (and people, too).

I am a voting Boulder County resident.

Many thanks.

Jeffrey Dreyer

From: [Jill Skuba](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Development
Date: Monday, September 26, 2016 9:17:45 PM

Dear Ms. Gardner,

I do not see how in good conscious you can vote on the upcoming Twin Lakes Development issue. This seems like a clear conflict of interest based on your role as a sitting director of the Boulder County Housing Authority.

I ask that you recuse yourself from this vote.

Regards,

Jill Skuba

P: 303.530.0205 x11 | F: 303.530.2691

6325 Gunpark Drive, Suite C | Boulder, CO 80301

jskuba@executiveevents.com

www.executiveevents.com

executiveevents

From: [Tracey Sobel](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls of twin lakes
Date: Monday, September 26, 2016 9:24:32 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

*Thank you,
Tracey Sobel
1735 Oak Ave
Boulder, Co. 80304*

Sent from my iPhone

From: [Anne Pienciak](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Boulder County vote tomorrow
Date: Monday, September 26, 2016 9:34:37 PM

Dear Ms Domenico, Gardner, and Jones:

I am writing in regards to the vote tomorrow in which you have a clear and direct conflict of interest. I ask that you recuse yourselves from voting on an issue that directly affects the Boulder County Housing Authority's request which was made by you yourselves as board members for the housing authority. However strongly you may feel about the benefits of your proposal, it is illegal and unethical for you to be voting to approve your own request. The ends do not justify the means, and I hope you know that to go ahead and push your interests in this way will not be a good strategy in the long run.

Again, I respectfully request that you act in accordance with law, policy, and ethical considerations, and recuse yourselves from the vote on the BCHA and BVSD properties iin Gunbarrel.

Sincerely,

Anne Pienciak

From: [Susan Bailhache](#)
To: [Gardner, Deb](#)
Subject: Request for Recusal
Date: Monday, September 26, 2016 9:39:18 PM

Dear Commissioner Gardner -

I'm writing to ask you to recuse yourself from voting on the Twin Lakes land use changes at Tuesday's meeting. The fact that the County Commissioners are also the Board of Directors for the Developer would create a conflict of interest, were you to vote.

Thank you for your attention to this matter,

Susan Bailhache
6848 Bugle Court, Boulder

From: [Julie Keahey](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Owl Preserve
Date: Monday, September 26, 2016 9:54:33 PM

Perhaps you can find a way to vote to preserve the 20 acres where owls breed and hunt. It's a small area, which probably would enhance the lives of the people living in the new community.

Perhaps the owls will move somewhere else to next. I think they might be more flexible than other birds of prey.

However, its a small area, and since it adjoins the open space, it should be supported.

Julie

Julie Keahey

(not really a Boulder resident - but an owl lover)

2437 S. County Rd 21
Loveland, Co 80537

From: mc_hundley@comcast.net
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); [suzane](#); council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: Save the Twin Lakes Owl Open Sapce
Date: Monday, September 26, 2016 10:04:39 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes (and so does my family). We have been going there for 10 years and every year with my daughter. Will you please vote to protect the Owls on Tuesday, September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have and will continue to value.

Thank you Honorable Commissioners and supporters,

Melissa Wolak

From: [Elizabeth Koether](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Monday, September 26, 2016 10:39:10 PM

September 26, 2016

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

Re: Request for Recusal on Twin Lakes Voting

Dear Boulder County Commissioners,

We are writing this letter to request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

The Boulder County Personnel & Policy Manual obliges Cindy Domenico, Elise Jones, and Deb Gardner to recuse themselves because they currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

Section I, Number I.6(B)8 of the Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions.

That section unequivocally states: “Persons may only serve on one (1) Board or Commission at a time.” Indeed, this policy exists “to avoid possible conflict of interest situations which could occur as a result of county employees or Elected Officials (as defined above) serving as voting members on Boards and Commissions.” Here, the County is violating its own policies. Cindy Domenico, Elise Jones, and Deb Gardner all serve on both the BOCC and BCHA in violation of Section I, Number I.6(B)8 of the Boulder County Personnel Manual.

Although under some circumstances Colorado statutes may permit members to hold dual offices, incompatible fiduciary duties make it imperative for members such as yourselves to avoid situations where conflicts of interest may arise and for you to recuse yourself from voting where you are or may appear to be biased or impartial. Moreover, your dual membership on boards—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

In other words, under the circumstances, your membership on both boards fails the “sniff test” regarding members’ bias or impartiality: it smells fishy for you to vote on the Twin Lakes land-use change requests while serving on both the BOCC and the BCHA. You are voting on land-use change requests for land you in effect control and for another property BCHA hopes to develop and manage.

The proposed mixed density and medium density amendments would directly affect the use and monetary value of BCHA’s property. This is a clear conflict of interest—and the very situation Section I, Number I.6(B)8, of the Policy Manual aims to avoid. The BOCC cannot impartially vote on legislative amendments that they themselves put forward while acting as

the Board of the BCHA.

Furthermore, we have raised concerns about this conflict of interest in the past. You have claimed you can remain objective while serving competing interests in these two roles. All evidence, however, suggests the contrary and further demonstrates your inability to remain objective or even acknowledge the existence of a conflict of interest. Many of your actions have revealed an arbitrary and capricious nature in decisionmaking and disregard for your own procedures pertaining to land-use change requests. The following non-exhaustive list of examples is illustrative of this conduct and includes:

- The BOCC violating Boulder County's Policy II.9 Conflict of Interest,¹ when it failed to disclose a conflict of interest whereby elected officials (the commissioners) were exercising a substantial discretionary function with county contracts and purchases (i.e., sale of 6655 Twin Lakes Road, \$50,000 architect contract) while at the same time controlling BCHA's participation in the transaction.
- The BOCC transferring the Twin Lakes parcels from Boulder County to BCHA in a business meeting without public comment on October 1, 2015. Open records show that prior to the transfer, the County deliberately disregarded Twin Lakes Action Group's (TLAG) request for an open-space acquisition review for the land.
- The County deliberately restricting constituent access to decision makers. At the September 21, 2016, planning commission deliberation, we discovered that several planning commission members never received the studies, analyses, and letters that our constituent group, TLAG, sent to them. This was because the county refused to send TLAG's emails to the Planning Commission as the legislative process demands. Instead, the county buried the information more than 300 pages into an online public-comment pdf file. The county further obstructed TLAG's ability to inform the Planning Commission of this critical information by subsequently refusing to even inform the Planning Commission that new information had been added to that pdf file.
- The Boulder County Attorney's Office advising planning commission members against meeting individually with TLAG members about the Twin Lakes legislation. At the same time, BCHA and staff had unfettered, direct access to these decision makers.

1 "An employee or Elected Official exercising any substantial discretionary function in connection with a county contract, purchase, payment, or any other financial or monetary transaction who is a director, president, general manager or similar executive officer or who owns or controls, directly or indirectly, a substantial interest in any business or entity participating in the transaction, shall give seventy-two (72) hours written advance notice of the conflict to the BOCC. Failure to disclose a conflict of interest may be grounds for immediate termination, and the employee may be charged according to C.R.S. Section 18-8- 308 and Section 18-8-308 as amended."

- The BOCC declining to conduct an ethics investigation into citizens' concerns about BCHA lobbying activities and official misconduct. Instead, without ever meeting with the aggrieved constituents, the BOCC ignored these concerns, and, remarkably, then sent a county-wide email condoning BCHA's actions. Thus, the Board of the BCHA is effectively policing itself while choosing to ignore constituents' complaints as well as violations of Boulder County policies.

- The BOCC preemptively approving a \$50,000 contract for an architect for the Twin Lakes before even voting on the competing land-use change requests. Although you claimed the contract was just a preliminary feasibility study, the terms of the contract are clearly much broader and presumptuous in scope.

- The BOCC moving forward Request #36 for Open Space for further study at the screening hearing but refusing or failing to conduct any additional study of the request.

With these actions and others, you have demonstrated an entrenched bias, a clear breach of fiduciary duty to the citizens of Boulder County and violation of public trust. We demand that you remedy this by, at a minimum, recusing yourself from the Twin Lakes land-use change request voting tomorrow, September 27th, 2016.

Robert Wechsler, director of research for City Ethics, has said, “One person may not serve two masters. The duties of loyalty and fidelity to the public interest—the soul of public service—cannot survive in an atmosphere in which the holder of multiple offices must disregard the interests of one constituency in order to serve the interests of another.”

As it pertains to the Twin Lakes land, Wechsler’s quote has proven to be true and the democratic process has been abandoned. It is our sincere hope that we can resolve this issue now, without resorting to litigation, and begin to restore public trust in the Boulder legislative process by your voluntary recusal from the land-use change request voting.

Sincerely,

Dave Rechberger, Chairman, Twin Lakes Action Group

Elizabeth Koether, Concerned Citizen, Gunbarrel Resident

From: [Sandra Renna](#)
To: [Gardner, Deb](#)
Subject: Recuse!!
Date: Monday, September 26, 2016 10:49:55 PM

No wonder Boulder is being sold out to developers.
The conflict of interest is inexcusable!!!
Do the right thing
Recuse yourself !!
Sincerely,
Sandra Renna

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recusal
Date: Tuesday, September 27, 2016 12:04:05 AM

Dear Cindy, Deb, and Elise,

I am requesting that you all recuse yourselves from the vote tomorrow (September 27th) on the land use designation change requests on the Twin Lakes parcels. Since Boulder County Housing Authority (BCHA) is one of the requesters for a land use designation change on these properties, and you all are the Board of Directors for BCHA, then your voting on this matter is a conflict of interest. In addition, your past actions, including votes and statements concerning development of these fields proposed by BCHA, also show a bias on your parts towards development of these properties. The land use designation change request to Open Space for these three parcels, which 8 citizens as well as the Twin Lakes Action Group requested, has not received a fair, thorough, and genuine analysis. Instead, the Open Space request was buried and any documentation/facts/information supporting the Open Space request was also purposely diminished in the process. As a citizen, I demand a fair and honest public process. Your conflict of interest in this vote demands a recusal.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recusal
Date: Tuesday, September 27, 2016 12:05:35 AM

Dear Cindy, Deb, and Elise,

I am requesting that you all recuse yourselves from the vote tomorrow (September 27th) on the land use designation change requests on the Twin Lakes parcels. Since Boulder County Housing Authority (BCHA) is one of the requesters for a land use designation change on these properties, and you all are the Board of Directors for BCHA, then your voting on this matter is a conflict of interest. In addition, your past actions, including votes and statements concerning development of these fields proposed by BCHA, also show a bias on your parts towards development of these properties. The land use designation change request to Open Space for these three parcels, which 8 citizens as well as the Twin Lakes Action Group requested, has not received a fair, thorough, and genuine analysis. Instead, the Open Space request was buried and any documentation/facts/information supporting the Open Space request was also purposely diminished in the process. As a citizen, I demand a fair and honest public process. Your conflict of interest in this vote demands a recusal.

Sincerely,

Donna George

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#164]
Date: Tuesday, September 27, 2016 12:16:51 AM

Name * Juliet Gopinath

Email * julietgopinath@yahoo.com

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

Comments, Question or Feedback *

Dear Commissioners,

Is the Twin Lakes process a game to humiliate your constituents or a publicly fair process? From seeing the conduct of staff and your lawyer at the Boulder Planning Commission decision meeting last week, I'd say it is the former.

So, if you want to do the right thing in this process, you should recuse yourselves from voting on the Twin Lakes. There is a conflict of interest in your appointment as members of the Boulder County Housing Authority board and as County Commissioners. Your job is to represent your constituents objectively. So you have a choice. Either do the right thing, or continue to steamroll your constituents. I urge you to make the right and ethical choice and recuse yourself from the Twin Lakes decision.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Pamela Sichel](#)
To: [Gardner, Deb](#)
Subject: Owls.
Date: Tuesday, September 27, 2016 12:19:32 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Sent from my iPad

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [#LandUsePlanner](#); [Giang, Steven](#)
Subject: Questions
Date: Tuesday, September 27, 2016 12:22:06 AM
Attachments: [Questions for CommissionersAug30.pdf](#)

Dear Elise, Deb, and Cindy,

Attached are a list of questions I submitted to all of you during the August 30, 2016 public hearing on the Boulder Valley Comprehensive Plan (BVCP) land use designation change requests. As of this time I have not received a reply to these questions. Please answer these questions during your discussions of the land use change requests at the BVCP meeting today at 3:30.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [#LandUsePlanner](#); [Giang, Steven](#)
Subject: Questions
Date: Tuesday, September 27, 2016 12:22:07 AM
Attachments: [Questions for CommissionersAug30.pdf](#)

Dear Elise, Deb, and Cindy,

Attached are a list of questions I submitted to all of you during the August 30, 2016 public hearing on the Boulder Valley Comprehensive Plan (BVCP) land use designation change requests. As of this time I have not received a reply to these questions. Please answer these questions during your discussions of the land use change requests at the BVCP meeting today at 3:30.

Sincerely,

Donna George

Questions for Commissioners

Other than a visit earlier this year (after many requests to do so), when have any of the three commissioners come out to talk with the citizens of Gunbarrel to listen to their concerns and needs for their community? Please list dates and what was discussed.

If you have not done this, how can you know what the best use of these parcels is for the Gunbarrel community? Where are Gunbarrel's representatives?

If the City annexes County-owned Open Space in order to annex the Twin Lakes properties and by doing so set a precedent, will the three commissioners put in writing that they will not allow annexation of future sites in Gunbarrel in order to obtain the Gunbarrel substation and further secure the municipalization of electric service in Boulder?

Please respond in writing to Donna George at georgehouse@comcast.net before the Planning Commission and Board of County Commissioners vote on the land use designation change requests for the Twin Lakes properties.

Thank you,

Donna George

From: [caroline](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Vote 9/27/16
Date: Tuesday, September 27, 2016 12:23:42 AM

Dear Ms. Gardner:

I am writing this letter to strongly request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests. Because you currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA), there is a clear conflict of interest that precludes fairness and objectivity on your part, in spite of whatever good intentions you may have. This issue has been repeatedly raised but disregarded, suggesting a deeply entrenched bias on the part of the commissioners. The result of the past actions and lack of transparency of the commissioners on the Twin Lakes issue is a pervasive lack of trust in your motives and willingness to validate the concerns of your constituents and act in our best interests. Please do the right thing and recuse yourself from voting on this issue on 9/27/16, which would also help restore some of the trust you have broken.

Sincerely,

Caroline Hogue
Twin Lakes

From: [Susan Fairweather](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Please save Great Horned Owls!
Date: Tuesday, September 27, 2016 5:05:17 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Susan Fairweather

From: [Lisa Nicole Kieffer](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Land Development
Date: Tuesday, September 27, 2016 6:37:54 AM

Hello Ms. Gardner:

I am contacting you today due to my deep concerns regarding the plans that your office have moved on to develop the open space in the Twin Lakes neighborhood.

Having lived here my whole life, and been an active member of our community I wish to inform you that the current plans for high density mixed development is not sustainable. It will be harmful to the existing infrastructure, it is guaranteed to have a severe negative impact on the surrounding wildlife, and goes against the very values you claim to hold.

While I understand your focus is on creating affordable housing and tackling the issue of homelessness, the costs of this project would be a very poor use of resources. The costs will be very high, and with the land already purchased with taxpayer money the budget for this type of project would be too low to do it properly. Furthermore the lack of effective transit to the Gunbarrel area would make it very difficult for those of low income status to be able to get into town for work. While developing this area may seem like a simple solution to a very complex problem, homelessness is not solved by simply creating more homes. It is solved through the returning of dignity through job training, mental health evaluation, and the creation of support networks. So this project is not creating a solution, but also creating a whole new set of problems.

Twin Lakes area is a very special neighborhood, and our desire to keep out high density homes, and more development goes beyond personal preference. The fields in question, as well as the trails directly behind them offer a sanctuary to a diverse array of wildlife. It is imperative that we maintain these habitats that are quickly diminishing. I'm not sure if you are aware of this, but in the trees in the surrounding area there are owl breeding nests. The development will destroy their hunting and breeding ground. Habitats are already under threat throughout the state of Colorado, and further destruction will result in their death.

On the Boulder County website Twin Lakes is described as "a haven for wetland wildlife, a hidden gem in the heart of Gunbarrel". However, if the you move forward with plans to annex the open space to be allowed to develop the plots in question, it will be dismissing the goals previously set forth by you to protect local open space. Furthermore, it will set an unsustainable legal precedent of open space annexation which will result in the further destruction of additional green space.

Another factor is the simple fact that the current infrastructure in the neighborhood is already pushed with recent development projects. With the new apartment complexes on Lookout Road and Gunpark Drive, we are seeing several things happening. The grocery store is not large enough to handle the demand at peak times, and the roads have as many new people on them that they are becoming less safe for cyclists and pedestrians. Additional development in Twin Lakes would only compound the problem as the public transit to Gunbarrel is so ineffective that one must drive to get places on time. Additional development would also reduce child safety as construction would disrupt school pick-up zones.

It would also create an undue financial burden on current residents who would see a decrease in home values over the next decade or more. With high density housing higher rates of resident turnover is frequently seen. The lack of stability further reduces the home values of the long-term residents. There is a risk on overcrowding in the schools, which will not only prevent people from moving to the area, but is counterproductive to creating a happy, healthy, and sustainable community.

I understand there are a lot of factors to consider, but I hope you and your colleagues consider the negative impact it will have on the ecosystem, the infrastructure, the economy, the law, and our children's education. This is a very important time for you as well, for without careful consideration, there is very real chance it will have a negative impact on our local governance with the election quickly approaching.

Therefore I urge you to vote against the proposed measured of land development of the Twin Lakes neighborhood.

Sincerely,
Lisa Kieffer
Twin Lakes Resident of 24 years

From: [Carmen Baran](#)
To: [Boulder County Board of Commissioners](#)
Subject: Today's vote
Date: Tuesday, September 27, 2016 6:41:34 AM

September 27, 2016

Commissioners Domenico, Jones and Gardner –

It remains unclear how you, in good conscience, can **objectively** serve the public interest in your dual roles on the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

These simultaneous positions appear to be questionable, controversial, biased and manipulative.

We respectfully request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

Regards,

Carmen Baran & Thomas Klinker

6190 Old Brompton Rd

Boulder, CO 80301

From: [Carmen Baran](#)
To: [Gardner, Deb](#)
Subject: Today's vote
Date: Tuesday, September 27, 2016 6:41:56 AM

September 27, 2016

Commissioner Deb Gardner –

It remains unclear how you, in good conscience, can **objectively** serve the public interest in your dual roles on the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

These simultaneous positions appear to be questionable, controversial, biased and manipulative.

We respectfully request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

Regards,

Carmen Baran & Thomas Klinker

6190 Old Brompton Rd

Boulder, CO 80301

From: [Douglas Kennedy](#)
To: [Gardner, Deb](#)
Subject: Recuse from Twin Lakes decision
Date: Tuesday, September 27, 2016 7:27:25 AM

Please recuse yourself during the vote on Twin Lakes this afternoon. Conflict of interest. Croney capitalism in Boulder...shame on you!!!!

Sent from my iPad

Sent from my iPad

From: [Theresa Bullock](#)
To: [Gardner, Deb](#)
Subject: Vote for owls!
Date: Tuesday, September 27, 2016 7:49:44 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Theresa Bullock

Sent from my iPhone

From: wanderinglovecat@gmail.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); jones@bouldercolorado.gov; council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: please make a difference
Date: Tuesday, September 27, 2016 7:50:21 AM

Hon Deb Gardner and Hon Cindy Domenico,

I very much value the Owls and their habitat at Twin Lakes, for so many reasons that are important to our community. Please vote to protect the Owls on Tuesday, September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, to your supporters on this message, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

I know that Ms Gardner can help find an alternative location for the development that will provide human services to residents, while understanding the importance of preserving species habitat, and respecting the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

laura fabian

"in wildness is the preservation of the earth." - Henry David Thoreau

From: [Andrew Thompson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#); Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); joneess@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Save the great horned owls
Date: Tuesday, September 27, 2016 8:08:24 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon commissioners Gardner and Domenico,

Andrew Thompson

From: [Sherry Hart](#)
To: [Gardner, Deb](#)
Subject: Recuse yourself!
Date: Tuesday, September 27, 2016 8:19:53 AM

Please recuse yourself from the Twin Lakes vote today due to your conflict of interest! Sherry Hart

Sent from my iPhone

From: [D & J Sutherland](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes - Marginal owl habitat at best
Date: Tuesday, September 27, 2016 8:25:23 AM

Hon Deb Gardner and Hon Cindy Domenico,

I am a conservationist who has loved Boulder's open space lands for the 20 years I have lived here. I'm a bird watcher and an owl lover too.

That being said, I am astonished at the arguments being made to preserve a marginal piece of land with very little real wildlife habitat value, in the name of a pair of great-horned owls. Boulder has a dire need for more affordable housing for humans, and many wild areas are of far greater biological value than this old pasture of non-native grasses. Great-horned owls are common generalists that are very comfortable living in close proximity to humans. They love the kinds of prey that frequent irrigated human landscapes.

Creating a much-needed housing area at Twin Lakes will probably not damage the owls' survival in any way, and may even improve the habitat from the owls' point of view. The same goes for the many other kinds of urban wildlife that occur in the area - foxes, squirrels, robins, blue jays, raccoons, crows, red-tailed hawks. The kinds of animals currently found at the Twin Lakes parcel thrive with people, as we plant lawns and shade trees, and put up bird feeders and nest boxes in our yards. We are not talking about a rare pristine stand of tall grass prairie, and there is very little to preserve here. But it would be an unnecessary diversion of open space funds from more deserving areas.

Will you please vote to create more human habitat at Twin Lakes on September 27, 2016? And save scarce open space funds to protect rare parcels of high biological diversity and far greater conservation value.

Sincerely, Dave Sutherland 1951 Edgewood Drive, Boulder 80304

PS - never in my life have I ever written a pro-development letter. I can't believe it.

From: createloveheal@gmail.com on behalf of [Susan MacLachlan Dimson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcprep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); jones@bouldercolorado.gov; council@boul.gov; info@boulderowlpreserve.org; primavera.house@state.co.us; Neguse@cu.edu
Subject: Owls at Twin Lakes
Date: Tuesday, September 27, 2016 8:29:15 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Susan MacLachlan

--

Susan Dimson
Culture Club LLC
Doctor D's Delicious Water Kefir
www.DoctorDsLive.com

From: [Ruhee B](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Great Horned Owls
Date: Tuesday, September 27, 2016 8:55:56 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Thank you Hon Commissioners and supporters,

Yours Sincerely,
Mrs R. Baltz,
Surrey,
U.K

Sent from [Outlook](#)

From: [Peter Hurst](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Lauren Casalino](#); [Frank Berliner](#)
Subject: Please don't vote to increase density on Twin Lakes Road
Date: Tuesday, September 27, 2016 9:05:58 AM

Dear Commissioners -

I'm sure that it's difficult to weigh the needs for reasonably priced housing for those in Boulder County who are not wealthy against the desires of those of us who own homes on or near Twin Lakes. I'm sure we sound very NIMBY. I get that but on the other hand I'm very fond of those owls. It wasn't until I was almost 70 yrs old that I got to see not just a Great Horned Owl in passing but be able to hang out and watch/photograph them for several months of nesting, hatching, feeding and raising their owlets. And then to get to see the grown owlets on the branches, testing out their balance and their wings. Finally there was the awesome moment of seeing the parents hooting to each other on separate branches at dusk...unspeakably beautiful and inspiring. That all happens at Twin Lakes right next to where you want to allow bull dozers (beep, beep, beep) and then the whole building hullabaloo and then high density apartments. Bye bye birdies. They will surely leave. I'm surprised that they've put up with all of us staring at them for this long.

I ask you..is that progress? Cant you find a less sensitive place to put high density housing? This makes me very sad.

Peter Hurst

From: [Laura Thacker](#)
To: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jilharkins@gmail.com;
dwbcprep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us;
JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#);
aj@jensenpublicaffairs.com; [Jones, Elise](#)
Subject: Owls at Twin Lakes
Date: Tuesday, September 27, 2016 9:26:51 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Laura Thacker, Boulder Resident

From: [Eydie Cady](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owl Preserve
Date: Tuesday, September 27, 2016 9:36:23 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Eydie Cady

From: [Nicholette Ronga](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: The Twin Lakes Owl Sanctuary is going DOWN in exchange for 280 Apartments
Date: Tuesday, September 27, 2016 9:47:02 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

--

Nicholette Ronga
2610 Lloyd Cir
Boulder CO
80304

From: [Beverly Baima](#)
To: [Boulder County Board of Commissioners](#)
Subject: twin lakes vote today
Date: Tuesday, September 27, 2016 10:02:49 AM

Hello to my County Commissioners,

I wish to ask you to do the honorable thing and decline to vote on the Twin Lakes development today.
It is a unfortunate conflict of interest that you are also the Board Of Directors for the developer.

Please postpone this vote.

Thank you
Beverly Baima

From: [Michelle Ross](#)
To: [Gardner, Deb](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Tuesday, September 27, 2016 10:03:15 AM

Dear Commissioner Gardner,

I am writing to request that you recuse yourself from voting today, September 27th, 2016 on the BCVP and Twin Lakes land-use change requests as you have conflicts of interest sitting on both the Board of County Commissioners and The Boulder County Housing Authority. You cannot be unbiased or impartial whilst serving on one board seeking a legislative amendment and another board function as a body of review meant to protect the public interest. If you move forward to vote, you will be directly violating and undermining the county policies and public trust in which you serve.

Commissioner Gardner, stand against corruption. Stand for democracy. Make the responsible, just decision to recuse yourselves from voting in this matter.

Sincerely,

Michelle Ross

Boulder Native

Twin Lakes Resident

4462 Driftwood Pl.

From: [Shaundell Ross](#)
To: [Boulder County Board of Commissioners](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Tuesday, September 27, 2016 10:09:31 AM

Dear Boulder County Commissioners,

I am writing to request that Deb Gardner, Elise Jones, and Cindy Domenico recuse themselves from voting today, September 27th, 2016 on the BCVP and Twin Lakes land-use change requests as they have conflicts of interest sitting on both the Board of County Commissioners and The Boulder County Housing Authority. They cannot be unbiased or impartial whilst serving on one board seeking a legislative amendment and another board function as a body of review meant to protect the public interest. If they move forward to vote, the Boulder County Commissioners will be directly violating and undermining the county policies and public trust in which they serve.

Commissioner Gardner, Commissioner Jones, Commissioner Domenico, stand against corruption and make the responsible, just, democratic decision to recuse yourselves from voting in this matter.

Sincerely,

Shaundell Ross

Boulder Native

Twin Lakes Resident

4462 Driftwood Pl.

From: [Shaundell Ross](#)
To: [Gardner, Deb](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Tuesday, September 27, 2016 10:11:42 AM

Dear Commissioner Gardner,

I am writing to request that you recuse yourself from voting today, September 27th, 2016 on the BCVP and Twin Lakes land-use change requests as you have conflicts of interest sitting on both the Board of County Commissioners and The Boulder County Housing Authority. You cannot be unbiased or impartial whilst serving on one board seeking a legislative amendment and another board function as a body of review meant to protect the public interest. If you move forward to vote, you will be directly violating and undermining the county policies and public trust in which you serve.

Commissioner Gardner, stand against corruption. Stand for democracy. Make the responsible, just decision to recuse yourself from voting in this matter.

Sincerely,

Shaundell Ross

Boulder Native

Twin Lakes Resident

4462 Driftwood Pl.

From: dgegich@aol.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: The Great Horned Owls
Date: Tuesday, September 27, 2016 10:17:52 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,
I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.
PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.
We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.
Thank you Honorable Commissioners and supporters,

Darleen Gegich

From: [Karen Nelson](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls vs Development
Date: Tuesday, September 27, 2016 10:20:53 AM

Hello!

Even though it appears we have a lot of open space in our area here, it just appears that we see it being usurped for yet more building. We are used to having the wildness and natural, undisturbed patch of land wherever we are, and to see it disappear so often, so much, so big in sacrifice, becomes more and more depressing. The owls, over time, will find other places to go - and might, in a couple of years - then perhaps you could revisit the development idea - but right now you will be pitting the owl/nature lovers against development, creating a rift and animosity. This is not a good time to bring up developing that patch of land! And in my book, never is better for 'development' - because we aren't caring for what we already have.

Thank you,
Karen Nelson

Karen L. Nelson, Lafayette CO
BOTANICAL ARTS Greeting Cards
<http://fineartamerica.com/profiles/karen-nelson.html>

From: [MELODY SNOWDON](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Boulder Owls
Date: Tuesday, September 27, 2016 10:31:09 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and Supporters,

Melody B. Snowdon

From: [Thomas Veblen](#)
To: [Boulder County Board of Commissioners](#)
Subject: recuse yourselves from voting on today's vote on Twin Lakes land use changes
Date: Tuesday, September 27, 2016 10:39:12 AM

Dear Boulder County Commissioners,

I request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

Your dual membership on the BOCC and BCHA—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

Sincerely,

Thomas T. Veblen

Gunbarrel Resident

From: [Peter Lopitz](#)
To: [Boulder County Board of Commissioners](#)
Subject: Conflict of interest on Twin Lakes
Date: Tuesday, September 27, 2016 10:51:15 AM

Commissioners,

Seems to me like a conflict of interest on Twin Lakes that you are on the board of the groups wanting to force the development of Twin Lakes.

FWIW, that property should become open space in my opinion. That would serve the local community best.

Peter

From: [Nora Swan-Foster](#)
To: [Gardner, Deb](#)
Subject: recuse
Date: Tuesday, September 27, 2016 10:57:59 AM

Dear Deb Gardner:

My husband and I are very disturbed by the unfolding events and votes around the Twin Lakes issue. Our neighborhood is greatly impacted by your decisions.

If you are indeed on the board of the developers, this is outrageous and very disturbing use of power.

Please do the right thing and recuse yourself.

Nora Swan-Foster
Stephen Foster

NORA SWAN-FOSTER, MA, ATR-BC, LPC, NCPsyA
[303-548-5513](#)

From: [Nora Swan-Foster](#)
To: [Boulder County Board of Commissioners](#)
Subject: Recuse TwinLakes
Date: Tuesday, September 27, 2016 11:01:26 AM

Dear commissioners:

My husband and I are very disturbed by the unfolding events and votes around the Twin Lakes issue. Our neighborhood is greatly impacted by your decisions. The recent vote taken after someone left the meeting was inappropriate and should have been delayed.

Now, if any of you are indeed on the board of the developers, this is outrageous and very disturbing use of power!

Please do the right thing and recuse yourself with this conflict of interest!

Nora Swan-Foster
Stephen Foster

NORA SWAN-FOSTER, MA, ATR-BC, LPC, NCPsyA
[303-548-5513](#)

From: [Reina Snyder](#)
To: [Boulder County Board of Commissioners](#)
Subject: Unbelievable
Date: Tuesday, September 27, 2016 11:28:55 AM

Domenico, gardener and Jones should not be allowed to vote on the proposed twin lakes development project as they work for the developer. It galls me that this didn't come out sooner and that these three haven't already recused themselves. Really? No integrity here--even a little. Boulder prides itself on being above this sort of dirty politics--so obviously untrue.

Appalled, Reina Snyder

Sent from my iPhone

From: [Megan Carr](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: YES to Twin Lakes Owl Open Space
Date: Tuesday, September 27, 2016 11:43:34 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I'm writing you to ask for your support in today's vote to protect Colorado's most important owl habitat.

I ask you to vote "Yes" to creating the Twin Lakes Owl Open Space.

Alternative locations for development are available that will provide better human services to residents while respecting the open space and wildlife that make Boulder County a desirable place to live.

Thank you Honorable Commissioners and supporters,

Megan Carr

Niwot, CO 80503

From: [Susan Theiss](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: info@BoulderOwlPreserve.org
Subject: What will your legacy be?
Date: Tuesday, September 27, 2016 12:03:06 PM

Hello,

Please maintain Boulder County's strong history of protecting wild life by voting to protect the owl's hunting meadow adjacent to Twin Lakes. There are other, more suitable options for the development that has been proposed while there are no other options for the owls. Please think long term and vote to protect them and the tourism that they bring.

Susan Theiss

From: [Deroulou Hugo](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: The Great Horned Owls
Date: Tuesday, September 27, 2016 12:37:20 PM
Importance: High

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Deroulou Hugo

From: [Tara Dubarr](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Proposed Twin Lakes Owl Open Space
Date: Tuesday, September 27, 2016 12:39:49 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

Please vote to protect the Owls on Tuesday September 27, 2016 and to creating the Twin Lakes Owl Open Space.

I attended several meetings at the courthouse which discussed this issue on the roster. There seem to be many questions as to whether this land is a wise choice for building a high density apartment complex.

First are the environmental issues of hydrology, flooding, animal corridors and hunting and planned overuse.

Then there are the issues of availability of services as well as planned density. This building will significantly change neighborhood density.

Furthermore, I was surprised to learn that this building is not for general use by the city/county for the Affordable Housing Program. There was no good reason for the city department that is trying to spearhead this project not to have been forthcoming about the intended occupants of this building. Because they did not, vulnerable people with disabilities, low income, etc were paraded in front of the meeting unnecessarily. The department should have come clean from the beginning that this building is intended to be used for teachers. It is land bought by the School District.

Lastly, that the land was bought for a cheap price by the School Board because it was not zoned for high density housing, So then they assumed they could get the City of Boulder to get involved and fix it so that the land would become usable. This seems to be a pattern being used by our school systems. This is rather backhanded and should not be encouraged as such.

For all these reasons I ask you to vote for the land use to be an Owl Open Space and to find a more suitable location to build housing for the teachers involved.

Thank you Honorable Commissioners and supporters,

Tara Dubarr

3439 Cripple Creek Square
Boulder

From: [Dennis Dickson](#)
To: [Gardner, Deb](#)
Subject: request to recuse
Date: Tuesday, September 27, 2016 2:11:40 PM

Dear Ms. Gardner,

We hereby request that you recuse yourself from any vote on the BVCP and Twin Lakes land use change requests. Such action would represent a conflict of interest since you currently sit on both the Board of County Commissioners and the Board of Directors of the Boulder County Housing Authority. This appears to violate Section I, Number I.6(B)8 of the County's policy manual, which states that "Persons may only serve on one (1) board at a time." Even if it is not strictly illegal, the appearance of simultaneously serving on two boards, which both recommend, approve and implement the same actions, undermines public trust in Boulder County government.

Sincerely yours,

Kelley & Dennis Dickson
4715 Tally Ho Ct.
Boulder, Co 80301

From: [Gwynneth Aten](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Twin Lakes
Date: Tuesday, September 27, 2016 2:29:26 PM

I request that you recuse yourself from votes involving the BCHA as you are strongly vested and have a conflict of interest in the matter. Further I find the BCHA & BVSD have acted in bad faith as there has been NO effort to compromise on density, giving mere lip-service to your constituency.

-Gwynneth Aten, 4870 Twin Lakes Rd, #2, boulder 80301

From: [Artyom Sklyarov](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owls
Date: Tuesday, September 27, 2016 2:38:34 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Artyom Sklyarov

From: [Kristen Aldretti](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Development
Date: Tuesday, September 27, 2016 2:39:24 PM

Dear Deb,

It is with a heavy heart that I write to you. As someone who was raised to believe in the principles of democracy – clearly one of the greatest tenets of our country – I must admit that what I have seen over the past year in Boulder has left me quite frankly skeptical that the democratic process operates in our city and county. I have witnessed the total lack of concern by you and our other county commissioners for representing all constituencies that you have been elected to represent. Instead, there is some sort of deep agenda and collusion that you have become a part of – with other local government agencies. Who would have thought this would happen in Boulder, which tries to present itself as a bastion of progressive and inclusive principles?! From nepotism between governing bodies, conflicts of interest between those voting and those gaining, and frankly no apparent concern or connection with all stakeholders, I am left with zero confidence in our elected officials. What a shock to me, as someone who has prided herself in voting in every single election for the past 40 years – and who has fully supported every possible progressive initiative presented over the past 18 years in which I have lived in Boulder County.

No more. I have lost my faith that any form of objectivity or checks and balances exist in Boulder County government.

One can hope that today's vote will signify some semblance that we actually have elected official who have listened to the concerns of constituents who have tirelessly tried to convey their concerns regarding the Twin Lakes development. Nothing would give me more pleasure than to eat crow on anything I say in this message – or think about the democratic process within Boulder County. Although typically an eternal optimist, I must admit that I don't see any sign that we've been heard. We will be heard when election time rolls around though – whether our voice is enough to make a change this year – or in following ones. After all, we will continue to be devoted to see a democratic process at work – whether by representation or voting.

I will unfortunately not be able to attend this afternoon's session but wanted to share my concerns with you.

Kristen Aldretti

6824 Idylwild Court
Boulder, CO 80301

From: [Gardner, Deb](#)
To: [Giang, Steven](#)
Subject: FW: Twin Lakes
Date: Tuesday, September 27, 2016 3:18:28 PM

From: A.J. [mailto:ajmail2011@gmail.com]
Sent: Monday, September 26, 2016 9:32 AM
To: Gardner, Deb; Domenico, Cindy; Jones, Elise
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; Garnett, Stanley; aj@jensenpublicaffairs.com; joness@bouldercolorado.gov; council@bouldercolorado.gov
Subject: Twin Lakes

Hello Commissioners,

I'm writing in support of permanently protecting the land that is currently being used as Open Space at Twin Lakes.

I hope you have been as moved as I have been, by the efforts of the residents and neighbors of Boulder County. The meetings I have attended, I have only seen support for proposal 35 from staff and those affiliated directly; where the people of the county unequivocally favor 36 - keeping that area as open space (or at least, sticking with the current Comprehensive Plan of Low Density, to not change the character of the neighborhood.)

I also personally don't feel this is the correct location for services for low income housing. To be clear, I'm very much in support of low income housing, but studies have shown it's better to be close to necessary services and mixed in with other types of development, rather than to have an isolated large concentration. Let's set it up to be successful from the start.

I ask that you please vote against 35, and FOR 36; respecting the love of open space and wildlife that Boulder County voters have (and which has been the focus of the city and county previously...)

Thank you,
Adam Pastula
Heatherwood
Boulder, CO 80301

From: [TLAG News](#)
To: tips@cuindependent.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](#); smithj@dailycamera.com
Subject: TWIN LAKES COMMENTS ON TUESDAY'S VOTE
Date: Tuesday, September 27, 2016 11:19:59 PM

FOR IMMEDIATE RELEASE

COUNTY COMMISSIONERS FAIL TO RECUSE THEMSELVES
TLAG Says Commissioners Violated County Policies and Common Sense

27 September 2016 | BOULDER, CO – TLAG Statement on Twin Lakes
Parcels, Recusal, and Comp Plan

The Boulder County Commissioners voted on Tuesday afternoon to advance the proposed land use changes adversely affecting Twin Lakes and Gunbarrel. The unanimous vote from Commissioners Jones, Gardner and Dominico was just the latest step in the County's attempt to develop affordable housing at Twin Lakes in spite of widespread opposition.

"We note that the three County Commissioners are the only three board members of the Boulder County Housing Authority," said Twin Lakes Action Group Chairman David Rechberger. "They authorized purchase of the Twin Lakes parcel for development by the Housing Authority. That's uncontested. They have supported land use changes, annexation, re-zoning, and development since day one, said Rechberger.

He added "that means they shouldn't vote on the land use changes... but they did. They could have easily avoided this situation by following the core values of the Comprehensive Plan. All along, they represented this as a four-party process. It is hard to have a fair process when the applicant is also one of the four parties" Rechberger said.

"The County told the previous owner of the Twin Lakes land that no (private) developer would ever obtain approval of change requests to allow development. Apparently, what they really meant is that they wouldn't allow any developer... except for themselves. That is called self-dealing and it is wrong. All Boulder county residents deserve better from their elected officials," Rechberger said.

Rechberger continued, "this isn't a grey area. The public and citizens submitting change requests are entitled to objective hearings by all four boards. It's entirely straightforward. If all three members of one board have a conflict, that doesn't make it alright to vote. The commissioners should have followed standard recusal practice as it has always applied in Boulder County and across Colorado" he said.

TLAG had previously asked the Commissioners to do the right thing and recuse themselves because of the obvious conflict.

###

ABOUT TLAG

The Twin Lakes Action Group is a 501(c)(3) not-for-profit citizen organization that represents more than 1,600 members from 20-plus Boulder neighborhoods. Information about TLAG can be found online at www.TLAG.org

CONTACT

Dave Rechberger, Chairman, TLAG
(303) 818-4070
dave@dmrgroupllc.com

From: [Juliet Gopinath](#)
To: [Council](#); [boulderplanningboard](#)
Subject: copy of comments to commissioners earlier today
Date: Tuesday, September 27, 2016 11:32:36 PM

Dear City Council and City Planning Board,

I want you to have a copy of the comments sent to the county commissioners earlier today.

Best Regards,

Juliet Gopinath

Dear Commissioners,

Is the Twin Lakes process a game to humiliate your constituents or a publicly fair process? From seeing the conduct of staff and your lawyer at the Boulder Planning Commission decision meeting last week, I'd say it is the former.

So, if you want to do the right thing in this process, you should recuse yourselves from voting on the Twin Lakes. There is a conflict of interest in your appointment as members of the Boulder County Housing Authority board and as County Commissioners. Your job is to represent your constituents objectively. So you have a choice. Either do the right thing, or continue to steamroll your constituents. I urge you to make the right and ethical choice and recuse yourself from the Twin Lakes decision.

Best Regards,

Juliet Gopinath

From: [Nikki McCord](#)
To: [Boulder County Board of Commissioners](#); boulderplanningboard@bouldercolorado.gov;
council@bouldercolorado.gov; [#LandUsePlanner](#); [Milner, Anna](#)
Cc: [Susan Buchanan](#)
Subject: Human Services Alliance Support of Twin Lakes Project
Date: Wednesday, October 05, 2016 2:04:17 PM
Attachments: [Twin Lakes Housing Ltr.pdf](#)

All,

Please find a letter from Human Services Alliance President, Susan Buchanan regarding the group's support of the Twin Lakes Affordable Housing Development.

Thank you,
Nikki Rashada McCord

--

Nikki Rashada McCord
McCord Consulting Group
[720-443-0894](tel:720-443-0894)
Nikki@McConsultGroup.com
www.McConsultGroup.com



September 28, 2016

To: Boulder County Commissioners
Boulder County Planning Commission
City of Boulder Planning Board
City of Boulder City Council

Dear Elected & Appointed Officials:

I am writing on behalf of the Human Services Alliance of Boulder County (HSA) regarding the affordable housing proposal at Twin Lakes. Our membership has voted to support the affordable housing development at Twin Lakes.

The Human Services Alliance of Boulder County is comprised of Boulder County nonprofit agencies that provide human services like health care, food, and child care to residents who reside in Boulder County. Its mission is to improve the quality of life in Boulder County by enhancing the competency and collaboration of human service agencies, and to educate and influence the public and policy makers on matters that impact the availability and delivery of human services.

Access to affordable housing is an issue that impacts not only the clients we serve, but also our workforce. Our agencies witness the instability that occurs in people's lives when families cannot afford to live where they work and/or go to school. Childcare becomes more cumbersome, already limited resources are stretched to the breaking point and stress has harmful effects on everyone. The consequences are myriad and include physical, emotional, environmental and economic harm.

The HSA workforce is as diverse as the people we serve. Many employees in entry and mid-level positions who help provide important services such as child care workers or office staff struggle to find affordable housing in Boulder. Thus, they are forced to commute long distances. Not only is this expensive and harmful to the environment, but creates disruption in an emergency or when the weather is bad and travel is difficult. People in Boulder County count on HSA members every day to provide important services such as meals, medical services or daycare, so the impact on our workforce impacts a larger population than most businesses.

Contact Information:

HSA President: Susan Buchanan
303-817-6250
susan@bvwhc.org

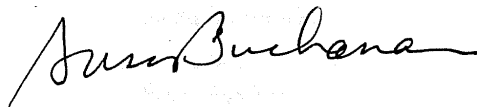
HSA Consultant: Nikki McCord
720-443-0894
nikki@mcconsultgroup.com

October 4, 2016

Page Two

We encourage elected and other officials to take every opportunity to expand affordable housing opportunities within the City of Boulder and Boulder County, including Twin Lakes. While we understand that there are important competing interests at play in this conversation, we believe that the most important should be to create affordable housing whenever opportunities such as the Twin Lakes property development arise.

Sincerely,



Susan Buchanan, Chair
Human Services Alliance of Boulder County.

Contact Information:

HSA President: Susan Buchanan

HSA Consultant: Nikki McCord

BVCP Public Information received since Aug. 30, 2016 packet submitted Aug. 10, 2017 | Page 860 of 1399

susan@bvwhc.org

nikki@mcconsultgroup.com

From: [Dave Rechberger](#)
To: council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Cc: sugnetj@bouldercolorado.gov; ellisl@bouldercolorado.gov; HyserC@bouldercolorado.gov; zachariasC@bouldercolorado.gov; hirtj@bouldercolorado.gov; [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Subject: City Hearing Procedures
Date: Friday, October 07, 2016 1:33:38 PM
Attachments: [city_hearing_procedures_10-7-16.docx](#)

Dear City Council, City Planning Board and BVCP Staff,

I would ask you to please review the attached letter regarding the upcoming public hearing on November 10th regarding land use change requests for Twin Lakes.

There were a number of discrepancies and inconsistencies in the County hearing we hope will not be repeated in the City hearings.

If you have any questions or cannot open the attachment, please feel free to contact me.

Thank you,

Dave – TLAG Chair

David L Rechberger

Managing Director

DMR Group, LLC

4581 Tally Ho Trail

Boulder, CO 80301

303-818-4070

www.dmrgroupllc.com

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October 6, 2016

Re: Request to establish equitable Final Review Hearing procedures

Dear City Council, Planning Board and BVCP Staff,

Thanks for all your efforts planning the upcoming City Final Review meeting for land-use change requests to the Boulder Valley Comprehensive Plan. As part of that process, the Twin Lakes Action Group (TLAG) respectfully asks that procedures be put in place to safeguard the fairness and integrity of the public hearing process. We also will send this letter to the County Commissioners so they can make their procedures more robust in the future as well.

Our request stems from troubling incidents at the Aug. 30 County Final Review hearing. One such incident involves irregularities with the speaker signup for the Public Comment period. Specifically, the County inserted several pro-Medium Density speakers into early time slots—*after* online signup had closed, when everyone else had to sign up in person that night for midnight speaking times.

We know of at least five “favored” people with which this occurred. Two examples involve the County inserting former County Commissioner and Better Boulder Chair Will Toor and Boulder Housing Partners Executive Director Betsey Martens into the 7 p.m. time block. Here is the timeline of events:

- At 10 p.m. on Sunday, Aug. 28, the online speaker signup for the Aug. 30 County Final Review Hearing closed.
- At 11:31 a.m., on Aug. 30, the image shown below was the speaking order for 7:30–7:34 p.m. that was posted on the County website (see [here](#) for full list from 5:16–11:56 p.m.):

| | | | | |
|---------|------------------|------------|---------------------|----------------|
| 7:00 PM | Individual | Twin Lakes | James Bruce | |
| 7:02 PM | Individual | Twin Lakes | Jason McRoy | |
| 7:04 PM | Individual | Twin Lakes | Elizabeth Blakley | |
| 7:06 PM | Individual | Twin Lakes | Gina Rosa | |
| 7:08 PM | Individual | Twin Lakes | Kathy Johnston | |
| 7:10 PM | Individual | Twin Lakes | Susan Ortiz | |
| 7:12 PM | Individual | Twin Lakes | Odie Youngblood | |
| 7:14 PM | Individual | Twin Lakes | Connie Grosshans | |
| 7:16 PM | Pooled 4 minutes | Twin Lakes | Jim Williams | Chris Campbell |
| 7:20 PM | Individual | Twin Lakes | Evallee Demery | |
| 7:22 PM | Individual | Twin Lakes | Andrea Ostroy | |
| 7:24 PM | Individual | Twin Lakes | Angela Lanci-Macris | |
| 7:26 PM | Individual | Twin Lakes | Bridget Gordon | |
| 7:28 PM | Individual | Twin Lakes | Michael Block | |
| 7:30 PM | Individual | Twin Lakes | Diana Moore | |
| 7:32 PM | Individual | Twin Lakes | Lee King Gasche | |
| 7:34 PM | Pooled 4 minutes | Twin Lakes | Sarah Buss | Patrick Kelly |

- At 2:08 p.m., on Aug. 30, we noticed that the speaker lineup had changed. Here was the final speaking order for 7:00–7:28 p.m. (see [here](#) for full list from 5:16 p.m. to 12:02 a.m.):

| | | | | | | |
|---------|------------|------------|-------------------|----------------|--|---|
| 7:00 PM | Individual | Twin Lakes | Gina Rosa | | | 2 |
| 7:02 PM | Pooled | Twin Lakes | Betsey Martens | Maggie Crosswy | | 4 |
| 7:06 PM | Individual | Twin Lakes | James Bruce | | | 2 |
| 7:08 PM | Individual | Twin Lakes | Alexandra Niehaus | | | 2 |
| 7:10 PM | Individual | Twin Lakes | Jason McRoy | | | 2 |
| 7:12 PM | Individual | Twin Lakes | Elizabeth Blakley | | | 2 |
| 7:14 PM | Individual | Twin Lakes | Gina Rosa | | | 2 |
| 7:16 PM | Individual | Twin Lakes | Kathy Johnston | | | 2 |

ESTIMATED speaking times noted above are APPROXIMATE timeframes for speakers who signed up in advance to comment in person. This list represents the order of speakers, not actual speaking times.

BVCP Public Hearing - Aug. 30, 2016
APPROXIMATE PUBLIC SPEAKER TIME SCHEDULE

(Note: Time slots are to be viewed as an approximate reference ONLY and should not be construed as set, assigned times)

| Speakers and contributors must be present when called to speak. | | | | | | |
|-----------------------------------------------------------------|------------------|------------|------------------|----------------|----------------|------|
| Time | Type | Topic | Primary Speaker | Pool Contrib 1 | Pool Contrib 2 | Min. |
| 7:18 PM | Individual | Twin Lakes | Susan Ortiz | | | 2 |
| 7:20 PM | Individual | Twin Lakes | Odie Youngblood | | | 2 |
| 7:22 PM | Individual | Twin Lakes | Connie Grosshans | | | 2 |
| 7:24 PM | Pooled 4 minutes | Twin Lakes | Will Toor | Chris Campbell | | 4 |
| 7:28 PM | Individual | Twin Lakes | Evalee Demerv | | | 2 |

- In this second speaker lineup, Ms. Martens, with pooler Maggie Crosswy (Housing and Human Services Communications), was inserted at the 7:02 p.m. slot. Will Toor (former County Commissioner), with already signed-up pooler Chris Campbell (Assistant to the Director of Housing and Human Services), was inserted at the 7:24 p.m. slot.
- That Monday and Tuesday, many TLAG members asked if they could sign up after signup had closed or change their speaking time. They were told “no.” These people had to sign up in person that night for time slots starting at midnight.

We wondered how these favored speakers had gotten added to the lineup at a “prime speaking time” when online signed up had already ended. On Sept. 8, we submitted a Colorado Open Records Act (CORA) request to Boulder Housing Partners, asking for correspondence between Boulder Housing Partners and the Boulder County Land Use Department on Aug. 29 and Aug. 30, 2016.

In response, we received this [document](#) containing emails between Ms. Martens and HHS Communications Specialist Jim Williams and HHS Director Frank Alexander, where the former says she “wasn’t aware that the online sign-up closed last week (although I’m sure your emails told me that) so it’s unlikely these comments will be heard, or even read.” And the latter two replying that she is now signed up to speak for four minutes. This is just one example.

We also submitted a CORA request to Housing & Human Services, asking for correspondence on Aug. 29 and Aug. 30 regarding speaker signup. We received this [105-page](#) document in reply.

Reading through its pages, we were astonished to see unfold a concerted campaign by the County to marshal people from various organizations, committees, and groups to speak at the meeting. In that campaign:

- At least 5 people were added to the closed speaker list or allowed to change their time from midnight to between 6 p.m. and 8 p.m.
- For another person, who had mistakenly signed up to speak on a different topic, Land Use staff [suggested](#) that person stand up at the meeting and say it had been the County's error and to take a different person's extra time slot. (It's unclear why the latter person was allowed to have two time slots.)
- The Commissioners' Deputy Michelle Krezek even emailed the speaker lineup to BCHA on Monday, Aug. 29, for them to review without also sending it to TLAG. The Deputy also [urged](#) someone who couldn't speak to instead write a letter about housing needs to the Planning Commission.

The only changes made for TLAG members were ones in which the County had made an error (e.g., a computer glitch in the signup system, or someone who was told a wrong date for signup ending) and sometimes not even then. Several people were told "no" even to just adding a pooler.

We are very concerned that the County gave preferential treatment to pro-development speakers and bent the signup rules for them. This is inequitable and discriminatory.

These procedural problems (along with other issues from the review hearing that we're still looking into) have undermined citizen trust in the public process. We are bringing this matter to your attention so that protocols can be put in place to assure fairness and transparency at the City Final Review meeting and at future County meetings. The favor of a written reply is requested.

Our democracy is founded upon the idea that all people are created equal—whether they are a government official or regular citizen; pro-development or pro-rural preservation. Our public hearing procedures must reflect that.

Thanks for your time and consideration.

Sincerely,

David L Rechberger
Dave Rechberger, Chairman
Twin Lakes Action Group

From: [Marty Streim](#)
To: [boulderplanningboard](#)
Subject: Concerned about Development at Twin Lakes
Date: Friday, October 07, 2016 11:29:33 AM
Attachments: [2.11.13 BOCC Memo 5-upa-Frank 2.pdf](#)

My name is Martin Streim and I live at 4659 Tally Ho Trail. My property is adjacent to one of the parcels that is being reviewed for a land use designation change. The average density of my neighborhood (Red Fox Hills) is less than 4 units per acre. Before I bought my home three years ago, I did my due diligence. I contacted the school district and the Denver Archdiocese. They provided me with no information as to any future plans. And then I looked at the BVCP. I felt reassured that should development occur it was within the LDR designation. My wife and I discussed this before our purchase and determined we could live with that type of development,

If the proposed MDR land-use change is approved, we will be looking directly out our kitchen window at a density over 3 times that of my neighborhood. How is that in keeping with the tenets of the Boulder Valley Comprehensive Plan that seeks to maintain community character??

We have no problem with a new housing development built at the current density that provides up to 6 units per acre. Apparently neither does BCHA as evidenced by a memo from Frank Alexander (see attached) that says, *"At the current intended zoning, the site could accommodate 20-60 units"* He then goes on to say, *"The site is well positioned from a pricing and affordable housing perspective"*. Finally, Mr. Alexander notes, *"For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000"*. Why are you not looking at the assumptions that BCHA made when they purchased the site? The BVSD site is comparable except that they paid nothing for their property.

Why are you not enforcing the tenets of the comprehensive plan that call for, *"Permanently affordable housing that is compatible, dispersed, and integrated with housing throughout the community"*? If built at the MDR designation it will not be dispersed – it will be the most highly concentrated project in the county. Nor will it be physically integrated into the community. County Planning Commissioner Michael Baker recently said at the County deliberation, ***"I just can't support this. It's like up-zoning an area in the middle of a residential area. It's changing the density for one part of the community to the detriment of another part of the community, and I think that it's wrong."***

If you approve this MDR designation, the message you are sending to the citizens of the City **and** Boulder County is; *the BVCP, land use designations, and zoning*

requirements are all highly fungible.

Respectfully,

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net
303.955.7809



BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

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

Recommendation

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

Property profile:

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

Density:

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

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

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

Due Diligence:

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

Risks:

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

Opportunities:

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

Financing:

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

Proposed Timeline

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

Attachments:

Draft LOI

From: [A.J.](#)
To: [Domenico, Cindy](#); [Jones, Elise](#); [Gardner, Deb](#)
Cc: [#LandUsePlanner](#); jfryar@times-call.com
Subject: Boulder Valley Comprehensive Plan Changes for Twin Lakes
Date: Tuesday, October 11, 2016 10:24:37 AM

Hello Commissioners,

I'm writing in regards to questions asked at the August 30th public hearing on the Boulder Valley Comprehensive Plan. I have yet to hear back, nor see any answers posted (please accept my apologies if I didn't see them, and if that is the case, please direct me to the area where they were posted.)

I'm especially curious about the apparent abuse of the land Dedication that was brought up (annexing to try to get rid of the stipulation that the land was dedicated to be used as a park or school.) I think this is a very dangerous precedent, on top of the fact that the development proposed would be out of character for the neighborhood.

As I mentioned when I spoke at the meeting, it seemed to me that there were only a few people pro-development (who all surprisingly spoke right at the beginning of the meeting in the prime time slots), and most seemed to have connections to the development. Overwhelmingly, there were hours and hours of concerned residents, who stayed and spoke late into the night – from Twin Lakes as well as the surrounding neighborhoods - which were opposed to either the development, or at least the proposed density. Can you please comment on your views on this; isn't the government supposed to represent the people it is serving?

I'm also concerned that several Commissioners said they hadn't even seen the questions and concerns from the community (that they had been put into several large PDF's and available for download, but doesn't seem like they were informed of this.) Has this been rectified, and does it (or should it) impact the current process – i.e. should another vote be taken? (Not to mention the fact that there were two County members missing for the vote.)

Thank you for your time and attention,

Adam Pastula

From: [Jennifer Herrington](#)
To: [Domenico, Cindy](#); [Jones, Elise](#); [Gardner, Deb](#); [#LandUsePlanner](#)
Cc: [jfrvar@times-call.com](#)
Subject: TWIN LAKES
Date: Tuesday, October 11, 2016 10:23:50 AM
Attachments: [image003.png](#)

Dear Boulder County Commissioners and Planning Commission members:

I signed up to ask a question at the last meeting, but was not chosen because there were too many voices to allow everyone to be heard.

I want to understand your reasoning for advancing Land Use Modification #35 MDR for the Twin Lakes land despite:

- 1) A very clear appearance of conflicted interests;
- 2) Overwhelming public opposition;
- 3) Numerous reports from objective and independent experts that contradict the incorrect assumptions #35 is predicated upon; and
- 4) The dangerous precedents of abusing land Dedications and Annexation across County Open Space to inflict development on a rural portion of Boulder County. – This final point is of particular concern to me as I have devoted my career to conservation and I am concerned about the precedent this action would have on the future of open space.

Despite more than a month having passed I have not seen your answers and I look forward to your timely response.

Sincerely,

Jennifer Herrington

The Nature Conservancy in Colorado turns 50 this year! Join us as we celebrate five decades of conserving Colorado's lands, rivers and forests: nature.org/colorado50.

Jennifer Herrington
Director of Asset Management
jherrington@tnc.org
(720) 974-7035 (Phone)
(303) 819-6511 (Mobile)

The Nature Conservancy
Colorado Field Office
2424 Spruce Street
Boulder, CO 80302
nature.org



From: [Anne Bliss](#)
To: [Council](#); [boulderplanningboard](#)
Subject: zoning change
Date: Monday, October 10, 2016 5:15:55 PM

Dear City Council and Planning Board Members,

While I am not opposed to growth, infill and changes in zoning, I am opposed to ignoring the values of single family residents and their beliefs that they were purchasing protected zoning in their residential neighborhoods. The current infill and co-op housing proposals are not taking the beliefs and investments of these people into consideration, and I believe that the citizens of Boulder should have a vote on such changes. In addition, building in the swampy area of Twin Lakes is foolish, with many of the same considerations for land use that are being ignored.

In addition, though I now live in a senior community, I owned an average home in a residential neighborhood (Melody-Catalpa) and built an ADU in my basement that provided safe, comfortable and reasonably priced housing for grad students, young married couples, and for the past three years, for a single young architect working downtown in Boulder. I provided "infill" housing in my ADU for a period of 16 years. To obtain my ADU, I had to post my property, get zoning and planning permission and approval, and get permission from all neighbors within the required space around me. No one objected, but they had a say in their neighborhood and their lives and investments.

My ADU was the first built under the new zoning/planning rules, had to be in an owner-occupied dwelling, could have no more than two renters, and was built to specifications, inspected and thereafter inspected each three years upon license renewal. My ADU was safe, it fit the zoning rules, and it provided good, safe, comfortable housing. In addition, it did not impact the neighbors in any negative way, ever. WHY? Because my renters lived in MY home and in OUR neighborhood, which became their home, too. They became part of the neighborhood, not people "passing through". Of course, not all co-op or AirB&B and other renters are "passing through" or negatively impacting neighbors, but that is the typical impression. Boulder does not inspect those rentals well, does not enforce the rules except on complaint, and even that is cursory at times and needs repeated calls for results...my ADU was inspected, was checked, and it did follow the rules.

Can you create infill that follows protective rules? Can you create rules that are followed and enforced? Based on my ADU, I'd say yes. But, otherwise, based on experiences of others, and of a couple of co-ops/overcrowded rental houses in my neighborhood, I don't think the city is currently capable of doing so.

Other of my neighbors were and are interested in such ADU "infill"....basement apartments, small "tiny house" dwellings built in the typical 7000 sq. ft. lots with 1500 ft. house footprints (another 1000 sq. ft. of footprint/expansion is typically allowed in the zoning), but only 3 ADUs are allowed in each 300 meter zone (see the rules). It seems to me that this number could easily be increased; I was a single person in my home, and many other singles and couples live in that neighborhood...an ADU would increase the capacity to two more people on that lot. That's much more reasonable than an overcrowded rental owned by an investor or even a good responsible 8-12 person group living situation or co-op, which may NOT be owner-occupied, and which could have 12 people flopping by (according to the current discussion), and for which I have yet to see parking regulations (My ADU had to have one off-street parking space to be approved), licensing rules, inspection rules, etc.

So, to this co-op discussion, I would like to say the following:

1. slow down...this has been a problem for many years; do not make any hasty decisions;
2. make strong rules for these co-ops so that they are safe and secure and not causing neighborhood problems;
3. placing them in higher than single family residential zones is a good idea UNLESS the single family residential area neighbors have a say in the zoning and those neighbors say they're ok...so set up a zoning process for approval, as you have for ADUs;
4. require off-street parking as for ADUs;

5. get your enforcement and license renewal in place BEFORE you ok any sort of co-op, ADU, etc. infill density changes.

And, of course, we all recognize that the the basis for this problem is that we continue to encourage new business to come to Boulder...we cannot continue to do this. Growth in the city and nearby valley is NOT sustainable. 60,000 cars entering/exiting Boulder per day is CRAZY. Building in flood zones is CRAZY. Not building the South Boulder berm is CRAZY. The city has a lot of problems to deal with, from potholes to pesticides and from transients to housing and beyond. Our elected and appointed officials, i.e., you, would be wise to pull back a bit, get the infrastructure under control, make the needed repairs (e.g., new sewer pipes for neighborhoods older than 25 years...those pipes are full of debris/rocks, etc.), and **listen** to the citizens...which some of you have not done very well.

Also, the university is another consideration...people squawked when Google said they'd bring in 1500 workers (many of whom will be contract folks on 6-24 month contracts and will be renters, if Google's prior patterns repeat here), but no one seemed conscious--at least no one complained--when the university admitted 900 additional students to the size of this year's freshman class (over last year's, which was also larger than the previous year's admitted class)....so where do those students live after their freshman year?

Let's wake up and PLAN...and stop pushing growth. It's not paying its own way, and it's not sustainable.

Anne Bliss
350 Ponca Place #441
Boulder 80303
720-562-8292

From: [Christie Gilbert](#)
To: [boulderplanningboard](#); [Council](#)
Subject: Fwd: County Commissioner Meeting on September 27
Date: Wednesday, October 12, 2016 9:21:34 AM
Attachments: [2.11.13 BOCC Memo 5-upa-Frank 2 copy.pdf](#)
[ATT00001.htm](#)
[2.11.13 BOCC Memo 5-upa-Frank 2 copy.pdf](#)
[ATT00002.htm](#)

Hello. In the spirit of transparency and due diligence, I want to share this thoughtful set of emails exchanged with myself and Elise Jones. Elise has been the first person on all four boards to respond to my emails. I so appreciated this and I wanted to share this because it occurred to me you all may not be aware of the attached document I shared with her regarding the Twin Lakes development. I believe this is the best solution and you will hopefully see this as you read through the emails. Thanks so much for taking the time to do this for this very important issue. Let's make this a win win!!! To provide affordable housing that will not ruin the Twin Lakes area. It is doable if we all let go of our agenda's and compromise. It is clear that this can be done at low density because Frank indicated that in this letter when asking for approval to buy the land at such a reasonable price. Your response to me on this would also be appreciated.

Christie Gilbert
christieg52@gmail.com

Begin forwarded message:

From: Christie Gilbert <christieg52@gmail.com>
Subject: Re: County Commissioner Meeting on September 27
Date: October 12, 2016 at 9:10:07 AM MDT
To: "Jones, Elise" <ejones@bouldercounty.org>

Hi Elise. I really do appreciate the time you have taken to respond to my email. It means a lot although I think it is important for you to read the attached document. This document states from the BCHA that building at the current density is affordable and can be done based on the price paid for the property.

I believe we could all live with that and it would provide a less "project" type environment for affordable housing. What a win that could be for all of us! It could send a message to the citizens of Boulder that you all really do your due diligence and listen to us. It might also get the commissioners all re-elected. Just a thought. I look forward to staying in contact with you throughout this process - I do appreciate your reaching back out to me and I believe you want to do the right thing given the right information and options.

I would also appreciate it if you would share this with your colleagues.

Christie Gilbert
christieg52@gmail.com

On Oct 7, 2016, at 1:14 PM, Jones, Elise <ejones@bouldercounty.org> wrote:

Christie--

Thanks for your thoughtful email. The reason I supported a medium density designation is that in order to make housing 100% permanently affordable, you have to find a way to pay for it (because the folks who will live there can't pay the full cost), which means you have to use some affordable housing financing mechanism, like low income tax credits. It's harder to make this pen out for really small projects and there is an economy of scale with projects that are a little more dense.

One thing that is scarcely mentioned is that people often just talk about the number of "units," without talking about the size of the units, which will dictate much of the on-the-ground footprint/impact. The average house size in the U.S. is in the neighborhood of 2700 square feet. The average unit size for the Boulder County Housing Authority is under 1000 sq ft and the

people who live in these units tend to own fewer cars. This means that at a unit density of 6-12 units per acre -- which is what BCHA and the School District have committed to -- the development will take up less space and have fewer impacts than what a private developer would build. This in turn means more space for wildlife buffers and corridors, community gardens and gathering space, etc. So the project would feel and look less dense than some parts of the existing Twin Lakes neighborhood.

Also, if approved, BCHA would build a range of unit types (1 bedroom, 2 bedroom, etc.), at least some of which would be small and affordable enough for single fixed income seniors to live in, while others would house families. The school district's half would house teachers and school district staff. If BCHA is allowed to develop the property (rather than a private developer), they will include community amenities (based on the neighborhood's input), such as the wildlife buffers and corridors mentioned above, a community garden and/or neighborhood park, etc. A private developer would likely just divide the space up into private lots, with homes and fenced in backyards -- which wouldn't yield the community a public benefit.

Lastly, if this moves forward, the next step would be an annexation and site plan application to the City of Boulder, which would include lots of involvement by neighbors in helping design what gets built. This is the same process that BCHA went through with its recent projects in Lafayette and Louisville (Josephine Commons, Aspinwall & Kestrel), which have been very positively received by the local communities. In particular, neighbors have appreciated the pocket parts, community gardens, trail connections and community gathering space these projects provide. This is the part of the process where you can weigh in on issues like building height, number and type of units, etc. and make sure that it's a project that benefits rather than detracts from your neighborhood. I'm confident that working together, we can end up with a positive result for everyone.

Regards,
Elise

Elise Jones
Boulder County Commissioner
303-441-3491
ejones@bouldercounty.org

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

From: Christie Gilbert [mailto:christieg52@gmail.com]
Sent: Tuesday, September 27, 2016 5:07 PM
To: Domenico, Cindy; Gardner, Deb; Jones, Elise
Cc: council@bouldercolorado.gov
Subject: County Commissioner Meeting on September 27

Hi. I have one question I would love to have answered by you. In your deliberations, why didn't you consider leaving the current land designation which is rural residential and still

have it for affordable housing to be annexed? That would have been a win win! I would like to be clear and I believe others agree with me. I back up to the land in question at Twin Lakes and I am not opposed to affordable housing being built here, Iâ€™m opposed to the density and did not hear in any of your deliberations, the consideration of leaving the density the same while still having the ability to address affordable housing and annex it into the city.

When you said you â€œheard usâ€, it sounds as if you only heard the loud voices of those asking for open space. I moved here 3 years ago and did my due diligence knowing something would be built there. Unfortunately you only talked about how all neighbors donâ€™t want development or affordable housing. I did not move here to have a â€œprojectâ€ of such density - I never dreamed we would have something as large as what is being done at Kestrel or Josephine Commons behind me in a neighborhood that is so quiet. That density is too much!!!! Iâ€™ll be moving if that is what is build and it makes me so sad. And I wonâ€™t be able to afford to stay in Boulder. So there you go. Glad you are getting what you want and not considering people like us - senior citizens who canâ€™t afford to move somewhere else in Boulder.

Regards,
Christie

Christie Gilbert
christieg52@gmail.com



BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

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

Recommendation

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

Property profile:

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

Density:

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

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

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

Due Diligence:

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

Risks:

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

Opportunities:

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

Financing:

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

Proposed Timeline

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

Attachments:

Draft LOI

From: [Dave Rechberger](#)
To: [#LandUsePlanner](#); ellis@bouldercolorado.gov; [Giang, Steven](#); sugnetj@bouldercolorado.gov
Cc: [John Fryar](#)
Subject: Request from TLAG
Date: Wednesday, October 12, 2016 12:48:36 PM
Attachments: [Planning Commission Revote 10-12-16 Final.docx](#)

Hello County Planning Commissioners and BVCP Staff,

I ask that you please review the attached request from the Twin Lakes Action Group related to the BVCP process.

Please feel free to contact me if you have any questions.

Thank you,

Dave – TLAG Chair

David L Rechberger

Managing Director

DMR Group, LLC

4581 Tally Ho Trail

Boulder, CO 80301

303-818-4070

www.dmrgroupllc.com

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Communications Privacy Act, 18 U. S. C SS 2510-2521

Dear County Planning Commission Members,

The Twin Lakes Action Group, Inc. formally requests a reconsideration of the votes cast on September 21st for the land-use changes for the Twin Lakes Road properties for the following reasons:

- All parties are entitled to a fair and impartial vote and due process protections by all four bodies in the BVCP Update process. However, for the Twin Lakes parcels:
 - Staff for the County Commissioners actively worked with County staff and other parties to present testimony at hearings and meetings in favor of change requests that would allow development of the parcels – in violation of the due process rights of TLAG and individual requesters of the #36 “Open Space and Environmental Preservation” change requests
 - Subsequent to the Planning Commission vote, the County Commission declined to either 1) recuse themselves based on an obvious conflict of interest whereby they approved the Boulder County Housing Authority requests (#35) in the capacity as BCHA Board members, or 2) formally and publicly disclose the conflicts, and the appearance of conflict, for the record. The County Attorney office’s legal “justification” for not recusing made no reference to recusal standards in the BVCP context, lacked a formal legal opinion, and cited to authority that had nothing to do with the facts of this matter.
 - County Staff actively tampered with the speaking order to give preferential treatment to the “Pro Increased Density” supporters, developers and government insiders while citizens waited until past 11:30 p.m. to speak. Documentation of this item was provided previously to this Commission and can also be found here: <https://www.dropbox.com/home/Inbox/county%20final%20review%20speaking%20order>
- The staff recommendation urging approval of “Medium Density and Environmental Preservation” changes is so misleading and inconsistent with the BVCP as to make action consistent with that recommendation arbitrary and capricious: The BVCP defines Environmental Preservation:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

“Environmental Preservation” under the BVCP means preserving land for their environmental values. Simply acknowledging that setbacks and easements for wetlands, ditches and a trail corridor

(likely to be as narrow as 15 feet wide and paved) can't be developed for housing – while up to 18 acres (80-90%) of the parcels could be developed for structures and parking is wholly inconsistent with the Environmental Preservation designation under the BVCP.

- The fact that TLAG information packets were not readily presented to this Commission by County Staff.
- 3 members of the Planning Commission stated at the hearing they didn't have time to review or had issues accessing the TLAG material and other public comments that were provided by County Staff.
- Attachment 2 to Staff's September 14, 2016 packet, the Memo titled "Clarifications following August 30 Hearing" was neither objective nor impartial and violated the due process rights of parties with change requests other than those submitted by the County. The memo sought to dispose of and refute any and all arguments that might question or undercut the recommendation to grant the County's request, and failed to acknowledge that 1) many components of the Open Space and Environmental Preservation requests were more consistent with the BVCP than #35, or 2) the staff recommendation was inconsistent with the BVCP provision that future annexation of Area II lands in unincorporated Gunbarrel would be negotiated by the city and county in the event of "resident interest in annexation." If staff recommends an action that is inconsistent with the BVCP, it is incumbent on staff to advise the Commission that the recommendation could be construed as such. Here, by not doing so, Staff's bias is apparent.
- Additionally, the same noted staff memo contained a number of incorrect or incomplete facts that further emphasize their bias.
- 2 members of the Planning Commission were not present to cast their vote which may change the outcome of the vote. Because of the importance of this vote to the community and the enormous County-wide interest in this vote, citizens are entitled to a vote by the full Planning Commission.

The Boulder Valley Comprehensive Plan sets forth a mechanism for reconsideration of a determining body's vote and we ask the Planning Commission to exercise this option due to the anomalies in this case.

Thank you for your action,

David L Rechberger

Dave Rechberger
TLAG Chair

From: [Elisabeth Patterson](#)
To: [Council](#); [boulderplanningboard](#); [better-boulder-steering-committee@googlegroups.com](#); [Alex Burness](#)
Subject: Better Boulder Letter - Twin Lakes
Date: Thursday, October 13, 2016 7:20:59 AM
Attachments: [image.png](#)
[Twin Lakes - Council and Planning Board.pdf](#)



Re: Twin Lakes

To: Boulder City Council and Boulder Planning Board

Better Boulder is in favor of the staff recommendation for a medium density designation for most of the property. While we would have preferred the mixed density designation, which would have allowed a higher density of housing, we think that medium density is a reasonable compromise between the broader community interest served by more affordable housing and the concerns raised by the immediate neighbors.

This is an appropriate area for development. These parcels have been in area 2, intended for annexation, since the 1970s. The drainage on the northern edge and the wetlands on the southern edge would be protected, while the rest of the site would provide affordable housing. Neither the city nor county have found these sites to meet criteria for designation or acquisition as open space. The intent of the city and county open space programs was always to acquire sites outside of existing urbanized areas, and large tracts of intact habitat or agricultural land, not sites like this one.

The biggest challenge facing our community is housing affordability. As the economy in Boulder County has boomed, housing prices have risen far faster than inflation, forcing many people to live far from the places they work or go to school. As teachers, police officers, service workers and others are forced out of the community, we all suffer. Commutes get longer, burdening our transportation system, driving up emissions, and burdening the commuters with hours spent getting to and from work, instead of with their children. From a climate perspective there is enormous value to providing housing closer to where the jobs are, and to providing multifamily housing, with the lower energy use that comes from smaller units and shared walls, and the outstanding sustainable design that we can expect from the BCHA. When we say no to housing, our communities lose diversity, and lose the value that comes from having nurses and teachers able to actually live in and participate in the community in which they work.

Research nationwide has shown that restrictive housing policies segregate the less wealthy and are one of the major factors behind the increase in inequality in the United States over the last few decades. Boulder values inclusivity and fighting for equality, and we need housing policies that fit with these values.

We know that these are hard decisions to make. Every time that a significant project to add housing affordable to low or middle income residents has moved forward in the Boulder area, the immediate neighbors have been worried that this will change their neighborhood for the worse. The neighbors always show up in large numbers, while there are not many people to speak for the value to the whole community in providing additional housing. But it is important to remember that time and time again, when housing has been built, the fears of opponents have not come true. Instead, the community has been made a better place. And it is important to remember that the broader community sees the importance of affordable housing. The BVCP survey made it clear that housing affordability was the most important issue to a majority of residents of the Boulder Valley, and the resounding rejection of ballot issue 300 in Boulder made it clear that residents want decisions to reflect the values and interest of the entire community, not just the immediate neighbors who are most engaged.

This does not mean that their concerns don't matter. As the project moves to site planning and detailed decision making, neighbors should be engaged. But on the threshold question of whether the land use designation should be changed to allow a meaningful amount of affordable housing on this site, the answer is yes.

Thank you,

Better Boulder
Sue Prant and Ken Hotard, co-chairs

www.betterboulder.com

From: [Elizabeth Black](#)
To: [Council](#); [boulderplanningboard](#)
Cc: [Kat Goldberg](#); [Frank DeDominicis](#); [Louisa Matthias](#)
Subject: Comments on Comp Plan Rezoning Request for parcels near Twin Lakes
Date: Friday, October 14, 2016 5:36:37 PM
Attachments: [Twin Lakes revised working version.docx](#)

City of Boulder officials,
Please see attached comments from representatives of the Big View Team of Circles.
Thank you all for your consideration of our message.
Liz Black

DRAFT LETTER

Date: 14 Oct, 2016

To: City of Boulder Council and Planning Board

RE: Proposal for Affordable Housing near Twin Lakes

Dear Council and Planning Board members

The vision for Boulder County Circles Campaign is to end poverty, one family at a time. Circles supports select individuals committed to overcoming barriers, by boosting their social capital and empowering them to accomplish personal goals. Circles also addresses systemic barriers which inhibit and prevent those in poverty from reaching self-sufficiency. Poverty does not exist in a vacuum. Long-term community building and planning includes addressing poverty as well as safety and health issues. We are aligned with the view that a well-executed comprehensive plan enhances the quality of life of all community residents.

For the working poor, a major quality-of-life barrier is the inadequate supply of affordable housing. Circle's Big View Team notes that there are many divergent views around the proposal to develop affordable housing, sited on two parcels south of Twin Lakes in the Gunbarrel area.

Representatives from Big View are here tonight to share our thoughts as you approach critical decisions which will have long-range impact on Gunbarrel's overall character. Circles, being community-minded, urges careful consideration of the best interests of the entire county and region, rather than focusing narrowly on interests of folks who live near Twin Lakes. Now more than ever, affordable housing is vitally important to achieve a mix with people of all ages, races and economic levels living in integrated neighborhoods.

Wages adjusted for inflation have been almost stagnant over recent decades while cost of living continues rising. As more people relocate to our beautiful state, those who provide vital services which benefit the entire community are being squeezed out. Teachers, police, public facilities maintenance workers all contribute to the fabric of our society. Their families should be able to live in the same county where they earn their salary. Those with low incomes often must work several jobs and frequently are dealing with the tyranny of the moment. Thus they cannot attend and contribute to public hearings. Circles' Big View team advocates for those whose perspective might otherwise not be heard.

Shortages of affordable housing is especially acute for those living at 0-80% of the area median income. The 2015-2019 Consolidated Plan of the Boulder-Broomfield HOME Consortium states that nationally, 55% of the housing stock was valued at less than \$200,000 in 2012. In the two counties as of 2012, only 15% of housing units had a value less than \$200,000.¹ That was before the 2013 flood damaged many mobile homes in the area. The extremely low rental vacancy rate is another indicator that the supply of affordable units is much less than the need in our region.

Increasing density is a strategy to effectively provide affordable housing. Having observed developments in adjacent parcels, Big View believes 12 units per acre is compatible with the neighborhood. Ideally workforce housing should be near public transit and jobs. Although bus service within the Gunbarrel area is quite limited at the present time, industrial and commercial job sites are within biking distance of the subject parcels. We appreciate that all six scenarios cited² in the June 22nd, 2016 Open House records include paved or unpaved paths which connect to existing trails, to give residents alternative commuting options besides automobiles.

Given the high water table in the area, design elements to reduce damage to the units in the event of flooding are necessary. We note that the conceptual plans cluster residential units away from the ditch. Being aware of past instances when the staff of Boulder County Housing and Human Services Department made tradeoffs, we believe they have the necessary expertise to deal with this and similar challenges. They have produced attractive, affordable, lower cost units by purchasing properties with some undesirable features and finding innovative approaches to work around those characteristics. They will earn compliments from Circles if, while working on the Twin Lakes parcels, they make similar use of available resources, including funds derived from tax payers.

Questions have been raised as to whether utilities and public services infrastructure could be augmented to serve the high density of residential dwellings proposed. To ensure that sewer, water, police, fire protection services and the capacity of nearby schools will be adequate, we encourage the city and school district to seek input from those familiar with these issues as development planning advances.

We urge the City of Boulder Planning Board on Nov 10 and the City Council on Dec 13 to approve request 35, a change in zoning from Low Density Residential (LR) and Public (PUB) to Medium Density Residential (MR), which would bring the parties working towards the proposed affordable housing development a step closer to implementing their plans.

Sincerely,

Big View Team of the Circles Program of Boulder County including the following individuals:

Frank DeDominicis, co-chair

Kat Goldberg, co-chair

Liz Black

Louisa Matthias

Footnotes

1 https://www-static.bouldercolorado.gov/docs/DRAFT_2015-2019_Con_Plan_Boulder-Broomfield_HOME_Consortium-1-201412181555.pdf accessed 9/9/2016

2 https://www-static.bouldercolorado.gov/docs/BVCP_Twin_Lakes_Open_House_Slides--maps-1-201606241747.pdf accessed 8/28/2016

From: [Melanie](#)
To: [Boulder County Board of Commissioners](#); planning@bouldercolorado.gov; [#LandUsePlanner](#); plandevelop@boulderco.gov; council@bouldercolorado.gov
Date: Saturday, October 15, 2016 8:49:36 PM

To the Commissioners, Council Members, and Planners~

Please take a moment to read my LTE from the Daily Camera. Maybe you have forgotten how important the Land is to all of us. Including you. And while your at it find and read those PDF files that went unread before your vote.
Thanks and may the land thrive.

Melanie Whitehead: Twin Lakes and a sense of place

POSTED: 10/14/2016 08:20:20 PM MDT

I'm not going to talk about another recent water-main break on Twin Lakes Road, Gunbarrel's crumbling infrastructure, how inappropriate annexation is, traffic issues, flood issues, or the many disturbing ways the Boulder Valley Comprehensive Plan has been utterly comprised.

I'm going to talk about a sense of place that so many of us lack in this day and age. The contentious Twin Lakes fields may seem like vacant lots to those who would build on them or have never walked them, but to the residents of Twin Lakes and anyone who has opened their eyes, these fields are alive. Absolutely buzzing with life. These fields are an old friend. There's a love here that is beyond words. And we will protect them.

To know a place well is to be a part of it. It is to develop a profound relationship with the same vistas, grasses, flowers, trees, streams, creatures, secret spaces, and places to *be*. It is to know yourself. It is to play, run, explore, and wonder. Developing a sense of place helps us to know how to care for and be part of the land. And to pass on these skills to our children.

Building here would be bulldozing an old friend. So why here? As Elise Jones says, "...we need to put it somewhere." Oh.

I have grown weary of people saying that the Twin Lakers are NIMBYs. In fact, Twin Lakes residents have a love and a rapport with this environment, these fields, that everyone should be striving to have. To take away these fields is to take away our hearts and the heart of Gunbarrel. As one prolific Twin Laker said, "This is our Chautauqua."

http://www.dailycamera.com/letters/ci_30469019/melanie-whitehead-twin-lakes-

[and-sense-place](#)

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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

From: [Mike Chiropolos](#)
To: [#LandUsePlanner](#); [Case, Dale](#); [Parker, Kathy M.](#)
Subject: TLAG Letter on Reconsideration
Date: Tuesday, October 18, 2016 5:03:43 PM
Attachments: [TLAG Letter on Reconsideration 10182016.pdf](#)

Find attached TLAG's letter and response to the Land Use discussion of the request for reconsideration.

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

October 18, 2016

Boulder County Planning Commission - *transmitted via email*

Re: Request for Reconsideration of Twin Lakes Vote, BVCP Update

Dear Planning Commission Members:

Thank you for considering TLAG's Request for Consideration by putting it on the agenda for the October 19, 2016 Planning Commission members. Justice, fairness, due process, and consistency with the BVCP will be served by moving for reconsideration. Reconsideration will advance – not compromise – the integrity of the Planning Commission's decision in this rare instance.

First, TLAG concedes that reconsideration could be inconvenient for staff, but we believe that concern is outweighed by assuring the public and the Gunbarrel community that the Planning Commission is committed to getting this decision right. Staff drafted a comprehensive recommendation and devoted untold staff hours to present what appeared many as a persuasive legal brief rather than an objective discussion of the respective pros and cons of the two competing change requests under the decision criteria for the BVCP.

The facts and procedure here are unique. Nonetheless, the staff recommendation was narrowly approved by a 4-3 vote, and some observers left believing that the Motion to Approve would not had passed had Planning Commission Chair Natalie *-* not had to leave the meeting to catch a flight despite participating in most of the discussion before departing. All 8 members present on September 21 would have been in a position to vote had the Twin Lakes item been scheduled ahead of Jay Road on the agenda.

TLAG is confident in the Planning Commission's ability to manage its docket and agenda. The suggestion that reconsideration could lead to an arbitrary decision that "undermines the integrity and finality of all future Planning Commission decisions" seems to over-state the concern. The circumstances present here are exceedingly rare. In all instances, the decisions as to whether to put a request for reconsideration on the agenda, or to entertain a motion to reconsider – are entirely within the discretion of the Commission.

General parliamentary rules appear to provide that Motions for Reconsideration can be made at the same meeting when the initial vote was held, or the next meeting, and that the Motion should be made by a member who voted in the majority on the original vote. It would appear reasonable for one of the members not present for the original vote to be allowed to move for reconsideration in this context, because the votes of those two members could change the outcome. Planning Commission votes bylaws do not preclude reconsideration.

At least three examples of material new information exist, which were neither known or considered by the Commission prior to the initial vote.

First, when the Commission originally voted, at least some members were likely unaware that the title of the Staff Recommendation to approve “MR and Environmental Protection” would actually approve a request that is repugnant to the BVCP definition of Environmental Protection:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

Staff was either unaware that Area III lands do not qualify for an Environmental Protection designation, or failed to connect the dots between the staff recommendation and the fact that the Twin Lakes parcels are intended to be annexed and re-designated Area III if the MR requests go forward. The fact that the staff recommendation violates the BVCP constitutes grounds for reconsideration. As to slippery slope arguments, playing fast and loose with the definition of Environmental Preservation is about as slippery as it gets – as any person involved in enforcement of conservation easements and lands trusts can attest.

Second, the 115-page staff memo did not advise the Commission that the staff recommendation would violate the BVCP policy regarding future annexations of Area II lands in Gunbarrel, despite citing it: “If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.” The record lacks any evidence that residents are interested in annexation, and the annexation contemplated by the staff would be to dictate annexation rather than “negotiat[ing] new terms of annexation with the residents.” The fact that the present vote violates the annexation policy in the BVCP is grounds for reconsideration.

Third, the staff memo did not advise the Commission the housing crisis might be a good reason to conduct comprehensive planning for the Planning Reserve that includes the 80-acre Yarmouth Parcel which was the subject of Area II to III change requests to allow affordable housing development earlier in the BVCP Update. Nor did staff advise the Commission that:

- If Planning concluded that the Yarmouth parcels are appropriate to consider land use changes on, they could house up to 1,440 units – and 960 units at the units/acre density currently under consideration for the Twin Lakes parcel.
- The Boulder County Housing Authority was founded in 1975 and now owns and operates 611 units per the website.
- Yarmouth alone could house double the AH units that BCHA has built or acquired in 41 years of existence (an average of 16 per year), and four times the number of units proposed for Twin Lakes at the same density.
- The rationale for voting down the Yarmouth requests in the 2016 BVCP Update is equally applicable to the Twin Lakes parcels: lack of comprehensive or Sub-Community planning to inform the context and specifics of the change requests. It is illogical to state that comprehensive planning is a pre-condition of advancing change requests for the Reserve, but not highly similar change requests for unincorporated Gunbarrel – when no plan has been completed for either area.

This new information going to the potential to better achieve AH goals in the BVCP and otherwise, and the importance of planning all communities before approving changes that could

allow piecemeal development changing the character of currently unplanned communities – are grounds for reconsideration.

Fourth, to the extent members of the Planning Commission may be concerned that the recusal issue is relevant, it is uncontested that recusal applies to votes on BVCP change requests. At a minimum, disclosure of the *appearance of conflict* was required when the County Commissioners voted to approve a BVCP change request that they initially approved submitting in their role as BCHA Commissioners:

- For the agenda item preceding Twin Lakes at the September 21 hearing, Planning Commission member Leah Martinsson recused herself from the Jay Road request.
- In the context of recusing herself from Eco-Cycle matters, Commissioner Jones stated in a Boulder Daily Camera column: “While both my sister and I are able to separate business from our familial relationship, we nonetheless realize that our association might *raise concerns in the public eye*. That is why, in addition to my stepping aside from anything related to Eco-Cycle, I have gone above and beyond by also recusing myself from actions on the broader topic of zero waste.” (emphasis added)
- For the Twin Lakes case, the conflict would seem to be more apparent. Three members of the Boulder Daily Camera Editorial Advisory Board agree¹:
 - “The county commissioners are also board members of the Boulder County Housing Authority and they refuse to recuse themselves from what should be the next level of approval in the change-of-use proposal for two 10-acre parcels in the Twin Lakes neighborhood to allow for up to 280 units of affordable housing.” (Fern O’Brien)
 - “It also seems strange that the commissioners approved a proposal presented by the commissioners.” (Rett Ertl)
 - The county commissioners also serve on the Boulder Housing Authority board. Checks and balances anyone?” (Don Wrege)

The community obviously has concerns here, where 1) the Commissioners constitute the entire three-person BCHA board, 2) they have a fiduciary relationship to BCHA, and 3) it can’t be argued that any one Commissioner’s vote did not matter because the motion passed by a 3-0 vote. All three have actual conflicts, *and* an undeniable appearance of conflict – which none of the three disclosed at any hearing.

In sum, under the unique and rare procedural and factual circumstances presented by the Twin Lakes change requests, entertaining a Motion for Reconsideration is appropriate.

Respectfully,



Mike Chiropoulos
Attorney for TLAG

¹ http://www.dailycamera.com/editorials/ci_30421170/from-editorial-advisory-board-twin-lakes

From: Jeffrey D. Cohen
To: [#LandUsePlanner](#)
Subject: FW: REVISED BOULDER COUNTY PLANNING COMMISSION AGENDA
Date: Wednesday, October 19, 2016 8:07:39 AM
Attachments: [image001.png](#)
[TLAG Letter on Reconsideration 10182016 final.pdf](#)
[city_hearing_procedures_final3.docx](#)

Dear Planners - You probably had a chance to review the Staff's recommendation relating to a request for reconsideration that you will be discussing this afternoon:

<http://www.bouldercounty.org/doc/landuse/bvcp150001pcstaffrec20161019.pdf>

Attached is the Twin Lakes Action Group's (TLAG) formal response, which was submitted yesterday to the County. We would also like to point out that TLAG is not suggesting that TLAG itself initiate a rehearing or reconsideration. TLAG is merely asking the Planning Commission members to initiate a rehearing or reconsideration. This would involve the Planning Commission making a motion for a rehearing. The Planning Commission Bylaws and the BVCP Guidelines both authorize the Planning Commission to do that.

Specifically your Bylaws give you the right and authority to amend the agenda to add, delete, or table or continue any matter. Per §IV(F) it states that "in addition, the Planning Commission, by majority vote, shall have the right to amend the agenda to add, delete, or table or continue any matter, provided that no such action shall be contrary to the procedural requirements of the Open Records Law, any statute governing the matter at issue, or the County's Land Use Code."

Furthermore, §VI also gives you the authority for any actions or requests that are required or provided through the County's other land-use regulations and policies, including the BVCP, and "to hold public hearings or meetings on applications for approval of special use permits, subdivisions and replats, road and public utility easement vacations, road name changes, and any other actions or requests as may be required or provided through the Colorado Revised Statutes, the County's Land Use Code, or any of the County's other land use regulations or policies."

The BVCP Guidelines also give you the power to request a reconsideration. Nowhere in the BVCP Guidelines does it say that a governing body can't put the reconsideration request to the same governing body. It should also be noted that the BVCP Guidelines for reconsideration are a "proposed process," so you have latitude to determine how to implement the procedures.

I wanted to highlight a couple specific examples of why a rehearing should be considered:

1. A rehearing is the only way to restore integrity to the BVCP process. The failure to follow procedures during the final review hearing and erroneous information given by staff significantly compromised the hearing, in a way that likely affected the outcome;
2. New information has come to light. The BVCP Guidelines state, "When making a request, the requesting body shall state the grounds for the request for reconsideration; the grounds should be information that was not previously considered by the body of which the request is made." One non-exhaustive example of new information is the discovery that County staff

tampered with the speaker lineup. See attached letter I had emailed you last week;

3. Key information was not received by the Planning Commission. The week before the Sept. 21 deliberations, TLAG attempted to send the members (1) the studies and analyzes the Planning Commission had requested on Aug. 30 and (2) clarifications on the faulty information contained in the Sept. 14 staff memo. The County declined to send these documents directly to the Planning Commission members or even to notify them of the submission. Instead they were posted online in a 400-page pdf document. Pervasive technical issues existed with this online pdf document and many people, including members of the Planning Commission had problems downloading it. On the day of the Planning Commission deliberation at least three members said they had not received TLAG's informational packets.

4. At the August 30 joint hearing, all individuals who wished to speak were NOT provided the opportunity to do so. Several people had to go home without speaking because they were unable to wait until midnight. Yet "preferred speakers" were inserted into the 7 p.m. time block. How can we know what effect this had on the decision-making process?

5. The County Attorney's Office advised the Board of County Commissioners that it was "OK" for the County Commissioners to meet individually with TLAG members, but then advised the Planning Commission *against* that very same thing. Having two standards is arbitrary and capricious.

6. Two Planning Commission members did not have the opportunity to vote. The Planning Commission Bylaws recognize the importance of having all members vote on amendments to comprehensive plans, as articulated in §IV(B): "Moreover, to approve any action adopting or amending all or part of the County's Comprehensive Plan under C.R.S. §§30-28-106 through-109, not less than a majority of the entire membership of the Planning Commission (five members) shall be required to vote in favor of such action." Although this section pertains to the BCCP, the legislative intent logically would extend to the BVCP.

7. During the deliberations when one of the Planning Commission members (Pat Shanks) asked if they could table the vote on the Twin Lakes matter so additional studies could be conducted on a viable North/South Environmental protection corridor the Assistant County Attorney went against the specific wording of your Bylaws which allows the Planning Commission to table any matter and provided questionable legal advice and said you should vote now since that would have a direct impact on the other 3 governing bodies. See video clip (Starting at Minute 4:15) -

<https://www.facebook.com/mark.teboe/videos/10211209146294517>

Thank you for your consideration in this matter.

Thanks,

Jeff

TLAG Board Member



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

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MIKE CHIROPOLOS
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October 18, 2016

Boulder County Planning Commission - *transmitted via email*

Re: Request for Reconsideration of Twin Lakes Vote, BVCP Update

Dear Planning Commission Members:

Thank you for considering TLAG's Request for Consideration by putting it on the agenda for the October 19, 2016 Planning Commission members. Justice, fairness, due process, and consistency with the BVCP will be served by moving for reconsideration. Reconsideration will advance – not compromise – the integrity of the Planning Commission's decision in this rare instance.

First, TLAG concedes that reconsideration could be inconvenient for staff, but we believe that concern is outweighed by assuring the public and the Gunbarrel community that the Planning Commission is committed to getting this decision right. Staff drafted a comprehensive recommendation and devoted untold staff hours to present what appeared many as a persuasive legal brief rather than an objective discussion of the respective pros and cons of the two competing change requests under the decision criteria for the BVCP.

The facts and procedure here are unique. Nonetheless, the staff recommendation was narrowly approved by a 4-3 vote, and some observers left believing that the Motion to Approve would not have passed had Planning Commission Chair Natalie Feinberg-Lopez not had to leave the meeting to catch a flight despite participating in most of the discussion before departing. All 8 members present on September 21 would have been in a position to vote had the Twin Lakes item been scheduled ahead of Jay Road on the agenda.

TLAG is confident in the Planning Commission's ability to manage its docket and agenda. The suggestion that reconsideration could lead to an arbitrary decision that "undermines the integrity and finality of all future Planning Commission decisions" seems to over-state the concern. The circumstances present here are exceedingly rare. In all instances, the decisions as to whether to put a request for reconsideration on the agenda, or to entertain a motion to reconsider – are entirely within the discretion of the Commission.

General parliamentary rules appear to provide that Motions for Reconsideration can be made at the same meeting when the initial vote was held, or the next meeting, and that the Motion should be made by a member who voted in the majority on the original vote. It would appear reasonable for one of the members not present for the original vote to be allowed to move for reconsideration in this context, because the votes of those two members could change the outcome. Planning Commission votes bylaws do not preclude reconsideration.

At least three examples of material new information exist, which were neither known or considered by the Commission prior to the initial vote.

First, when the Commission originally voted, at least some members were likely unaware that the title of the Staff Recommendation to approve “MR and Environmental Protection” would actually approve a request that is repugnant to the BVCP definition of Environmental Protection:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

Staff was either unaware that Area III lands do not qualify for an Environmental Protection designation, or failed to connect the dots between the staff recommendation and the fact that the Twin Lakes parcels are intended to be annexed and re-designated Area III if the MR requests go forward. The fact that the staff recommendation violates the BVCP constitutes grounds for reconsideration. As to slippery slope arguments, playing fast and loose with the definition of Environmental Preservation is about as slippery as it gets – as any person involved in enforcement of conservation easements and lands trusts can attest.

Second, the 115-page staff memo did not advise the Commission that the staff recommendation would violate the BVCP policy regarding future annexations of Area II lands in Gunbarrel, despite citing it: “If resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.” The record lacks any evidence that residents are interested in annexation, and the annexation contemplated by the staff would be to dictate annexation rather than “negotiat[ing] new terms of annexation with the residents.” The fact that the present vote violates the annexation policy in the BVCP is grounds for reconsideration.

Third, the staff memo did not advise the Commission the housing crisis might be a good reason to conduct comprehensive planning for the Planning Reserve that includes the 80-acre Yarmouth Parcel which was the subject of Area II to III change requests to allow affordable housing development earlier in the BVCP Update. Nor did staff advise the Commission that:

- If Planning concluded that the Yarmouth parcels are appropriate to consider land use changes on, they could house up to 1,440 units – and 960 units at the units/acre density currently under consideration for the Twin Lakes parcel.
- The Boulder County Housing Authority was founded in 1975 and now owns and operates 611 units per the website.
- Yarmouth alone could house double the AH units that BCHA has built or acquired in 41 years of existence (an average of 16 per year), and four times the number of units proposed for Twin Lakes at the same density.
- The rationale for voting down the Yarmouth requests in the 2016 BVCP Update is equally applicable to the Twin Lakes parcels: lack of comprehensive or Sub-Community planning to inform the context and specifics of the change requests. It is illogical to state that comprehensive planning is a pre-condition of advancing change requests for the Reserve, but not highly similar change requests for unincorporated Gunbarrel – when no plan has been completed for either area.

This new information going to the potential to better achieve AH goals in the BVCP and otherwise, and the importance of planning all communities before approving changes that could

allow piecemeal development changing the character of currently unplanned communities – are grounds for reconsideration.

Fourth, to the extent members of the Planning Commission may be concerned that the recusal issue is relevant, it is uncontested that recusal applies to votes on BVCP change requests. At a minimum, disclosure of the *appearance of conflict* was required when the County Commissioners voted to approve a BVCP change request that they initially approved submitting in their role as BCHA Commissioners:

- For the agenda item preceding Twin Lakes at the September 21 hearing, Planning Commission member Leah Martinsson recused herself from the Jay Road request.
- In the context of recusing herself from Eco-Cycle matters, Commissioner Jones stated in a Boulder Daily Camera column: “While both my sister and I are able to separate business from our familial relationship, we nonetheless realize that our association might *raise concerns in the public eye*. That is why, in addition to my stepping aside from anything related to Eco-Cycle, I have gone above and beyond by also recusing myself from actions on the broader topic of zero waste.” (emphasis added)
- For the Twin Lakes case, the conflict would seem to be more apparent. Three members of the Boulder Daily Camera Editorial Advisory Board agree¹:
 - “The county commissioners are also board members of the Boulder County Housing Authority and they refuse to recuse themselves from what should be the next level of approval in the change-of-use proposal for two 10-acre parcels in the Twin Lakes neighborhood to allow for up to 280 units of affordable housing.” (Fern O’Brien)
 - “It also seems strange that the commissioners approved a proposal presented by the commissioners.” (Rett Ertl)
 - The county commissioners also serve on the Boulder Housing Authority board. Checks and balances anyone?” (Don Wrege)

The community obviously has concerns here, where 1) the Commissioners constitute the entire three-person BCHA board, 2) they have a fiduciary relationship to BCHA, and 3) it can’t be argued that any one Commissioner’s vote did not matter because the motion passed by a 3-0 vote. All three have actual conflicts, *and* an undeniable appearance of conflict – which none of the three disclosed at any hearing.

In sum, under the unique and rare procedural and factual circumstances presented by the Twin Lakes change requests, entertaining a Motion for Reconsideration is appropriate.

Respectfully,



Mike Chiropoulos
Attorney for TLAG

¹ http://www.dailycamera.com/editorials/ci_30421170/from-editorial-advisory-board-twin-lakes

October 6, 2016

Re: Request to establish equitable Final Review Hearing procedures

Dear City Council, Planning Board and BVCP Staff,

Thanks for all your efforts planning the upcoming City Final Review meeting for land-use change requests to the Boulder Valley Comprehensive Plan. As part of that process, the Twin Lakes Action Group (TLAG) respectfully asks that procedures be put in place to safeguard the fairness and integrity of the public hearing process. We also will send this letter to the County Commissioners so they can make their procedures more robust in the future as well.

Our request stems from troubling incidents at the Aug. 30 County Final Review hearing. One such incident involves irregularities with the speaker signup for the Public Comment period. Specifically, the County inserted several pro-Medium Density speakers into early time slots—*after* online signup had closed, when everyone else had to sign up in person that night for midnight speaking times.

We know of at least five “favored” people with which this occurred. Two examples involve the County inserting former County Commissioner and Better Boulder Chair Will Toor and Boulder Housing Partners Executive Director Betsey Martens into the 7 p.m. time block. Here is the timeline of events:

- At 10 p.m. on Sunday, Aug. 28, the online speaker signup for the Aug. 30 County Final Review Hearing closed.
- At 11:31 a.m., on Aug. 30, the image shown below was the speaking order for 7:30–7:34 p.m. that was posted on the County website (see [here](#) for full list from 5:16–11:56 p.m.):

| | | | | |
|---------|------------------|------------|---------------------|----------------|
| 7:00 PM | Individual | Twin Lakes | James Bruce | |
| 7:02 PM | Individual | Twin Lakes | Jason McRoy | |
| 7:04 PM | Individual | Twin Lakes | Elizabeth Blakley | |
| 7:06 PM | Individual | Twin Lakes | Gina Rosa | |
| 7:08 PM | Individual | Twin Lakes | Kathy Johnston | |
| 7:10 PM | Individual | Twin Lakes | Susan Ortiz | |
| 7:12 PM | Individual | Twin Lakes | Odie Youngblood | |
| 7:14 PM | Individual | Twin Lakes | Connie Grosshans | |
| 7:16 PM | Pooled 4 minutes | Twin Lakes | Jim Williams | Chris Campbell |
| 7:20 PM | Individual | Twin Lakes | Evallee Demery | |
| 7:22 PM | Individual | Twin Lakes | Andrea Ostroy | |
| 7:24 PM | Individual | Twin Lakes | Angela Lanci-Macris | |
| 7:26 PM | Individual | Twin Lakes | Bridget Gordon | |
| 7:28 PM | Individual | Twin Lakes | Michael Block | |
| 7:30 PM | Individual | Twin Lakes | Diana Moore | |
| 7:32 PM | Individual | Twin Lakes | Lee King Gasche | |
| 7:34 PM | Pooled 4 minutes | Twin Lakes | Sarah Buss | Patrick Kelly |

- At 2:08 p.m., on Aug. 30, we noticed that the speaker lineup had changed. Here was the final speaking order for 7:00–7:28 p.m. (see [here](#) for full list from 5:16 p.m. to 12:02 a.m.):

| | | | | | | |
|---------|------------|------------|-------------------|----------------|--|---|
| 7:00 PM | Individual | Twin Lakes | Gina Rosa | | | 2 |
| 7:02 PM | Pooled | Twin Lakes | Betsey Martens | Maggie Crosswy | | 4 |
| 7:06 PM | Individual | Twin Lakes | James Bruce | | | 2 |
| 7:08 PM | Individual | Twin Lakes | Alexandra Niehaus | | | 2 |
| 7:10 PM | Individual | Twin Lakes | Jason McRoy | | | 2 |
| 7:12 PM | Individual | Twin Lakes | Elizabeth Blakley | | | 2 |
| 7:14 PM | Individual | Twin Lakes | Gina Rosa | | | 2 |
| 7:16 PM | Individual | Twin Lakes | Kathy Johnston | | | 2 |

ESTIMATED speaking times noted above are APPROXIMATE timeframes for speakers who signed up in advance to comment in person. This list represents the order of speakers, not actual speaking times.

BVCP Public Hearing - Aug. 30, 2016
APPROXIMATE PUBLIC SPEAKER TIME SCHEDULE

(Note: Time slots are to be viewed as an approximate reference ONLY and should not be construed as set, assigned times)

| Speakers and contributors must be present when called to speak. | | | | | | |
|-----------------------------------------------------------------|------------------|------------|------------------|----------------|----------------|------|
| Time | Type | Topic | Primary Speaker | Pool Contrib 1 | Pool Contrib 2 | Min. |
| 7:18 PM | Individual | Twin Lakes | Susan Ortiz | | | 2 |
| 7:20 PM | Individual | Twin Lakes | Odie Youngblood | | | 2 |
| 7:22 PM | Individual | Twin Lakes | Connie Grosshans | | | 2 |
| 7:24 PM | Pooled 4 minutes | Twin Lakes | Will Toor | Chris Campbell | | 4 |
| 7:28 PM | Individual | Twin Lakes | Evalee Demerv | | | 2 |

- In this second speaker lineup, Ms. Martens, with pooler Maggie Crosswy (Housing and Human Services Communications), was inserted at the 7:02 p.m. slot. Will Toor (former County Commissioner), with already signed-up pooler Chris Campbell (Assistant to the Director of Housing and Human Services), was inserted at the 7:24 p.m. slot.
- That Monday and Tuesday, many TLAG members asked if they could sign up after signup had closed or change their speaking time. They were told “no.” These people had to sign up in person that night for time slots starting at midnight.

We wondered how these favored speakers had gotten added to the lineup at a “prime speaking time” when online signed up had already ended. On Sept. 8, we submitted a Colorado Open Records Act (CORA) request to Boulder Housing Partners, asking for correspondence between Boulder Housing Partners and the Boulder County Land Use Department on Aug. 29 and Aug. 30, 2016.

In response, we received this [document](#) containing emails between Ms. Martens and HHS Communications Specialist Jim Williams and HHS Director Frank Alexander, where the former says she “wasn’t aware that the online sign-up closed last week (although I’m sure your emails told me that) so it’s unlikely these comments will be heard, or even read.” And the latter two replying that she is now signed up to speak for four minutes. This is just one example.

We also submitted a CORA request to Housing & Human Services, asking for correspondence on Aug. 29 and Aug. 30 regarding speaker signup. We received this [105-page](#) document in reply.

Reading through its pages, we were astonished to see unfold a concerted campaign by the County to marshal people from various organizations, committees, and groups to speak at the meeting. In that campaign:

- At least 5 people were added to the closed speaker list or allowed to change their time from midnight to between 6 p.m. and 8 p.m.
- For another person, who had mistakenly signed up to speak on a different topic, Land Use staff [suggested](#) that person stand up at the meeting and say it had been the County's error and to take a different person's extra time slot. (It's unclear why the latter person was allowed to have two time slots.)
- The Commissioners' Deputy Michelle Krezek even emailed the speaker lineup to BCHA on Monday, Aug. 29, for them to review without also sending it to TLAG. The Deputy also [urged](#) someone who couldn't speak to instead write a letter about housing needs to the Planning Commission.

The only changes made for TLAG members were ones in which the County had made an error (e.g., a computer glitch in the signup system, or someone who was told a wrong date for signup ending) and sometimes not even then. Several people were told "no" even to just adding a pooler.

We are very concerned that the County gave preferential treatment to pro-development speakers and bent the signup rules for them. This is inequitable and discriminatory.

These procedural problems (along with other issues from the review hearing that we're still looking into) have undermined citizen trust in the public process. We are bringing this matter to your attention so that protocols can be put in place to assure fairness and transparency at the City Final Review meeting and at future County meetings. The favor of a written reply is requested.

Our democracy is founded upon the idea that all people are created equal—whether they are a government official or regular citizen; pro-development or pro-rural preservation. Our public hearing procedures must reflect that.

Thanks for your time and consideration.

Sincerely,

Dave Rechberger, Chairman
Twin Lakes Action Group

From: [Ann Goldfarb](#)
To: [Sanchez, Kimberly](#); [Milner, Anna](#)
Subject: Fwd: REVISED BOULDER COUNTY PLANNING COMMISSION AGENDA
Date: Wednesday, October 19, 2016 10:46:33 AM
Attachments: [image001.png](#)
[ATT00001.htm](#)
[ATT00002.htm](#)
[ATT00003.htm](#)
[TLAG Letter on Reconsideration 10182016 final.pdf](#)
[ATT00004.htm](#)
[city_hearing_procedures_final3.docx](#)
[ATT00005.htm](#)

Sent from my iPhone

Begin forwarded message:
Pleas forward this to all planning commissioners.

Thanks
Ann

From: "Jeffrey D. Cohen" <jeff@cohenadvisors.net>
Date: October 19, 2016 at 7:58:49 AM MDT
To: "agoldfarb@aol.com" <agoldfarb@aol.com>
Subject: REVISED BOULDER COUNTY PLANNING COMMISSION AGENDA

Hi Ann - I apologize again for emailing you directly via your personal email and for any inconvenience that may cause. It seemed necessary, however, because we have learned that on several occasions the Planning Commission has not received information people have sent. So there seemed to be no other way to communicate. You probably had a chance to review the Staff's recommendation relating to a request for reconsideration that you will be discussing this afternoon:

<http://www.bouldercounty.org/doc/landuse/bvcp150001pcstaffrec20161019.pdf>

Attached is the Twin Lakes Action Group's (TLAG) formal response, which was submitted yesterday to the County. We would also like to point out that TLAG is not suggesting that TLAG itself initiate a rehearing or reconsideration. TLAG is merely asking the Planning Commission members to initiate a rehearing or reconsideration. This would involve the Planning Commission making a motion for a rehearing. The Planning Commission Bylaws and the BVCP Guidelines both authorize the Planning Commission to do that.

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2. New information has come to light. The BVCP Guidelines state, "When making a request, the requesting body shall state the grounds for the request for reconsideration; the grounds should be information that was not previously considered by the body of which the request is made." One non-exhaustive example of new information is the discovery that County staff tampered with the speaker lineup. See attached letter I had emailed you last week;
3. Key information was not received by the Planning Commission. The week before the Sept. 21 deliberations, TLAG attempted to send the members (1) the studies and analyzes the Planning Commission had requested on Aug. 30 and (2) clarifications on the faulty information contained in the Sept. 14 staff memo. The County declined to send these documents directly to the Planning Commission members or even to notify them of the submission. Instead they were posted online in a 400-page pdf document. Pervasive technical issues existed with this online pdf document and many people, including members of the Planning Commission had problems downloading it. On the day of the Planning Commission deliberation at least three members said they had not received TLAG's informational packets.
4. At the August 30 joint hearing, all individuals who wished to speak were NOT provided the opportunity to do so. Several people had to go home without speaking because they were unable to wait until midnight. Yet "preferred speakers" were inserted into the 7 p.m. time block. How can we know what effect this had on the decision-making process?
5. The County Attorney's Office advised the Board of County

Commissioners that it was "OK" for the County Commissioners to meet individually with TLAG members, but then advised the Planning Commission **against** that very same thing. Having two standards is arbitrary and capricious.

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<https://www.facebook.com/mark.teboe/videos/10211209146294517>

Thank you for your consideration in this matter.

Thanks,

Jeff

TLAG Board Member

From: [Mike Chiropoulos](#)
To: [#LandUsePlanner](#); [Case, Dale](#); [Parker, Kathy M.](#)
Subject: Re: TLAG Letter on Reconsideration
Date: Wednesday, October 19, 2016 1:08:27 PM
Attachments: [TLAG Addendum Environmental Preservation in BVCP BCCP 10192016.pdf](#)

Based on additional research, it appears that Area I lands within the City of Boulder can be subject to "environmental preservation" designations.

Accordingly, TLAG submits an Addendum to the October 18 Letter on Reconsideration (pasted below and attached) and looks forward to hearing more about this issue from staff and the appropriate bodies.

Mike

Addendum to TLAG Letter on Reconsideration 10/19/2016:

First, is the "MR and Environmental Preservation" recommendation repugnant to the BVCP definition of Environmental Preservation? Is "Environmental Protection" intended for areas of an acre or less that would not be subject to development at the site review stage regardless of the BVCP designation? Do paved trail corridors of approximately fifteen feet width qualify as Environmental Preservation?

According to the BVCP:

The Environmental Preservation designation includes private lands in Areas I and II with environmental values that the city and county would like to preserve through a variety of preservation methods including but not limited to intergovernmental agreements, dedications, development restrictions, rezonings, acquisitions, and density transfers.

The first "core component" of the Boulder Valley Comprehensive Plan is to "guide decisions about growth, development, preservation, environmental protection, [. . .]" The BVCP clearly recognizes that development is discrete from preservation and environmental preservation. But the staff recommendation appears drafted to assert that Boulder Valley can have its cake and eat it too (development *and* preservation) on the Twin Lakes parcels.

This assertion is misleading at best, and appears antithetical to the BVCP on its face. A candid approach would acknowledge that staff proposed the *absolute minimum* protections *required by BVCP and BCCP policies* for wetland and ditch elements – and ignored the fact that these Twin Lakes parcels meet *all five* County Open Space Acquisition Criteria. As such, the recommendation constitutes grounds for

reconsideration. As to slippery slope arguments, playing fast and loose with the definition of Environmental Preservation is about as slippery as it gets – as any person involved in enforcement of conservation easements and lands trusts can attest.

The only references to “environmental preservation” in the Boulder County Comprehensive Plan is in the context of the Eldora Environmental Preservation Plan, which provides that:

Future development proposals which have potential visual, noise, or transportation impacts on the community from either within or outside the townsite shall be reviewed and acted upon by the county with significant weight being given to the compatibility of those proposals with the maintenance of that rural and historic character.

The Eldora Civic Association is responsible for administration and management of the Eldora Environmental Preservation Plan. This use of “environmental preservation” in the BCCP is directly applicable to unincorporated Gunbarrel, where the sub-community seeks to maintain the current rural residential character – and has requested a sub-community plan for the area.

The BCCP broadly defines “Preservation” in the Open Space element (at BCCP OS-2):

Preservation of: critical ecosystems; natural areas; scenic vistas and areas; fish and wildlife habitats; natural resources and landmarks; outdoor recreation areas; cultural, historic and archaeological areas; linkages and trails; access to public lakes, streams and other useable open space lands; and scenic and stream or highway corridors[.]

Thus, given that staff identified lands entitled to environmental preservation on these relatively small parcels, the BCCP would appear to lend strong support for the Open Space and Environmental Preservation change use requests (#36).

Preservation in the City of Boulder commenced with protecting Chautauqua from development. Once public ownership was achieved, 100% of the lands were protected for environmental preservation – and no homes were developed, let alone a development on 80-90% of the landscape.

Would a private developer be taken seriously by staff, the Four Review Bodies, or the public - if he or she sought an environmental preservation designation based on agreeing to not pave two acres of wetlands, ditch buffers, and a 15-foot pedestrian path - in return for being allowed to develop the remaining 18 acres of a 20-acre parcel? Are there examples of recent decisions where private landowners obtained development approvals that included "Environmental Preservation" where the developer-landowner's main goal was to develop close to 90% of the land at issue?

If this is standard practice, we look forward to seeing examples. Conversely, if this ruse would not qualify as Environmental Preservation where proposed by a private developer, it should not qualify as Environmental Preservation where it comes from staff.

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

On Tue, Oct 18, 2016 at 5:03 PM, Mike Chiropolos <mikechiropolos@gmail.com> wrote:

Find attached TLAG's letter and response to the Land Use discussion of the request for reconsideration.

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

From: [Marty Streim](#)
To: [#LandUsePlanner](#)
Subject: Thank you to the Boulder County Planning Commission Members
Date: Wednesday, October 19, 2016 4:10:13 PM

All,

I want to thank you all for your vote to reconsider the land use designation change for the three Twin Lakes parcels. I was at today's meeting and listened intently to the dialogue. I very much appreciate your efforts as fellow citizens in your important role within county government. I agree with Dan Hilton that a quorum was sufficient at the last meeting and will be sufficient at the next meeting. This vote was a vote for transparency - not a vote about outcomes.

I am grateful that you voted in favor of open government that cares about about process and procedure; dissemination of information (that is timely and can be usefully used for decision-making), public testimony procedures, and planning staff objectivity.

Respectfully,

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net
303.955.7809

From: [Wayne Ambler](#)
To: [#LandUsePlanner](#)
Subject: Your decision to reconsider
Date: Thursday, October 20, 2016 11:52:09 AM

Dear Boulder County Planning Commissioners,

I wish to thank you for yesterday's meeting, the first I have ever attended. It struck me that you deliberated seriously and faced squarely a difficult issue. The case against voting to reconsider was well made by Mr. Case, for you certainly do not want to have to reconsider multiple times every decision you make. On the other hand, this issue seems to me to be fraught with complexities, if not irregularities—ones that require the most careful attention. Indeed, the Twin Lakes proposal also seems to set some potentially dangerous precedents itself, so the concern for precedents cuts in more than one direction. If in the future someone asks that you reconsider a decision but fails to offer a very good reason to do so, I think it entirely proper and within your authority to decline the invitation without even meeting.

Not only do I think your work need not suffer because of the possible precedent of your decision yesterday, I think you have also helped win for local government some lost respect. One often hears that public officials are "listening" to their constituents, but it can seem that these attractive words are not matched by deeds. Beyond this, you have made it possible to revisit the Twin Lakes case, which is so complex and important as to deserve this further consideration.

In trying to understand both the procedural and the substantive questions, I find the TLAG website the best resource I have seen. No letters or public statements can match its careful presentation of the issues, and surprisingly (to me, at least) the personal websites of the County Commissioners say nothing to defend their positions. As I see it, the commissioners' proposal for Twin Lakes will destroy forever the principal charm of a middle class neighborhood and set dangerous procedural precedents for other possible annexations. I do not doubt the commissioners' good intentions, but I do question their judgment on both procedural and substantive issues. I hear the cry for affordable housing, but must we really say that every proposal for affordable housing is good, and every concern for one's neighborhood is bad? Unfortunately, perhaps, the details matter, and it is the details that make me more than dubious about the current proposal.

Thanks again,

Wayne Ambler

From: [Christie Gilbert](#)
To: [#LandUsePlanner](#)
Subject: Thanks
Date: Thursday, October 20, 2016 3:27:41 PM
Attachments: [2.11.13 BOCC Memo 5-upa-Frank 2 copy.pdf](#)

My hope is restored in the integrity of this process because of your reconsideration. I thought it might be helpful to pass this memo along. It is from Frank Alexander to the BOCC regarding the acquisition recommendation for the parcel in Gunbarrel. He states in his request that affordable housing can be developed at the current land use designation based on the price that was paid for the land.

Again, for me the issue is not affordable housing, it is the density they are requesting that doesn't fit in this quiet rural residential neighborhood. Thank you again for your consideration.

Christie

Christie Gilbert
christieg52@gmail.com



BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

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

Recommendation

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

Property profile:

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

Density:

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

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

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

Due Diligence:

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

Risks:

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

Opportunities:

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

Financing:

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

Proposed Timeline

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

Attachments:

Draft LOI

From: [JerryG](#)
To: [#LandUsePlanner](#)
Cc: tlag.inbox@gmail.com
Subject: Decision on Twin Lakes properties
Date: Thursday, October 20, 2016 4:31:07 PM

I would like to thank the Boulder County Planning Board for your decision to reconsider your votes. These properties are so treasured by all residents of these communities that it would be a devastating loss to hundreds of County residents if building is accomplished. I have listed the following concerns :

1. The properties are on a single loop road that is at capacity for traffic.
2. The infrastructure is old and adding many additional users will overload them with disastrous results. There have been many recent failures of water main breaks because of aging pipes
3. Treasured wildlife habitat will be destroyed.
4. Flooding of surrounding residence will, without doubt occur.
5. These properties are one mile from the only overcrowded grocery store, one half mile from the nearest bus stop, and seven miles from Boulder and adequate medical facilities.

Thank you again for your reconsideration

From: [Dorothy Bass](#)
To: [#LandUsePlanner](#)
Subject: Thank you
Date: Thursday, October 20, 2016 4:59:39 PM

Dear Boulder County Commissioners,

Thank you for your thoughtfulness in reconsidering your vote on the Twin Lakes land-use change request. It showed many of us you were listening to the voice of your citizens.

We appreciate this,
Best Regards,
Dorothy Bass

From: radiantb@comcast.net
To: [#LandUsePlanner](#)
Subject: Thank you to Boulder County Planning Commission
Date: Thursday, October 20, 2016 5:35:35 PM

Thank you to Boulder County Planning Commission
for your decision to reconsider the vote on the Twin Lakes land-use change request.
The entire Gunbarrel neighborhood appreciates this move.
L Jackson
Powderhorn Condominiums

From: [Chillgogee](#)
To: [#LandUsePlanner](#)
Cc: [Twin Lakes Action Group](#)
Subject: Twin Lakes!!
Date: Thursday, October 20, 2016 9:06:46 PM

Thank you for your decision to reconsider the Twin Lakes proposal. My faith in the democratic process is restored by your listening to REAL PEOPLE rather than names on a list. Urban developments should not be set in a rural landscape!! (in my opinion)

YOU ROCK, BIG TIME!!!!

Ms. Leigh Cole

From: [Karyl Verdon](#)
To: [#LandUsePlanner](#)
Subject: Good decision on Twin Lakes
Date: Friday, October 21, 2016 7:49:50 AM

Thank you Boulder County Planning Commission for voting to reconsider the medium density zoning changes to 6600 and 6650 Twin Lakes Rd!! As a 20 plus year resident of Twin Lakes this subject is very important to me and I have felt that the BCHA was just not listening to us citizens and our concerns.

And thank you for citing overreach by the Boulder Valley Housing Authority, pressure by the Assistant County Attorney to hurry to a decision, and the need for transparency in government. All of these things are true and need to change. Bringing this to light is a great step in the right direction.

Karyl Verdon and Chuck Gregory
4408 Sandpiper Circle
Gunbarrel

[Sent from Yahoo Mail for iPad](#)

From: [Erin McDermott](#)
To: [#LandUsePlanner](#)
Cc: tlag.inbox@gmail.com
Subject: Thank you for listening and making a thoughtful change
Date: Saturday, October 22, 2016 5:32:14 PM

Hello members of the Boulder County Planning Commission:

Thank you for your historic decision to reconsider your vote on the Twin Lakes land use change request. It is encouraging to see that all voices have equal weight.

Thank you,

Erin Lutton

From: [Jeffrey D. Cohen](#)
To: [#LandUsePlanner](#)
Subject: Request for Meeting
Date: Monday, October 24, 2016 2:33:25 PM
Attachments: [image001.png](#)

Hi County Planning Commission Member – As was brought up during the recent reconsideration discussion, County Commissioners have had one on one meetings with concerned citizens to discuss the BVCP process including the Twin Lakes land use request. This is also the case with the City Council and City Planning Board members. As you know, the County Attorney's office previously told you and the other 8 Planning Commission members NOT to meet with concerned citizens but did not make this similar statement to the 3 County Commissioners. Citizens have had one on one meetings with all 3 County Commissioners. The BVCP land use request process is legislative in nature so it is appropriate for these types of meetings to occur.

Concerned citizens are currently in the process of scheduling additional meetings with City Council members as well as City Planning Board members as we get ready for the City formal review process. Based on the fact that the County Planning Commission voted for a new meeting and new vote on the Twin Lakes proposed land use request, I wanted to formally make a request to meet with you. I understand you are very busy and the County Planning Commission position is a volunteer position but if you do have time to grab coffee for a very brief meeting before you have the new meeting I would greatly appreciate it.

Thank you for your consideration in this matter.

Jeff



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

The Cohen Law Firm, P.C.

Legal, Tax & Business Advisors

6610 Gunpark Drive, Suite 202

Boulder, Colorado 80301

Telephone 303-733-0103

Facsimile 303-733-0104

www.cohenadvisors.net

jeff@cohenadvisors.net



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From: Marty Streim
To: [#LandUsePlanner](#)
Subject: Twin Lakes Development Land Use Designation Change
Date: Tuesday, October 25, 2016 8:22:02 AM
Attachments: [2.11.13 BOCC Memo 5-upa-Frank 2.pdf](#)

My name is Martin Streim and I live at 4659 Tally Ho Trail. My property is adjacent to one of the parcels being discussed for a land use designation change. The average density of my neighborhood is less than 4 units per acre. Before I bought my home three years ago, I did my due diligence. I contacted the school district and the Denver Archdiocese. They provided me with no information as to any future plans. I then reviewed the Boulder Valley Comprehensive Plan. I felt reassured that should development occur it was within the LDR designation. My wife and I discussed this before our purchase and determined we could live with that type of development.

If the proposed BCHA and BVSD (MDR) land-use change is approved, we will be looking directly out our kitchen window at a density over 3 times that of my neighborhood. This seems inconsistent with the tenets of the Boulder Valley Comprehensive Plan that seeks to maintain community character.

We have no problem with a new housing development built at the current density that provides up to 6 units per acre. Apparently neither does BCHA as evidenced by a memo (please see attached) from Frank Alexander that reads, "At the current intended zoning, the site could accommodate 20-60 units" He then goes on to say, "The site is well positioned from a pricing and affordable housing perspective". Finally, Mr. Alexander notes, "For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000". The BVSD site is comparable except that they paid (effectively) nothing for their property. Please review the assumptions that BCHA made when they purchased the site. BCHA's intent was clear - it was to develop the site at the existing density.

Please enforce the tenets of the comprehensive plan that call for, "Permanently affordable housing that is compatible, dispersed, and integrated with housing throughout the community"? If built at the MDR designation it will not be dispersed – it will be the most highly concentrated project in the county. Nor will it be physically integrated into the community.

If you approve this MR designation, the message you are sending to the citizens of the City of Boulder and Boulder County is the BVCP, land use designations, and zoning requirements are at best inconsistent and at worse subject to political winds rather than good governance.

Martin Streim
4659 Tally Ho Trail
Boulder, CO 80301
mstreim@earthlink.net
303.955.7809



BOULDER COUNTY HOUSING DEPARTMENT
MEMORANDUM

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

Recommendation

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

Property profile:

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

Density:

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

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

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Due Diligence:

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

Risks:

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- Price – unusually low, due to land use constraints
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- March - April 2013 - Due Diligence period
- May 2013 - Close
- 2014 - Hold
- 2015 – BVCP update – seek new zone designation
- 2016 – Annex, if ready

Attachments:

Draft LOI

From: Miho Shida
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Tuesday, October 25, 2016 9:02:14 AM

Dear Planning Commission,

Thank you so very much for reconsidering the land use change request submitted for the Twin Lakes parcels.

I feel a deep sense of gratitude that there are folks like you who serve the county with integrity and fairness.

We hope that your courageous actions will be a model for other governmental bodies to follow and Boulder will listen to its citizens.

Thank you!

Miho Shida

From: Wayne Johnson
To: [#LandUsePlanner](#); ttag.inbox@gmail.com
Subject: Thank you for reconsidering your vote on the Twin Lakes land-use change request
Date: Wednesday, October 26, 2016 12:30:05 PM

First, I would like to take a moment to thank you for reconsidering your vote on the two parcels of land in Twin Lakes. This is an important issue as these pieces of land are at risk of being developed and this action will likely never be undone.

I was born and raised in Boulder (48 years), both my parents were educators, and I have seen a great deal of change in the Boulder area in my lifetime. I do not live in Twin Lakes but I do live in Gunbarrel Green and use the Twin Lakes area often biking to and from work, for recreation, etc. I reluctantly moved out of "Boulder" to Gunbarrel seventeen years ago because my wife and I could not afford the type of home we wanted in what I will call "Boulder proper". My wife and I both made decisions in life that have lead us to where we are today. We both chose to work in Boulder and we both had full time jobs and did some work on the side to afford what we currently have. We chose to marry later in life and chose to have children even later so we could afford the lifestyle we desired. Bottom line, we would love to live in certain desirable areas of Boulder but they are not in our budget and we do not expect anyone to help us live somewhere that we can't afford on our own. I'm not going to pretend that I have researched or understand the purpose of "affordable housing", but it seems we are spending an extreme amount of money and effort in order to allow certain individuals to live in an area they cannot otherwise afford . . . at the expense of the rest of the citizens of Gunbarrel who have purchased their homes without government assistance.

One of the justifications the County Commissioners have listed in support of rezoning the Twin Lakes area is to provide affordable housing for BVSD teachers. If the school district wants housing for its employees, why wouldn't the housing be centrally located in the school district? I went to the BVSD website and it appears the central location of the district is somewhere around Foothills and South Boulder Road. It would be interesting to know exactly where the middle of BVSD is by enrollment, but as we all know it is no where near Gunbarrel. Maybe there is some space near the administrative offices on Arapahoe, or close to the massive growth in the Lafayette and Louisville areas. Let's be clear, to say that we are trying to house employees for BVSD is a ruse because the location at Twin Lakes, located on the far northern border of the district, makes no sense.

I'm also disturbed by what I saw and heard at the county land use meeting on August 30th. I thought it was very odd that most of the advocates of the land use change spoke first. I watched city and county officials get up to push their agenda from the podium. They also brought in residents from one of the other affordable housing communities in Lafayette/Louisville to have them speak. I heard multiple individuals from that affordable housing community say they moved to Boulder County to live because their hometown (Brighton was one in particular) did not offer any affordable housing. I couldn't believe my ears! Is it true that we allow people from other cities/counties to move here and reside in these units? After all this, I sat there and watched hundreds of residents (constituents) speak until very late in the evening on why they do not want a land use zoning change. Shouldn't the Gunbarrel residents' opinions be more valued than a few citizens that expressly moved to Boulder County for its affordable housing?

I implore you to respect the wishes of the people of your community whom this rezoning change will effect the most. Isn't this the purpose for a public forum and county commission, to understand the will of the people?

Thank you for listening and putting the time and effort into your role in Boulder County Government.

Wayne Johnson
Spotted Horse Trail

Nikki Munson
4554 Starboard Drive
Boulder, CO. 80301
nikki_dsf@hotmail.com
(303) 292-2116

To: Boulder County Commissioners,
Director, Boulder County Parks and Open Space

Boulder County Resolution 93-175, forming the Gunbarrel General Improvement District (later changed to Gunbarrel Public Improvement District, GPID) was passed by the Board of County Commissioners on Sept. 2nd, 1993. The resolution states, "The purpose of the District are to provide for the acquisition, construction and installation of open space areas and public parks, including improvement as determined to be appropriate for the accommodation of public recreational uses." GPID residents voted on and passed a 1993 ballot (page 39, 40) to tax themselves through property taxes, for 11 years, to underwrite \$3,600,000 in bonds to fund: \$1,900,000 to purchase open space and \$1,700,000 for road improvements (1994 – 2005.)

In the ballot for Resolution 93-175 (page 40), there was a commitment that if the County Sales and Use Tax for Open Space passed, "the County will provide a matching contribution toward open space purchase within the Gunbarrel General Improvement District up to a maximum amount of \$1,900,000."

The County Commissioners passed Resolution 93-174 proposing a County Open Space tax through a 0.25% increase in County Sales and Use Tax. Boulder County residents approved this increase to purchase open space. Within this resolution's ballot, page 4, paragraph 9 (i) "To permit the use of these funds for the joint acquisition of open space property with municipalities located within the County of Boulder in accordance with an intergovernmental agreement for open space or with other government entities or land trusts." This section is the legal basis to fund the matching funds for the GPID open space.

As of 2007, GPID purchased 6 parcels totaling \$2,300,340. Three parcels are titled exclusively to the GPID and three parcels have shared titles with the County. The County contribution toward these three parcels was \$1,305,634 (The information on the spreadsheet is taken directly from the Boulder County Annual Financial Statement Reports). In 2009 the remaining money in the GPID account was transferred into the County general fund. All proceeds from the agricultural leases on the purchased properties since purchase are also put into the general fund.

To date, based on Resolution 93-174, the County has a remaining obligation of \$594,366 of the matching contribution of \$1.9 mil.

In 2013, using money from the general fund, the County purchased a 10-acre parcel from the Archdiocese of Denver at 6655 Twin Lakes Road within the GPID's boundary

for \$470,000. This land was given to the Archdiocese of Denver, by the Twin Lakes Investment Limited Partnership, to build a church or for a church related usage. This is the first and only County purchase of open land within the GPID boundaries since 2007. GPID's residents thought this purchased by the County was in part to meet the \$594,366. However, in 2015, the County (with less than 48 hours notice to the public) transferred title/sold 6655 Twin Lakes Road to Boulder County Housing Authority (BCHA) for the same purchased price at \$00 down payment and 0% interest for 10 years.

At present, the County is updating its Comprehensive Plan (BVCP) with the following requests for 6655 Twin Lakes Road:

- BCHA is requesting to up-zone the parcel to Mixed Density Residential at up to 18 units per acre (Proposal 35) from the current Rural Residential at 6-unit per acre.
- The County's staff recommendation is Medium Density Residential at 14-units per acre.
- GPID's residents are requesting the land to remain undeveloped as open space (Proposal 36).

As a GPID resident for last 25 years, I would like the County to meet its obligation of matching contributions toward open space purchase, Resolution 93-174. As the county commissioners are also the board of directors for the GPID, their primary responsibility within the GPID is to perform their fiduciary duty to the Gunbarrel General Improvement District Resolution's as stated on paragraph 9: "The officers and employees of the County are hereby authorized and directed to take all action necessary and appropriate to effectuate the provision of the Resolution."

The County has used GPID funds, commingled into the General Fund in 2009, to purchase undeveloped land within the GPID boundaries. This land is thus purchased for the GPID, to further the GPID goals of retaining open space within the GPID boundary. The transfer of 6655 Twin Lakes Rd to BCHA was improper, must be reversed and properly designated as open space.

Sincerely,

 10/24/2016

Nikki Munson

cc: Steve Giang, Boulder Land Use Dept.

RESOLUTION NO. 93-175

A RESOLUTION
CREATING AND ORGANIZING
BOULDER COUNTY
GUNBARREL GENERAL IMPROVEMENT DISTRICT

WHEREAS, on August 10, 1993, a petition for the organization of Boulder County Gunbarrel General Improvement District was filed with the Clerk of the Board of County Commissioners of Boulder County, Colorado; and

WHEREAS, the petition was signed by not less than a majority of the electors of the proposed District who own taxable real or personal property within the proposed District; and

WHEREAS, the Board of County Commissioners has waived any requirement for the filing of a bond to pay all expenses connected with the proceedings in case the organization of the proposed District was not effected; and

WHEREAS, on August 10, 1993, the Board of County Commissioners fixed by order the date of and authorized notice of a hearing on the petition to be held on September 2, 1993; and

WHEREAS, the Clerk of the Board of County Commissioners caused notice by publication to be made of the pendency of the petition, of the purposes and boundaries of the proposed District and of the time and place of a hearing thereon once a week for three consecutive weeks in The Daily Camera, a newspaper of general circulation in the proposed District; and

WHEREAS, the Clerk of the Board of County Commissioners also caused a copy of the notice of the hearing to be mailed to each elector of the proposed District at his or her last known address, as disclosed by the tax records of the County and the last official voter registration lists of the County; and

WHEREAS, on September 2, 1993, the Board of County Commissioners met at the County Commissioners' Hearing Room, Third Floor, Boulder County Courthouse, 1325 Pearl Street, Boulder, Colorado, at 3:00 p.m. for the purpose of holding a hearing on the petition for the organization of the proposed District; and

WHEREAS, the public hearing was held and all persons present were afforded the opportunity to be heard on the proposal to create the District; and

1-11 - Dec 1993

WHEREAS, the Board of County Commissioners has found that the signatures on the petition are genuine, that the allegations of the petition are true and that it has jurisdiction in the premises; and

WHEREAS, the Board of County Commissioners has further found that the proposed improvements in the District will confer a general benefit on the proposed District and that the cost of such improvements is not excessive as compared with the value of the property within the proposed District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BOULDER COUNTY, COLORADO, AS FOLLOWS:

Section 1. It is hereby determined and declared that the petition for the organization of Boulder County Gunbarrel General Improvement District has been duly and properly signed by not less than a majority of the electors of the District who own taxable real or personal property in the proposed District.

Section 2. It is further hereby determined and declared that the petition complies fully with all the applicable requirements of part 5 of article 20 of title 30, Colorado Revised Statutes, as amended, that the allegations thereof are true and that the Board of County Commissioners has jurisdiction in the premises.

Section 3. Boulder County Gunbarrel General Improvement District is hereby duly created and organized.

Section 4. The corporate name of the District shall be "Boulder County Gunbarrel General Improvement District," by which name in all proceedings it shall hereafter be known; and the District shall be a public or quasi-municipal subdivision of the State of Colorado and a body corporate with the powers set forth in part 5 of article 20 of title 30, Colorado Revised Statutes, as amended.

Section 5. The purposes of the District are to provide for the acquisition, construction and installation of open space areas and public parks, including improvements as determined to be appropriate for the accommodation of public recreational uses, and grading, paving, curbing, guttering, draining or otherwise improving the whole or any part of any street or alley within the District.

Section 6. The estimated cost of the proposed improvements is \$4,585,000.

Section 7. The area to be included within the District is the following described property lying within Boulder County, Colorado:

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All lots, tracts or other land within Sections 1, 2, 10, 11, 12, 13, 14, and 15, Township 1N, Range 70W, and Section 7, Township 1N, Range 69W which is included within Area IIA of the Boulder Valley Comprehensive Plan as designated on June 11, 1993; together with all of the lots, outlots, tracts and other land within the area of Gunbarrel Estates subdivision as indicated upon the recorded plats thereof, including Gunbarrel Estates, Gunbarrel Estates Replat, Gunbarrel Estates 2nd Replat, Gunbarrel Estates Replat Lots 44 & 45, Block 8. Gunbarrel Estates 3rd Replat, and Gunbarrel Estates 4th Replat; together with those lands identified as Tracts A - M on Exhibit "A" and having the following recorded County Assessor Parcel Identification Numbers: #146315100011, #146315100009 in Section 15, Township 1N, Range 70 W; #146314200008, #146314200012, #146314200010, #146314200011, #146314200009, #146314000032, #1463114000037, #146314000035, #146314000029 in Section 14, Township 1N, Range 70W; #146312400001, #146312100002; together with the full rights-of-way of County roads contiguous to the aforementioned Tracts A - M; together with whatever sized tract of City of Boulder open space land situated at the northeast corner of the intersections of Lookout Road and North 75th Street considered sufficient by the City Council of the City of Boulder to achieve closure of contiguity for the territory to be included within said district.

Section 8. Within 30 days after the adoption of this Resolution, the Board of County Commissioners shall submit to the County Clerk and Recorder of Boulder County, Colorado, and to the County Assessor of Boulder County, Colorado, copies of this Resolution to be recorded and filed in those offices.

4- 4

Section 9. The officers and employees of the County are hereby authorized and directed to take all action necessary and appropriate to effectuate the provisions of this Resolution.

Section 10. All actions not inconsistent with the provisions of this Resolution heretofore taken by the officers and employees of the County, directed toward the organization of the District, are hereby ratified, approved and confirmed.

Section 11. All prior acts, orders or resolutions, or parts thereof, of the Board of County Commissioners in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 12. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

Section 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 2nd day of September, 1993.

BOULDER COUNTY, COLORADO

By: Ronald Stewart VICE-CHAIR, for
Chair of the Board of
County Commissioners



APPROVED AS TO FORM:

H. Lawrence
County Attorney

BOULDER COUNTY, CO

CAPITAL PROJECT FUND COMBINING STATEMENT CHANGES IN FUND BALANCE YEAR ENDED DECEMBER 31, 1994

| | Gunbarrel General Improvement Dist | | Open Space Capital Improvement Fund | | Totals | |
|---------------------------------------------------------------------------------------------------------------|------------------------------------|-------------|-------------------------------------|--------------|---------------|--------------|
| | Budget | Actual | Budget | Actual | Budget | Actual |
| REVENUES: | | | | | | |
| Taxes - property | \$ - | \$ - | \$ - | \$ - | \$3,821,361 | \$3,818,982 |
| Taxes - sales | - | - | 6,500,000 | 5,872,645 | 6,500,000 | 5,872,645 |
| Specific ownership | - | - | - | - | 203,315 | 298,162 |
| Total taxes | - | - | 6,500,000 | 5,872,645 | 10,524,676 | 9,989,789 |
| Interest on investments | - | 41,111 | - | 377,540 | 25,000 | 443,198 |
| Intergovernmental | - | - | - | - | - | 18,892 |
| Charges for services | - | - | - | - | 82,000 | 101,312 |
| Miscellaneous | - | - | - | - | 315,000 | 296,889 |
| Total revenues | - | 41,111 | 6,500,000 | 6,250,185 | 10,946,676 | 10,850,080 |
| EXPENDITURES: | | | | | | |
| Capital outlay | - | - | 15,000,000 | 13,011,503 | 18,343,118 | 15,607,403 |
| Engineering fees | 50,000 | 77 | - | - | 50,000 | 77 |
| Open space purchases | 800,000 | 291,711 | Lot A - 11294,030 | - | 800,000 | 291,711 |
| Closing Fees | - | - | - | - | - | 83,000 |
| Miscellaneous | - | - | - | - | - | 44,685 |
| Debt service: | | | | | | |
| Principal | - | - | - | - | 1,955,000 | 1,955,000 |
| Interest | 45,806 | 45,806 | - | - | 485,449 | 458,482 |
| Total expenditures | 895,806 | 337,594 | 15,000,000 | 13,011,503 | 21,633,567 | 18,440,358 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (895,806) | (296,483) | (8,500,000) | (6,761,318) | (10,686,891) | (7,590,278) |
| OTHER FINANCING SOURCES (USES): | | | | | | |
| Bond proceeds | 3,512,731 | 3,512,731 | - | 35,216,363 | 3,512,731 | 38,729,094 |
| Operating transfers in | - | - | - | - | - | 104,366 |
| Operating transfers out | - | - | - | - | - | (15,909) |
| Total other financing sources (uses) | 3,512,731 | 3,512,731 | - | 35,216,363 | 3,512,731 | 38,817,551 |
| EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES | \$2,616,925 | 3,216,248 | (\$8,500,000) | 28,455,045 | (\$7,174,160) | 31,227,273 |
| FUND BALANCES, BEGINNING OF YEAR | | - | | - | | 3,809,989 |
| RESIDUAL EQUITY TRANSFER | | - | | - | | (2,425,374) |
| FUND BALANCES, END OF YEAR | | \$3,216,248 | | \$28,455,045 | | \$32,611,888 |

BOULDER COUNTY, COLORADO 1995

CAPITAL PROJECTS - GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL YEAR ENDED DECEMBER 31, 1995, WITH COMPARATIVE ACTUALS FOR 1994

| | 1995 | | | 1994 |
|----------------------------------------------------------------------------------------------|---------------|-------------|------------------------------------------|-------------|
| | Budget | Actual | Variance - Favorable (Unfavorable) | Actual |
| REVENUES: | | | | |
| Taxes - property | \$433,829 | \$447,425 | \$13,596 | - |
| Taxes - specific ownership | - | 33,216 | 33,216 | - |
| Interest on investments | - | 144,978 | 144,978 | \$41,111 |
| Total revenues | 433,829 | 625,619 | 191,790 | 41,111 |
| EXPENDITURES: | | | | |
| Engineering Fees | (2) 1,587,082 | (2) 822,156 | 764,926 | 77 |
| Open space purchases | 1,029,843 | 575,069 | 454,774 | 291,711 |
| Debt service: | | | | |
| Interest | 433,423 | 433,221 | 202 | 45,806 |
| Total expenditures | 3,050,348 | 1,830,446 | 1,219,902 | 337,594 |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | (2,616,519) | (1,204,827) | 1,411,692 | (296,483) |
| OTHER FINANCING SOURCES - | | | | |
| Bond proceeds | - | - | - | 3,512,731 |
| TOTAL OTHER FINANCING SOURCES | - | - | - | 3,512,731 |
| EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES | (\$2,616,519) | (1,204,827) | \$1,411,692 | 3,216,248 |
| FUND BALANCE, BEGINNING OF YEAR | | 3,216,248 | | - |
| FUND BALANCE, END OF YEAR | | \$2,011,421 | | \$3,216,248 |

1996

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1996

(with comparative totals for December 31, 1995)

| | Capital Projects | Capital Improvement Trust Fund - (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-------------------------------------------------------------------|---------------------|---------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|----------------------|----------------------|
| | | | | | | 1996 | 1995 |
| ASSETS | | | | | | | |
| Equity in pooled cash and investments | \$ 750,018 | \$ - | \$ 1,215,779 | \$ 4,273,471 | \$ 12,046,770 | \$ 18,286,038 | \$ 4,401,073 |
| Restricted cash | - | 90,000 | - | 1,801,250 | - | 1,891,250 | 1,891,250 |
| Property taxes receivable | 1,662,462 | - | - | - | - | 1,662,462 | 3,835,154 |
| County goods and services receivable | 75,999 | - | 2,683 | 1,252,184 | 34,075 | 1,364,941 | 1,259,106 |
| Due from other funds | 50,618 | 1,972 | 96,874 | 294,551 | 428,405 | 872,420 | 138,690 |
| Prepaid expenditures | - | - | - | - | 1,600,000 | 1,600,000 | - |
| Total assets | \$ 2,539,097 | \$ 91,972 | \$ 1,315,336 | \$ 7,621,456 | \$ 14,109,250 | \$ 25,677,111 | \$ 11,525,273 |
| LIABILITIES AND FUND BALANCES | | | | | | | |
| Liabilities | | | | | | | |
| Accounts payable | \$ 122,172 | \$ 694 | \$ 33,128 | \$ 9,658 | \$ 25,314 | \$ 190,966 | \$ 226,976 |
| Due to other funds | 454 | - | - | 23,958 | 1,350 | 25,762 | 261 |
| Deferred revenues | 1,662,462 | - | - | 725,400 | - | 2,387,862 | 4,641,154 |
| Accrued liabilities | 93,875 | - | - | - | - | 93,875 | 75,539 |
| Other liabilities | 10 | - | - | - | - | 10 | 14,048 |
| Total liabilities | 1,878,973 | 694 | 33,128 | 759,016 | 26,664 | 2,698,475 | 4,957,978 |
| Fund balances | | | | | | | |
| Reserved for debt service | - | 90,000 | - | 1,801,250 | - | 1,891,250 | 1,891,250 |
| Reserved for prepaid expenditures | - | - | - | - | 1,600,000 | 1,600,000 | - |
| Unreserved Designated for subsequent year's expenditures | 8,054 | - | - | - | - | 8,054 | 20,673 |
| Undesignated | 652,070 | 1,278 | 1,282,208 | 5,061,190 | 12,482,586 | 19,479,332 | 4,655,372 |
| Total fund balances | 660,124 | 91,278 | 1,282,208 | 6,862,440 | 14,082,586 | 22,978,636 | 6,567,295 |
| Total liabilities and fund balances | \$ 2,539,097 | \$ 91,972 | \$ 1,315,336 | \$ 7,621,456 | \$ 14,109,250 | \$ 25,677,111 | \$ 11,525,273 |

1996

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCESYear ended December 31, 1996
(with comparative totals for the year ended December 31, 1995)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-----------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|---------------|--------------|
| | | | | | | 1996 | 1995 |
| Revenues | | | | | | | |
| Taxes | | | | | | | |
| Property | \$ 3,823,834 | \$ - | \$ 401,204 | \$ - | \$ - | \$ 4,225,038 | \$ 4,037,199 |
| Sales | - | - | - | 7,003,101 | - | 7,003,101 | 6,665,746 |
| Specific owner- ship | 304,031 | - | 33,711 | - | - | 337,742 | 328,025 |
| Total taxes | 4,127,865 | - | 434,915 | 7,003,101 | - | 11,565,881 | 11,030,970 |
| Interest on | | | | | | | |
| Investments | - | 7,279 | 123,201 | 565,245 | 1,188,786 | 1,884,511 | 802,212 |
| Intergovernmental | 20,073 | - | - | 200,304 | 808 | 221,185 | - |
| Charges for services | 27,112 | - | 320 | - | - | 27,432 | - |
| Miscellaneous | 217,171 | - | 1,200 | 292,692 | 44,400 | 555,463 | 529,884 |
| Total revenues | 4,392,221 | 7,279 | 559,636 | 8,061,342 | 1,233,994 | 14,254,472 | 12,423,066 |
| Expenditures | | | | | | | |
| Capital outlay | 1,884,499 | - | 845,056 | 55,992 | - | 2,785,547 | 3,209,836 |
| Engineering fees | - | - | 4,533 | 78,343 | 154,265 | 237,141 | 287,457 |
| Open space purchases | - | - | - | 161,817 | 21,845,183 | 22,007,000 | 29,328,506 |
| General government | - | - | 1,287 | 44,360 | 46,060 | 91,707 | 588,062 |
| Debt service | | | | | | | |
| Principal | 2,310,000 | 90,000 | 265,000 | 2,860,000 | - | 5,525,000 | 2,215,000 |
| Interest and fiscal charges | 106,415 | 42,333 | 172,973 | 1,919,318 | 1,657,378 | 3,898,417 | 3,003,556 |
| Total debt service | 2,416,415 | 132,333 | 437,973 | 4,779,318 | 1,657,378 | 9,423,417 | 5,218,556 |
| Total expenditures | 4,300,914 | 132,333 | 1,288,849 | 5,119,830 | 23,702,886 | 34,544,814 | 38,632,412 |
| Deficiency of revenues over expenditures | 91,307 | (125,054) | (729,213) | 2,941,512 | (22,468,892) | (20,290,340) | (26,209,351) |
| Other financing sources (uses) | | | | | | | |
| Bond proceeds | - | - | - | - | 35,000,000 | 35,000,000 | - |
| Operating transfers in | 32,000 | 100,830 | - | 17,373 | 1,531,478 | 1,701,681 | 164,758 |
| Total other financing sources | 32,000 | 100,830 | - | 17,373 | 36,531,478 | 36,701,681 | 164,758 |
| Excess (deficiency) of revenues and other financing sources over expenditures and other financing uses | 123,307 | (24,224) | (729,213) | 2,958,885 | 14,082,586 | 16,411,341 | (26,044,593) |
| Fund balances, beginning of year | 536,817 | 113,502 | 2,011,421 | 3,903,555 | - | 6,567,295 | 32,611,888 |
| Fund balances, end of year | \$ 660,124 | \$ 91,278 | \$ 1,282,208 | \$ 6,862,440 | \$ 14,082,586 | \$ 22,979,636 | \$ 6,567,295 |

1997

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1997
(with comparative totals for December 31, 1996)

| | Capital Projects | Capital Improvement Trust Fund - (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-----------------------------------------------------|---------------------|---------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|---------------|---------------|
| | | | | | | 1997 | 1996 |
| ASSETS | | | | | | | |
| Equity in pooled cash and investments | \$ 1,158,074 | \$ 2,495 | \$ 1,238,229 | \$ 5,306,040 | \$ 205,437 | \$ 7,910,275 | \$ 18,286,038 |
| Restricted cash | - | 90,000 | - | 1,801,250 | - | 1,891,250 | 1,891,250 |
| Property taxes receivable | 3,219,326 | - | - | - | - | 3,219,326 | 1,662,462 |
| Interest receivable | - | 774 | 10,148 | 75,529 | 1,275 | 87,726 | 179,715 |
| County goods and services receivable | 297,688 | - | 2,409 | 1,233,493 | 16,946 | 1,550,536 | 1,364,941 |
| Due from other funds | 33,865 | 632 | 8,288 | 102,760 | 1,735,479 | 1,881,024 | 692,705 |
| Prepaid expenditures | - | - | - | 5,000 | - | 5,000 | 1,600,000 |
| Total assets | \$ 4,708,953 | \$ 93,901 | \$ 1,259,074 | \$ 8,524,072 | \$ 1,959,137 | \$ 16,545,137 | \$ 25,677,111 |
| LIABILITIES AND FUND BALANCES | | | | | | | |
| Liabilities | | | | | | | |
| Accounts payable | \$ 61,182 | \$ - | \$ - | \$ 249,619 | \$ 11,568 | \$ 322,369 | \$ 190,966 |
| Due to other funds | 18,110 | - | - | 5,314 | 1,734,438 | 1,757,862 | 25,762 |
| Deferred revenue | 3,219,326 | - | - | 645,881 | - | 3,865,207 | 2,387,862 |
| Accrued liabilities | 96,178 | - | - | - | - | 96,178 | 93,875 |
| Other liabilities | 20 | - | - | - | 12 | 32 | 10 |
| Total liabilities | 3,394,816 | - | - | 900,814 | 1,746,025 | 6,041,655 | 2,698,475 |
| Fund balances | | | | | | | |
| Reserved for prepaid expenditures | - | - | - | 5,000 | - | 5,000 | 1,600,000 |
| Reserved for debt service | - | 90,000 | - | 1,801,250 | - | 1,891,250 | 1,891,250 |
| Unreserved | | | | | | | |
| Designated for subsequent year's expenditures | - | - | - | 5,214,002 | - | 5,214,002 | 8,054 |
| Undesignated | 1,314,137 | 3,901 | 1,259,074 | 603,006 | 213,112 | 3,393,230 | 19,479,332 |
| Total fund balances | 1,314,137 | 93,901 | 1,259,074 | 7,623,258 | 213,112 | 10,503,482 | 22,978,636 |
| Total liabilities and fund balances | \$ 4,708,953 | \$ 93,901 | \$ 1,259,074 | \$ 8,524,072 | \$ 1,959,137 | \$ 16,545,137 | \$ 25,677,111 |

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCES

Year ended December 31, 1997
(with comparative totals for the year ended December 31, 1996)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|----------------------|----------------------|
| | | | | | | 1997 | 1996 |
| Revenue | | | | | | | |
| Taxes | | | | | | | |
| Property | \$ 1,625,535 | \$ - | \$ 371,315 | \$ - | \$ - | \$ 1,996,850 | \$ 4,225,038 |
| Sales | - | - | - | 7,609,933 | - | 7,609,933 | 7,003,101 |
| Specific ownership | <u>147,041</u> | - | <u>32,047</u> | - | - | <u>179,088</u> | <u>337,742</u> |
| Total taxes | 1,772,576 | - | 403,362 | 7,609,933 | - | 9,785,871 | 11,565,881 |
| Interest on investments | - | 5,416 | 82,125 | 614,318 | 147,385 | 849,244 | 1,884,511 |
| Intergovernmental | 368,656 | - | - | 75 | 1,392 | 370,123 | 221,185 |
| Charges for services | - | - | - | - | - | - | 320 |
| Other revenue | <u>249,576</u> | - | <u>1,200</u> | <u>112,411</u> | <u>94,096</u> | <u>457,283</u> | <u>582,575</u> |
| Total revenue | 2,390,808 | 5,416 | 486,687 | 8,336,737 | 242,873 | 11,462,521 | 14,254,472 |
| Expenditures | | | | | | | |
| General government | 1,736,795 | - | - | - | - | 1,736,795 | 1,884,499 |
| Conservation <i>Open Space</i> | - | - | 1,500 | 2,796,230 | 14,112,220 | 16,909,950 | 22,388,520 |
| Highways and streets | - | - | 71,941 | - | - | 71,941 | 848,376 |
| Debt service | | | | | | | |
| Principal | - | 90,000 | 275,000 | 2,990,000 | - | 3,355,000 | 5,525,000 |
| Interest and fiscal charges | - | <u>38,508</u> | <u>161,380</u> | <u>1,789,689</u> | <u>1,734,565</u> | <u>3,724,441</u> | <u>3,898,417</u> |
| Total debt service | - | <u>128,508</u> | <u>436,380</u> | <u>4,779,689</u> | <u>1,734,565</u> | <u>7,079,142</u> | <u>9,423,417</u> |
| Total expenditures | <u>1,736,795</u> | <u>128,508</u> | <u>509,821</u> | <u>7,575,919</u> | <u>15,846,785</u> | <u>25,797,828</u> | <u>34,544,812</u> |
| Excess (deficiency) of revenue over expenditures | 654,013 | (123,092) | (23,134) | 760,818 | (15,603,912) | (14,335,307) | (20,290,340) |
| Other financing sources | | | | | | | |
| Bond proceeds | - | - | - | - | - | - | 35,000,000 |
| Operating transfers in | - | <u>125,715</u> | - | - | <u>1,734,438</u> | <u>1,860,153</u> | <u>1,701,681</u> |
| Total other financing sources | - | <u>125,715</u> | - | - | <u>1,734,438</u> | <u>1,860,153</u> | <u>36,701,681</u> |
| Excess (deficiency) of revenue and other financing sources (uses) over expenditures | 654,013 | 2,623 | (23,134) | 760,818 | (13,869,474) | (12,475,154) | 16,411,341 |
| Fund balances, beginning of year | <u>660,124</u> | <u>91,278</u> | <u>1,282,208</u> | <u>6,862,440</u> | <u>14,082,586</u> | <u>22,978,636</u> | <u>6,567,295</u> |
| Fund balances, end of year | \$ <u>1,314,137</u> | \$ <u>93,901</u> | \$ <u>1,259,074</u> | \$ <u>7,623,258</u> | \$ <u>213,112</u> | \$ <u>10,503,482</u> | \$ <u>22,978,636</u> |

1998

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1998
(with comparative totals for December 31, 1997)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-----------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|---------------------|
| | | | | | | 1998 | 1997 |
| ASSETS | | | | | | | |
| Equity in pooled cash and investments | \$1,135,945 | \$5,915 | \$641,041 | \$7,556,000 | \$19,245,377 | \$28,584,278 | \$7,910,275 |
| Restricted cash | - | 90,000 | - | - | - | 90,000 | \$1,891,250 |
| Property taxes receivable | 4,987,741 | - | - | - | - | 4,987,741 | 3,219,326 |
| Interest receivable | - | 646 | 4,305 | 55,626 | 142,025 | 202,602 | 87,726 |
| County goods and services receivable | 26,881 | - | 2,299 | 1,373,019 | - | 1,402,199 | 1,550,536 |
| Due from other funds | 65,720 | 208 | 1,387 | 74,505 | 45,808 | 187,628 | 1,881,024 |
| Prepaid expenditures | - | - | - | - | - | - | 5,000 |
| Total assets | \$6,216,287 | \$96,769 | \$649,032 | \$9,059,150 | \$19,433,210 | \$35,454,448 | \$16,545,137 |
| LIABILITIES AND FUND BALANCE | | | | | | | |
| Liabilities | | | | | | | |
| Accounts payable | 189,482 | - | - | 450 | 584,540 | 774,472 | 322,369 |
| Due to other funds | 2,846 | - | - | - | - | 2,846 | 1,757,862 |
| Deferred revenue | 4,987,741 | - | - | 564,200 | - | 5,551,941 | 3,865,207 |
| Accrued liabilities | 111,090 | - | - | - | - | 111,090 | 96,178 |
| Other Liabilities | 20 | - | - | - | 19 | 39 | 39 |
| Total liabilities | 5,291,179 | - | - | 564,650 | 584,559 | 6,440,388 | 6,041,655 |
| Fund balance | | | | | | | |
| Reserved for prepaid expenditures | - | - | - | - | - | - | 5,000 |
| Reserved for debt service | - | 90,000 | - | - | - | 90,000 | 1,891,250 |
| Unreserved | | | | | | | |
| Designated for subsequent year's expenditures | - | - | - | - | - | - | 5,214,002 |
| Undesignated | 925,108 | 6,769 | 649,032 | 8,494,500 | 18,848,651 | 26,924,060 | 3,393,230 |
| Total fund balance | 925,108 | 96,769 | 649,032 | 8,494,500 | 18,848,651 | 29,014,060 | 10,503,482 |
| Total liabilities and fund balance | \$6,216,287 | \$96,769 | \$649,032 | \$9,059,150 | \$19,433,210 | \$35,454,448 | \$16,545,137 |

1998

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCEYear ended December 31, 1998
(with comparative totals for December 31, 1997)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|--------------|--------------|
| | | | | | | 1998 | 1997 |
| Revenues | | | | | | | |
| Taxes | | | | | | | |
| Property | \$3,187,172 | - | \$321,672 | - | - | \$3,508,844 | \$1,996,850 |
| Sales | - | - | - | \$8,703,742 | - | 8,703,742 | 7,609,933 |
| Specific ownership | 267,868 | - | 28,265 | - | - | 296,133 | 179,088 |
| Total taxes | 3,455,040 | - | 349,937 | 8,703,742 | - | 12,508,719 | 9,785,871 |
| Interest on investments | - | 5,971 | 55,354 | 434,388 | 1,684,554 | 2,180,267 | 849,244 |
| Intergovernmental | 17,732 | - | - | - | - | 17,732 | 370,123 |
| Other revenue | 291,026 | - | - | - | - | 291,026 | 457,283 |
| Total revenue | 3,763,798 | 5,971 | 405,291 | 9,138,130 | 1,684,554 | 14,997,744 | 11,482,521 |
| Expenditures | | | | | | | |
| General government | 4,233,505 | - | - | - | - | 4,233,505 | 1,736,795 |
| Conservation <i>open space</i> | - | - | 572,078 | 1,830,816 | 19,336,590 | 21,739,484 | 16,909,950 |
| Highways and streets | - | - | - | - | - | - | 71,941 |
| Debt service | - | - | - | - | - | - | - |
| Principal | - | 95,000 | 295,000 | 3,130,000 | 1,885,000 | 5,405,000 | 3,355,000 |
| Interest and fiscal charges | - | 34,458 | 148,255 | 1,644,173 | 3,184,130 | 5,011,016 | 3,724,142 |
| Total debt service | - | 129,458 | 443,255 | 4,774,173 | 5,069,130 | 10,416,016 | 7,079,142 |
| Total expenditures | 4,233,505 | 129,458 | 1,015,333 | 6,604,989 | 24,405,720 | 36,389,005 | 25,797,828 |
| Excess (deficiency) of revenue over expenditures | (469,707) | (123,487) | (610,042) | 2,533,141 | (22,721,166) | (21,391,261) | (14,335,307) |
| Other financing sources (uses) | | | | | | | |
| Bond proceeds | - | - | - | - | 36,367,480 | 36,367,480 | - |
| Operating transfers in | 80,678 | 126,355 | - | - | 5,059,746 | 5,266,779 | - |
| Operating transfers out | - | - | - | (1,661,899) | (70,521) | (1,732,420) | 1,860,153 |
| Total other financing sources (uses) | 80,678 | 126,355 | - | (1,661,899) | 41,356,705 | 39,901,839 | 1,860,153 |
| Excess (deficiency) of revenue and other financing sources (uses) over expenditures | (389,029) | 2,868 | (610,042) | 871,242 | 18,635,539 | 18,510,578 | (12,475,154) |
| Fund balances, beginning of year | 1,314,137 | 93,901 | 1,259,074 | 7,623,258 | 213,112 | 10,503,482 | 22,978,636 |
| Fund balances, end of year | \$925,108 | \$96,769 | \$649,032 | \$8,494,500 | \$18,848,651 | \$29,014,060 | \$10,503,482 |

GPID 1998

Boulder County, Colorado

CAPITAL PROJECTS FUNDS
GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL

Year ended December 31, 1998
(with comparative totals for the year ended December 31, 1997)

| | 1998 | | Variance - Favorable (Unfavorable) | 1997 |
|-----------------------------------------------------|----------------------|------------------|------------------------------------------|--------------------|
| | Budget | Actual | | Actual |
| Revenues | | | | |
| Taxes | | | | |
| Property taxes | \$319,946 | \$321,672 | \$1,726 | \$371,315 |
| Specific ownership taxes | 28,549 | 28,265 | (284) | 32,047 |
| Total taxes | <u>348,495</u> | <u>349,937</u> | <u>1,442</u> | <u>403,362</u> |
| Interest on investments | 46,283 | 55,354 | 9,071 | 82,125 |
| Charges for services | | | | |
| Other revenue | | | | |
| Building rentals | 600 | - | 600 | 1,200 |
| Total revenue | <u>395,378</u> | <u>405,291</u> | <u>11,113</u> | <u>486,687</u> |
| Expenditures | | | | |
| Conservation | | | | |
| Open space purchase | 1,138,691 | 570,578 | 568,113 | |
| Miscellaneous | 400 | 1,500 | (1,100) | 1,500 |
| Highways and streets | - | - | - | 71,941 |
| Debt service | | | | |
| Principal | 295,000 | 295,000 | | 275,000 |
| Interest and fiscal charges | 148,255 | 148,255 | | 161,380 |
| Total expenditures | <u>1,582,346</u> | <u>1,015,333</u> | <u>567,013</u> | <u>509,821</u> |
| Excess (deficiency) of revenue over expenditures | <u>(\$1,186,968)</u> | <u>(610,042)</u> | <u>\$578,126</u> | <u>(23,134)</u> |
| Fund balances, beginning of year | | <u>1,259,074</u> | | <u>1,282,208</u> |
| Fund balances, end of year | | <u>\$849,032</u> | | <u>\$1,259,074</u> |

1999
Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 1999
(with comparative totals for December 31, 1998)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunhamel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-----------------------------------------------------|---------------------|-------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|---------------------|
| | | | | | | 1999 | 1998 |
| ASSETS | | | | | | | |
| Equity in pooled cash and investments | \$6,010,320 | \$8,078 | \$697,889 | \$4,429,984 | \$220 | \$11,146,491 | \$28,584,278 |
| Restricted cash | - | 90,000 | - | - | - | 90,000 | \$90,000 |
| Property taxes receivable | 6,209,860 | - | - | - | - | 6,209,860 | 4,987,741 |
| Interest receivable | - | 1,678 | 11,903 | 116,906 | - | 130,487 | 202,602 |
| County goods and services receivable | 169,819 | - | 3,158 | 1,836,735 | - | 2,009,712 | 1,402,199 |
| Due from other funds | 1,004 | 177 | 1,257 | 77,564 | - | 80,002 | 187,628 |
| Prepaid expenditures | 229 | - | - | 106,118 | - | 106,347 | - |
| Total assets | <u>\$12,391,232</u> | <u>\$99,933</u> | <u>\$714,207</u> | <u>\$6,567,307</u> | <u>\$220</u> | <u>\$19,772,899</u> | <u>\$35,454,448</u> |
| LIABILITIES AND FUND BALANCE | | | | | | | |
| Liabilities | | | | | | | |
| Accounts payable | 387,968 | - | - | 16,081 | - | 404,049 | 774,472 |
| Due to other funds | 785,962 | 111 | 993 | 18,616 | 220 | 805,902 | 2,846 |
| Deferred revenue | 6,209,860 | - | - | 483,600 | - | 6,693,460 | 5,551,941 |
| Accrued liabilities | 132,468 | - | - | - | - | 132,468 | 111,090 |
| Other Liabilities | 100 | - | - | 805,394 | 19 | 805,513 | 39 |
| Total liabilities | <u>7,516,356</u> | <u>111</u> | <u>993</u> | <u>1,323,691</u> | <u>239</u> | <u>8,841,390</u> | <u>6,440,388</u> |
| Fund balance | | | | | | | |
| Reserved for prepaid expenditures | 229 | - | - | 106,118 | - | 106,347 | - |
| Reserved for debt service | - | 90,000 | - | - | - | 90,000 | 90,000 |
| Unreserved | | | | | | | |
| Designated for subsequent year's expenditures | 1,187,892 | - | - | - | - | 1,187,892 | - |
| Undesignated | 3,686,755 | 9,822 | 713,214 | 5,137,498 | (19) | 9,547,270 | 28,924,060 |
| Total fund balance | <u>4,874,876</u> | <u>99,822</u> | <u>713,214</u> | <u>5,243,616</u> | <u>(19)</u> | <u>10,931,509</u> | <u>29,014,060</u> |
| Total liabilities and fund balance | <u>\$12,391,232</u> | <u>\$99,933</u> | <u>\$714,207</u> | <u>\$6,567,307</u> | <u>\$220</u> | <u>\$19,772,899</u> | <u>\$35,454,448</u> |

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

**COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCE**

Year ended December 31, 1999
(with comparative totals for December 31, 1998)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|--------------|--------------|
| | | | | | | 1999 | 1998 |
| Revenues | | | | | | | |
| Taxes | | | | | | | |
| Property | \$4,957,273 | - | \$412,264 | - | - | \$5,369,537 | \$3,508,844 |
| Sales | - | - | - | \$8,797,779 | - | 8,797,779 | 8,703,742 |
| Specific ownership | 433,444 | - | 36,162 | - | - | 469,606 | 296,133 |
| Total taxes | 5,390,717 | - | 448,426 | 8,797,779 | - | 14,636,922 | 12,508,719 |
| Interest on investments | - | \$6,271 | 51,980 | 637,070 | \$265,968 | 961,289 | 2,180,267 |
| Intergovernmental | 3,892 | - | - | 265,445 | - | 269,337 | 17,732 |
| Sale of fixed assets | 2,999,359 | - | 3,000 | 124,282 | 55,024 | 3,181,645 | - |
| Miscellaneous revenue | 227,827 | - | - | 2,758 | - | 230,585 | 291,026 |
| Total revenue | 8,621,795 | 6,271 | 503,406 | 9,827,314 | 320,992 | 19,279,778 | 14,997,744 |
| Expenditures | | | | | | | |
| General government | 5,892,411 | - | - | - | - | 5,892,411 | 4,233,505 |
| Conservation | - | - | 24 | 6,143,685 | 19,169,662 | 25,313,371 | 21,739,484 |
| Debt service | | | | | | | |
| Principal | - | 100,000 | 305,000 | 3,290,000 | 2,535,000 | 6,230,000 | 5,405,000 |
| Interest and fiscal charges | - | 29,945 | 134,200 | 1,488,023 | 3,319,985 | 4,972,153 | 5,011,016 |
| Total debt service | - | 129,945 | 439,200 | 4,778,023 | 5,854,985 | 11,202,153 | 10,416,016 |
| Total expenditures | 5,892,411 | 129,945 | 439,224 | 10,921,708 | 25,024,647 | 42,407,935 | 36,389,005 |
| Excess (deficiency) of revenue over expenditures | 2,729,384 | (123,674) | 64,182 | (1,094,394) | (24,703,655) | (23,128,157) | (21,391,261) |
| Other financing sources (uses) | | | | | | | |
| Bond proceeds | - | - | - | - | - | - | \$36,367,480 |
| Operating transfers in | 2,010,392 | 126,727 | - | - | 5,854,985 | 7,992,104 | \$5,286,779 |
| Operating transfers out | (790,008) | - | - | (2,156,490) | - | (2,946,498) | (1,732,420) |
| Total other financing sources (uses) | 1,220,384 | 126,727 | - | (2,156,490) | 5,854,985 | 5,045,606 | 39,901,839 |
| Excess (deficiency) of revenue and other financing sources (uses) over expenditures | 3,949,768 | 3,053 | 64,182 | (3,250,884) | (18,848,670) | (18,082,551) | 18,510,578 |
| Fund balances, beginning of year | 925,108 | 96,769 | 649,032 | 8,494,500 | 18,848,651 | 29,014,060 | 10,503,482 |
| Fund balances, end of year | \$4,874,876 | \$99,822 | \$713,214 | \$5,243,616 | (\$19) | \$10,931,509 | \$29,014,060 |

Boulder County, Colorado

CAPITAL PROJECTS FUNDS
GUNBARREL GENERAL IMPROVEMENT DISTRICT FUNDSTATEMENT OF REVENUE, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUALYear ended December 31, 1999
(with comparative totals for the year ended December 31, 1998)

| | 1999 | | Variance - Favorable (Unfavorable) | 1998 |
|-------------------------------------------------------------|--------------------|------------------|------------------------------------------|------------------|
| | Budget | Actual | | Actual |
| Revenues | | | | |
| Taxes | | | | |
| Property taxes | \$407,738 | \$412,264 | \$4,526 | \$321,672 |
| Specific ownership taxes | 30,000 | 36,162 | 6,162 | 28,265 |
| Total taxes | <u>437,738</u> | <u>448,426</u> | <u>10,688</u> | <u>349,937</u> |
| Interest on investments | 5,000 | 51,980 | 46,980 | 55,354 |
| Sale of fixed assets | - | 3,000 | 3,000 | - |
| Building rentals | 600 | - | (600) | - |
| Total revenue | <u>443,338</u> | <u>503,406</u> | <u>60,068</u> | <u>405,291</u> |
| Expenditures | | | | |
| Conservation | | | | |
| Open space purchases | 623,257 | - | 623,257 | 570,578 |
| Miscellaneous | - | 24 | (24) | 1,500 |
| Debt service | | | | |
| Principal | 305,000 | 305,000 | - | 295,000 |
| Interest and fiscal charges | 134,200 | 134,200 | - | 148,255 |
| Total expenditures | <u>1,062,457</u> | <u>439,224</u> | <u>623,233</u> | <u>1,015,333</u> |
| Excess (deficiency) of revenue over expenditures | <u>(\$619,119)</u> | 64,182 | <u>\$683,301</u> | (610,042) |
| Fund balances, beginning of year | | <u>649,032</u> | | <u>1,259,074</u> |
| Fund balances, end of year | | <u>\$713,214</u> | | <u>\$649,032</u> |

2000

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING BALANCE SHEET

December 31, 2000
(with comparative totals for December 31, 1999)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-----------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|---------------------|
| | | | | | | 2000 | 1999 |
| ASSETS | | | | | | | |
| Equity in pooled cash and investments | \$4,720,920 | \$11,786 | \$768,578 | \$11,603,352 | \$ - | \$17,104,636 | \$11,146,491 |
| Restricted cash | - | 90,000 | - | - | - | 90,000 | 90,000 |
| Property taxes receivable | 7,539,668 | - | - | - | - | 7,539,668 | 6,209,860 |
| Interest receivable | - | 1,520 | 11,443 | 259,221 | - | 272,184 | 130,467 |
| County goods and services receivable | 285,052 | - | 3,321 | 1,877,146 | - | 2,165,519 | 2,009,712 |
| Due from other funds | 10,502 | 331 | 2,489 | 476,365 | - | 489,687 | 80,002 |
| Prepaid expenditures | - | - | - | - | - | - | 106,347 |
| Total assets | \$12,556,142 | \$103,637 | \$785,831 | \$14,216,084 | \$ - | \$27,661,694 | \$19,772,899 |
| LIABILITIES AND FUND BALANCE | | | | | | | |
| Liabilities | | | | | | | |
| Accounts payable | \$398,942 | \$ - | \$ - | \$10,495 | \$ - | \$409,437 | \$404,049 |
| Due to other funds | 118,710 | - | - | 297,665 | - | 416,375 | 805,902 |
| Deferred revenue | 7,539,668 | - | - | 403,000 | - | 7,942,668 | 6,693,460 |
| Accrued liabilities | 159,752 | - | - | - | - | 159,752 | 132,466 |
| Other Liabilities | 292 | - | - | 739 | - | 1,031 | 805,513 |
| Total liabilities | 8,217,364 | - | - | 711,899 | - | 8,929,263 | 8,841,390 |
| Fund balance | | | | | | | |
| Reserved for prepaid expenditures | - | - | - | - | - | - | 106,347 |
| Reserved for debt service | - | 90,000 | - | - | - | 90,000 | 90,000 |
| Unreserved | | | | | | | |
| Designated for subsequent year's expenditures | 1,497,512 | - | - | - | - | 1,497,512 | 1,187,892 |
| Undesignated | 2,841,266 | 13,637 | 785,831 | 13,504,185 | - | 17,144,919 | 9,547,270 |
| Total fund balance | 4,338,778 | 103,637 | 785,831 | 13,504,185 | - | 18,732,431 | 10,931,509 |
| Total liabilities and fund balance | \$12,556,142 | \$103,637 | \$785,831 | \$14,216,084 | \$ - | \$27,661,694 | \$19,772,899 |

Boulder County, Colorado

CAPITAL PROJECTS FUNDS

COMBINING STATEMENT OF REVENUE, EXPENDITURES
AND CHANGES IN FUND BALANCE

Year ended December 31, 2000
(with comparative totals for December 31, 1999)

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1994 | Open Space Capital Improvement Fund, Bond Series 1996 | Totals | |
|-------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|--------------|--------------|
| | | | | | | 2000 | 1999 |
| Revenues | | | | | | | |
| Taxes | | | | | | | |
| Property | \$6,178,275 | \$ - | \$411,349 | \$ - | \$ - | \$6,590,624 | \$5,369,537 |
| Sales | - | - | - | 10,861,103 | - | 10,861,103 | 8,797,779 |
| Specific ownership | 574,835 | - | 38,564 | - | - | 613,399 | 469,606 |
| Total taxes | 6,754,110 | - | 449,913 | 10,861,103 | - | 18,065,126 | 14,636,922 |
| Interest on investments | - | 7,189 | 66,654 | 2,193,647 | - | 2,267,490 | 961,289 |
| Intergovernmental | 834 | - | - | 814,109 | - | 814,943 | 269,337 |
| Sale of fixed assets | - | - | - | 181,299 | - | 181,299 | 3,181,645 |
| Miscellaneous revenue | 558,247 | - | - | 3,605 | - | 561,852 | 230,585 |
| Total revenue | 7,313,191 | 7,189 | 518,567 | 13,853,763 | - | 21,690,710 | 19,279,778 |
| Expenditures | | | | | | | |
| General government | 7,936,289 | - | - | - | - | 7,936,289 | 5,892,411 |
| Conservation | - | - | - | 32,648,900 | - | 32,648,900 | 25,313,371 |
| Debt service | | | | | | | |
| Principal | - | 105,000 | 325,000 | 3,055,000 | 2,875,000 | 6,360,000 | 6,230,000 |
| Interest and fiscal charges | - | 24,945 | 118,950 | 3,078,035 | 3,209,187 | 6,431,117 | 4,972,153 |
| Total debt service | - | 129,945 | 443,950 | 6,133,035 | 6,084,187 | 12,791,117 | 11,202,153 |
| Total expenditures | 7,936,289 | 129,945 | 443,950 | 38,781,935 | 6,084,187 | 53,376,308 | 42,407,935 |
| Excess (deficiency) of revenue over expenditures | (623,098) | (122,756) | 72,617 | (24,928,172) | (6,084,187) | (31,685,596) | (23,128,157) |
| Other financing sources (uses) | | | | | | | |
| Bond proceeds | - | - | - | 35,575,000 | - | 35,575,000 | - |
| Proceeds of refunding bonds | - | - | - | 3,000,000 | - | 3,000,000 | - |
| Payment to refunded bond escrow agent | - | - | - | (3,000,000) | - | (3,000,000) | - |
| Operating transfers in | 87,000 | 126,571 | - | - | 6,084,206 | 6,297,777 | 7,992,104 |
| Operating transfers out | - | - | - | (2,386,259) | - | (2,386,259) | (2,946,498) |
| Total other financing sources (uses) | 87,000 | 126,571 | - | 33,188,741 | 6,084,206 | 39,486,518 | 5,045,606 |
| Excess (deficiency) of revenue and other financing sources (uses) over expenditures | (536,098) | 3,815 | 72,617 | 8,260,569 | 19 | 7,800,922 | (18,082,551) |
| Fund balances, beginning of year | 4,874,876 | 99,822 | 713,214 | 5,243,616 | (19) | 10,931,509 | 29,014,060 |
| Fund balances, end of year | \$4,338,778 | \$103,637 | \$785,831 | \$13,504,185 | - | \$18,732,431 | \$10,931,509 |

GPID 2000

Boulder County, Colorado

CAPITAL PROJECTS FUNDS
GUNBARREL GENERAL IMPROVEMENT DISTRICT FUND

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES
IN FUND BALANCE - BUDGET (GAAP BASIS) AND ACTUAL

Year ended December 31, 2000
(with comparative totals for the year ended December 31, 1999)

| | 2000 | | | 1999 |
|-----------------------------------------------------|--------------------|------------------|------------------------------------------|------------------|
| | Budget | Actual | Variance - Favorable (Unfavorable) | Actual |
| Revenues | | | | |
| Taxes | | | | |
| Property taxes | \$408,866 | \$411,349 | \$2,483 | \$412,264 |
| Specific ownership taxes | 35,000 | 38,564 | 3,564 | 36,162 |
| Total taxes | <u>443,866</u> | <u>449,913</u> | <u>6,047</u> | <u>448,426</u> |
| Interest on investments | 31,500 | 66,654 | 35,154 | 51,980 |
| Sale of fixed assets | - | - | - | 3,000 |
| Total revenue | <u>475,366</u> | <u>516,567</u> | <u>41,201</u> | <u>503,406</u> |
| Expenditures | | | | |
| Conservation | | | | |
| Open space purchases | 696,975 | - | 696,975 | - |
| Miscellaneous | - | - | - | 24 |
| Debt service | | | | |
| Principal | 325,000 | 325,000 | - | 305,000 |
| Interest and fiscal charges | 118,950 | 118,950 | - | 134,200 |
| Total expenditures | <u>1,140,925</u> | <u>443,950</u> | <u>696,975</u> | <u>439,224</u> |
| Excess (deficiency) of revenue over expenditures | <u>(\$665,559)</u> | 72,617 | <u>\$738,176</u> | 64,182 |
| Fund balances, beginning of year | | <u>713,214</u> | | <u>649,032</u> |
| Fund balances, end of year | | <u>\$785,831</u> | | <u>\$713,214</u> |

2001

BOULDER COUNTY, COLORADO

Capital Projects Funds
Combining Balance Sheet
December 31, 2001

| Assets | Capital projects | Capital improvement trust fund (roads) | Gunbarrel general improvement district | Open space capital improvement fund, bond series 1994, 2000, and 2001 | Open space capital improvement fund, bond series 1996 | Totals |
|-----------------------------------------------|------------------|----------------------------------------|----------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------|------------|
| Equity in Treasurer's cash and investments | \$ 6,160,706 | 14,472 | 782,826 | 32,289,065 | — | 39,247,069 |
| Restricted cash | — | 90,000 | — | — | — | 90,000 |
| Property taxes receivable | 6,936,498 | — | — | — | — | 6,936,498 |
| Interest receivable | — | 690 | 5,162 | 579,225 | — | 585,077 |
| County goods and services receivable | 32,740 | — | 2,736 | 1,573,975 | — | 1,609,451 |
| Due from other funds | 3,407 | 255 | 1,904 | 102,363 | — | 107,929 |
| Prepaid expenditures | — | — | — | 95,795 | — | 95,795 |
| Total assets | \$ 13,133,351 | 105,417 | 792,628 | 34,640,423 | — | 48,671,819 |
| Liabilities and Fund Balance | | | | | | |
| Liabilities | | | | | | |
| Accounts payable | \$ 381,522 | — | — | 106,390 | — | 487,912 |
| Due to other funds | 575 | — | — | 2,574 | — | 3,149 |
| Deferred revenue | 6,934,468 | — | — | 322,400 | — | 7,256,868 |
| Accrued liabilities | 40,171 | — | — | 2,723 | — | 42,894 |
| Other liabilities | 292 | — | — | 749 | — | 1,041 |
| Total liabilities | 7,357,028 | — | — | 434,826 | — | 7,791,854 |
| Fund balance | | | | | | |
| Reserved for prepaid expenditures | — | — | — | 95,795 | — | 95,795 |
| Reserved for debt service | — | 90,000 | — | — | — | 90,000 |
| Unreserved | | | | | | |
| Designated for subsequent year's expenditures | — | — | — | — | — | — |
| Undesignated | 5,776,323 | 15,417 | 792,628 | 34,109,792 | — | 40,694,160 |
| Total fund balance | 5,776,323 | 105,417 | 792,628 | 34,205,587 | — | 40,879,955 |
| Total liabilities and fund balance | \$ 13,133,351 | 105,417 | 792,628 | 34,640,423 | — | 48,671,819 |

BOULDER COUNTY, COLORADO
Capital Projects Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balance
Year ended December 31, 2001

| | Capital projects | Capital improvement trust fund (roads) | Gunbarrel general improvement district | Open space capital improvement fund, bond series 1994, 2000, and 2001 | Open space capital improvement fund, bond series 1996 | Total |
|---------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------|
| Revenues: | | | | | | |
| Taxes: | | | | | | |
| Property | \$ 7,504,166 | — | 371,455 | — | — | 7,875,621 |
| Sales | — | — | — | 11,247,451 | — | 11,247,451 |
| Specific ownership | 700,994 | — | 35,191 | — | — | 736,185 |
| Total taxes | 8,205,160 | — | 406,646 | 11,247,451 | — | 19,859,257 |
| Interest on investments | — | 5,167 | 42,526 | 2,697,589 | — | 2,745,282 |
| Intergovernmental | 1,968 | — | — | 2,502,085 | — | 2,504,053 |
| Sale of fixed assets | — | — | — | 2,272,796 | — | 2,272,796 |
| Miscellaneous revenue | 286,295 | — | — | 935 | — | 287,230 |
| Total revenue | 8,493,423 | 5,167 | 449,172 | 18,720,856 | — | 27,668,618 |
| Expenditures | | | | | | |
| General government | 7,439,041 | — | — | — | — | 7,439,041 |
| Conservation | — | — | — | 38,373,964 | — | 38,373,964 |
| Debt service: | | | | | | |
| Principal | — | 110,000 | 340,000 | 3,160,000 | 3,105,000 | 6,715,000 |
| Interest and fiscal charges | — | 19,485 | 102,375 | 4,060,500 | 3,076,325 | 7,198,685 |
| Total debt service | — | 129,485 | 442,375 | 7,160,500 | 6,181,325 | 13,913,685 |
| Total expenditures | 7,439,041 | 129,485 | 442,375 | 45,534,464 | 6,181,325 | 59,726,690 |
| Excess (deficiency) of revenue over expenditures | 1,054,382 | (124,318) | 6,797 | (26,813,608) | (6,181,325) | (32,058,072) |
| Other financing sources (uses): | | | | | | |
| Bond proceeds | — | — | — | 50,000,000 | — | 50,000,000 |
| Operating transfers in | 263,600 | 126,098 | — | — | 6,181,325 | 6,571,023 |
| Operating transfers out | — | — | — | (2,484,990) | — | (2,484,990) |
| Total other financing sources (uses) | 263,600 | 126,098 | — | 47,515,010 | 6,181,325 | 54,086,933 |
| Excess of revenue and other financing sources (uses) over expenditures | 1,317,982 | 1,780 | 6,797 | 20,701,402 | — | 22,027,961 |
| Fund balances, beginning of year, as previously reported | 4,338,778 | 103,637 | 785,831 | 13,504,185 | — | 18,732,431 |
| Prior period restatement | 119,563 | — | — | — | — | 119,563 |
| Fund balances, beginning of year, as restated | 4,458,341 | 103,637 | 785,831 | 13,504,185 | — | 18,851,994 |
| Fund balances, end of year | \$ 5,776,323 | 105,417 | 792,628 | 34,205,587 | — | 40,879,955 |

GPID 2001

BOULDER COUNTY, COLORADO**Capital Projects Funds – Gunbarrel General Improvement District Fund****Statement of Revenue, Expenditures, and Changes in Fund Balance –
Budget (GAAP Basis) and Actual**

Year ended December 31, 2001

| | <u>Budget</u> | <u>Actual</u> | <u>Variance – favorable (unfavorable)</u> |
|--------------------------------------------------------|---------------------|-------------------|---------------------------------------------------|
| Revenues: | | | |
| Taxes: | | | |
| Property taxes | \$ 369,459 | 371,455 | 1,996 |
| Specific ownership taxes | 35,000 | 35,191 | 191 |
| Total taxes | <u>404,459</u> | <u>406,646</u> | <u>2,187</u> |
| Interest on investments | <u>31,500</u> | <u>42,526</u> | <u>11,026</u> |
| Total revenue | <u>435,959</u> | <u>449,172</u> | <u>13,213</u> |
| Expenditures: | | | |
| Conservation: | | | |
| Open space purchases | 713,214 | — | 713,214 |
| Debt service: | | | |
| Principal | 340,000 | 340,000 | — |
| Interest and fiscal charges | <u>102,375</u> | <u>102,375</u> | <u>—</u> |
| Total expenditures | <u>1,155,589</u> | <u>442,375</u> | <u>713,214</u> |
| Excess (deficiency) of revenue over expenditures | \$ <u>(719,630)</u> | <u>6,797</u> | <u>726,427</u> |
| Fund balance, beginning of year | | <u>785,831</u> | |
| Fund balance, end of year | | \$ <u>792,628</u> | |

2002

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2002

(10) Bonds Payable – Governmental Activities

Annual debt service requirements to maturity for bonded debt are as follows:

| Description of bond issue | Beginning balance 01/01/02 | Bond issues 2002 | Principal retired 2002 | Ending balance 12/31/02 | Interest paid 2002 |
|-----------------------------------------------------------------------------------|----------------------------------|------------------------|------------------------------|-------------------------------|--------------------------|
| Bond #1-Cap Impr. Trust Series B2 | \$ 245,000 | — | 120,000 | 125,000 | 13,355 |
| Bond #2-Open Space Sales & Use Tax Rev. Bonds, Series 1994 (see note below) | 14,540,000 | — | 3,335,000 | 11,205,000 | 820,622 |
| Bond #3-Gunbarrel GID Gen. Obligation Bonds, Series 1994 | 1,545,000 | — | 360,000 | 1,185,000 | 84,295 |
| Bond #4-Open Space Capital Impr. Trust Bonds, Series 1995 | 26,575,000 | — | 2,395,000 | 24,180,000 | 1,301,899 |
| Bond #5-Open Space Capital Impr. Trust Bonds, Series 1998 | 33,025,000 | — | 1,075,000 | 31,950,000 | 1,622,715 |
| Bond #6-Open Space Capital Impr. Trust Bonds, Series 2000A/ 2000B | 38,575,000 | — | — | 38,575,000 | 2,200,025 |
| Bond #7-Open Space Capital Impr. Trust Bonds, Series 2001 | 50,000,000 | — | — | 50,000,000 | 2,424,713 |
| Bond #8-Open Space Capital Impr. Trust Bonds, Series 2002 | — | 30,800,000 | — | 30,800,000 | — |
| Totals | \$ 164,505,000 | 30,800,000 | 7,285,000 | 188,020,000 | 8,467,624 |

Note: The ending balance due on the 1994 bonds (bond #2) on December 31, 1999 was \$23,755,000. Due to a partial defeasance in February 2000, the balance before principal payments in 2000 was \$20,755,000. The \$3,000,000 difference is held in escrow at Cherry Creek Bank. The detail listed above reflects only the County's payments, not payments out of escrow.

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2002

The County has issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds Series 1994. The bonds are payable from revenue received by the County from the imposition of a 0.25% sales and use tax. The bonds mature annually beginning in 1996 with final payment in 2005. Interest at rates from 4.55% to 5.75% is payable semi-annually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|----------------------|------------------|-------------------|
| Year ending December 31: | | | |
| 2003 | \$ 3,545,000 | 637,198 | 4,182,198 |
| 2004 | 3,720,000 | 440,450 | 4,160,450 |
| 2005 | 3,940,000 | 226,550 | 4,166,550 |
| | <u>\$ 11,205,000</u> | <u>1,304,198</u> | <u>12,509,198</u> |

The Gunbarrel General Improvement District has issued \$3,600,000 in General Obligation Bonds Series 1994. The bonds are general obligations of the Gunbarrel District, a component unit, and do not represent a liability of the County. The bonds are payable from revenue received by the Gunbarrel District for general ad valorem taxes. The bonds mature annually beginning in 1995 with final payment in 2005. Interest at rates from 4.1% to 5.6% is payable semi-annually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|---------------------|-----------------|------------------|
| Year ending December 31: | | | |
| 2003 | \$ 375,000 | 65,215 | 440,215 |
| 2004 | 395,000 | 44,965 | 439,965 |
| 2005 | 415,000 | 23,240 | 438,240 |
| | <u>\$ 1,185,000</u> | <u>133,420</u> | <u>1,318,420</u> |

The County has issued \$35,000,000 in Open Space Capital Improvement Fund Bonds, Series 1996. The bonds are payable from revenue transferred to the Trust Fund from the County's General Fund and other legally available funds. The bonds mature annually beginning in 1998 with final payment in 2010. Interest at rates from 4.1% to 5.25% is payable semi-annually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|----------------------|------------------|-------------------|
| Year ending December 31: | | | |
| 2003 | \$ 2,510,000 | 1,189,055 | 3,699,055 |
| 2004 | 2,630,000 | 1,068,892 | 3,698,892 |
| 2005 | 2,765,000 | 932,432 | 3,697,432 |
| 2006 | 2,925,000 | 772,953 | 3,697,953 |
| 2007 | 3,085,000 | 610,231 | 3,695,231 |
| 2008-2010 | 10,265,000 | 822,008 | 11,087,008 |
| | <u>\$ 24,180,000</u> | <u>5,395,571</u> | <u>29,575,571</u> |

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2002

| | <u>Capital projects</u> | <u>Capital improvement trust fund (Roads)</u> | <u>Gunbarrel general improvement district</u> | <u>Open space capital improvement fund, bond series 1996</u> | <u>Nonmajor capital projects funds</u> |
|-------------------------------------------|-----------------------------|-----------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------|
| Assets | | | | | |
| Equity in pooled cash and investments | \$ 6,960,377 | 17,007 | 530,671 | — | 7,508,055 |
| Restricted cash | — | 90,000 | — | — | 90,000 |
| Property taxes receivable | 4,077,818 | — | — | — | 4,077,818 |
| Due from component unit | 43 | — | — | — | 43 |
| Interest receivable | — | 539 | 2,671 | — | 3,210 |
| County goods and services receivable | 4,594 | — | 2,829 | — | 7,423 |
| Due from other funds | 5,359 | — | — | — | 5,359 |
| Total assets | \$ 11,048,191 | 107,546 | 536,171 | — | 11,691,908 |
| Liabilities and Fund Balance | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 429,751 | — | — | — | 429,751 |
| Due to other funds | 35,327 | 1,360 | 10,621 | — | 47,308 |
| Deferred revenue | 4,076,624 | — | — | — | 4,076,624 |
| Accrued liabilities | 33,800 | — | — | — | 33,800 |
| Other liabilities | 192 | — | — | — | 192 |
| Total liabilities | 4,575,694 | 1,360 | 10,621 | — | 4,587,675 |
| Fund balance: | | | | | |
| Reserved for debt service | — | 90,000 | — | — | 90,000 |
| Unreserved | 6,472,497 | 16,186 | 525,550 | — | 7,014,233 |
| Total fund balance | 6,472,497 | 106,186 | 525,550 | — | 7,104,233 |
| Total liabilities and fund balance | \$ 11,048,191 | 107,546 | 536,171 | — | 11,691,908 |

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures, and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2002

| | Capital projects | Capital improvement trust fund (Roads) | Gunbarrel general improvement district | Open Space capital improvement fund, bond series 1996 | Non-major capital project funds |
|----------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|------------------------------------------|
| Revenues: | | | | | |
| Taxes: | | | | | |
| Property | \$ 6,872,881 | — | 427,084 | — | 7,299,965 |
| Specific ownership | 633,777 | — | 32,254 | — | 666,031 |
| Total taxes | 7,506,658 | — | 459,338 | — | 7,965,996 |
| Interest on investments | — | 2,443 | 18,279 | — | 20,722 |
| Intergovernmental | 3,568 | — | — | — | 3,568 |
| Miscellaneous revenue | 300,305 | — | — | — | 300,305 |
| Total revenues | 7,810,531 | 2,443 | 477,617 | — | 8,290,591 |
| Expenditures: | | | | | |
| General government | 7,114,357 | — | — | — | 7,114,357 |
| Conservation | — | — | 300,000 | — | 300,000 |
| Debt service: | | | | | |
| Principal | — | 120,000 | 360,000 | 3,470,000 | 3,950,000 |
| Interest and fiscal charges | — | 13,655 | 84,695 | 2,924,864 | 3,023,214 |
| Total debt service | — | 133,655 | 444,695 | 6,394,864 | 6,973,214 |
| Total expenditures | 7,114,357 | 133,655 | 744,695 | 6,394,864 | 14,387,571 |
| Excess (deficiency) of revenues over expenditures | 696,174 | (131,212) | (267,078) | (6,394,864) | (6,096,980) |
| Other financing sources (uses): | | | | | |
| Transfers in | — | 131,981 | — | 6,394,864 | 6,526,845 |
| Total other financing sources (uses) | — | 131,981 | — | 6,394,864 | 6,526,845 |
| Excess (deficiency) of revenues and other financing sources (uses) over (under) expenditures | 696,174 | 769 | (267,078) | — | 429,865 |
| Fund balance, beginning of year | 5,776,323 | 105,417 | 792,628 | — | 6,674,368 |
| Fund balance, end of year | \$ 6,472,497 | 106,186 | 525,550 | — | 7,104,233 |
| See accompanying independent auditors' report. | | | | | |

Table #8

BOULDER COUNTY, COLORADO

Property Tax Rates

Direct and Overlapping Governments

Last Ten Assessed/Collected Years

Tax rates are per \$1,000 assessed valuation (a rate of 1,000 results in \$1 of revenue for every \$1,000 of assessed valuation)

| | 93/94 | 94/95 | 95/96 | 96/97 | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Boulder County | | 21.935 | 22.245 | 20.897 | 21.447 | 21.243 | 21.762 | 19.682 | 19.835 | 17.621 |
| School districts: | | | | | | | | | | |
| Boulder Valley (RE2) | 48.920 | 50.349 | 45.640 | 46.743 | 45.344 | 50.356 | 44.000 | 42.890 | 34.807 | 38.524 |
| Park (R-3) | 45.585 | 45.585 | 43.569 | 43.393 | 42.542 | 42.518 | 37.798 | 36.860 | 30.681 | 31.015 |
| St. Vrain (RE1J) | 50.716 | 50.452 | 48.432 | 48.393 | 50.022 | 49.635 | 44.096 | 42.173 | 36.256 | 41.025 |
| Thompson (R-2J) | 50.925 | 50.598 | 47.545 | 51.257 | 48.240 | 48.074 | 52.796 | 53.027 | 49.168 | 48.462 |
| Cities and towns: | | | | | | | | | | |
| City of Boulder | 9.833 | 9.981 | 9.189 | 9.666 | 11.428 | 11.438 | 10.502 | 10.908 | 9.301 | 9.640 |
| City of Broomfield | 13.894 | 13.894 | 13.894 | 13.894 | 13.894 | 13.894 | 13.894 | 13.894 | 0.000 | 0.000 |
| Town of Erie | 12.824 | 12.824 | 10.964 | 10.165 | 8.435 | 7.654 | 7.288 | 7.288 | 7.288 | 7.288 |
| Town of Jamestown | 9.039 | 9.039 | 7.244 | 12.621 | 13.390 | 12.320 | 13.289 | 13.289 | 12.343 | 14.843 |
| City of Lafayette | 10.096 | 15.665 | 13.629 | 13.009 | 13.817 | 13.034 | 11.352 | 11.860 | 11.130 | 10.994 |
| City of Longmont | 13.420 | 13.420 | 13.420 | 13.420 | 13.420 | 13.420 | 13.420 | 13.420 | 13.420 | 13.420 |
| City of Louisville | 5.820 | 5.820 | 5.457 | 5.246 | 5.246 | 5.184 | 4.643 | 4.767 | 5.292 | 5.184 |
| Town of Lyons | 19.522 | 19.522 | 17.726 | 17.542 | 16.211 | 17.156 | 15.205 | 15.205 | 13.457 | 13.796 |
| Town of Nederland | 17.274 | 17.274 | 14.440 | 14.440 | 15.486 | 16.210 | 14.982 | 15.546 | 15.408 | 15.455 |
| Town of Superior | 2.492 | 3.006 | 2.709 | 2.737 | 2.727 | 2.594 | 2.279 | 2.144 | 1.836 | 1.906 |
| Town of Ward | 5.485 | 5.379 | 5.416 | 5.416 | 4.807 | 5.481 | 4.232 | 4.230 | 3.662 | 3.474 |
| Water/sanitation: | | | | | | | | | | |
| Allenspark (W&S) | 4.231 | 4.231 | 4.058 | 4.237 | 4.136 | 4.381 | 3.906 | 4.058 | 3.711 | 3.829 |
| Baseline (W) | 5.000 | 5.000 | 3.400 | 1.000 | 0.932 | 0.985 | 0.985 | 0.985 | 0.824 | 0.869 |
| Boulder Co. (W) | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 29.160 | 19.985 | 21.510 |
| Brownsville (W&S) | 7.607 | 7.607 | 7.268 | 7.493 | 7.897 | 8.145 | 7.846 | 8.084 | 6.446 | 6.576 |
| Erie (W&S) | 1.500 | 1.500 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Hoover Hill (W&S) | 7.118 | 7.229 | 6.833 | 7.003 | 6.335 | 10.105 | 9.727 | 5.979 | 6.341 | 4.618 |
| Knoollwood (W) | 3.800 | 3.800 | 3.730 | 3.909 | 3.914 | 4.152 | 3.786 | 3.967 | 2.981 | 3.144 |
| Left Hand (W&S) | 11.110 | 11.110 | 11.110 | 11.480 | 18.136 | 18.350 | 18.050 | 19.364 | 16.462 | 16.795 |
| Niwot (S) | 0.702 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Northern Colo (W) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 0.000 |
| Pine Brook (W) | 7.423 | 11.000 | 8.860 | 8.870 | 8.380 | 7.699 | 7.490 | 7.800 | 6.110 | 5.820 |
| St. Vrain Left Hand (W) | 0.432 | 0.400 | 0.368 | 0.368 | 0.351 | 0.357 | 0.328 | 0.303 | 0.258 | 0.000 |
| Shannon Estates (W) | 0.895 | 0.943 | 0.943 | 0.863 | 0.943 | 0.943 | 0.943 | 0.917 | 0.760 | 0.803 |
| Fire districts: | | | | | | | | | | |
| Allenspark | 6.519 | 6.519 | 6.303 | 6.277 | 5.986 | 6.124 | 5.257 | 5.470 | 4.757 | 7.507 |
| Berthoud | 9.047 | 9.047 | 8.135 | 8.128 | 8.128 | 8.128 | 7.674 | 8.924 | 15.024 | 15.274 |
| Boulder Heights | 6.752 | 6.752 | 6.001 | 6.001 | 6.001 | 6.001 | 5.673 | 7.992 | 7.992 | 7.992 |
| Boulder Rural | 2.410 | 2.410 | 2.405 | 4.405 | 4.405 | 4.405 | 4.405 | 4.405 | 7.747 | 7.747 |
| Cherryvale | 4.497 | 4.497 | 3.482 | 6.666 | 6.609 | 7.055 | 6.764 | 6.650 | 6.325 | 6.325 |
| Clover Basin | 0.000 | 0.000 | 0.000 | 30.000 | 31.920 | 31.920 | 31.920 | 31.920 | 16.500 | 10.640 |
| Coal Creek | 8.678 | 8.678 | 8.678 | 8.000 | 8.000 | 8.200 | 8.200 | 8.000 | 8.000 | 8.000 |
| Eldorado Spgs-Marshall | 4.699 | 4.699 | 4.339 | 4.391 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 |
| Four Mile | 11.154 | 11.154 | 8.572 | 9.060 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 |
| Gold Hill | 4.973 | 4.973 | 3.937 | 4.167 | 3.852 | 3.863 | 3.746 | 3.746 | 3.555 | 3.555 |
| High Country | 5.137 | 5.137 | 6.872 | 6.687 | 6.402 | 6.439 | 6.439 | 6.439 | 6.439 | 8.439 |
| Hygiene | 0.669 | 0.669 | 0.622 | 1.655 | 1.750 | 3.004 | 2.750 | 2.774 | 2.137 | 4.099 |
| Indian Peaks | 3.894 | 3.894 | 3.514 | 3.698 | 3.590 | 3.603 | 3.112 | 3.292 | 3.000 | 3.089 |
| Lafayette Rural | 4.440 | 4.440 | 2.470 | 2.300 | 1.776 | 1.776 | 1.776 | 1.776 | 1.090 | 2.500 |
| Left Hand | 9.110 | 9.110 | 6.497 | 14.007 | 13.637 | 13.431 | 11.967 | 6.207 | 11.022 | 11.022 |
| Longmont | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Louisville | 3.385 | 3.385 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 |
| Lyons | 7.000 | 7.000 | 6.568 | 6.404 | 5.581 | 5.776 | 4.991 | 5.224 | 6.521 | 6.763 |
| Mountain View Fire Dist | 9.732 | 9.732 | 9.322 | 8.781 | 9.337 | 9.573 | 9.085 | 8.917 | 8.657 | 8.577 |
| Nederland | 6.070 | 6.070 | 5.706 | 7.500 | 7.500 | 11.690 | 12.147 | 12.432 | 11.023 | 11.715 |
| North Metro | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 8.552 | 8.227 | 7.909 |
| Pine Brook Hills | 5.643 | 5.643 | 4.689 | 4.689 | 4.689 | 4.689 | 4.689 | 6.189 | 6.189 | 6.189 |
| Sugarloaf | 4.944 | 4.944 | 4.053 | 7.671 | 6.915 | 6.915 | 6.611 | 6.611 | 6.805 | 6.700 |
| Sunshine | 5.844 | 5.844 | 4.689 | 4.689 | 4.481 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 |
| West Adams County | 8.657 | 8.657 | 8.831 | 8.892 | 9.036 | 8.600 | 8.551 | 0.000 | 0.000 | 0.000 |
| Special districts: | | | | | | | | | | |
| Boulder Central | 9.300 | 9.300 | 8.111 | 8.375 | 8.242 | 6.623 | 6.526 | 6.575 | 5.345 | 5.544 |
| Colo Tech Cntr. Metro | 56.698 | 56.698 | 57.502 | 39.000 | 32.234 | 30.000 | 25.000 | 25.000 | 25.000 | 25.000 |
| Downtown Boulder | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 5.361 | 5.175 | 4.689 | 5.453 |
| Estes Valley Rec | 2.104 | 2.104 | 2.061 | 2.061 | 1.972 | 2.034 | 1.691 | 1.505 | 1.279 | 1.349 |
| Exempla GID | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 25.000 |
| Fairways Metro | 6.312 | 6.312 | 4.901 | 4.963 | 4.691 | 4.691 | 4.545 | 3.651 | 3.108 | 3.288 |
| Forest Glen Transit | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.490 | 1.037 | 0.910 |
| Gunbarrel Estates | 3.649 | 3.649 | 3.203 | 3.203 | 3.656 | 3.861 | 3.616 | 3.628 | 3.091 | 6.785 |
| Gunbarrel General Inv | 0.000 | 0.000 | 5.410 | 4.994 | 4.402 | 5.624 | 5.234 | 5.234 | 4.799 | 3.987 |
| Lafayette City Cntr GID | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 17.000 | 16.745 | 17.000 | 25.000 | 26.072 |
| Lafayette Corporate Campus | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 73.963 |
| Lafayette Tech Center | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 25.000 | 43.000 | 98.746 |
| Longmont Downtown | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 |
| Longmont General | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 |
| Nederland Community Library | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 |
| Northern Colorado Water | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.000 |
| St Vrain Left Hand Water | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.245 |
| Superior Metro #2 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 |
| Superior Metro #3 | 25.000 | 25.000 | 40.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 |
| Superior/McCaslin Interchange | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 25.970 | 35.000 |
| University Hill | 4.800 | 4.800 | 3.863 | 4.040 | 3.327 | 3.424 | 3.344 | 3.163 | 2.504 | 2.684 |
| Urban Drainage & Flood | 0.696 | 0.696 | 0.696 | 0.696 | 0.668 | 0.676 | 0.583 | 0.594 | 0.521 | 0.531 |

Sources: Boulder County Finance Office, Accounting Division Mill Levy Records

Notes:

W - Water District, S = Sanitation District, W&S = Water & Sanitation District

2003

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2003

(9) Notes and Bonds Payable**(a) Governmental Activities**

Annual debt service requirements to maturity for bonded debt are as follows:

| Description of bond issue | Beginning balance January 1, 2003 | Bond issues 2003 | Principal retired 2003 | Ending balance December 31, 2003 | Interest paid 2003 |
|------------------------------------------------------------------------------------|--------------------------------------------|---------------------|------------------------------|-------------------------------------------|--------------------------|
| Capital Improvement Trust Series 1992 | \$ 125,000 | — | 125,000 | — | 6,875 |
| Open Space Sales and Use Tax Rev. Bonds, Series 1994 (see note below) | 11,205,000 | — | 3,545,000 | 7,660,000 | 637,198 |
| Gunbarrel General Improvement District General Obligation Bonds, Series 1994 | 1,185,000 | — | 375,000 | 810,000 | 65,215 |
| Open Space Capital Improvement Trust Bonds, Series 1996 | 24,180,000 | — | 2,510,000 | 21,670,000 | 1,189,055 |
| Open Space Capital Improvement Trust Bonds, Series 1998 | 31,950,000 | — | 1,125,000 | 30,825,000 | 1,580,790 |
| Open Space Capital Improvement Trust Bonds, Series 2000A/2000B | 38,575,000 | — | — | 38,575,000 | 2,200,025 |
| Open Space Capital Improvement Trust Bonds, Series 2001 | 50,000,000 | — | — | 50,000,000 | 2,424,713 |
| Open Space Capital Improvement Trust Bonds, Series 2002 | 30,800,000 | — | — | 30,800,000 | 1,026,778 |
| Totals | <u>\$ 188,020,000</u> | <u>—</u> | <u>7,680,000</u> | <u>180,340,000</u> | <u>9,130,649</u> |

Note: The ending balance due on the 1994 bonds on 12/31/99 was \$23,775,000. Due to a partial defeasance in February 2000, the balance before principal payments in FY 2000 was \$20,755,000. The \$3,000,000 difference is an amount held in escrow at Cherry Creek Bank. The detail listed above only reflects the County's payments, not payments out of escrow.

Note: The schedule on the following page does not include amounts held in escrow at Cherry Creek Bank due to a partial defeasance of the 1994 Open Space Bonds in February 2000. In February, \$3,000,000 was held in escrow for future principal payments and \$622,300 was held for future interest payments.

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2003

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|-----------------------|-------------------|--------------------|
| Year ending December 31: | | | |
| 2004 | \$ 9,015,000 | 9,083,871 | 18,098,871 |
| 2005 | 9,780,000 | 8,621,875 | 18,401,875 |
| 2006 | 10,170,000 | 8,101,541 | 18,271,541 |
| 2007 | 11,020,000 | 7,576,769 | 18,596,769 |
| 2008 | 12,295,000 | 7,018,888 | 19,313,888 |
| 2009-2013 | 53,010,000 | 26,770,681 | 79,780,681 |
| 2014-2018 | 60,915,000 | 13,711,603 | 74,626,603 |
| 2019 | 14,135,000 | 751,900 | 14,886,900 |
| Totals | <u>\$ 180,340,000</u> | <u>81,637,128</u> | <u>261,977,128</u> |

The County has issued \$1,000,000 in Capital Improvements Trust Fund Revenue Bonds (Highway User Tax) Series 1992. The bonds are payable from revenue distributed to the County from the Colorado highway users tax fund plus certain investment income. The bonds mature annually beginning in 1994 and final payment was made in 2003. Interest at rates from 3.75% to 5.50% was payable semiannually. The bonds are fully matured.

The County has issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds Series 1994. The bonds are payable from revenue received by the County from the imposition of a .25% sales and use tax. The bonds mature annually beginning in 1996 with final payment in 2005. Interest at rates from 4.55% to 5.75% is payable semiannually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|---------------------|-----------------|------------------|
| Year ending December 31: | | | |
| 2004 | \$ 3,720,000 | 440,450 | 4,160,450 |
| 2005 | 3,940,000 | 226,550 | 4,166,550 |
| Totals | <u>\$ 7,660,000</u> | <u>667,000</u> | <u>8,327,000</u> |

The Gunbarrel General Improvement District has issued \$3,600,000 in General Obligation Bonds Series 1994. The bonds are general obligations of the Gunbarrel District, a component unit, and do not represent a liability of the County. The bonds are payable from revenue received by the Gunbarrel District for general ad valorem taxes. The bonds mature annually beginning in 1995 with final payment in 2005. Interest at rates from 4.1% to 5.6% is payable semiannually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|-------------------|-----------------|----------------|
| Year ending December 31: | | | |
| 2004 | \$ 395,000 | 44,965 | 439,965 |
| 2005 | 415,000 | 23,240 | 438,240 |
| Totals | <u>\$ 810,000</u> | <u>68,205</u> | <u>878,205</u> |

BOULDER COUNTY
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2003

| | Capital projects | Capital improvement trust fund (roads) | Gunbarrel general improvement district | Open space capital improvement fund, bond series 1996 | Nonmajor capital projects funds |
|--------------------------------------------|----------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|---------------------------------------|
| Assets | | | | | |
| Equity in treasurer's cash and investments | \$ 9,783,510 | 16,546 | 212,045 | 50 | 10,012,151 |
| Property taxes receivable | 6,249,187 | — | — | — | 6,249,187 |
| Due from other governmental units | 1,229 | — | 2,220 | — | 3,449 |
| Due from component unit | 1,033 | — | — | — | 1,033 |
| Interest receivable | — | — | 309 | — | 309 |
| County goods and services receivable | 3,803 | — | — | — | 3,803 |
| Due from other funds | 4,509 | — | 273 | — | 4,782 |
| Total assets | \$ 16,043,271 | 16,546 | 214,847 | 50 | 16,274,714 |
| Liabilities and Fund Balance | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 1,087,150 | — | — | 50 | 1,087,200 |
| Due to other funds | 34,793 | 16,546 | — | — | 51,339 |
| Deferred revenue | 6,249,578 | — | — | — | 6,249,578 |
| Accrued liabilities | 38,676 | — | — | — | 38,676 |
| TABOR liability | 113,406 | — | — | — | 113,406 |
| Other liabilities | 192 | — | — | — | 192 |
| Total liabilities | 7,523,795 | 16,546 | — | 50 | 7,540,391 |
| Fund balance: | | | | | |
| Reserved for debt service | — | 90,000 | — | — | 90,000 |
| Undesignated: | | | | | |
| Capital projects | 8,519,476 | (90,000) | 214,847 | — | 8,644,323 |
| Total fund balance | 8,519,476 | — | 214,847 | — | 8,734,323 |
| Total liabilities and fund balance | \$ 16,043,271 | 16,546 | 214,847 | 50 | 16,274,714 |

See accompanying independent auditors' report.

BOULDER COUNTY
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance
Nonmajor Governmental Funds – Capital Projects Funds
Year ended December 31, 2003

| | Capital projects | Capital improvement trust fund (roads) | Gunbarrel general improvement district | Open space capital improvement fund, bond series 1996 | Nonmajor capital projects funds |
|-------------------------------------------------|--------------------|----------------------------------------|----------------------------------------|-------------------------------------------------------|---------------------------------|
| Revenues: | | | | | |
| \$ Taxes | 4,267,736 | — | 424,773 | — | 4,692,509 |
| Interest on investments | 85 | 1,000 | 5,139 | — | 6,224 |
| Intergovernmental | 9,690 | — | — | — | 9,690 |
| Other revenue | 492,361 | — | — | — | 492,361 |
| Total revenues | 4,769,872 | 1,000 | 429,912 | — | 5,200,784 |
| Expenditures: | | | | | |
| Current: | | | | | |
| General government | 8,740,684 | — | — | — | 8,740,684 |
| Conservation | — | — | 300,000 | — | 300,000 |
| Debt service: | | | | | |
| Principal | — | 125,000 | 375,000 | 3,635,000 | 4,135,000 |
| Interest and fiscal charges | — | 7,175 | 65,615 | 2,770,095 | 2,842,885 |
| Total expenditures | 8,740,684 | 132,175 | 740,615 | 6,405,095 | 16,018,569 |
| Deficiency of revenues over expenditures | (3,970,812) | (131,175) | (310,703) | (6,405,095) | (10,817,785) |
| Other financing sources: | | | | | |
| Transfers in | 6,017,791 | 24,989 | — | 6,405,095 | 12,447,875 |
| Total other financing sources | 6,017,791 | 24,989 | — | 6,405,095 | 12,447,875 |
| Net change to fund balance | 2,046,979 | (106,186) | (310,703) | — | 1,630,090 |
| Fund balance, January 1 | 6,472,497 | 106,186 | 525,550 | — | 7,104,233 |
| Fund balance, December 31 | \$ 8,519,476 | — | 214,847 | — | 8,734,323 |

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance Budgeted Nonmajor, Capital Projects Major, and Proprietary Funds Year ended December 31, 2003

| | <u>Final budget</u> | <u>Actual</u> | <u>Variance</u> |
|--------------------------------------------------------------------------|-------------------------|---------------|-----------------|
| Budgeted nonmajor special revenue funds: | | | |
| Road and Bridge Fund: | | | |
| Local improvement district | \$ 74,790 | 74,790 | — |
| Payments to cities | 830,869 | 811,815 | 19,054 |
| Road and bridge | 12,369,543 | 7,358,729 | 5,010,814 |
| Road sales tax | 4,116,424 | 2,673,420 | 1,443,004 |
| Recycling Capital Improvement Fund | 999,989 | — | 999,989 |
| Developmental Disabilities Fund | 4,400,000 | 4,400,000 | — |
| Emergency Rescue Services Fund | 2,471,516 | 1,372,082 | 1,099,434 |
| Workforce Boulder County Fund | 3,300,000 | 3,295,613 | 4,387 |
| Fire Training Fund | 1,775,834 | — | 1,775,834 |
| Health and Human Services 2002 fund | 3,190,198 | 2,938,396 | 251,802 |
| Retirement Fund | 8,546,092 | 8,231,990 | 314,102 |
| Conversation Trust Fund | 1,772,630 | 959,545 | 813,085 |
| Worthy Cause Tax Fund | 3,000,000 | 2,965,288 | 34,712 |
| Budgeted Major Capital Projects Fund: | | | |
| Open Space Capital Improvement Fund, Bond Series 1994, 2000, and 2001 | 49,928,706 | 39,159,894 | 10,768,812 |
| Budgeted Nonmajor Capital Projects Funds: | | | |
| Capital Projects Fund: | | | |
| Facilities Management | 923,338 | 545,377 | 377,961 |
| Infrastructure | 1,230,075 | 895,237 | 334,838 |
| General Reconstruction | 15,064,962 | 7,300,070 | 7,764,892 |
| Capital Improvement Trust Fund | 148,361 | 132,175 | 16,186 |
| Gunbarrel General Improvement District Fund | 933,243 | 740,615 | 192,628 |
| Open Space Capital Improvement Fund, Bond Series 1996 | 6,405,095 | 6,405,095 | — |
| Budgeted Proprietary Funds: | | | |
| Risk Management Fund | 14,024,290 | 13,670,471 | 353,819 |
| Resources Conservation Fund | 4,067,858 | 3,716,429 | 351,429 |

See accompanying independent auditors' report.

Table #8

| | 94/95 | 95/96 | 96/97 | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fire Districts: | | | | | | | | | | |
| Allenspark | 6.519 | 6.303 | 6.277 | 5.986 | 6.124 | 5.257 | 5.47 | 4.757 | 7.507 | 7.507 |
| Berthoud | 9.047 | 8.135 | 8.128 | 8.128 | 8.128 | 7.674 | 8.924 | 15.024 | 15.274 | 15.274 |
| Boulder Heights | 6.752 | 6.001 | 6.001 | 6.001 | 6.001 | 5.673 | 7.992 | 7.992 | 7.992 | 7.992 |
| Boulder Rural | 2.41 | 2.405 | 4.405 | 4.405 | 4.405 | 4.405 | 4.405 | 7.747 | 7.747 | 7.747 |
| Cherryvale | 4.497 | 3.482 | 6.666 | 6.609 | 7.055 | 6.764 | 6.65 | 6.325 | 6.325 | 8.325 |
| Clover Basin | 0 | 0 | 30 | 31.92 | 31.92 | 31.92 | 31.92 | 16.5 | 10.64 | 6.978 |
| Coal Creek | 8.678 | 8.678 | 8 | 8 | 8.2 | 8.2 | 8 | 8 | 8 | 8 |
| Eldorado Spgs-Marshall | 4.699 | 4.339 | 4.391 | 4.11 | 4.11 | 4.11 | 4.11 | 4.11 | 4.11 | 4.11 |
| Four Mile | 11.154 | 8.572 | 9.06 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 3.555 |
| Gold Hill | 4.973 | 3.937 | 4.167 | 3.852 | 3.863 | 3.746 | 3.746 | 3.555 | 3.555 | 3.555 |
| High Country | 5.137 | 6.872 | 6.687 | 6.402 | 6.439 | 6.439 | 6.439 | 6.439 | 8.439 | 8.439 |
| Hygiene | 0.669 | 0.622 | 1.655 | 1.75 | 3.004 | 2.75 | 2.774 | 2.137 | 4.099 | 4.099 |
| Indian Peaks | 3.894 | 3.514 | 3.698 | 3.59 | 3.603 | 3.112 | 3.292 | 3 | 3.089 | 2.81 |
| Lafayette Rural | 4.44 | 2.47 | 2.3 | 1.776 | 1.776 | 1.776 | 1.776 | 1.09 | 2.5 | 2.5 |
| Left Hand | 9.11 | 6.497 | 14.007 | 13.637 | 13.431 | 11.967 | 6.207 | 11.022 | 11.022 | 11.022 |
| Longmont | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Louisville | 3.385 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 |
| Lyons | 7 | 6.568 | 6.404 | 5.581 | 5.776 | 4.991 | 5.224 | 6.521 | 6.763 | 6.755 |
| Mountain View Fire Dist | 9.732 | 9.322 | 8.781 | 9.337 | 9.573 | 9.085 | 8.917 | 8.657 | 8.577 | 8.177 |
| Nederland | 6.07 | 5.706 | 7.5 | 7.5 | 11.69 | 12.147 | 12.432 | 11.023 | 11.715 | 11.434 |
| North Metro | 0 | 0 | 0 | 0 | 0 | 0 | 8.552 | 8.227 | 7.909 | 7.955 |
| Pine Brook Hills | 5.643 | 4.689 | 4.689 | 4.689 | 4.689 | 4.689 | 6.189 | 6.189 | 6.189 | 6.189 |
| Sugarloaf | 4.944 | 4.053 | 7.671 | 6.915 | 6.915 | 6.611 | 6.611 | 6.805 | 6.7 | 6.716 |
| Sunshine | 5.844 | 4.689 | 4.689 | 4.481 | 8.48 | 8.48 | 8.48 | 8.48 | 8.48 | 8.48 |
| West Adams County | 8.657 | 8.831 | 8.892 | 9.036 | 8.6 | 8.551 | 0 | 0 | 0 | 0 |
| Special Districts: | | | | | | | | | | |
| Boulder Central | 9.3 | 8.111 | 8.375 | 8.242 | 6.623 | 6.526 | 6.575 | 5.345 | 5.544 | 5.744 |
| Colo Tech Cntr. Metro | 56.698 | 57.502 | 39 | 32.234 | 30 | 25 | 25 | 25 | 25 | 23 |
| Downtown Boulder | 0 | 0 | 0 | 0 | 0 | 5.361 | 5.175 | 4.689 | 5.453 | 5.595 |
| Estes Valley Rec | 2.104 | 2.061 | 2.061 | 1.972 | 2.034 | 1.691 | 1.505 | 1.279 | 1.349 | 1.289 |
| Exempla GID | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 5 |
| Fairways Metro | 6.312 | 4.901 | 4.963 | 4.691 | 4.691 | 4.545 | 3.651 | 3.108 | 3.288 | 3.428 |
| Forest Glen Transit | 0 | 0 | 0 | 0 | 0 | 0 | 1.49 | 1.037 | 0.91 | 0.95 |
| Gunbarrel Estates | 3.649 | 3.203 | 3.203 | 3.656 | 3.861 | 3.616 | 3.628 | 3.091 | 6.785 | 6.785 |
| Gunbarrel General Imp | 0 | 5.41 | 4.994 | 4.402 | 5.624 | 5.234 | 5.234 | 4.299 | 3.987 | 4.161 |
| Lafayette City Cntr GID | 0 | 0 | 0 | 0 | 17 | 16.745 | 17 | 25 | 26.072 | 29.587 |
| Lafayette Corporate Campus | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 73.963 | 61.056 |
| Lafayette Tech Center | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 43 | 98.746 | 84.319 |
| Longmont Downtown | 3.31 | 3.31 | 3.31 | 3.31 | 3.31 | 3.31 | 3.31 | 3.31 | 3.31 | 3.31 |
| Longmont General | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 |
| Nederland Community Library | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2.5 | 2.061 |
| Northern Colorado Water | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| St Vrain Left Hand Water | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.245 | 0.243 |
| Superior Metro #2 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 22 | 8 |
| Superior Metro #3 | 25 | 40 | 25 | 25 | 25 | 25 | 25 | 25 | 22 | 8 |
| Superior/McCaslin Interchange | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25.97 | 35 | 35 |
| University Hills | 4.8 | 3.863 | 4.04 | 3.327 | 3.424 | 3.344 | 3.163 | 2.504 | 2.684 | 2.514 |
| Urban Drainage & Flood | 0.696 | 0.696 | 0.696 | 0.668 | 0.676 | 0.583 | 0.594 | 0.521 | 0.531 | 0.533 |

2004

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2004

(10) Long-Term Debt**(a) Governmental Activities**

During the year ended December 31, 2004, the following changes occurred in liabilities reported as long-term debt:

| Description of bond issue | Beginning balance, January 1, 2004 | New Bond issues 2004 | Principal retired 2004 | Ending balance, December 31, 2004 | Interest paid 2004 |
|------------------------------------------------------------------------------------|---------------------------------------------|----------------------------|------------------------------|--------------------------------------------|--------------------------|
| Open Space Sales and Use Tax Rev. Bonds, Series 1994 (see note below) | \$ 7,660,000 | — | 3,720,000 | 3,940,000 | 440,450 |
| Gunbarrel General Improvement District General Obligation Bonds, Series 1994 | 810,000 | — | 395,000 | 415,000 | 44,965 |
| Open Space Capital Improvement Trust Bonds, Series 1996 | 21,670,000 | — | 2,630,000 | 19,040,000 | 1,068,893 |
| Open Space Capital Improvement Trust Bonds, Series 1998 | 30,825,000 | — | 1,300,000 | 29,525,000 | 1,535,790 |
| Open Space Capital Improvement Trust Bonds, Series 2000A/2000B | 38,575,000 | — | — | 38,575,000 | 2,200,025 |
| Open Space Capital Improvement Trust Bonds, Series 2001 | 50,000,000 | — | 185,000 | 49,815,000 | 2,424,713 |
| Open Space Capital Improvement Trust Bonds, Series 2002 | 30,800,000 | — | 785,000 | 30,015,000 | 1,369,039 |
| Offender Management Capital Improvement Trust Bonds, Series 2004 | — | 4,215,000 | — | 4,215,000 | 44,553 |
| Total revenue bonds | 180,340,000 | 4,215,000 | 9,015,000 | 175,540,000 | 9,128,428 |
| Certificates of Participation: 2004 Certificates | — | 9,355,000 | — | 9,355,000 | — |
| Total long-term debt \$ | <u>180,340,000</u> | <u>13,570,000</u> | <u>9,015,000</u> | <u>184,895,000</u> | <u>9,128,428</u> |

Note: The ending balance due on the 1994 bonds on 12/31/99 was \$23,775,000. Due to a partial defeasance in February 2000, the balance before principal payments in FY 2000 was \$20,755,000. The \$3,000,000 difference is an amount held in escrow at Cherry Creek Bank. The detail listed above only reflects the County's payments, not payments out of escrow.

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2004

Revenue Bonds

Annual debt service requirements to maturity for revenue bonds are as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|-----------------------|-------------------|--------------------|
| Year ending December 31: | | | |
| 2005 | \$ 9,935,000 | 8,741,570 | 18,676,570 |
| 2006 | 10,490,000 | 8,217,748 | 18,707,748 |
| 2007 | 11,345,000 | 7,685,776 | 19,030,776 |
| 2008 | 12,630,000 | 7,120,583 | 19,750,583 |
| 2009 | 13,935,000 | 6,439,090 | 20,374,090 |
| 2010-2014 | 52,320,000 | 24,682,523 | 77,002,523 |
| 2015-2019 | 64,885,000 | 10,576,110 | 75,461,110 |
| Totals | <u>\$ 175,540,000</u> | <u>73,463,400</u> | <u>249,003,400</u> |

Note: The schedule above does not include amounts held in escrow at American National Bank due to a partial defeasance of the 1996 Open Space Bonds in February 2000. In February, \$3,000,000 was held in escrow for future principal payments and \$622,300 was held for future interest payments.

The County has issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds, Series 1994. The bonds are payable from revenue received by the County from the imposition of a .25% sales and use tax. The bonds mature annually beginning in 1996 with final payment in 2005. Interest at 5.75% is payable semiannually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|------------------|-----------------|--------------|
| Year ending December 31: | | | |
| 2005 | \$ 3,940,000 | 226,550 | 4,166,550 |

The Gunbarrel General Improvement District has issued \$3,600,000 in General Obligation Bonds, Series 1994. The bonds are general obligations of the Gunbarrel District, a component unit, and do not represent a liability of the County. The bonds are payable from revenue received by the Gunbarrel District for general ad valorem taxes. The bonds mature annually beginning in 1995 with final payment in 2005. Interest at 5.60% is payable semiannually. Debt service to maturity is as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|------------------|-----------------|--------------|
| Year ending December 31: | | | |
| 2005 | \$ 415,000 | 23,240 | 438,240 |

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2004

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1996 | Nonmajor Capital Projects Funds |
|--------------------------------------------|----------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|------------------------------------------|
| Assets | | | | | |
| Equity in treasurer's cash and investments | \$ 10,532,935 | — | 224,650 | — | 10,757,585 |
| Restricted cash | 3,384,636 | — | — | — | 3,384,636 |
| Property taxes receivable | 4,000,143 | — | — | — | 4,000,143 |
| Due from other governmental units | 1,148 | — | 2,615 | — | 3,763 |
| Due from component unit | — | — | — | — | — |
| Interest receivable | — | — | 872 | — | 872 |
| County goods and services receivable | 5,658 | — | — | — | 5,658 |
| Due from other funds | 30,506 | — | 555 | — | 31,061 |
| Total assets | \$ 17,955,026 | — | 228,692 | — | 18,183,718 |
| Liabilities and Fund Balance | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 722,344 | — | — | — | 722,344 |
| Due to other funds | 399 | — | 84 | — | 483 |
| Deferred revenue | 4,003,332 | — | — | — | 4,003,332 |
| Accrued liabilities | 52,072 | — | — | — | 52,072 |
| TABOR liability | 113,406 | — | — | — | 113,406 |
| Other liabilities | 187 | — | — | — | 187 |
| Total liabilities | 4,891,740 | — | 84 | — | 4,891,824 |
| Fund balance: | | | | | |
| Reserved for capital transactions | 3,384,636 | — | — | — | 3,384,636 |
| Undesignated: | | | | | |
| Capital projects | 9,678,650 | — | 228,608 | — | 9,907,258 |
| Total fund balance | 13,063,286 | — | 228,608 | — | 13,291,894 |
| Total liabilities and fund balance | \$ 17,955,026 | — | 228,692 | — | 18,183,718 |

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance
Nonmajor Governmental Funds – Capital Projects Funds
Year ended December 31, 2004

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open Space Capital Improvement Fund, Bond Series 1996 | Nonmajor Capital Projects Funds |
|------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|---------------------------------------|
| Revenues: | | | | | |
| Taxes | \$ 6,702,731 | — | 447,516 | — | 7,150,247 |
| Interest on investments | 4,859 | — | 6,210 | — | 11,069 |
| Intergovernmental | 7,640 | — | — | — | 7,640 |
| Charges for services | 2,554 | — | — | — | 2,554 |
| Other revenue | 482,965 | — | — | — | 482,965 |
| Total revenues | 7,200,749 | — | 453,726 | — | 7,654,475 |
| Expenditures: | | | | | |
| Current: | | | | | |
| General government | 9,086,023 | — | — | — | 9,086,023 |
| Conservation | — | — | — | — | — |
| Debt service: | | | | | |
| Principal | — | — | 395,000 | 3,930,000 | 4,325,000 |
| Interest and fiscal charges | 10,000 | — | 44,965 | 2,604,933 | 2,659,898 |
| Debt issuance costs | 100,801 | — | — | — | 100,801 |
| Total expenditures | 9,196,824 | — | 439,965 | 6,534,933 | 16,171,722 |
| Excess (deficiency) of revenues over expenditures | (1,996,075) | — | 13,761 | (6,534,933) | (8,517,247) |
| Other financing sources: | | | | | |
| Debt issuance | 3,461,350 | — | — | — | 3,461,350 |
| Premium on bonds sold | 19,275 | — | — | — | 19,275 |
| Transfers in | 3,059,260 | — | — | 6,534,933 | 9,594,193 |
| Total other financing sources | 6,539,885 | — | — | 6,534,933 | 13,074,818 |
| Net change to fund balance | 4,543,810 | — | 13,761 | — | 4,557,571 |
| Fund balance, January 1 | 8,519,476 | — | 214,847 | — | 8,734,323 |
| Fund balance, December 31 | \$ 13,063,286 | — | 228,608 | — | 13,291,894 |

See accompanying independent auditors' report.

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance Budgeted Nonmajor, Capital Projects Major, and Proprietary Funds

Year ended December 31, 2004

| | <u>Final budget</u> | <u>Actual</u> | <u>Variance</u> |
|-----------------------------------------------------------------------|-------------------------|---------------|-----------------|
| Budgeted nonmajor special revenue funds: | | | |
| Road and bridge fund: | | | |
| Local improvement district | \$ 56,740 | 54,170 | 2,570 |
| Payments to cities | 393,308 | 391,951 | 1,357 |
| Road and bridge | 16,218,933 | 9,336,559 | 6,882,374 |
| Road sales tax | 4,924,407 | 2,565,291 | 2,359,116 |
| Open space and transportation complex | 171,635 | 171,635 | — |
| Recycling capital improvement fund | 432,727 | — | 432,727 |
| Developmental disabilities fund | 4,650,179 | 4,650,179 | — |
| Emergency rescue services fund | 1,161,381 | 898,122 | 263,259 |
| Workforce boulder county fund | 4,000,000 | 3,614,764 | 385,236 |
| Fire training fund | 4,105,000 | 600,000 | 3,505,000 |
| Health and human services 2002 fund | 3,756,534 | 3,584,394 | 172,140 |
| Retirement fund | 13,682,755 | 11,824,642 | 1,858,113 |
| Conversation trust fund | 2,540,275 | 1,931,718 | 608,557 |
| Offender management fund: | | | |
| Debt service | 147,817 | 147,044 | 773 |
| Construction | 2,208,884 | 1,234,179 | 974,705 |
| Partnership for active community engagement (PACE) | 87,810 | 85,348 | 2,462 |
| Worthy cause tax fund: | | | |
| Worthy cause tax 1 (2001) | 400,000 | 170,000 | 230,000 |
| Worthy cause tax 2 (2004) | 1,768,362 | 891,317 | 877,045 |
| Budgeted major capital projects fund: | | | |
| Open space capital improvement fund, bond series 1994, 2000, and 2001 | 26,058,631 | 22,336,335 | 3,722,296 |
| Budgeted nonmajor capital projects funds: | | | |
| Capital projects funds: | | | |
| Facilities management | 706,176 | 187,778 | 518,398 |
| Infrastructure | 1,254,393 | 862,248 | 392,145 |
| General reconstruction | 12,317,641 | 6,215,392 | 6,102,249 |
| Parks general reconstruction | 83,392 | 83,392 | — |
| Open space and transportation complex | 3,882,526 | 1,848,014 | 2,034,512 |
| Capital improvement trust fund | — | — | — |
| Gunbarrel general improvement district fund | 439,965 | 439,965 | — |
| Open space capital improvement fund, bond Series 1996 | 6,534,933 | 6,534,933 | — |
| Budgeted proprietary funds: | | | |
| Internal Service Fund – Risk management fund | 14,790,032 | 13,888,069 | 901,963 |
| Resource conservation fund | 3,968,442 | 3,446,040 | 522,402 |

* Depreciation expense is not budgeted in the 2004 proprietary funds.

See accompanying independent auditors' report

Table #8

BOULDER COUNTY, COLORADO

Property Tax Rates

Direct and Overlapping Governments

Last Ten Assessed/Collected Years

Tax rates are per \$1,000 assessed valuation (a rate of 1,000 results in \$1 of revenue for every \$1,000 of assessed valuation)

| | 95/96 | 96/97 | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fire Districts: | | | | | | | | | | |
| Allenspark | 6.303 | 6.277 | 5.986 | 6.124 | 5.257 | 5.470 | 4.757 | 7.507 | 7.507 | 7.507 |
| Berthoud | 8.135 | 8.128 | 8.128 | 8.128 | 7.674 | 8.924 | 15.024 | 15.274 | 15.274 | 15.274 |
| Boulder Heights | 6.001 | 6.001 | 6.001 | 6.001 | 5.673 | 7.992 | 7.992 | 7.992 | 7.992 | 7.992 |
| Boulder Rural | 2.405 | 4.405 | 4.405 | 4.405 | 4.405 | 4.405 | 7.747 | 7.747 | 7.747 | 7.747 |
| Cherryvale | 3.482 | 6.666 | 6.609 | 7.055 | 6.764 | 6.650 | 6.325 | 6.325 | 8.325 | 8.325 |
| Clover Basin | — | 30.000 | 31.920 | 31.920 | 31.920 | 31.920 | 10.500 | 10.640 | 6.978 | 7.420 |
| Coal Creek | 8.678 | 8.000 | 8.000 | 8.200 | 8.200 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 |
| Eldorado Spgs-Marshall | 4.339 | 4.391 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 6.110 |
| Four Mile | 8.572 | 9.060 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 3.555 | 7.292 |
| Gold Hill | 3.937 | 4.167 | 3.852 | 3.863 | 3.746 | 3.746 | 3.555 | 3.555 | 3.555 | 7.561 |
| High Country | 6.872 | 6.687 | 6.402 | 6.439 | 6.439 | 6.439 | 6.439 | 8.439 | 8.439 | 8.439 |
| Hygiene | 0.622 | 1.655 | 1.750 | 3.004 | 2.750 | 2.774 | 2.137 | 4.099 | 4.099 | 4.099 |
| Indian Peaks | 3.514 | 3.698 | 3.590 | 3.603 | 3.112 | 3.292 | 3.000 | 3.089 | 2.810 | 3.060 |
| Lafayette Rural | 2.470 | 2.300 | 1.776 | 1.776 | 1.776 | 1.776 | 1.090 | 2.500 | 2.500 | 2.500 |
| Left Hand | 6.497 | 14.007 | 13.637 | 13.431 | 11.967 | 6.207 | 11.022 | 11.022 | 11.022 | 11.022 |
| Longmont | — | — | — | — | — | — | — | — | — | — |
| Louisville | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 |
| Lyons | 6.568 | 6.404 | 5.581 | 5.776 | 4.991 | 5.224 | 6.763 | 6.763 | 6.755 | 6.952 |
| Mountain View Fire Dist | 9.322 | 8.781 | 9.337 | 9.573 | 9.085 | 8.917 | 8.657 | 8.577 | 8.177 | 8.107 |
| Nederland | 5.706 | 7.500 | 7.500 | 11.690 | 12.147 | 12.432 | 11.023 | 11.715 | 11.434 | 11.433 |
| North Metro | — | — | — | — | — | 8.552 | 8.227 | 7.909 | 7.955 | 7.955 |
| Pine Brook Hills | 4.689 | 4.689 | 4.689 | 4.689 | 4.689 | 6.189 | 6.189 | 6.189 | 6.189 | 6.189 |
| Sugarloaf | 4.053 | 7.671 | 6.915 | 6.915 | 6.611 | 6.805 | 6.700 | 6.716 | 6.716 | 6.738 |
| Sunshine | 4.689 | 4.689 | 4.481 | 4.480 | 4.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 |
| West Adams County | 8.831 | 8.892 | 9.036 | 8.600 | 8.551 | — | — | — | — | — |
| Special Districts: | | | | | | | | | | |
| Boulder Central | 8.111 | 8.375 | 8.242 | 6.623 | 6.526 | 6.575 | 5.345 | 5.544 | 5.744 | 5.934 |
| Colo Tech Cntr. Metro | 57.502 | 39.000 | 32.234 | 30.000 | 25.000 | 25.000 | 25.000 | 25.000 | 23.000 | 23.000 |
| Downtown Boulder | — | — | — | — | 5.361 | 5.175 | 4.689 | 5.453 | 5.595 | 5.739 |
| Estes Valley Rec | 2.061 | 2.061 | 1.972 | 2.034 | 1.691 | 1.505 | 1.279 | 1.349 | 1.289 | 1.323 |
| Exempla GID | — | — | — | — | — | — | — | 25.000 | 5.000 | 5.000 |
| Fairways Metro | 4.901 | 4.963 | 4.691 | 4.691 | 4.545 | 3.651 | 3.108 | 3.288 | 3.428 | 3.621 |
| Forest Glen Transit | — | — | — | — | — | 1.490 | 1.037 | 0.910 | 0.950 | 0.661 |
| Gunbarrel Estates | 3.203 | 3.203 | 3.656 | 3.861 | 3.616 | 3.628 | 3.091 | 6.785 | 6.785 | 6.785 |
| Gunbarrel General Imp | 5.410 | 4.994 | 4.402 | 5.624 | 5.234 | 5.234 | 4.299 | 3.987 | 4.161 | — |
| Lafayette City Cntr GID | — | — | — | 17.000 | 16.745 | 17.000 | 25.000 | 26.072 | 29.587 | 6.769 |
| Lafayette Corporate Campus | — | — | — | — | — | — | — | 73.963 | 61.056 | 46.761 |
| Lafayette Tech Center | — | — | — | — | — | 25.000 | 43.000 | 98.746 | 84.319 | 89.500 |
| Longmont Downtown | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 |
| Longmont General | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 |
| Nederland Community Library | — | — | — | — | — | — | — | 2.500 | 2.061 | 1.960 |
| Northern Colorado Water | — | — | — | — | — | — | — | 1.000 | 1.000 | 1.000 |
| St Vrain Left Hand Water | — | — | — | — | — | — | — | 0.245 | 0.243 | 0.230 |
| Superior Metro #2 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 |
| Superior Metro #3 | 40.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 |
| Superior/McCaslin Interchange | — | — | — | — | — | — | 25.970 | 35.000 | 35.000 | 35.000 |
| University Hills | 3.863 | 4.040 | 3.327 | 3.424 | 3.344 | 3.163 | 2.504 | 2.684 | 2.514 | 2.729 |
| Urban Drainage and Flood | 0.696 | 0.696 | 0.668 | 0.676 | 0.583 | 0.594 | 0.521 | 0.531 | 0.533 | 0.538 |

2005

BOULDER COUNTY, COLORADO**Notes to Basic Financial Statements****December 31, 2005****(11) Long-Term Debt****(a) Governmental Activities**

During the year ended December 31, 2005, the following changes occurred in liabilities reported as long-term debt:

| Description of bond issue | Beginning balance January 1, 2005 | New Bond issues 2005 | Principal retired 2005 | Ending balance December 31, 2005 | Interest paid 2005 |
|------------------------------------------------------------------------------------|--------------------------------------------|----------------------------|------------------------------|-------------------------------------------|--------------------------|
| Open Space Sales and Use Tax Rev. Bonds, Series 1994 | \$ 3,940,000 | \$ - | \$ 3,940,000 | \$ - | \$ 226,550 |
| Gunbarrel General Improvement District General Obligation Bonds, Series 1994 | 415,000 | - | 415,000 | - | 23,240 |
| Open Space Capital Improvement Trust Bonds, Series 1996 | 19,040,000 | - | 2,765,000 | 16,275,000 | 932,433 |
| Open Space Capital Improvement Trust Bonds, Series 1998 | 29,525,000 | - | 1,415,000 | 28,110,000 | 1,477,290 |
| Open Space Capital Improvement Trust Bonds, Series 2000A/2000B | 38,575,000 | - | - | 38,575,000 | 2,200,025 |
| Open Space Capital Improvement Trust Bonds, Series 2001 | 49,815,000 | - | 690,000 | 49,125,000 | 2,416,850 |
| Open Space Capital Improvement Trust Bonds, Series 2002 | 30,015,000 | - | 555,000 | 29,460,000 | 1,345,488 |
| Offender Management Capital Improvement Trust Bonds, Series 2004 | 4,215,000 | - | 155,000 | 4,060,000 | 119,345 |
| Open Space Capital Improvement Trust Bonds, Series 2005A | - | 39,405,000 | - | 39,405,000 | 656,750 |
| Total revenue bonds | 175,540,000 | 39,405,000 | 9,935,000 | 205,010,000 | 9,397,971 |
| Certificate of Participation: 2004 Certificates | 9,355,000 | - | - | 9,355,000 | 293,236 |
| Total long-term debt | <u>\$ 184,895,000</u> | <u>\$ 39,405,000</u> | <u>\$ 9,935,000</u> | <u>\$ 214,365,000</u> | <u>\$ 9,691,207</u> |

BOULDER COUNTY, COLORADO

Notes to Basic Financial Statements

December 31, 2005

i) Revenue Bonds

Annual debt service requirements to maturity for revenue bonds are as follows:

| | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|--------------------------|-----------------------|----------------------|-----------------------|
| Year ending December 31: | | | |
| 2006 | \$ 10,490,000 | \$ 10,187,998 | \$ 20,677,998 |
| 2007 | 11,345,000 | 9,656,026 | 21,001,026 |
| 2008 | 12,630,000 | 9,090,833 | 21,720,833 |
| 2009 | 13,935,000 | 8,409,340 | 22,344,340 |
| 2010 | 9,600,000 | 7,767,070 | 17,367,070 |
| 2011-2015 | 58,465,000 | 32,010,124 | 90,475,124 |
| 2016-2020 | 68,725,000 | 14,162,065 | 82,887,065 |
| 2021-2025 | 19,820,000 | 2,569,500 | 22,389,500 |
| Totals | <u>\$ 205,010,000</u> | <u>\$ 93,852,956</u> | <u>\$ 298,862,956</u> |

Note: The schedule on the following page does not include amounts held in escrow at Cherry Creek Bank due to a partial defeasance of the 1996 Open Space Bonds in February 2000. In February, \$3,000,000 was held in escrow for future principal payments and \$622,300 was held for future interest payments.

The County issued \$36,025,000 in Open Space Sales and Use Tax Revenue Bonds, Series 1994. The bonds were payable from revenues received by the County from a voter approved 0.25% sales and use tax. The bonds matured annually beginning in 1996 and final payment was made during 2005.

→ The Gunbarrel General Improvement District issued \$3,600,000 in General Obligation Bonds, Series 1994. The bonds were general obligations of the Gunbarrel District, a component unit, and did not represent a liability of the County. The bonds were payable from revenues received by the Gunbarrel District for general ad valorem taxes. The bonds matured annually beginning in 1995 and final payment was made in 2005.

BOULDER COUNTY, COLORADO
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance
Nonmajor Governmental Funds – Capital Projects Funds
Year ended December 31, 2005

| | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open space Capital Improvement Fund, Bond Series 1996 | Nonmajor capital projects funds |
|-------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|---------------------------------------|
| Revenues: | | | | | |
| Taxes | \$ 4,262,231 | \$ — | \$ 448,963 | \$ — | \$ 4,711,194 |
| Interest on investments | 72,164 | — | 14,527 | — | 86,691 |
| Intergovernmental | 2,316 | — | — | — | 2,316 |
| Charges for services | 32,305 | — | — | — | 32,305 |
| Other revenue | 520,463 | — | — | — | 520,463 |
| Total revenues | 4,889,479 | — | 463,490 | — | 5,352,969 |
| Expenditures: | | | | | |
| Current: | | | | | |
| General government | 3,483,477 | — | — | — | 3,483,477 |
| Conservation | 5,671,532 | — | — | — | 5,671,532 |
| Public safety | 987,153 | — | — | — | 987,153 |
| Health and welfare | 182,590 | — | — | — | 182,590 |
| Highways and streets | 1,288,188 | — | — | — | 1,288,188 |
| Debt service: | | | | | |
| Principal | — | — | 415,000 | 4,180,000 | 4,595,000 |
| Interest and fiscal charges | 109,493 | — | 23,640 | 2,409,973 | 2,543,106 |
| Debt issuance costs | (7,620) | — | — | — | (7,620) |
| Total expenditures | 11,714,813 | — | 438,640 | 6,589,973 | 18,743,426 |
| Deficiency of revenues over expenditures | (6,825,334) | — | 24,850 | (6,589,973) | (13,390,457) |
| Other financing sources: | | | | | |
| Debt issuance | — | — | — | — | — |
| Premium on bonds sold | — | — | — | — | — |
| Transfers in | 626,250 | — | — | 6,589,973 | 7,216,223 |
| Total other financing sources | 626,250 | — | — | 6,589,973 | 7,216,223 |
| Net change to fund balance | (6,199,084) | — | 24,850 | — | (6,174,234) |
| Fund balance, January 1 | 13,063,286 | — | 228,608 | — | 13,291,894 |
| Fund balance, December 31 | \$ 6,864,202 | \$ — | \$ 253,458 | \$ — | \$ 7,117,660 |

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2005

| Assets | Capital Projects | Capital Improvement Trust Fund (Roads) | Gunbarrel General Improvement District | Open space Capital Improvement Fund, Bond Series 1996 | Nonmajor capital projects funds |
|--------------------------------------------|----------------------|-------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------|---------------------------------------|
| Equity in treasurer's cash and investments | \$ 6,404,468 | \$ — | \$ 247,909 | \$ — | \$ 6,652,377 |
| Restricted cash | 1,064,765 | — | — | — | 1,064,765 |
| Property taxes receivable | 5,976,859 | — | — | — | 5,976,859 |
| Due from other governmental units | 379 | — | 2,298 | — | 2,677 |
| Due from component unit | 200 | — | — | — | 200 |
| Interest receivable | 4,230 | — | 2,678 | — | 6,908 |
| County goods and services receivable | 25,702 | — | — | — | 25,702 |
| Due from other funds | 25,014 | — | 573 | — | 25,587 |
| Total assets | \$ 13,501,617 | \$ — | \$ 253,458 | \$ — | \$ 13,755,075 |
| Liabilities and Fund Balance | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 608,045 | \$ — | \$ — | \$ — | \$ 608,045 |
| Due to other funds | 2,959 | — | — | — | 2,959 |
| Deferred revenue | 5,975,566 | — | — | — | 5,975,566 |
| Accrued liabilities | 51,099 | — | — | — | 51,099 |
| Other liabilities | (254) | — | — | — | (254) |
| Total liabilities | 6,637,415 | — | — | — | 6,637,415 |
| Fund balance: | | | | | |
| Reserved for capital transactions | 795,991 | — | — | — | 795,991 |
| Undesignated: | | | | | |
| Capital projects | 6,068,211 | — | 253,458 | — | 6,321,669 |
| Total fund balance | 6,864,202 | — | 253,458 | — | 7,117,660 |
| Total liabilities and fund balance | \$ 13,501,617 | \$ — | \$ 253,458 | \$ — | \$ 13,755,075 |

BOULDER COUNTY, COLORADO
Property Tax Rates
Direct and Overlapping Governments

TABLE C-2

| | 96/97 | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fire districts: | | | | | | | | | | |
| Allenspark | 6.277 | 5.986 | 6.124 | 5.257 | 5.470 | 4.757 | 7.507 | 7.507 | 7.507 | 7.507 |
| Berthoud | 8.128 | 8.128 | 8.128 | 7.674 | 8.924 | 15.024 | 15.274 | 15.274 | 15.274 | 12.531 |
| Boulder Heights | 6.001 | 6.001 | 6.001 | 5.673 | 7.992 | 7.992 | 7.992 | 7.992 | 0.000 | 0.000 |
| Boulder Rural | 4.405 | 4.405 | 4.405 | 4.405 | 4.405 | 7.747 | 7.747 | 7.747 | 7.747 | 7.747 |
| Cherryvale | 6.666 | 6.609 | 7.055 | 6.764 | 6.650 | 6.325 | 6.325 | 8.325 | 8.325 | 11.325 |
| Clover Basin | 30.000 | 31.920 | 31.920 | 31.920 | 31.920 | 16.500 | 10.640 | 6.978 | 7.420 | 7.110 |
| Coal Creek | 8.000 | 8.000 | 8.200 | 8.200 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 |
| Eldorado Spgs-Marshall | 4.391 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 6.110 | 6.110 |
| Four Mile | 9.060 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 3.555 | 7.292 | 7.292 |
| Gold Hill | 4.167 | 3.852 | 3.863 | 3.746 | 3.746 | 3.555 | 3.555 | 3.555 | 7.561 | 7.555 |
| High Country | 6.687 | 6.402 | 6.439 | 6.439 | 6.439 | 6.439 | 8.439 | 8.439 | 8.439 | 8.439 |
| Hygiene | 1.655 | 1.750 | 3.004 | 2.750 | 2.774 | 2.137 | 4.099 | 4.099 | 4.099 | 4.099 |
| Indian Peaks | 3.698 | 3.590 | 3.603 | 3.112 | 3.292 | 3.000 | 3.089 | 2.810 | 3.060 | 3.014 |
| Lafayette Rural | 2.300 | 1.776 | 1.776 | 1.776 | 1.776 | 1.090 | 2.500 | 2.500 | 2.500 | 2.500 |
| Left Hand | 14.007 | 13.637 | 13.431 | 11.967 | 6.207 | 11.022 | 11.022 | 11.022 | 11.022 | 11.022 |
| Longmont | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Louisville | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 |
| Lyons | 6.404 | 5.581 | 5.776 | 4.991 | 5.224 | 6.521 | 6.763 | 6.755 | 6.952 | 9.148 |
| Mountain View Fire Dist | 8.781 | 9.337 | 9.573 | 9.085 | 8.917 | 8.657 | 8.577 | 8.177 | 8.107 | 8.257 |
| Nederland | 7.500 | 7.500 | 11.690 | 12.147 | 12.432 | 11.023 | 11.715 | 11.434 | 11.433 | 11.308 |
| North Metro | 0.000 | 0.000 | 0.000 | 0.000 | 8.552 | 8.227 | 7.909 | 7.955 | 7.955 | 8.135 |
| Pine Brook Hills | 4.689 | 4.689 | 4.689 | 4.689 | 6.189 | 6.189 | 6.189 | 6.189 | 0.000 | 0.000 |
| Sugarloaf | 7.671 | 6.915 | 6.915 | 6.611 | 6.611 | 6.805 | 6.700 | 6.716 | 6.738 | 6.872 |
| Sunshine | 4.689 | 4.481 | 4.480 | 4.480 | 4.480 | 4.480 | 4.480 | 4.480 | 4.480 | 4.480 |
| West Adams County | 8.892 | 9.036 | 8.600 | 8.551 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Special districts: | | | | | | | | | | |
| Boulder Central | 8.375 | 8.242 | 6.623 | 6.526 | 6.575 | 5.345 | 5.544 | 5.744 | 5.934 | 5.657 |
| Colo Tech Cntr. Metro | 39.000 | 32.234 | 30.000 | 25.000 | 25.000 | 25.000 | 25.000 | 23.000 | 23.000 | 22.000 |
| Downtown Boulder | 0.000 | 0.000 | 0.000 | 5.361 | 5.175 | 4.689 | 5.453 | 5.595 | 5.739 | 6.098 |
| Estes Valley Rec | 2.061 | 1.972 | 2.034 | 1.691 | 1.505 | 1.279 | 1.349 | 1.289 | 1.323 | 1.331 |
| Exempla GID | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 25.000 | 5.000 | 5.000 | 5.000 |
| Fairways Metro | 4.963 | 4.691 | 4.691 | 4.545 | 3.651 | 3.108 | 3.288 | 3.428 | 3.621 | 3.651 |
| Forest Glen Transit | 0.000 | 0.000 | 0.000 | 0.000 | 1.490 | 1.037 | 0.910 | 0.950 | 0.661 | 1.110 |
| Gunbarrel Estates | 3.203 | 3.656 | 3.861 | 3.616 | 3.628 | 3.091 | 6.785 | 6.785 | 6.785 | 6.662 |
| Gunbarrel General Imp | 4.994 | 4.402 | 5.624 | 5.234 | 5.234 | 4.299 | 3.987 | 4.161 | 0.000 | 0.000 |
| Lafayette City Cntr GID | 0.000 | 0.000 | 17.000 | 16.745 | 17.000 | 25.000 | 26.072 | 29.587 | 6.769 | 26.114 |
| Lafayette Corporate Campus | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 73.963 | 61.056 | 45.761 | 43.582 |
| Lafayette Tech Center | 0.000 | 0.000 | 0.000 | 0.000 | 25.000 | 43.000 | 98.746 | 84.319 | 89.500 | 99.000 |
| Longmont Downtown | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 |
| Longmont General | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 |
| Nederland Community Library | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 | 2.061 | 1.960 | 2.500 |
| Northern Colorado Water | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| St Vrain Left Hand Water | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.245 | 0.243 | 0.230 | 0.222 |
| Superior Metro #2 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 | 7.000 |
| Superior Metro #3 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 | 7.000 |
| Superior/McCaslin Interchange | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 25.970 | 35.000 | 35.000 | 35.000 | 35.000 |
| University Hills | 4.040 | 3.327 | 3.424 | 3.344 | 3.163 | 2.504 | 2.684 | 2.514 | 2.729 | 2.564 |
| Urban Drainage & Flood | 0.696 | 0.668 | 0.676 | 0.583 | 0.594 | 0.521 | 0.531 | 0.533 | 0.538 | 0.860 |

2006

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2006

| Assets | Capital Projects | Gunbarrel General Improvement District | Open Space Capital Improvement Fund II | Total nonmajor capital projects funds |
|--------------------------------------------|-----------------------------|-----------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| Equity in Treasurer's cash and Investments | \$ 7,098,735 | \$ 261,467 | \$ — | \$ 7,360,202 |
| Restricted cash | 807 | — | — | 807 |
| Property taxes receivable | 6,500,682 | — | — | 6,500,682 |
| Due from other governmental units | 19,691 | — | — | 19,691 |
| Due from component unit | 90 | — | — | 90 |
| Interest receivable | — | 1,877 | — | 1,877 |
| County goods and services receivable | 4,521 | — | — | 4,521 |
| Due from other funds | 181,544 | 2,372 | — | 183,916 |
| Prepaid expenditures | 3,044 | — | — | 3,044 |
| Inventory | — | — | — | — |
| Total assets | \$ 13,809,114 | \$ 265,716 | \$ — | \$ 14,074,830 |
| Liabilities and Fund Balances | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 580,605 | \$ — | \$ — | \$ 580,605 |
| Due to other funds | 165 | — | — | 165 |
| Deferred revenue | 7,022,339 | — | — | 7,022,339 |
| Accrued liabilities | 35,395 | — | — | 35,395 |
| TABOR liability | — | — | — | — |
| Other liabilities | 435 | — | — | 435 |
| Total liabilities | 7,638,939 | — | — | 7,638,939 |
| Fund balances: | | | | |
| Reserved for: | | | | |
| Inventory and prepaid expenditures | 3,044 | — | — | 3,044 |
| Capital transactions | 807 | — | — | 807 |
| Unreserved, reported in: | | | | |
| Capital projects funds | 6,166,324 | 265,716 | — | 6,432,040 |
| Total fund balances | 6,170,175 | 265,716 | — | 6,435,891 |
| Total liabilities and fund balances | \$ 13,809,114 | \$ 265,716 | \$ — | \$ 14,074,830 |

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures, and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2006

| | Capital Projects | Gunbarrel General Improvement District | Open Space Capital Improvement Fund II | Total nonmajor capital projects funds |
|--------------------------------------------------------------|---------------------|-------------------------------------------------|-------------------------------------------------|------------------------------------------------|
| Revenues: | | | | |
| Taxes | \$ 6,367,903 | \$ — | \$ — | \$ 6,367,903 |
| Interest on investments | 20,655 | 12,680 | — | 33,335 |
| Intergovernmental | 22,288 | — | — | 22,288 |
| Charges for services | 20,777 | — | — | 20,777 |
| Other revenue | 544,926 | — | — | 544,926 |
| Total revenues | 6,976,549 | 12,680 | — | 6,989,229 |
| Expenditures: | | | | |
| Current: | | | | |
| General government | \$ 4,437,123 | \$ — | \$ — | \$ 4,437,123 |
| Conservation | 1,205,628 | 422 | — | 1,206,050 |
| Public safety | 2,264,345 | — | — | 2,264,345 |
| Health and welfare | 178,674 | — | — | 178,674 |
| Economic opportunity | — | — | — | — |
| Highways and streets | 46,767 | — | — | 46,767 |
| Sanitation | — | — | — | — |
| Urban redevelopment/housing | — | — | — | — |
| Debt service: | | | | |
| Principal | 270,100 | — | 9,285,000 | 9,555,100 |
| Interest and fiscal charges | 129,199 | — | 2,185,403 | 2,314,602 |
| Debt issuance costs | — | — | — | — |
| Total expenditures | 8,531,836 | 422 | 11,470,403 | 20,002,661 |
| Excess (deficiency) of revenues over expenditures | (1,555,287) | 12,258 | (11,470,403) | (13,013,432) |
| Other financing sources: | | | | |
| Debt issuance | — | — | — | — |
| Premium on bonds sold | — | — | — | — |
| Transfers in | 861,260 | — | 11,470,403 | 12,331,663 |
| Total other financing sources | 861,260 | — | 11,470,403 | 12,331,663 |
| Net change to fund balance | (694,027) | 12,258 | — | (681,769) |
| Fund balance, January 1 | 6,864,202 | 253,458 | — | 7,117,660 |
| Fund balance, December 31 | \$ 6,170,175 | \$ 265,716 | \$ — | \$ 6,435,891 |

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance
Budgeted Nonmajor, Major Capital Projects, and Proprietary Funds
Year ended December 31, 2006

| | <u>Final budget</u> | <u>Actual (includes transfers out)</u> | <u>Variance</u> |
|-----------------------------------------------------------------------------------------|-------------------------|------------------------------------------------|-----------------|
| Budgeted nonmajor special revenue funds: | | | |
| Recycling Capital Improvement Fund | \$ — | \$ — | \$ — |
| Developmental Disabilities Fund | 4,911,575 | 4,911,575 | — |
| Emergency Rescue Services Fund | 217,801 | 217,800 | 1 |
| Grants Fund | 12,000,000 | 11,295,807 | 704,193 |
| Workforce Boulder County Fund (presented within Grants Fund on combining statements) | 5,000,000 | 3,988,076 | 1,011,924 |
| Fire Training Fund | 4,097,296 | 326,500 | 3,770,796 |
| Health and Human Services 2002 Fund | 3,559,761 | 3,535,173 | 24,588 |
| Eldorado Springs Local Improvement District Fund | 1,730,500 | 597,906 | 1,132,594 |
| Retirement Fund | 15,129,089 | 5,694,103 | 9,434,986 |
| Conservation Trust Fund | 1,716,090 | — | 1,716,090 |
| Offender Management Fund | | | |
| Construction | 2,337,350 | 1,904,942 | 432,408 |
| Debt service | 436,358 | 436,358 | — |
| Jail expansion | 814,490 | 814,488 | 2 |
| Partnership for Active Community Engagement (PACE) | 222,870 | 197,691 | 25,179 |
| Alternative | 140,820 | 84,246 | 56,574 |
| Worthy Cause Tax Fund | | | |
| Worthy Cause Tax 1 (2001) | 150,000 | — | 150,000 |
| Worthy Cause Tax 2 (2004) | 3,083,850 | 1,423,850 | 1,660,000 |
| Budgeted major capital projects fund: | | | |
| Open Space Capital Improvement Fund | | | |
| Bond Series 2000B, 2001, 2002, 2006 | 53,911,938 | 53,795,432 | 116,506 |
| Bond Series 2005A | 33,017,192 | 16,583,475 | 16,433,717 |
| Budgeted nonmajor capital projects funds: | | | |
| Capital Projects Fund: | | | |
| Facilities management | 411,938 | 198,482 | 213,456 |
| Infrastructure | 1,599,241 | 1,233,701 | 365,540 |
| General reconstruction | 10,250,849 | 5,409,748 | 4,841,101 |
| Parks general reconstruction | 228,697 | 22,444 | 206,253 |
| Open Space and Transportation Complex | 1,958,580 | 1,667,461 | 291,119 |
| Gunbarrel General Improvement District Fund | 230,608 | 422 | 230,186 |
| Open Space Capital Improvement Fund II | | | |
| Bond Series 1996, 1998 | 11,470,403 | 11,470,403 | — |
| Budgeted proprietary funds: | | | |
| Risk Management Fund | 14,224,181 | 11,845,673 | 2,378,508 |
| Recycling Center Fund (*) | 4,524,727 | 4,323,140 | 201,587 |

(*) Depreciation expense is not budgeted in the proprietary funds.

\$36,583 of budgeted capital expenditures are included in the Recycling Center actual total.

The schedule of budgetary compliance is included to show budgetary compliance at the legal level of control for all appropriations not shown elsewhere in this report.

TABLE C-2

BOULDER COUNTY, COLORADO
Direct and Overlapping Property Tax Rates
Last Ten Assessed/Collected Years

| | 97/98 | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|----------|
| Fire districts: | | | | | | | | | | |
| Alienspark | 5.986 | 6.124 | 5.257 | 5.470 | 4.757 | 7.507 | 7.507 | 7.507 | 7.507 | 7.507 |
| Berthoud | 8.128 | 8.128 | 7.674 | 8.924 | 15.024 | 15.274 | 15.274 | 15.274 | 12.531 | 12.531 |
| Boulder Heights | 6.001 | 6.001 | 5.673 | 7.992 | 7.992 | 7.992 | 7.992 | 0.000 | 0.000 | 0.000 |
| Boulder Rural | 4.405 | 4.405 | 4.405 | 4.405 | 7.747 | 7.747 | 7.747 | 7.747 | 7.747 | 11.747 |
| Cherryvale | 6.609 | 7.055 | 6.764 | 6.650 | 6.325 | 6.325 | 6.325 | 8.325 | 11.325 | 0.000 |
| Clover Basin | 31.920 | 31.920 | 31.920 | 31.920 | 16.500 | 10.640 | 6.978 | 7.420 | 7.110 | 3.978 |
| Coal Creek Canyon | 8.000 | 8.200 | 8.200 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 |
| Eldorado Spgs-Marshall | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 6.110 | 6.110 | 0.000 |
| Four Mile | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 3.555 | 7.292 | 7.292 | 7.292 |
| Gold Hill | 3.852 | 3.863 | 3.748 | 3.748 | 3.555 | 3.555 | 3.555 | 7.561 | 7.555 | 7.555 |
| High Country | 6.402 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 |
| Hygiene | 1.750 | 3.004 | 2.750 | 2.774 | 2.137 | 4.099 | 4.099 | 4.099 | 4.099 | 4.099 |
| Indian Peaks | 3.590 | 3.603 | 3.112 | 3.292 | 3.000 | 3.089 | 2.810 | 3.060 | 3.014 | 3.142 |
| Lafayette Rural | 1.776 | 1.776 | 1.776 | 1.776 | 1.090 | 2.500 | 2.500 | 2.500 | 2.500 | 2.500 |
| Left Hand | 13.637 | 13.431 | 11.967 | 8.207 | 11.022 | 11.022 | 11.022 | 11.022 | 11.022 | 11.022 |
| Longmont | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Louisville | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 3.186 | 6.686 |
| Lyons | 5.581 | 5.776 | 4.991 | 5.224 | 6.521 | 6.763 | 6.765 | 6.952 | 9.148 | 7.193 |
| Mountain View | 9.337 | 9.573 | 9.085 | 8.917 | 8.657 | 8.577 | 8.177 | 8.107 | 8.257 | 7.977 |
| Nederland | 7.500 | 11.890 | 12.147 | 12.432 | 11.023 | 11.715 | 11.434 | 11.433 | 11.308 | 11.338 |
| North Metro | 0.000 | 0.000 | 0.000 | 8.652 | 8.227 | 7.909 | 7.955 | 7.955 | 8.135 | 11.179 |
| Pine Brook Hills | 4.689 | 4.689 | 4.689 | 6.189 | 6.189 | 6.189 | 6.189 | 0.000 | 0.000 | 0.000 |
| Sugarloaf | 6.915 | 6.915 | 6.611 | 6.611 | 6.805 | 6.700 | 6.716 | 6.738 | 6.872 | 7.276 |
| Sunshine | 4.481 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 |
| West Adams County | 9.036 | 8.600 | 8.551 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Special districts: | | | | | | | | | | |
| Boulder Central | 8.242 | 6.823 | 6.526 | 6.575 | 5.345 | 5.544 | 5.744 | 5.934 | 5.657 | 5.956 |
| Colo Tech Cntr. Metro | 32.234 | 30.000 | 25.000 | 25.000 | 25.000 | 25.000 | 23.000 | 23.000 | 22.000 | 22.000 |
| Downtown Boulder | 0.000 | 0.000 | 5.361 | 5.175 | 4.689 | 5.453 | 5.595 | 5.739 | 6.098 | 4.460 |
| Estes Valley Rec | 1.972 | 2.034 | 1.691 | 1.505 | 1.279 | 1.349 | 1.289 | 1.323 | 1.331 | 1.472 |
| Exempla GID | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 25.000 | 6.000 | 5.000 | 5.000 | 5.000 |
| Fairways Metro | 4.691 | 4.691 | 4.545 | 3.651 | 3.108 | 3.288 | 3.428 | 3.621 | 3.651 | 3651.000 |
| Forest Glen Transit | 0.000 | 0.000 | 0.000 | 1.490 | 1.037 | 0.910 | 0.950 | 0.661 | 1.110 | 1040.000 |
| Gunbarrel Estates | 3.656 | 3.881 | 3.616 | 3.628 | 3.091 | 6.785 | 6.785 | 6.785 | 6.652 | 6.674 |
| Gunbarrel General Imp | 4.402 | 5.624 | 5.234 | 5.234 | 4.299 | 3.987 | 4.161 | 0.000 | 0.000 | 0.000 |
| Lafayette City Cntr GID | 0.000 | 17.009 | 16.745 | 17.000 | 25.000 | 28.072 | 29.587 | 6.769 | 26.114 | 26.342 |
| Lafayette Corporate Campus | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 73.963 | 61.056 | 46.761 | 43.582 | 35.153 |
| Lafayette Tech Center | 0.000 | 0.000 | 0.000 | 25.000 | 43.000 | 98.746 | 84.319 | 89.500 | 99.000 | 49.500 |
| Longmont Downtown | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 |
| Longmont General | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 |
| Nederland Community Library | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 | 2.061 | 1.960 | 2.500 | 2.492 |
| Northern Colorado Water | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| St Vrain Left Hand Water | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.245 | 0.243 | 0.230 | 0.222 | 0.214 |
| Superior Metro #2 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 | 7.000 | 7.000 |
| Superior Metro #3 | 25.000 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 | 7.000 | 7.000 |
| Superior/McCaslin Interchange | 0.000 | 0.000 | 0.000 | 0.000 | 25.970 | 35.000 | 35.000 | 35.000 | 35.000 | 35.000 |
| University Hills | 3.327 | 3.424 | 3.344 | 3.163 | 2.504 | 2.684 | 2.514 | 2.729 | 2.564 | 2.662 |
| Urban Drainage & Flood | 0.668 | 0.676 | 0.583 | 0.594 | 0.521 | 0.531 | 0.533 | 0.538 | 0.660 | 0.542 |

2007

BOULDER COUNTY, COLORADO

Combining Balance Sheet

Nonmajor Governmental Funds – Capital Projects Funds

December 31, 2007

| Assets | Capital Projects | Gunbarrel General Improvement District | Open Space Capital Improvement Trust Fund II | Total nonmajor capital projects funds |
|--------------------------------------------|-----------------------------|-----------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------|
| Equity in Treasurer's cash and investments | \$ 6,348,277 | \$ 16,449 | \$ — | \$ 6,364,726 |
| Restricted cash | 659 | — | — | 659 |
| Property taxes receivable | 5,893,394 | — | — | 5,893,394 |
| Due from other governmental units | 2,512 | — | — | 2,512 |
| Due from component unit | 4,010 | — | — | 4,010 |
| Interest receivable | — | 54 | — | 54 |
| County goods and services receivable | 35,354 | — | — | 35,354 |
| Due from other funds | 250,718 | 1,152 | — | 251,870 |
| Prepaid items | 1,500 | — | — | 1,500 |
| Total assets | \$ 12,536,424 | \$ 17,655 | \$ — | \$ 12,554,079 |
| Liabilities and Fund Balances | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 531,601 | \$ — | \$ — | \$ 531,601 |
| Due to other funds | 2,406 | — | — | 2,406 |
| Deferred revenue | 5,891,278 | — | — | 5,891,278 |
| Accrued liabilities | 47,646 | — | — | 47,646 |
| Total liabilities | 6,472,931 | — | — | 6,472,931 |
| Fund balances: | | | | |
| Reserved for: | | | | |
| Prepaid items | 1,500 | — | — | 1,500 |
| Unreserved, reported in: | | | | |
| Capital projects funds | 6,061,993 | 17,655 | — | 6,079,648 |
| Total fund balances | 6,063,493 | 17,655 | — | 6,081,148 |
| Total liabilities and fund balances | \$ 12,536,424 | \$ 17,655 | \$ — | \$ 12,554,079 |

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2007

| | Capital Projects | Gunbarrel General Improvement District | Open Space Capital Improvement Trust Fund II | Total nonmajor capital projects funds |
|--------------------------------------------------------------|-----------------------------|-----------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------|
| Revenues: | | | | |
| Taxes | \$ 6,928,458 | \$ 2 | \$ — | \$ 6,928,460 |
| Interest on investments | 1,039 | 11,473 | — | 12,512 |
| Intergovernmental | 611,294 | — | — | 611,294 |
| Charges for services | 24,379 | — | — | 24,379 |
| Other revenue | 592,124 | — | — | 592,124 |
| Total revenues | 8,157,294 | 11,475 | — | 8,168,769 |
| Expenditures: | | | | |
| Current: | | | | |
| General government | \$ 7,555,358 | \$ — | \$ — | \$ 7,555,358 |
| Conservation | 272,321 | 259,536 | — | 531,857 |
| Public safety | 4,099,338 | — | — | 4,099,338 |
| Health and welfare | 37,727 | — | — | 37,727 |
| Highways and streets | 215 | — | — | 215 |
| Debt service: | | | | |
| Principal | 277,500 | — | 9,885,000 | 10,162,500 |
| Interest and fiscal charges | 121,100 | — | 1,704,681 | 1,825,781 |
| Total expenditures | 12,363,559 | 259,536 | 11,589,681 | 24,212,776 |
| Excess (deficiency) of revenues over expenditures | (4,206,265) | (248,061) | (11,589,681) | (16,044,007) |
| Other financing sources: | | | | |
| Transfers in | 4,099,583 | — | 11,589,681 | 15,689,264 |
| Total other financing sources | 4,099,583 | — | 11,589,681 | 15,689,264 |
| Net change to fund balance | (106,682) | (248,061) | — | (354,743) |
| Fund balance, January 1 | 6,170,175 | 265,716 | — | 6,435,891 |
| Fund balance, December 31 | \$ 6,063,493 | \$ 17,655 | \$ — | \$ 6,081,148 |

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance Budgeted Nonmajor, Major Capital Projects, and Proprietary Funds Year ended December 31, 2007

| | <u>Final budget</u> | <u>Actual (includes transfers out)</u> | <u>Variance</u> |
|-----------------------------------------------------------------------------------------|-------------------------|------------------------------------------------|-----------------|
| Budgeted nonmajor special revenue funds: | | | |
| Recycling Capital Improvement Fund | \$ 6,495,000 | \$ 6,495,000 | \$ — |
| Developmental Disabilities Fund | 4,990,367 | 4,990,367 | — |
| Grants Fund | 12,000,000 | 10,663,386 | 1,336,614 |
| Workforce Boulder County Fund (presented within Grants Fund on combining statements) | 5,000,000 | 4,251,513 | 748,487 |
| Fire Training Fund | 4,303,053 | 4,301,073 | 1,980 |
| Health and Human Services 2002 Fund | 3,668,267 | 3,665,738 | 2,529 |
| Eldorado Springs Local Improvement District Fund | 1,661,920 | 180,227 | 1,481,693 |
| Retirement Fund | 6,611,269 | 6,178,506 | 432,763 |
| Conservation Trust Fund | 2,295,872 | 1,190,361 | 1,105,511 |
| Offender Management Fund | | | |
| Construction | 1,365,041 | 1,365,041 | — |
| Debt service | 434,158 | 434,158 | — |
| Jail expansion | 866,789 | 859,338 | 7,451 |
| Partnership for Active Community Engagement (PACE) | 299,818 | 242,241 | 57,577 |
| Alternatives | 24,163 | 24,163 | — |
| Integrated Treatment Courts | 404,600 | 404,600 | — |
| Worthy Cause Tax Fund | | | |
| Worthy Cause Tax 1 (2001) | 150,000 | — | 150,000 |
| Worthy Cause Tax 2 (2004) | 3,711,261 | 2,690,025 | 1,021,236 |
| Budgeted major capital projects fund: | | | |
| Open Space Capital Improvement Fund | | | |
| Bond Series 2000B, 2001, 2002, 2006 | 16,351,091 | 15,479,208 | 871,883 |
| Bond Series 2005A | 29,692,273 | 26,247,792 | 3,444,481 |
| Budgeted nonmajor capital projects funds: | | | |
| Capital Projects Fund: | | | |
| Facilities management | 435,156 | 225,122 | 210,034 |
| Infrastructure | 1,682,772 | 1,181,609 | 501,163 |
| General reconstruction | 15,088,697 | 10,533,156 | 4,555,541 |
| Parks general reconstruction | 226,252 | 34,857 | 191,395 |
| Open Space and Transportation Complex | 389,361 | 388,815 | 546 |
| Gunbarrel General Improvement District Fund | 259,536 | 259,536 | — |
| Open Space Capital Improvement Fund II | | | |
| Bond Series 1996, 1998 | 11,589,682 | 11,589,681 | 1 |
| Budgeted proprietary funds: | | | |
| Risk Management Fund | 13,408,572 | 12,676,725 | 731,847 |
| Fleet Services Fund (*) | 1,976,470 | 1,922,009 | 54,461 |
| Recycling Center Fund (*, **) | 11,651,155 | 9,551,197 | 2,099,958 |

(*) Depreciation expense is not budgeted in the proprietary funds, and is not included in the actual expense totals.
For 2007, depreciation expense was \$182,092 for the Fleet Services Fund and \$540,675 for the Recycling Center Fund.

(**) \$4,950,625 of budgeted capital expenditures related to the single stream waste facility are included in the Recycling Center actual total.

The schedule of budgetary compliance is included to show budgetary compliance at the legal level of control for all appropriations not shown elsewhere in this report.

TABLE C-2

BOULDER COUNTY, COLORADO
Direct and Overlapping Property Tax Rates
Last Ten Assessed/Collected Years

| | 98/99 | 99/00 | 00/01 | 01/02 | 02/03 | 03/04 | 04/05 | 05/06 | 06/07 | 07/08 |
|-------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fire districts: | | | | | | | | | | |
| Allenspark | 6.124 | 5.257 | 5.470 | 4.757 | 7.507 | 7.507 | 7.507 | 7.507 | 7.507 | 7.507 |
| Berthoud | 8.128 | 7.674 | 8.924 | 15.024 | 15.274 | 15.274 | 15.274 | 12.531 | 12.531 | 12.531 |
| Boulder Heights | 6.001 | 5.673 | 7.992 | 7.992 | 7.992 | 7.992 | 0.000 | 0.000 | 0.000 | 0.000 |
| Boulder Mountain | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 1.803 | 6.189 | 6.189 |
| Boulder Rural | 4.405 | 4.405 | 4.405 | 7.747 | 7.747 | 7.747 | 7.747 | 7.747 | 11.747 | 11.747 |
| Cherryvale | 7.055 | 6.764 | 6.650 | 6.325 | 6.325 | 6.325 | 6.325 | 11.325 | 0.000 | 0.000 |
| Clover Basin | 31.920 | 31.920 | 31.920 | 16.500 | 10.640 | 6.978 | 7.420 | 7.110 | 3.978 | 3.978 |
| Coal Creek Canyon | 8.200 | 8.200 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 | 8.000 |
| Eldorado Spgs-Marshall | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 4.110 | 6.110 | 0.000 | 0.000 |
| Four Mile | 7.292 | 7.292 | 7.292 | 7.292 | 7.292 | 3.555 | 7.292 | 7.292 | 7.292 | 7.292 |
| Gold Hill | 3.863 | 3.746 | 3.746 | 3.555 | 3.555 | 3.555 | 7.561 | 7.555 | 7.555 | 7.555 |
| High Country | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 | 6.439 |
| Hygiene | 3.004 | 2.750 | 2.774 | 2.137 | 4.099 | 4.099 | 4.099 | 4.099 | 4.099 | 4.099 |
| Indian Peaks | 3.603 | 3.112 | 3.292 | 3.000 | 3.089 | 2.810 | 3.080 | 3.014 | 3.142 | 3.116 |
| Lafayette Rural | 1.776 | 1.776 | 1.776 | 1.090 | 2.500 | 2.500 | 2.500 | 2.500 | 2.500 | 2.500 |
| Left Hand | 13.431 | 11.967 | 6.207 | 11.022 | 11.022 | 11.022 | 11.022 | 11.022 | 11.022 | 11.022 |
| Longmont | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Louisville | 3.188 | 3.188 | 3.188 | 3.188 | 3.188 | 3.188 | 3.188 | 3.188 | 6.686 | 6.686 |
| Lyons | 5.776 | 4.991 | 5.224 | 6.621 | 6.763 | 6.755 | 6.952 | 6.148 | 7.193 | 7.196 |
| Mountain View | 9.573 | 9.085 | 8.917 | 8.857 | 8.577 | 8.177 | 8.107 | 8.257 | 7.977 | 7.877 |
| Nederland | 11.690 | 12.147 | 12.432 | 11.023 | 11.715 | 11.434 | 11.433 | 11.308 | 11.338 | 11.120 |
| North Metro | 0.000 | 0.000 | 8.552 | 8.227 | 7.909 | 7.955 | 7.955 | 8.135 | 11.179 | 11.301 |
| Pine Brook Hills | 4.689 | 4.689 | 6.189 | 6.189 | 6.189 | 6.189 | 0.000 | 0.000 | 0.000 | 0.000 |
| Rocky Mountain | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 11.325 | 11.325 |
| Sugarloaf | 6.915 | 6.811 | 6.811 | 6.805 | 6.700 | 6.716 | 6.738 | 6.672 | 7.276 | 7.276 |
| Sunshine | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 | 8.480 |
| West Adams County | 8.600 | 8.551 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Special districts: | | | | | | | | | | |
| Boulder Central | 6.623 | 6.526 | 6.575 | 5.345 | 5.544 | 5.744 | 5.934 | 5.657 | 5.956 | 5.005 |
| Colo Tech Cntr. Metro | 30.000 | 25.000 | 25.000 | 25.000 | 25.000 | 23.000 | 23.000 | 22.000 | 22.000 | 19.917 |
| Downtown Boulder | 0.000 | 5.361 | 5.175 | 4.889 | 5.453 | 5.595 | 5.739 | 6.098 | 4.460 | 3.700 |
| Estes Valley Rec | 2.034 | 1.691 | 1.505 | 1.279 | 1.349 | 1.289 | 1.323 | 1.331 | 1.472 | 1.404 |
| Exempla GID | 0.000 | 0.000 | 0.000 | 0.000 | 25.000 | 5.000 | 5.000 | 5.000 | 5.000 | 5.000 |
| Fairways Metro | 4.691 | 4.545 | 3.651 | 3.108 | 3.288 | 3.428 | 3.621 | 3.651 | 3.651 | 3.651 |
| Forest Glen Transit | 0.000 | 0.000 | 1.490 | 1.037 | 0.910 | 0.850 | 0.661 | 1.110 | 1.040 | 1.012 |
| Gunbarrel Estates | 3.851 | 3.616 | 3.628 | 3.091 | 6.785 | 6.785 | 6.785 | 6.682 | 6.674 | 6.644 |
| Gunbarrel General Imp | 5.624 | 5.234 | 5.234 | 4.298 | 3.987 | 4.161 | 0.000 | 0.000 | 0.000 | 0.000 |
| Harvest Junction Metro | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 30.000 | 30.000 |
| Lafayette City Cntr GID | 17.000 | 16.745 | 17.000 | 25.000 | 26.072 | 29.587 | 6.769 | 26.114 | 26.342 | 23.098 |
| Lafayette Corporate Campus | 0.000 | 0.000 | 0.000 | 0.000 | 73.963 | 61.056 | 46.761 | 43.582 | 35.153 | 24.423 |
| Lafayette Tech Center | 0.000 | 0.000 | 25.000 | 43.000 | 98.746 | 84.318 | 89.500 | 99.000 | 49.500 | 49.500 |
| Longmont Downtown | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 | 3.310 |
| Longmont General | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 | 6.798 |
| Nederland Community Library | 0.000 | 0.000 | 0.000 | 0.000 | 2.500 | 2.061 | 1.960 | 2.500 | 2.492 | 2.500 |
| Nederland Downtown Dev. | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 5.000 | 5.000 |
| Superior Metro #2 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 | 7.400 | 7.300 | 6.850 |
| Superior Metro #3 | 25.000 | 25.000 | 25.000 | 25.000 | 22.000 | 8.000 | 7.500 | 7.000 | 7.000 | 6.500 |
| Superior/McCaubin Interchange | 0.000 | 0.000 | 0.000 | 25.970 | 35.000 | 35.000 | 35.000 | 35.000 | 35.000 | 35.000 |
| University Hills | 3.424 | 3.344 | 3.163 | 2.504 | 2.684 | 2.514 | 2.729 | 2.564 | 2.662 | 2.038 |
| Urban Drainage & Flood | 0.678 | 0.593 | 0.594 | 0.521 | 0.531 | 0.533 | 0.536 | 0.880 | 0.542 | 0.507 |
| Weld Library District | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 3.281 | 3.281 | 3.253 |

2008

BOULDER COUNTY, COLORADO

Combining Balance Sheet

Nonmajor Governmental Funds – Capital Projects Funds

December 31, 2008

| Assets | Capital Projects | Gunbarrel General Improvement District | Total nonmajor capital projects funds |
|--------------------------------------------|-----------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| Equity in Treasurer's cash and investments | \$ 3,924,668 | \$ 17,655 | \$ 3,942,323 |
| Restricted cash | 44 | — | 44 |
| Property taxes receivable | 3,636,157 | — | 3,636,157 |
| Due from other governmental units | 2,718 | — | 2,718 |
| Due from component unit | 2,384 | — | 2,384 |
| County goods and services receivable | 75,451 | — | 75,451 |
| Due from other funds | 54,639 | — | 54,639 |
| Prepaid items | 2,007 | — | 2,007 |
| Total assets | \$ 7,698,068 | \$ 17,655 | \$ 7,715,723 |
| Liabilities and Fund Balances | | | |
| Liabilities: | | | |
| Accounts payable | \$ 605,533 | \$ — | \$ 605,533 |
| Due to other funds | 1,007 | — | 1,007 |
| Deferred revenue | 3,635,592 | — | 3,635,592 |
| Accrued liabilities | 50,571 | — | 50,571 |
| Other liabilities | 6,537 | — | 6,537 |
| Total liabilities | 4,299,240 | — | 4,299,240 |
| Fund balances: | | | |
| Reserved for: | | | |
| Prepaid items | 2,007 | — | 2,007 |
| Unreserved, reported in: | | | |
| Capital projects funds | 3,396,821 | 17,655 | 3,414,476 |
| Total fund balances | 3,398,828 | 17,655 | 3,416,483 |
| Total liabilities and fund balances | \$ 7,698,068 | \$ 17,655 | \$ 7,715,723 |

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds – Capital Projects Funds

Year ended December 31, 2008

| | <u>Capital Projects</u> | <u>Gunbarrel General Improvement District</u> | <u>Total nonmajor capital projects funds</u> |
|--------------------------------------------------------------|-----------------------------|-----------------------------------------------------------|----------------------------------------------------------|
| Revenues: | | | |
| Taxes | \$ 6,214,158 | \$ — | \$ 6,214,158 |
| Interest on investments | 245 | — | 245 |
| Intergovernmental | 72,931 | — | 72,931 |
| Charges for services | 87,741 | — | 87,741 |
| Other revenue | 567,640 | — | 567,640 |
| Total revenues | 6,942,715 | — | 6,942,715 |
| Expenditures: | | | |
| Current: | | | |
| General government | \$ 6,250,403 | \$ — | \$ 6,250,403 |
| Conservation | 387,033 | — | 387,033 |
| Urban redevelopment/housing | 27,602 | — | 27,602 |
| Public safety | 2,736,332 | — | 2,736,332 |
| Health and welfare | 16,254 | — | 16,254 |
| Highways and streets | 473 | — | 473 |
| Debt service: | | | |
| Principal | 283,050 | — | 283,050 |
| Interest and fiscal charges | 102,728 | — | 102,728 |
| Total expenditures | 9,803,875 | — | 9,803,875 |
| Excess (deficiency) of revenues over expenditures | (2,861,160) | — | (2,861,160) |
| Other financing sources: | | | |
| Proceeds from sale of capital assets | 12,495 | — | 12,495 |
| Transfers in | 184,000 | — | 184,000 |
| Total other financing sources | 196,495 | — | 196,495 |
| Net change to fund balance | (2,664,665) | — | (2,664,665) |
| Fund balance, January 1 | 6,063,493 | 17,655 | 6,081,148 |
| Fund balance, December 31 | \$ 3,398,828 | \$ 17,655 | \$ 3,416,483 |

BOULDER COUNTY, COLORADO

Schedule of Budgetary Compliance Budgeted Nonmajor, Major Capital Projects, and Proprietary Funds

Year ended December 31, 2008

| | Final budget | Actual (includes transfers out) | Variance |
|----------------------------------------------------|-----------------|---------------------------------------|-------------|
| Budgeted nonmajor special revenue funds: | | | |
| Recycling Capital Improvement Fund | \$ 233,400 | \$ 233,400 | \$ — |
| Developmental Disabilities Fund | 5,556,386 | 5,556,385 | 1 |
| Grants Fund | 12,000,000 | 10,327,298 | 1,672,702 |
| Workforce Boulder County Fund | 5,000,000 | 4,722,803 | 277,197 |
| Health and Human Services 2002 Fund | 3,835,620 | 3,818,650 | 16,970 |
| Eldorado Springs Local Improvement District Fund | 1,704,766 | 1,512,139 | 192,627 |
| Retirement Fund | — | 1,167,075 | (1,167,075) |
| Conservation Trust Fund | 1,657,502 | 1,133,748 | 523,754 |
| Offender Management Fund | | | |
| Debt service | 436,845 | 436,845 | — |
| Jail expansion | 903,593 | 903,536 | 57 |
| Partnership for Active Community Engagement (PACE) | 308,813 | 308,813 | — |
| Integrated Treatment Courts | 453,161 | 450,303 | 2,858 |
| Worthy Cause Tax Fund | | | |
| Worthy Cause Tax 2 (2004) | 3,467,760 | 1,081,046 | 2,386,714 |
| Budgeted major capital projects fund: | | | |
| Open Space Capital Improvement Fund I | 32,075,823 | 31,396,068 | 679,755 |
| Open Space Capital Improvement Fund II | 52,237,406 | 28,379,060 | 23,858,346 |
| Budgeted nonmajor capital projects funds: | | | |
| Capital Projects Fund: | | | |
| Infrastructure | 2,680,585 | 1,847,294 | 833,291 |
| General reconstruction | 9,661,979 | 7,540,824 | 2,121,155 |
| Parks general reconstruction | 301,395 | 29,979 | 271,416 |
| Open Space and Transportation Complex | 385,778 | 385,778 | — |
| Gunbarrel General Improvement District Fund | 16,180 | — | 16,180 |
| Budgeted proprietary funds: | | | |
| Risk Management Fund | 15,103,813 | 13,516,435 | 1,587,378 |
| Fleet Services Fund (*) | 1,963,490 | 1,644,507 | 318,983 |
| Recycling Center Fund (*, **) | 7,657,556 | 5,752,749 | 1,904,807 |

(*) Depreciation expense is not budgeted in the proprietary funds, and is not included in the actual expense totals.
For 2008, depreciation expense was \$178,437 for the Fleet Services Fund and \$501,659 for the Recycling Center Fund.

(**) \$1,017,454 of budgeted capital expenditures related to the single stream waste facility are included in the Recycling Center actual total.

The schedule of budgetary compliance is included to show budgetary compliance at the legal level of control for all appropriations not shown elsewhere in this report.

2009

BOULDER COUNTY, COLORADO

Notes to the Basic Financial Statements

December 31, 2009

blending. The component unit columns in the government-wide financial statements include the financial data of the County's discrete component unit. It is reported in a separate column to emphasize that it is legally separate from the County.

The following component units are included in the accompanying financial statements:

Blended Presentation

Gunbarrel General Improvement District Fund (the District) – This is a subdivision of the State of Colorado created for constructing certain public improvements to be located within the District and governed by a board comprised of the County's elected Board of County Commissioners. The District is reported as a capital projects fund, and there are no separately published financial statements. In 2009, the Gunbarrel GID fund was closed and the remaining equity transferred to the General Fund.

Boulder County Housing Authority Fund (the Authority) – The Authority was established in 1975 to promote and provide quality, affordable housing for lower-income families, older adults, and individuals with disabilities. Prior to 2003, the Authority was a governmental entity independent of the County, governed by a seven-member board. In Resolution 2003-16, adopted by the Board of County Commissioners (the Board) on January 14, 2003, the Board constituted itself as the governing body of the Authority. Effective January 1, 2003, the Authority became a component unit of the County and is governed by a board comprised of the County's elected Board of County Commissioners. The Authority meets the definition of, and operates as, an enterprise fund of the County. As such, the County provides support to the Housing Authority in the interest of supporting affordable housing within the County.

As of 2008, the Authority has two additional organizations included within its reporting entity. MFPH Acquisitions LLC was created in April 2008 for the purpose of receiving certain affordable housing units from the Authority, and will hold, manage, and ultimately sell the units through negotiated sale at fair market value. SFPH Acquisitions LLC was created in May 2008 for the purpose of receiving certain affordable housing units from the Authority, and will also hold, manage and ultimately sell the units at fair market value. The sole member of both corporations is the Boulder County Housing Authority. Accordingly, both MFPH and SFPH Acquisitions LLC are component units within the Authority's financial reporting entity.

Discrete Presentation

Boulder County Public Health (BCPH) – BCPH was organized by authority of state statute on March 25, 1952. BCPH was established to provide public health services to the residents of Boulder County in the following areas: environmental, family, community, communicable disease control, behavioral health and other administrative programs. In 1973, BCPH was further segregated as a component unit of the County by resolution of the Boulder County Board of Commissioners, and remains a legally separate entity. According to state statute, the Commissioners appoint the five-member BCPH governing board. In addition, the County appropriates significant operating funds to BCPH.

Complete financial statements for the individual component units may be obtained at their respective administrative offices.

Boulder County Public Health
3450 North Broadway
Boulder, CO 80304

Boulder County Housing Authority
2525 13th Street, Suite 204
Boulder, CO 80304

BOULDER COUNTY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds – Capital Projects Funds
December 31, 2009

| | Capital Expenditures | Gunbarrel General Improvement District | Open Space Capital Improvement Fund I | Open Space Capital Improvement Fund II | Total nonmajor capital projects funds |
|--------------------------------------------|-------------------------|-------------------------------------------------|------------------------------------------------|-------------------------------------------------|------------------------------------------------|
| Assets | | | | | |
| Equity in pooled cash and investments | \$ 2,549,057 | \$ — | \$ 2,634,775 | \$ — | \$ 5,183,832 |
| Property taxes receivable | 7,171,848 | — | — | — | 7,171,848 |
| Interest receivable | — | — | 4,629 | 8,709 | 13,338 |
| County goods and services receivable, net | 10,098 | — | 4,951 | 625 | 15,674 |
| Due from other funds | 562,109 | — | 5,298,680 | 5,770,664 | 11,631,453 |
| Due from other governmental units | 12,854 | — | 2,582,339 | — | 2,595,193 |
| Due from component unit | 1,225 | — | — | — | 1,225 |
| Prepaid items | — | — | 985,200 | — | 985,200 |
| Restricted cash | 27 | — | — | 16,077,365 | 16,077,382 |
| Total assets | \$ 10,307,218 | \$ — | \$ 11,510,574 | \$ 21,857,363 | \$ 43,675,155 |
| Liabilities and Fund Balances | | | | | |
| Liabilities: | | | | | |
| Accounts payable | \$ 388,591 | \$ — | \$ 203,386 | \$ 26,838 | \$ 618,815 |
| Due to other funds | 9,266 | — | 5,671,824 | 5,221,851 | 10,902,941 |
| Deferred revenue | 7,170,975 | — | 1,872,687 | — | 9,043,662 |
| Accrued liabilities | 79,382 | — | 45,048 | — | 124,430 |
| Total liabilities | 7,648,214 | — | 7,792,945 | 5,248,689 | 20,689,848 |
| Fund balances: | | | | | |
| Reserved for: | | | | | |
| Prepaid items | — | — | 985,200 | — | 985,200 |
| Unreserved, reported in: | | | | | |
| Capital projects funds | 2,659,004 | — | 2,732,429 | 16,608,674 | 22,000,107 |
| Total fund balances | 2,659,004 | — | 3,717,629 | 16,608,674 | 22,985,307 |
| Total liabilities and fund balances | \$ 10,307,218 | \$ — | \$ 11,510,574 | \$ 21,857,363 | \$ 43,675,155 |

BOULDER COUNTY, COLORADO

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balance

Nonmajor Governmental Funds -- Capital Projects Funds

Year ended December 31, 2009

| | Capital Expenditures | Gunbarrel General Improvement District | Open Space Capital Improvement Fund I | Open Space Capital Improvement Fund II | Total nonmajor capital projects funds |
|--------------------------------------------------------------|-------------------------|-------------------------------------------------|------------------------------------------------|-------------------------------------------------|------------------------------------------------|
| Revenues: | | | | | |
| Taxes and special assessments | \$ 3,614,751 | \$ — | \$ 15,763,008 | \$ — | \$ 19,377,759 |
| Intergovernmental | 17,743 | — | — | 3,270 | 21,013 |
| Charges for services | 323,603 | — | 1,537 | — | 325,140 |
| Investment and interest income | 110 | — | 297,215 | 269,704 | 567,029 |
| Other revenue | 672,130 | — | 15,727 | 1,943 | 689,800 |
| Total revenues | 4,628,337 | — | 16,077,487 | 274,917 | 20,980,741 |
| Expenditures: | | | | | |
| Current: | | | | | |
| General government | \$ 4,872,993 | \$ — | \$ — | \$ — | \$ 4,872,993 |
| Conservation | 271,916 | — | 2,790,442 | 7,746,646 | 10,809,004 |
| Public safety | 8,441,352 | — | — | — | 8,441,352 |
| Health and welfare | 229,074 | — | — | — | 229,074 |
| Highways and streets | 17,899 | — | — | — | 17,899 |
| Urban redevelopment/housing | 6,263 | — | — | — | 6,263 |
| Debt service: | | | | | |
| Principal | 290,450 | — | 2,585,000 | 11,120,000 | 13,995,450 |
| Interest and fiscal charges | 93,902 | — | 7,257,263 | 2,531,082 | 9,882,247 |
| Debt issuance costs | — | — | 329,255 | — | 329,255 |
| Total expenditures | 14,223,849 | — | 12,961,960 | 21,397,728 | 48,583,537 |
| Excess (deficiency) of revenues over expenditures | (9,595,512) | — | 3,115,527 | (21,122,811) | (27,602,796) |
| Other financing sources: | | | | | |
| Proceeds from sale of capital assets | — | — | 422,360 | — | 422,360 |
| Debt issuance | — | — | 44,805,000 | — | 44,805,000 |
| Premium on bond sale | — | — | 3,555,579 | — | 3,555,579 |
| Payment to debt refunding escrow agent | — | — | (47,972,836) | — | (47,972,836) |
| Transfers in | 8,858,098 | — | 1,600,000 | 11,734,770 | 22,192,868 |
| Transfers out | (2,410) | (17,655) | (8,214,263) | — | (8,234,328) |
| Total other financing sources | 8,855,688 | (17,655) | (5,804,160) | 11,734,770 | 14,768,643 |
| Net change to fund balance | (739,824) | (17,655) | (2,688,633) | (9,388,041) | (12,834,153) |
| Fund balance, January 1 | 3,398,828 | 17,655 | 6,406,262 | 25,996,715 | 35,819,460 |
| Fund balance, December 31 | \$ 2,659,004 | \$ — | \$ 3,717,629 | \$ 16,608,674 | \$ 22,985,307 |

BOULDER COUNTY, COLORADO
Schedule of Budgetary Compliance
Budgeted Nonmajor and Proprietary Funds
Year ended December 31, 2009

| | Final budget | Actual | Variance |
|----------------------------------------------------------|-----------------|------------|--------------|
| Budgeted nonmajor special revenue funds: | | | |
| Road and Bridge Fund | | | |
| Architect's projects - transportation | \$ 1,446,023 | \$ 25,866 | \$ 1,420,157 |
| Projects and maintenance | 26,303,473 | 18,327,757 | 7,975,716 |
| Transportation Complex | 655,115 | 655,015 | 100 |
| Recycling Capital Improvement Fund | 568,000 | 568,000 | — |
| Developmental Disabilities Fund | 5,590,024 | 5,590,024 | — |
| Grants Fund | 12,250,000 | 12,070,184 | 179,816 |
| Workforce Boulder County Fund | 6,000,000 | 5,785,178 | 214,822 |
| Health and Human Services 2002 Fund | 3,936,956 | 3,918,293 | 18,663 |
| Retirement Fund , | 1,167,075 | — | 1,167,075 |
| Conservation Trust Fund | 1,042,155 | 366,052 | 676,103 |
| Offender Management Fund | | | |
| Integrated Treatment Courts | 474,863 | 445,456 | 29,407 |
| Construction and debt | 434,308 | 434,308 | 0 |
| Jail and alternative programs | 1,240,761 | 1,240,176 | 585 |
| Worthy Cause Tax Fund | 4,240,101 | 963,008 | 3,277,093 |
| Clean Energy Options LID Fund | 10,527,150 | 7,497,720 | 3,029,430 |
| Budgeted nonmajor capital projects funds: | | | |
| Capital Expenditures Fund | | | |
| Capital projects | 15,914,611 | 13,841,907 | 2,072,704 |
| Open Space and Transportation Complex | 384,352 | 384,352 | — |
| Gunbarrel General Improvement District Fund | 18,000 | 17,655 | 345 |
| Open Space Capital Improvement Fund I | | | |
| 1994 Sales Tax | 17,520,483 | 17,210,451 | 310,032 |
| 2005 Sales Tax | 4,018,927 | 3,965,772 | 53,155 |
| Open Space Capital Improvement Fund II | | | |
| Open Space Bonds Series 1996/1998 | 11,734,770 | 11,734,770 | — |
| Open Space Bonds Series 2008 | 25,996,713 | 9,662,958 | 16,333,755 |
| Budgeted proprietary funds: | | | |
| Eldorado Springs Local Improvement District Fund (*, **) | 741,018 | 712,139 | 28,879 |
| Risk Management Fund | | | |
| Property, Casualty, Workers' Comp | 2,021,532 | 1,506,831 | 514,701 |
| Health and dental insurance | 14,498,842 | 13,734,653 | 764,189 |
| Fleet Services Fund (*) | 1,940,111 | 1,907,802 | 32,309 |
| Recycling Center Fund | | | |
| Hazardous Materials Management | 1,417,102 | — | 1,417,102 |
| Recycling Center (*) | 4,379,841 | 4,007,381 | 372,460 |

The schedule of budgetary compliance is included to show compliance at the legal level of control as established by Boulder County Appropriation Resolution 2008-149, and includes all appropriations not shown elsewhere in this report. Appropriations are reported at the fund level or at the spending agency level if so designated by the resolution.

Final budget and actual totals include transfers, capital expenditures, and debt service as applicable.

- (*) Depreciation expense is not budgeted in the proprietary funds, and is not included in the actual expense totals. 2009 depreciation expense is as follows:
 Eldorado Springs LID Fund - \$5,092
 Fleet Services Fund - \$167,644
 Recycling Center Fund - \$774,173

- (**) \$558,689 of budgeted capital expenditures related to the wastewater treatment plant construction are included in the Eldorado Springs LID Fund actual total, as is \$122,657 in debt principal and interest payments.

01480736

RECORDED

NOV 23 1994

②

4-1

GENERAL WARRANTY DEED

Exempt

(Statutory Form, C.R.S., §38-30-113)

NORTH BOULDER "40", a general partnership, whose street address is 2090 E. 104th, Suite 202 of the City of Denver, County of Denver and State of Colorado, for the consideration of TWO HUNDRED NINETY FOUR THOUSAND THIRTY DOLLARS (294,030.00), in hand paid, hereby sells and conveys to Boulder County Gunbarrel General Improvement District, a public or quasi-municipal subdivision of the State of Colorado and a body corporate, whose street address is P.O. Box 471 of the City of Boulder, of the County of Boulder and State of Colorado, the following real property in the County of Boulder and State of Colorado, to wit:

See Exhibit "A" attached hereto and by this reference made a part of this deed,
with all its appurtenances and warrants the title to the same,
subject to those matters set forth in Exhibit "B" attached hereto
and by this reference made a part of this Deed.

Signed this 22nd day of November, 1994.

NORTH BOULDER "40",
a general partnership

By:

Don D. Finley
Don D. Finley
General Partner

By:

A. Don McFall
A. Don McFall
General Partner

#01480736 11/23/94 03:56 PM REAL ESTATE RECORDS
F2022 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

110 Doc Fee

CHICAGO TITLE COMPANY INC.

64650

GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

Kurt F.G. Jafay, A/K/A Kurt Jafay, whose street address is 2800 S. University #1, Denver, Colorado 80210, of the State of Colorado, for the consideration of FIVE HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED AND FIFTEEN DOLLARS (\$567,915.00), in hand paid, hereby sells and conveys to the Boulder County Gunbarrel General Improvement District, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, and State of Colorado, the following real property in the County of Boulder, and State of Colorado, to wit:

See Exhibit A attached hereto and incorporated herein by this reference

with all its appurtenances and warrants the title to the same, subject to those matters set forth on Exhibit B, attached hereto and by this reference made a part of this Deed.

Signed this 4th day of January, 1995.

STATE DOCUMENTARY FEE

JAN 12 1995

\$ Exempt

STATE OF COLORADO

COUNTY OF BOULDER

ss.

Kurt F. G. Jafay,
A/K/A Kurt Jafay



The foregoing instrument was acknowledged before me this 4th

January, 1995, by Kurt F.G. Jafay, A/K/A Kurt Jafay.

Witness my hand and official seal.

My commission expires: 12/4/97

Notary Public

Notice: If the film image is less clear than this notice, it is due to the quality of the document being filmed.

STILL #00-01363/PAV
EXEMPT FROM DOC FEE AND
EXEMPT FROM RECORDING FEE



1791594
Page: 1 of 5
04/14/1998 12:22P
R 6.00 D 6.00

GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

Grantor, JAMES CONSTRUCTION CO., INC., a Colorado Corporation, of Boulder County, whose legal address is 2919 Valmont Road, Boulder, Colorado, 80301 for the consideration of FIVE HUNDRED SEVENTY THOUSAND TWO HUNDRED EIGHTY DOLLARS (\$570,280.00), in hand paid, hereby sells and conveys to Grantee, the Boulder County Gunbarrel General Improvement District, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado, the following real property in the County of Boulder and State of Colorado, to wit:

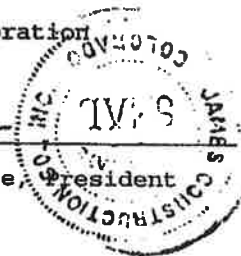
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY, with all its appurtenances and warrants the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Signed this 30 day of MAR., 1998.

JAMES CONSTRUCTION CO., INC., a
Colorado Corporation

By: [Signature]

Jim Postle, President



ReB

TITLE AMERICA BB 11951098



Boulder County Clerk, CO WD

2289219
Page: 1 of 6
05/20/2002 02:14P
R 0.00 D 0.00**GENERAL WARRANTY DEED**

(Statutory Form, C.R.S., §38-30-113)

K128121

Grantors, Donald W. Coen and Frances L. Coen, as tenants in common, whose legal address is 6769 Jay Road, Boulder Colorado 80301, of the County of Boulder and State of Colorado, for the consideration of SIX HUNDRED EIGHTY THOUSAND DOLLARS (\$680,000.00), in hand paid, hereby sell and convey to Grantees, the County of Boulder, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306, and the Gunbarrel Public Improvement District, a quasi-municipal subdivision of the State of Colorado and a body corporate, whose legal address is 1325 Pearl Street, Boulder, Colorado 80302, of the County of Boulder, State of Colorado, as tenants in common, the following real property in the County of Boulder and State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY, with all its appurtenances and warrant the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Signed this 15th day of May, 2002.

Donald W. Coen
Frances L. Coen

NOTE: This document is being rerecorded to correct the number of water shares from 163 to 162.



Boulder County Clerk, CO WD

2304414
Page: 1 of 6
07/03/2002 08:14A
R 0.00 D 0.00



GENERAL WARRANTY DEED

(Statutory Form, C.R.S., §38-30-113)

Grantor, the **Stanley F. Johnson Revocable Trust**, as to an undivided ½ interest, and the **Pauline Y. Johnson Revocable Trust**, as to an undivided ½ interest, whose legal address is 6645 Jay Road, Boulder, Colorado 80301, of the County of Boulder and State of Colorado, for the consideration of SEVEN HUNDRED EIGHTY-FIVE THOUSAND ONE HUNDRED SEVENTY AND 00/100 DOLLARS (\$785,170.00) in hand paid, hereby sells and conveys to Grantee, the **County of Boulder**, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado, and the **Gunbarrel Public Improvement District**, a quasi-municipal subdivision of the State of Colorado and a body corporate, whose legal address is 1325 Pearl Street, Boulder, Colorado 80302, of the County of Boulder, State of Colorado the following real property in the County of Boulder and State of Colorado, to wit:

4-1
0

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

with all its appurtenances and warrants the title to the same, subject only to those matters set forth on

Exhibit B attached hereto and made a part hereof by this reference.

Signed this 13th day of January, 2003.



80169

80170

OOC Fee

G-x-emp

Stanley F. Johnson Revocable Trust

By: Stanley F. Johnson, Jr.
 Stanley F. Johnson, Trustee

Pauline Y. Johnson Revocable Trust

By: Pauline Y. Johnson, Trustee
 Pauline Y. Johnson, Trustee

POC



GENERAL WARRANTY DEED

(Statutory Form, C.R.S. § 38-30-113)



434631


Grantor, **The Thomas Joe Churchill and Susan Montanye Churchill AB Living Trust**, whose legal address is 6077 Jay Road, Boulder, Colorado 80301, of the County of Boulder and State of Colorado, for the consideration of Seven Hundred Thousand Dollars (\$700,000.00), in hand paid, hereby sells and conveys to Grantees, the **County of Boulder**, a body corporate and politic, whose legal address is P.O. Box 471, Boulder, Colorado 80306, of the County of Boulder, State of Colorado, and the **Gunbarrel Public Improvement District**, a quasi-municipal subdivision of the State of Colorado and a body corporate, whose legal address is 1325 Pearl Street, 3rd Floor, Boulder, Colorado 80302, as tenants in common, the following real property in the County of Boulder and State of Colorado, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY THIS
REFERENCE FOR LEGAL DESCRIPTION OF THE PROPERTY,

with all its appurtenances and warrants the title to the same, subject only to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

Signed this 19th day of December, 2007.

The Thomas Joe Churchill and Susan Montanye Churchill AB Living Trust

By: 
Thomas Joe Churchill, Trustee

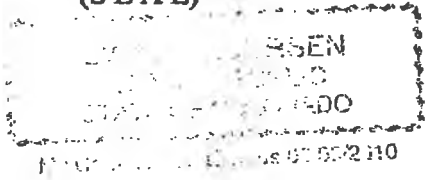
By: 
Susan Montanye Churchill, Trustee

STATE OF COLORADO)
COUNTY OF BOULDER) ss.

The foregoing instrument was acknowledged before me this 19th day of December, 2007, by Thomas Joe Churchill and Susan Montanye Churchill, Trustees of the Thomas Joe Churchill and Susan Montanye Churchill AB Living Trust.

Witness my hand and official seal.

(SEAL)




Notary Public

My commission expires: _____

ROB

2N

OFFICIAL BALLOT
GUNBARREL GENERAL IMPROVEMENT DISTRICT

Boulder County, Colorado

November 2, 1993

Charlotte Houston Boulder County Clerk and Recorder

QUESTION NO. 1:

SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,535,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$3,695,115 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF OPEN SPACE AREAS AND PUBLIC PARKS, INCLUDING IMPROVEMENTS AS DETERMINED TO BE APPROPRIATE FOR THE ACCOMMODATION OF PUBLIC RECREATIONAL USES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES

| | |
|-------|---|
| ➤ YES | + |
| ➤ NO | + |

OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$356,118 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

GUNB-121P

Precinct
GUNB

VOTE BOTH SIDES

403

QUESTION NO. 2:

SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT DEBT BE INCREASED BY NOT MORE THAN \$2,050,000 IN PRINCIPAL AMOUNT, WITH A REPAYMENT COST OF NOT MORE THAN \$2,988,015 TOTAL PRINCIPAL AND INTEREST BY THE ISSUANCE OF NEGOTIABLE INTEREST-BEARING GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING AND REFINANCING, IF NECESSARY OR DESIRABLE, THE GRADING, PAVING, CURBING, GUTTERING, DRAINING OR OTHERWISE IMPROVING THE WHOLE OR ANY PART OF ANY STREET OR ALLEY WITHIN THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT PROPERTIES, FACILITIES, EQUIPMENT AND COSTS, SUCH BONDS TO BE PAYABLE FROM PROPERTY TAXES AND ANY OTHER LEGALLY AVAILABLE FUNDS, TO BECOME DUE AND PAYABLE WITHIN 12 YEARS OF THE DATE OR RESPECTIVE DATES OF SUCH BONDS, TO BEAR INTEREST AT A NET EFFECTIVE INTEREST RATE NOT EXCEEDING 7% PER ANNUM, AND TO BE CALLABLE FOR REDEMPTION WITH OR WITHOUT A PREMIUM NOT EXCEEDING 3% OF THE PRINCIPAL THEREOF, AS MAY LATER BE DETERMINED BY THE BOARD OF DIRECTORS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT PROPERTY TAXES BE INCREASED WITHOUT REGARD TO RATE BY NOT MORE THAN \$287,770 ANNUALLY TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS, AND IN CONNECTION THEREWITH SHALL BOULDER COUNTY GUNBARREL GENERAL IMPROVEMENT DISTRICT BE AUTHORIZED TO RECEIVE AND EXPEND THE PROCEEDS OF SUCH BONDS AND RECEIVE AND EXPEND SUCH PROPERTY TAXES AND OTHER LEGALLY AVAILABLE FUNDS TO THE EXTENT REQUIRED TO PAY PRINCIPAL, INTEREST AND PREMIUM, IF ANY, ON SUCH BONDS OR PROVIDE FOR RESERVES OR ADMINISTRATIVE COSTS OF THE DISTRICT, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION?

| | | |
|---|-----|---|
| ➤ | YES | + |
| ➤ | NO | + |

GUNB-122

VOTE BOTH SIDES

OFFICIAL BALLOT
COORDINATED ELECTIONS
Boulder County, Colorado, November 2, 1993

Charlotte Austin Boulder County Clerk and Recorder

COUNTY QUESTION A

SHALL BOULDER COUNTY TAXES BE INCREASED \$6.5 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) THROUGH A SALES AND USE TAX OF 0.25% (ONE QUARTER OF ONE PERCENT) BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, WITH PROCEEDS USED FOR TRAILS AND OPEN SPACE ACQUISITION AND MAINTENANCE AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION 93-174; AND SHALL BOULDER COUNTY DEBT BE INCREASED UP TO \$40 MILLION WITH A REPAYMENT COST OF UP TO \$50 MILLION PAYABLE SOLELY FROM A PORTION OF THE PROCEEDS OF SAID 0.25% SALES AND USE TAX, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL BOULDER COUNTY BE AUTHORIZED TO RECEIVE AND SPEND THE FULL REVENUES GENERATED BY SAID 0.25% SALES AND USE TAX AND THE PROCEEDS OF SAID BONDS DURING 1994 AND EACH SUBSEQUENT YEAR WITHOUT LIMITATION OR CONDITION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY BOULDER COUNTY?

SHALL A COUNTY-WIDE ONE QUARTER OF ONE PERCENT (0.25%) SALES AND USE TAX BE IMPOSED

| | |
|-----|---|
| YES | + |
| NO | + |

IN THE COUNTY OF BOULDER BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, EXEMPTING THEREFROM SALES AND PURCHASES OF CERTAIN ITEMS, INCLUDING, BUT NOT LIMITED TO, FOOD, FUEL AND ENERGY FOR RESIDENTIAL LIGHT, HEAT AND POWER, AND MACHINERY AND MACHINE TOOLS, THE NET PROCEEDS OF WHICH SHALL BE EXPENDED FOR ACQUIRING, DEVELOPING NECESSARY ACCESS TO, AND PRESERVING OPEN SPACE REAL PROPERTY OR INTERESTS IN OPEN SPACE REAL PROPERTY AND WATER RIGHTS TO BE USED IN CONNECTION WITH OPEN SPACE LANDS, AND DEVELOPING PATHS AND RECREATIONAL TRAILS, AND FOR THE MAINTENANCE, IMPROVEMENT, MANAGEMENT AND PATROL OF SUCH OPEN SPACE REAL PROPERTY; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO CREATE A SPECIAL FUND TO BE KNOWN AS THE "BOULDER COUNTY OPEN SPACE SALES AND USE TAX CAPITAL IMPROVEMENT FUND" (THE FUND) AND TO ISSUE SALES AND USE TAX REVENUE BONDS

Text Continued

COUN-219-P

Precinct

510 VOTE BOTH SIDES

COUNTY QUESTION A Continued

(THE "BONDS") IN AN AGGREGATE AMOUNT OF \$40 MILLION IN ONE OR MORE SERIES TO BE USED FOR CAPITAL IMPROVEMENTS INCLUDING ACQUISITION OF INTERESTS IN OPEN SPACE REAL PROPERTY AND ACCESS THERETO, WATER RIGHTS, AND IMPROVEMENTS UPON OPEN SPACE REAL PROPERTY, AND DEPOSIT A PORTION OF THE REVENUES OF THE SAID SALES AND USE TAX INTO THE FUND. PLEDGED TO THE REPAYMENT OF THE BONDS, UPON SUCH TERMS AS THE BOARD OF COUNTY COMMISSIONERS AND STATE AND FEDERAL LAW MAY PROVIDE, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO RECEIVE AND EXPEND THE FULL SALES AND USE TAX REVENUES AND THE PROCEEDS OF THE BONDS AND REFUNDING BONDS AUTHORIZED BY THE PASSAGE OF THIS MEASURE, AND TO BUDGET AND APPROPRIATE SUCH REVENUES, PROCEEDS AND EXPENDITURES APART FROM ANY OTHER EXPENDITURE OF THE COUNTY WHICH MAY BE LIMITED PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND THE REVENUES AND PROCEEDS AUTHORIZED FOR COLLECTION, RECEIPT AND EXPENDITURE BY THE PASSAGE OF THIS MEASURE SHALL NOT BE COUNTED IN ANY SUCH FISCAL YEAR SPENDING OR EXPENDITURE LIMITATION; ALL THE FOREGOING BEING IN ACCORDANCE WITH THE PROPOSAL SET FORTH IN RESOLUTION NO. 93-174 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER DATED AUGUST 31, 1993."

COUN-220

VOTE BOTH SIDES

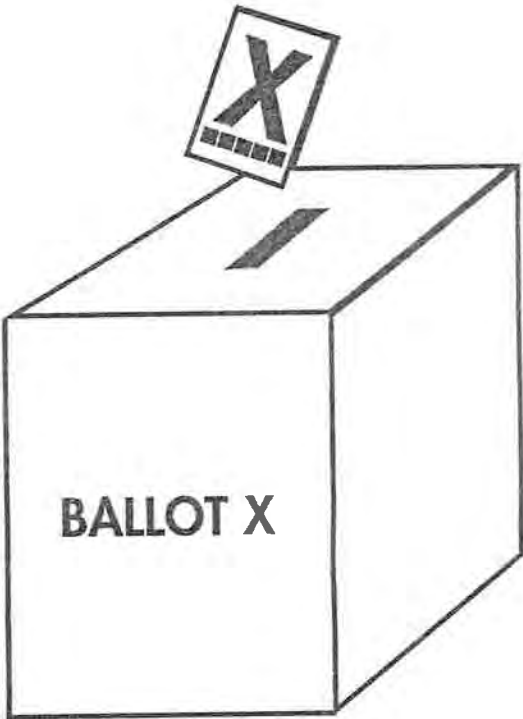
COORDINATED

ELECTION



NOTICE

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



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

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

BUX RATE
U.S. POSTAGE PAID
BOULDER, CO
PERMIT #485

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

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

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

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

AND THAT THE VALID PORTIONS OF THE STATUTE AND BALLOT TITLE ARE NOT SO ESSENTIALLY AND INSEPARABLY CONNECTED WITH OR DEPENDENT UPON THE INVALID PORTIONS THAT THE VALID PORTIONS WOULD NOT HAVE BEEN ENACTED WITHOUT THE INVALID PORTIONS.

SECTION 2. Referral for voter approval. Section 1 of this act shall be submitted to a vote of the registered electors of the state of Colorado at the next state-wide election for their approval or rejection in accordance with the provisions of section 1 of article V and section 20 of article X of the state constitution. Each elector voting at said election and desirous of voting for or against said act shall cast a vote as provided by law either “Yes” or “No” on the proposition; “Shall state taxes be increased by \$13,100,000 annually in the first full fiscal year of implementation, and by \$13,100,000 as adjusted for inflation plus the percentage change in state population for each fiscal year after the first full fiscal year of implementation, by reinstating the 0.2 percent sales tax on tourist-related items, including lodging services, restaurant food and drinks, ski lift admission, private tourist attraction admission, passenger automobile rental, and tour bus and sightseeing tickets for the purpose of funding statewide tourism marketing and promotional programs under the Colorado tourism board in order to assist future tourism growth and promote Colorado’s continuing economic health?”

SECTION 3. The votes cast for the adoption or rejection of said act shall be canvassed and the result determined in the manner provided by law for the canvassing of votes for representatives in Congress, and if a majority of the electors voting on the question shall have voted “Yes”, said act shall become law.

FISCAL INFORMATION

District fiscal Year Spending
(Total Non-exempt Revenues in Millions)

| FY 90 | FY 91 | FY 92 | FY 93 | FY 94 |
|---------|---------|---------|---------|---------|
| \$4,373 | \$4,570 | \$4,874 | \$5,255 | \$5,234 |

The overall dollar change for the five year period from FY 90 to FY 94 is \$861 million.
The overall percentage change for the same five year period is 19.7%.

STATEMENT FOR THE MEASURE

In an independent study commissioned by the State of Florida to assess tourism promotional programs, a management firm singled out Colorado from the 50 state tourism offices as having “the most effective tourism marketing organization in North America”.

Since its inception ten years ago, Colorado’ tourism promotional efforts pushed the growth of tourism spending in our State from \$3.1 billion in 1983 to \$6.4 billion in 1992.

Operating with a budget of \$13.1 million, these funds generate advertising campaigns that promote all of what Colorado has to offer to over 88 million potential tourists annually. In 1992, over 849,000 tourists requested and received detailed vacation guides and planning information; 15,000 travel agents and tour operators received guides that help them develop packages and tours; over 600,000 travelers visited the State’s six welcome centers staffed by over 200 volunteers; what started out in 1988 as 1,200 vacation trips to Colorado from the United Kingdom grew into 29,000 trips from that country in 1992 alone. This effective marketing organization is operated by a professional staff that is less than half the size of other competing State travel offices.

The \$13 million tourism promotion budget is generated from a limited sales tax of two-tenths of one percent, or 20 cents on purchases of \$100, which applies only to those who rent cars, stay in hotels, purchase a ski lift ticket, visit a private tourist attraction, or dine out. More than half of this tax was paid for by the 17 million tourists who visited our State in 1992, versus our 3.2 million in-state residents.

While a tourist who visited Colorado in 1992 may have paid a total of three dollars in tax on a week long stay involving \$1,500 in lodging, food, skiing, transportation and meals, a Colorado family will pay less than \$5.00 of tourism tax the entire year on taxable purchases.

It serves the best interest of the taxpayer. At a cost of \$13 million last year, Colorado’s tourism promotional effort attracted 17 million state visitors who left with us \$420 million in taxes. Thus each Colorado family averaged \$5.00 in cost for promoting tourism and received \$320.00 back in the form of government services.

It serves the best interest of our neighbor. Last year more than 115,000 people were employed directly by the tourism industry. Every seventh worker in Colorado was touched in spending by either the tourism customer or employee.

It serves the best interest of our individual communities. To distribute the benefits of tourism fairly, the state promotes year-round activities, not just skiing, with over two-thirds of its budget dedicated to the summer and fall season.

In Colorado, seventy-five percent of the tourism industry is businesses having less than 20 employees. The continuation of state effort is critical to local businesses, who cannot individually afford to compete against the promotional efforts of the 49 other state tourism offices.

STATEMENT AGAINST THE MEASURE

1. This tax is postured as a tax on tourists, but Colorado taxpayers pay the lion’s share, not: “out-of-staters”. Even using a very conservative approach, at least 80 percent of the tourism tax is collected from Colorado residents. This tax taxes all Coloradans — ALL restaurants, takeout food, lodging, rental cars, ski lift tickets, etc.

2. This referendum does not include any mandatory review (sunset provision) of this tax now. This was deleted in 1993 and there is no provision for any future mandatory review of whether this tax is or remains useful to the taxpayers of Colorado. Removing tax revenue from annual budgetary review means it will be spent whether effective or not, or even if needed more for other programs like parks, prisons, health care or education.

3. The Colorado tourism subsidy is already 50% more than the average expenditure in other states. This tax is 3.5 times what California (10 times as big) spent two years ago. That’s 35 times the tourism spending per citizen.

4. Tourism must be looked at as a business and as such should pay its own way as other businesses unless you, the Colorado taxpayer, think its appropriate to provide a subsidy (marketing subsidy in this case) with your taxes. This tax subsidizes big business, no small motels/cafes. One giant foreign corporation with \$7.7 billion in sales owns three Colorado ski resorts, but wants your taxes to buy its ads!

5. This tax is a violation of free-market principles because it gives special governmental treatment to a single, thriving industry. This is inappropriate in an economy in which success or failure should be dictated by the market. It is also inconsistent with the treatment afforded other industries in Colorado.

6. Payments to the tourism industry are segregated from the rest of the state budget. The full amount will go to tourism each and every year — regardless of public needs for other government services, such as education and public safety.

7. This tax is hidden from you when you pay it. If a good idea, why are government tourism attractions (Winter Park, Royal Gorge) tax-free? Section 39-26.1-104 (2). Why does 39-26.1-107 (1) allow hidden taxes?

8. Section 39-26.1-104(1) of this referendum, which defines what may be taxed is ambiguous. The phrase ... “including but not limited to:” raises the questions as to what might be taxed in the future and who makes the decision; whether this decision would be left up to the sole discretion of the tourist board.

9. Tourism marketing and promotional programs have the secondary effect of increasing population influx which diminishes the quality of our life. Encouraging population influx is an inappropriate and damaging use of taxation.

10. Lack of proper administrative procedures and exemption from the State Administrative Procedure Act has allowed a misuse of discretion by the Executive Director and his staff with no appeal of decisions available.

BOULDER COUNTY, COLORADO

COUNTY QUESTION A:
SHALL BOULDER COUNTY TAXES BE INCREASED \$6.5 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) THROUGH A SALES AND USE TAX OF 0.25% (ONE QUARTER OF ONE PERCENT) BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, WITH PROCEEDS USED FOR TRAILS AND OPEN SPACE ACQUISITION AND MAINTENANCE AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS’ RESOLUTION 93-174; AND SHALL BOULDER COUNTY DEBT BE INCREASED UP TO \$40 MILLION WITH A REPAYMENT COST OF UP TO \$50 MILLION PAYABLE SOLELY FROM A PORTION OF THE PROCEEDS OF SAID 0.25% SALES AND USE TAX, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL BOULDER COUNTY BE AUTHORIZED TO RECEIVE AND SPEND THE FULL REVENUES GENERATED BY SAID 0.25% SALES AND USE TAX AND THE PROCEEDS OF SAID BONDS DURING 1994 AND EACH SUBSEQUENT YEAR WITHOUT LIMITATION OR CONDITION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY BOULDER COUNTY?

“SHALL A COUNTY-WIDE ONE QUARTER OF ONE PERCENT (0.25%) SALES AND USE TAX BE IMPOSED IN THE COUNTY OF BOULDER BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, EXEMPTING THEREFROM SALES AND PURCHASES OF CERTAIN ITEMS, INCLUDING, BUT NOT LIMITED TO, FOOD, FUEL AND ENERGY FOR RESIDENTIAL LIGHT, HEAT AND POWER, AND MACHINERY AND MACHINE TOOLS, THE NET PROCEEDS OF WHICH SHALL BE EXPENDED FOR ACQUIRING, DEVELOPING NECESSARY ACCESS TO, AND PRESERVING OPEN SPACE REAL PROPERTY OR INTERESTS IN OPEN SPACE REAL PROPERTY AND WATER RIGHTS TO BE USED IN CONNECTION WITH OPEN SPACE LANDS, AND DEVELOPING PATHS AND RECREATIONAL TRAILS, AND FOR THE MAINTENANCE, IMPROVEMENT, MANAGEMENT AND PATROL OF SUCH OPEN SPACE REAL PROPERTY; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO CREATE A SPECIAL FUND TO BE KNOWN AS THE “BOULDER COUNTY OPEN SPACE SALES AND USE TAX CAPITAL IMPROVEMENT FUND” (THE “FUND”) AND TO ISSUE SALES AND USE TAX REVENUE BONDS (THE “BONDS”) IN AN AGGREGATE AMOUNT OF \$40 MILLION IN ONE OR MORE SERIES TO BE USED FOR CAPITAL IMPROVEMENTS INCLUDING ACQUISITION OF INTERESTS IN OPEN SPACE REAL PROPERTY AND ACCESS THERETO, WATER RIGHTS, AND IMPROVEMENTS UPON OPEN SPACE REAL PROPERTY, AND DEPOSIT A PORTION OF THE REVENUES OF THE SAID SALES AND USE TAX INTO THE FUND, PLEDGED TO THE REPAYMENT OF THE BONDS, UPON SUCH TERMS AS THE BOARD OF COUNTY COMMISSIONERS AND STATE AND FEDERAL LAW MAY PROVIDE, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL THE COUNTY OF BOULDER BE AUTHORIZED TO RECEIVE AND EXPEND THE FULL SALES AND USE TAX REVENUES AND THE PROCEEDS OF THE BONDS AND REFUNDING BONDS AUTHORIZED BY THE PASSAGE OF THIS MEASURE, AND TO BUDGET AND APPROPRIATE SUCH REVENUES, PROCEEDS AND EXPENDITURES APART FROM ANY OTHER EXPENDITURE OF THE COUNTY WHICH MAY BE LIMITED PURSUANT TO ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND THE REVENUES AND PROCEEDS AUTHORIZED FOR COLLECTION, RECEIPT AND EXPENDITURE BY THE PASSAGE OF THIS MEASURE SHALL NOT BE COUNTED IN ANY SUCH FISCAL YEAR SPENDING OR EXPENDITURE LIMITATION; ALL THE FOREGOING BEING IN ACCORDANCE WITH THE PROPOSAL SET FORTH IN RESOLUTION NO. 93-174 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER DATED AUGUST 31, 1993.”

TEXT OF COUNTY-WIDE OPEN SPACE SALES AND USE TAX PROPOSAL ON THE NOVEMBER 2, 1993 BALLOT, APPEARING AS “COUNTY QUESTION A”:

RESOLUTION NO. 93 - 174

NOW, THEREFORE, BE IT RESOLVED that there shall be referred to the registered electors of the County of Boulder at a special election to be held on Tuesday, November 2, 1993, the following proposal:

1. THAT a county-wide one quarter of one percent (0.25%) sales tax in accordance with the provisions of Article 2, Title 29, Colorado Revised Statutes, as amended, is hereby imposed on the sale of tangible personal property at retail or the furnishing of services in the County of Boulder as provided in Paragraph (d) of Subsection (1) of Section 29-2-105, Colorado Revised Statutes, as amended, and as is more fully hereinafter

set forth. For the purposes of this sales tax proposal, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to a destination outside the limits of the County of Boulder or to a common carrier for delivery to a destination outside the limits of the County of Boulder. The gross receipts from such sales shall include delivery charges when such charges are subject to the state sales and use tax imposed by Article 26 of Title 39, Colorado Revised Statutes, as amended, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the County of Boulder or has more than one place of business, the place or places at which the retail sales are consummated for the purpose of a sales tax imposed by this proposal shall be determined by the provisions of Article 26 of Title 39, Colorado Revised Statutes, as amended, and by rules and regulations promulgated by the Department of Revenue. The amount subject to tax shall not include the amount of any sales or use tax imposed by Article 26 of Title 39, Colorado Revised Statutes, as amended. The tangible personal property and services taxable pursuant to this proposal shall be the same as the tangible personal property and services taxable pursuant to Section 39-26-104, Colorado Revised Statutes, as amended, and subject to the same exemptions as those specified in Section 39-26-114, Colorado Revised Statutes, as amended, and further subject to the exemption for sales of food specified in Section 39-26-114(1)(a)(XX), Colorado Revised Statutes, as amended, the exemption for purchases of machinery and machine tools specified in Section 39-26-114(11), Colorado Revised Statutes, as amended, and the exemption of sales and purchases of those items in Section 39-26-114(1)(a)(XXI), Colorado Revised Statutes, as amended. All sales of personal property on which a specific ownership tax has been paid or is payable shall be exempt from the sales tax imposed by the County of Boulder when such sales meet both of the following conditions:

- (a) The purchaser is a non-resident of or has his principal place of business outside of the County of Boulder; and
- (b) Such personal property is registered or required to be registered outside the limits of the County of Boulder under the laws of the State of Colorado.

The county-wide sales tax shall not apply to the sale of construction and building materials, as the term is used in Section 29-2-109, Colorado Revised Statutes, as amended, if such materials are picked up by the purchaser and if the purchaser of such materials presents to the retailer a building permit or other documentation acceptable to the County evidencing that a local use tax has been paid or is required to be paid.

The county-wide sales tax will not apply to the sale of tangible personal property at retail or the furnishing of services if the transaction was previously subjected to a sales or use tax lawfully imposed on the purchaser or user by another statutory or home rule county equal to or in excess of that sought to be imposed by the County of Boulder. A credit shall be granted against the sales tax imposed by the County of Boulder with respect to such transaction equal in amount to the lawfully imposed local sales or use tax previously paid by the purchaser or user to the previous statutory or home rule county. The amount of the credit shall not exceed the sales tax imposed by the County of Boulder.

The sales tax imposed shall be collected, administered and enforced by the Executive Director of the Department of Revenue in the same manner as the collection, administration and enforcement of the Colorado State sales tax, as provided by Article 26 of Title 39, Colorado Revised Statutes, as amended.

2. THAT a County-wide one quarter of one percent (0.25%) use tax in accordance with the provisions of Article 2, Title 29 Colorado Revised Statutes, as amended is hereby imposed for the privilege of using or consuming in the County of Boulder any construction and building materials purchased at retail and for the privilege of storing, using, or consuming in the County of Boulder any motor and other vehicles, purchased at retail on which registration is required. The use tax shall not apply:

- (a) To the storage, use, or consumption of any tangible personal property the sale of which is subject to a retail sales tax imposed by the County of Boulder;
- (b) To the storage, use, or consumption of any tangible personal property purchased for resale in the County of Boulder either in its original form or as an ingredient of a manufactured or compounded product, in the regular course of a business;
- (c) To the storage, use, or consumption of tangible personal property brought into the County of Boulder by a non-resident thereof for his own storage, use, or consumption while temporarily within the County; however, this exemption does not apply to the storage, use, or consumption of tangible personal property brought into this state by a non-resident to be used in the conduct of a business in this state;
- (d) To the storage, use, or consumption of tangible personal property by the United States government, or the State of Colorado, or its institutions, or its political subdivisions in their governmental capacities only or by religious or charitable corporations in the conduct of their regular religious or charitable functions;
- (e) To the storage, use, or consumption of tangible personal property by a person engaged in the business of manufacturing or

compounding for sale, profit, or use any article, substance, or commodity, which tangible personal property enters into the processing of or becomes an ingredient or component part of the product or service which is manufactured, compounded, or furnished and the container, label, or the furnished shipping case thereof;

(f) To the storage, use, or consumption of any article of tangible personal property the sale or use of which has already been subjected to a legally imposed sales or use tax of another statutory or home rule county equal to or in excess of that imposed by the County of Boulder. A credit shall be granted against the use tax imposed by the County of Boulder with respect to a person's storage, use, or consumption in the County of Boulder of tangible personal property purchased in another statutory or home rule county. The amount of the credit shall be equal to the tax paid by the person by reason of the imposition of a sales or use tax of the other statutory or home rule county on the purchase or use of the property. The amount of the credit shall not exceed the tax imposed by this resolution;

(g) To the storage, use, or consumption of tangible personal property and household effects acquired outside of the County of Boulder and brought into it by a non-resident acquiring residency;

(h) To the storage or use of a motor vehicle if the owner is or was, at the time of purchase, a non-resident of the County of Boulder and he purchased the vehicle outside of the County of Boulder for use outside of the County of Boulder and actually so used it for a substantial and primary purpose for which it was acquired and he registered, titled, and licensed said motor vehicle outside of the County of Boulder;

(i) To the storage, use or consumption of any construction and building materials and motor and other vehicles on which registration is required if a written contract for the purchase thereof was entered into prior to the effective date of this use tax resolution;

(j) To the storage, use or consumption of any construction and building materials required or made necessary in the performance of any construction contract bid, let, or entered into any time prior to the effective date of this use tax resolution.

3. THAT except as provided by Section 39-26-208 and Section 39-26-304, Colorado Revised Statutes, as amended, any use tax imposed shall be collected, enforced and administered by the County of Boulder. The use tax on construction and building materials will be collected by the County building inspector or as may be otherwise provided by intergovernmental agreement, based upon an estimate of building and construction materials costs submitted by the owner or contractor at the time a building permit application is made.

4. THAT if the majority of the qualified electors voting thereon vote for approval of this County-wide sales and use tax proposal, such County-wide sales and use tax shall be effective throughout the incorporated and unincorporated portions of the County of Boulder beginning January 1, 1994.

5. THAT the cost of the election shall be paid from the general fund of the County of Boulder.

6. THAT the County Clerk and Recorder shall publish the text of this sales and use tax proposal four separate times, a week apart, in the official newspaper of the County of Boulder and each city and incorporated town within this County.

7. THAT the County Clerk and Recorder, as election officer, shall undertake all measures necessary to comply with the election provisions set forth in Colo. Const., Art. X, Section 20(3), including but not limited to the mailing of required election notices and ballot issue summaries.

8. THAT the conduct of the election shall conform so far as is practicable to the general election laws of the State of Colorado.

9. THAT the net proceeds from the sales and use tax received by the County of Boulder shall be expended by the County of Boulder for the following purposes:

- (a) To acquire fee title interest in real property through all means available and by various types of instruments and transactions, in the County of Boulder for open space when determined by the Board of County Commissioners, acting pursuant to authority as set forth in title 30, C.R.S., and in article 7 of title 29, C.R.S., to be necessary to preserve such areas;
- (b) To acquire an interest in real property by other devices, such as, but not limited to, lease, development rights, mineral and other subsurface rights and conservation easements in order to effect the preservation of open space lands, as hereinafter defined, in the County of Boulder;
- (c) To acquire water rights and water storage rights for use in connection with real property acquired for open space;
- (d) To acquire rights-of-way and easements for access to open space lands and for trails in the County of Boulder and to build and improve such accessways and trails;
- (e) To acquire options related to these acquisitions;
- (f) To pay for all related costs of acquisition and construction as set forth in subparagraphs (a) through (c) above;
- (g) To improve all County of Boulder open space property and trails in accordance with Parks and Open Space policies adopted by the Board of County Commissioners; improvements shall be related to resource management, including but not limited to water improvements (irrigation, domestic use and recreation-

al uses), preservation enhancements (fences, wetlands and wildlife habitat improvements), and passive recreational uses, such as trails, trailhead parking and other access improvements, picnic facilities and restrooms;

(h) To manage, patrol, and maintain all County of Boulder open space property and trails in accordance with Parks and Open Space policies adopted by the Board of County Commissioners;

(i) To permit the use of these funds for the joint acquisition of open space property with municipalities located within the County of Boulder in accordance with an intergovernmental agreement for open space or with other governmental entities or land trusts;

(j) To pay the costs of issuance and debt service of the revenue bonds, including principal and interest thereon, as authorized by this resolution.

Open space land, for the purposes of this resolution, is generally described as: those lands in which it has been determined by the Board of County Commissioners that it is, or may in the future be, within the public interest to acquire an interest in order to assure their protection and to fulfill one or more of the functions described below. Interests acquired may include fee simple, lease, easements, development rights and conservation easements.

Open space shall serve one or more of the following functions: (a) urban shaping between or around municipalities or community service areas and buffer zones between residential and non-residential development;

(b) preservation of critical ecosystems, natural areas, scenic vistas and areas, fish and wildlife habitat, natural resources and landmarks, and cultural, historical and archeological areas;;

(c) linkages and trails, access to public lakes, streams and other usable open space lands, stream corridors and scenic corridors along existing highways;

(d) areas of environmental preservation, designated as areas of concern, generally in multiple ownership, where several different preservation methods (including other governmental bodies' participation or private ownership) may need to be utilized;

(e) conservation of natural resources, including but not limited to forest lands, range lands, agricultural land, aquifer recharge areas, and surface water;

(f) preservation of land for outdoor recreation areas limited to passive recreational use, including but not limited to hiking, photography or nature studies, and, if specifically designated, bicycling, horseback riding, or fishing.

Open space acquisitions shall be as exemplified by, or similar in character to, those identified on Exhibit A, attached hereto and incorporated herein by this reference.

Once acquired, open space may be used only for passive recreational purposes, for agricultural purposes, or for environmental preservation purposes, all as set forth above.

10. THAT the Board of County Commissioners will annually consult the City Councils and Town Boards of the municipalities within Boulder County to assure that open space preservation and trail projects identified by municipalities are considered in setting county open space acquisition and trail development priorities for the following calendar year.

11. THAT no open space land acquired through the revenues provided by this sales and use tax may be sold, leased, traded, or otherwise conveyed, nor may any exclusive license or permit on such open space land be given, until approval of such disposal by the Board of County Commissioners. Prior to such disposal, the proposed shall be reviewed by the Parks and Open Space Advisory Committee, and a recommendation shall be forwarded to the Board of County Commissioners. Approval of the disposal may be given only by a majority vote of the members of the Board of County Commissioners after a public hearing held with notice published at least ten (10) days in advance in the official newspaper of the County and of each city and incorporated town within the County, giving the location of the land in question and the intended disposal thereof. No such open space land shall be disposed of until sixty (60) days following the date of Board of County Commissioners' approval of such disposal. If, within such sixty (60) day period, a petition meeting the requirements of §29-2-104, C.R.S., as amended, or its successor statute, is filed with the County Clerk, requesting that such disposal be submitted to a vote of the electors, such disposal shall not become effective until a referendum held in accordance with said statute has been held. The provisions of this paragraph shall not apply to agricultural leases for crop or grazing purposes for a term of ten (10) years or less.

12. If the real property or any interest therein acquired by use of proceeds of said sales and use tax pursuant to paragraph 9 of this resolution be ever sold, exchanged, transferred or otherwise disposed of, the consideration for such sale, exchange, transfer or disposition shall be subject to the same expenditure and use restrictions as those set forth herein for the original proceeds of said sales and use tax, including restrictions set forth in this paragraph; and if such consideration is by its nature incapable of being subject, then the proposed sale, exchange, transfer or disposition shall be unlawful and shall not be made.

13. THAT the County of Boulder will not use any of the revenues received from the sales and use tax to acquire an interest, other than an option, in open space land within the community service area of a municipality as designated and recognized by action of the Board of County Commissioners in accordance with the Boulder County Comprehensive Plan or as provided in an intergovernmental agreement with such municipality, without the concurrence of the municipality involved.

14. THAT revenue generated from activities on open space lands may be used to acquire, manage, patrol, improve and maintain open space properties.

15. THAT a special fund, to be known as the "Boulder County Open Space Sales and Use Tax Capital Improvement Fund" (the "Fund") shall be created and that at least ninety percent (90%) and up to one-hundred percent (100%) of total revenues may be pledged for capital improvement bonds and be deposited into the Fund, and that sales and use tax revenue bonds may be issued in the aggregate amount of \$40 million, the proceeds of which shall be used for the purposes and in accordance with the limitations of this resolution, for the repayment of which the monies deposited in the Fund shall be pledged, and that 6.5% shall be the maximum net effective interest rate of the bonds, and that, if this ballot measure is approved by a majority of the voters voting thereon, the Board of County Commissioners shall adopt a resolution authorizing the bonds and setting the terms thereof in accordance with the provisions of said Article, such bonds being issued under the authority of Section 29-2-112, C.R.S.

16. THAT a maximum of ten percent (10%) of total revenues may be deposited into a special fund, to be known as the "Boulder County Open Space Sales and Use Tax Operations and Maintenance Fund", and the monies deposited therein may be used to pay for operations and maintenance activities for any interest in open space lands owned by the County of Boulder.

17. THAT interest generated from the revenues of the sales and use tax shall be used for the purposes set forth in this resolution.

18. THAT, for purposes of Colo. Const., Art. X, Section 20, the receipt and expenditure of revenues of the sales and use tax and of the revenue bonds and refunding bonds, if any, shall be accounted for, budgeted and appropriated separately from other revenues and expenditures of Boulder County and outside of the fiscal year spending of the County as calculated under Art. X, Section 20, and nothing in Art. X, Section 20, shall limit the receipt and expenditure in each fiscal year of the full amount of such revenues of the sales and use tax and the revenue and refunding bonds, nor shall receipt and expenditure of such revenues affect or limit the receipt or expenditure of any and all other revenues of Boulder County for any fiscal year.

19. THAT if any provision of this resolution or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this resolution which can be given effect without the invalid provision or applications and to this end, the provisions of this resolution are declared to be severable.

20. THAT the sales and use tax shall expire at 12:00 a.m. on January 1, 2010, and all monies remaining in any of the Funds created hereunder may continue to be expended for the purposes set forth herein until completely exhausted.

NOW, THEREFORE, BE IT FURTHER RESOLVED:

1. THAT the Ballot Question on the county-wide sales and use tax proposal that shall be referred to the registered electors of the County of Boulder at a special election to be held on Tuesday, the 2nd day of November, 1993, shall be:

SHALL BOULDER COUNTY TAXES BE INCREASED \$6.5 MILLION ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) THROUGH A SALES AND USE TAX OF 0.25% (ONE QUARTER OF ONE PERCENT) BEGINNING JANUARY 1, 1994 AND ENDING DECEMBER 31, 2009, WITH PROCEEDS USED FOR TRAILS AND OPEN SPACE ACQUISITION AND MAINTENANCE AS MORE PARTICULARLY SET FORTH IN BOARD OF COUNTY COMMISSIONERS' RESOLUTION 93-174; AND SHALL BOULDER COUNTY DEBT BE INCREASED UP TO \$40 MILLION WITH A REPAYMENT COST OF UP TO \$50 MILLION PAYABLE SOLELY FROM A PORTION OF THE PROCEEDS OF SAID 0.25% SALES AND USE TAX, WHICH AUTHORIZATION SHALL INCLUDE AUTHORITY TO REFUND SUCH BONDS AND REFUNDING BONDS WITHOUT ADDITIONAL VOTER APPROVAL; AND SHALL BOULDER COUNTY BE AUTHORIZED TO RECEIVE AND SPEND THE FULL REVENUES GENERATED BY SAID 0.25% SALES AND USE TAX AND THE PROCEEDS OF SAID BONDS DURING 1994 AND EACH SUBSEQUENT YEAR WITHOUT LIMITATION OR CONDITION AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY BOULDER COUNTY?

"Shall a county-wide one quarter of one percent (0.25%) sales and use tax be imposed in the County of Boulder beginning January 1, 1994 and ending December 31, 2009, exempting therefrom sales and purchases of certain items, including, but not limited to, food, fuel and energy for residential light, heat and power, and machinery and machine tools, the net proceeds of

which shall be expended for acquiring, developing necessary access to, and preserving open space real property or interests in open space real property and water rights to be used in connection with open space lands, and developing paths and recreational trails, and for the maintenance, improvement, management and patrol of such open space real property; and shall the County of Boulder be authorized to create a special fund to be known as the "Boulder County Open Space Sales and Use Tax Capital Improvement Fund" (the "Fund") and to issue sales and use tax revenue bonds (the "Bonds") in an aggregate amount of \$40 million in one or more series to be used for capital improvements including acquisition of interests in open space real property and access thereto, water rights, and improvements upon open space real property, and deposit a portion of the revenues of the said sales and use tax into the Fund, pledged to the repayment of the Bonds, upon such terms as the Board of County Commissioners and state and federal law may provide, which authorization shall include authority to refund such Bonds and refunding bonds without additional voter approval; and shall the County of Boulder be authorized to receive and expend the full sales and use tax revenues and the proceeds of the Bonds and refunding bonds authorized by the passage of this measure, and to budget and appropriate such revenues, proceeds and expenditures apart from any other expenditure of the County which may be limited pursuant to Article X, Section 20 of the Colorado Constitution, and the revenues and proceeds authorized for collection, receipt and expenditure by the passage of this measure shall not be counted in any such fiscal year spending or expenditure limitation; all the foregoing being in accordance with the proposal set forth in Resolution No. 93-174 of the Board of County Commissioners of the County of Boulder dated August 31, 1993."

ADOPTED this 31st day of August, 1993.

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER

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

| Year | Fiscal Year Spending |
|------|-------------------------|
| 1993 | \$76,356,235 |
| 1992 | \$76,840,591 |
| 1991 | \$68,756,364 |
| 1990 | \$64,156,833 |
| 1989 | \$58,434,069 |

Total Percentage Change: 30.6%

Total Dollar Change: \$17,922,166

County estimates of the maximum dollar amount of the proposed tax increase in 1994, the first full fiscal year thereof, and of County fiscal year spending in said year without such increase are as follows:

| Maximum 1994 Tax Increase | Maximum Fiscal Year 1994 Spending Without Tax Increases |
|------------------------------|---------------------------------------------------------------|
| \$6,500,000 | \$76,996,565 |

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

| Maximum Principal Amount | Maximum Annual Repayment Cost | Maximum Total Repayment Cost |
|-----------------------------|----------------------------------|---------------------------------|
| \$40,000,000 | \$5,850,000 | \$50,000,000 |

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

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

A summary of written comments in favor of County Question A filed with the County Clerk and Recorder is as follows:

Open space is a vital part of the economic strength of Boulder County. That's why business leaders often point to open space and trails as amenities which make the county a desirable place to invest and work.

Because of the rapid pace of growth and development in Boulder County, the opportunities to preserve open space are fast disappearing. Land which is thought to be open space is often only open land that is very likely to be developed. Boulder County citizens have repeatedly said that scenic or environmentally special lands should be preserved. There is an urgent need to preserve stream corridors, natural landmarks, community buffers,

trail systems and wildlife habitat before the opportunity is lost. The loss of wildlife habitat has been a growing concern to Boulder County citizens, and the sales tax will provide a means to preserve habitat to support a diversity of wildlife. Protecting stream corridors, wetlands and habitat areas in the mountains and the plains will help assure that ecosystems are not destroyed and that there will always be a place for the wildlife.

0.25% sales tax (25 cents on a \$100 purchase) is a fair way to raise significant additional revenue for open space purchases. Exemptions on food, medicines, and heat and power sources help insure its fairness. Visitors to Boulder County who enjoy our open space will help pay for it, contributing almost 25% of the sales tax paid in Boulder County.

The cost of the tax is small. The cost of the 0.25% sales tax to the average income household in Boulder County would be approximately \$33 per year. That is less than 10 cents per day per household.

The open space tax proposal promotes better communication and cooperation between municipalities and county government concerning designation and purchase of open space properties. Each year the county will solicit input from the municipalities in setting open space and trail priorities. Also, the county could not use the sales tax funds to purchase land within a community service area mutually adopted by a municipality and the county without the concurrence of the municipality involved.

There is little or no loss of tax revenue from buying open space land and removing it from the tax rolls. Most of the land which the county acquires as open space is agricultural land. County revenues lost by removing agricultural land from tax rolls because of open space purchases are replaced approximately 2:1 with revenues from the agricultural leases on open space properties. The lease payments from individual open space properties may be as much as four or five times the amount of property tax generated by the property.

A summary of written comments against County Question A filed with the County Clerk and Recorder is as follows:

The County is proposing increasing taxes \$82 per average residence, for open space. Taxpayer debt obligation will increase \$632 per average resident.

Ten million of this debt is for interest, and will buy no open space. A fiscally responsible approach would be to buy the land as revenue comes in, and save the taxpayers the interest. Open space is expensive to buy, costly to maintain, and drops off the tax rolls.

This ballot issue takes away your right to receive a tax refund from "windfall" tax collections even after the debt is repaid. The County is attempting to override the State Constitution, and abolish the spending limit, which could be legally challenged and invalidate this election. Keep the spending limit, and make them live on a budget.

Combined County, city and school district average \$424 in new taxes next year, and new debt obligations of \$6,235 per average County residence. Added to this are federal income taxes, additional gas tax, and national health care will boost taxes next year, on top of rising property appraisals. Vote "NO" on this question.

The County should not be the largest landowner in the County. Open space can be preserved through development right acquisitions and proper land use agreements with land owners. The County cannot maintain the open space they currently have adequately. The tax proposal allows for part of the proceeds to go toward maintenance, but it does not detail how much funds allow for maintenance. By not dictating a specific portion for maintenance, it leaves it up to the Department and Commissioners. All the proceeds could go toward land acquisition and probably only down payments on huge amounts of property that the County will ask for more funds to cover the rest of the costs. This appears to be a way for the County to halt all development regardless of a comp. plan.

The cities have aggressive open space tax proposals from which open space money should come, since city populations are those in need and desire for open space.

In addition to the specific comments received against the proposal which are summarized above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue

increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

BOULDER COUNTY CLERK & RECORDER
P.O. BOX 471
BOULDER, CO 80306-0471
TELEPHONE: 441-3516

**BOULDER VALLEY SCHOOL DISTRICT RE2
BOULDER AND GILPIN COUNTIES, COLORADO**

Election Office
6500 East Arapahoe
Boulder, CO 80303
Telephone: 447-5114

**NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE
DEBT**

Ballot Title and Text of Bond Question No. 1 – Basic Authoriza-
tion:

SHALL BOULDER VALLEY SCHOOL DISTRICT RE2’S DEBT BE INCREASED \$89,000,000, WITH A REPAYMENT COST OF \$166,290,620 (WHICH IS THE MAXIMUM PRINCIPAL AND INTEREST OVER THE LIFE OF SUCH DEBT) AND SHALL BOULDER VALLEY SCHOOL DISTRICT RE2’S TAXES BE INCREASED \$10,862,540 ANNUALLY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF (THE “BONDS”), ALL FOR THE PURPOSE OF CONSTRUCTING, ERECTING, ACQUIRING, PURCHASING, ENLARGING, IMPROVING, REMODELING, REPAIRING, EQUIPPING, FURNISHING OR MAKING ADDITIONS TO ANY SCHOOL BUILDING, AND ACQUIRING, PURCHASING OR IMPROVING SCHOOL GROUNDS, AND PAYING FEES AND COSTS IN CONNECTION WITH THE BONDS, AND SHALL THE BONDS BE GENERAL OBLIGATIONS OF THE DISTRICT, BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 6.60% PER ANNUM AND BE REFINANCED AT ANY NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF SUCH MAXIMUM NET EFFECTIVE INTEREST RATE, AND MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED, DATED AND SOLD AT SUCH TIME OR TIMES AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HERewith, AS THE BOARD OF EDUCATION MAY DETERMINE; AND IN CONNECTION THEREWITH (I) SHALL THE DISTRICT’S AD VALOREM PROPERTY TAXES BE INCREASED IN ANY YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS WHEN DUE, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION EXCEPT AS STATED ABOVE, AND (II) SHALL THE PROCEEDS OF THE BONDS, AND THE REVENUES FROM SUCH TAXES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES, BE COLLECTED AND SPENT WITHOUT LIMITATION OR CONDITION, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF ANY OTHER REVENUES OR FUNDS BY THE DISTRICT, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**SUMMARIES OF WRITTEN COMMENTS FILED WITH THE ELEC-
TION OFFICER**

The following summaries were prepared from comments filed by
persons FOR the proposal:

- Overcrowding in the Boulder Valley School District must be alleviated. Enrollment has increased by over 2,700 students since 1990 to its current level of 24,303 and is expected to increase to 30,000 by year 2000.
- The Board of Education concluded after months of study that a bond issue was required in view of growth projections, the alternatives for meeting growth, the need to maintain safety standards, meet technology standards and replace needed equipment.
- The Basic Authorization request meets urgent short-term needs for construction of new schools and additions, renovation of existing facilities to meet current standards and providing instructional and information technology, which cannot be addressed through the annual operating budget.
- Excellent education requires adequately equipped and uncrowded facilities.

- The nine communities within the District are economically interrelated. All District residents have a responsibility to provide and maintain schools throughout the District.
- State law provides for the District to borrow funds for building programs by issuing bonds approved by the voters that are paid off over time in the most cost effective manner. Neither the operating budget nor the capital reserve fund generates sufficient money for a major building program to pay as you go.
- The current District mill levy for bond redemption ranks 13 lowest out of 16 Metro districts.
- The District proposes to borrow now because interest rates are at a 21-year low.
- The District’s annual debt repayment for previous capital construction is reduced in 1994, allowing new debt to be added with a minimal cost impact on taxpayers.
- Bond issue costs will be paid with interest income earned through reinvestment while construction is in progress.
- Since 1988 the District budget increase has been lower than the rate of inflation and increases in student enrollment.
- If the Basic Authorization passes, there will only be a net increase of \$20/year per \$100,000 of market value on a home.
- The Basic Authorization includes new and improved technology which will enable students to be prepared for the 21st Century.
- The quality of life in each community is dependent on the quality of schools.
- The District has proven itself to be lean and well managed by making administrative cuts, program reductions and cost effective decisions.

• Excellent schools benefit children and their families and have a positive economic impact on all of the communities within the District. They attract businesses, bring jobs, enhance property values and ensure economic vitality, benefiting all taxpayers.

The following summaries were prepared from comments filed by
persons AGAINST the proposal:

- Spending more money per student, hiring more teachers and increasing teacher salaries has not increased student achievement in the United States.
- There are currently empty seats in the school district.
- Deferred maintenance should come from operating budget not proposed bond issue.
- District has no shortage of funds. More money isn’t the answer. Accountability is needed first.
- Instead of increasing taxes and debt, use existing revenues by cutting waste, salaries and fringe benefits.
- Voting “no” may cause a change in budget priorities.
- In light of all the other local demands, voters must make the hard choices the politicians won’t. Government can’t do everything for everybody.
- Property taxes are unfair because they are not based on ability to pay and they hurt people on fixed incomes, particularly senior citizens.
- Government should privatize activities to save money.
- Government may have other alternatives to increasing taxes, such as using reserves, imposing user fees, firing administrators or selling assets.
- Government’s increased revenues over the years should be used instead of increasing taxes. Higher taxes harm taxpayers and hurt the economy.
- Measure violates the State Constitution and will cost District legal fees.
- Voting “yes” means higher taxes.

- Government debt is too high. Should pay-as-you-go and stop passing the bill to children and grandchildren.
- Debt financing is too expensive as only bond dealers and investors benefit. Costs of bond issue are included in the borrowing.
- District should cut spending and use the savings. Not to have the money on hand now is a sign of bad planning.

Ballot Title and Text of Bond Question No. 2 – Additional Authoriza-
tion – Long-Term Capital Plan:

SHALL BOULDER VALLEY SCHOOL DISTRICT RE2’S DEBT BE INCREASED \$36,000,000 WITH A REPAYMENT COST OF \$72,053,640 (WHICH IS THE MAXIMUM PRINCIPAL AND INTEREST OVER THE LIFE OF SUCH DEBT) AND SHALL BOULDER VALLEY SCHOOL DISTRICT RE2’S TAXES BE INCREASED \$4,341,660 ANNUALLY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF (THE “ADDITIONAL BONDS”), WHICH SHALL BE INCURRED ONLY IF THE BASIC AUTHORIZATION IS APPROVED, ALL FOR THE PURPOSE OF CONSTRUCTING, ERECTING, ACQUIRING, PURCHASING, ENLARGING, IMPROVING, REMODELING, REPAIRING, EQUIPPING, FURNISHING OR MAKING ADDITIONS TO ANY SCHOOL BUILDING, AND ACQUIRING, PURCHASING OR IMPROVING SCHOOL GROUNDS, AND PAYING FEES AND COSTS IN CONNECTION WITH THE ADDITIONAL BONDS, AND SHALL THE ADDITIONAL BONDS BE GENERAL OBLIGATIONS OF THE DISTRICT, BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 7.60% PER ANNUM AND BE REFINANCED AT ANY NET EFFECTIVE INTEREST RATE NOT IN EXCESS OF SUCH MAXIMUM NET EFFECTIVE INTEREST RATE, AND MATURE, BE SUBJECT TO REDEMPTION, WITH OR WITHOUT PREMIUM, AND BE ISSUED, DATED AND SOLD AT SUCH TIME OR TIMES AND IN SUCH MANNER AND CONTAINING SUCH TERMS, NOT INCONSISTENT HERewith, AS THE BOARD OF EDUCATION MAY DETERMINE; AND IN CONNECTION THEREWITH (I) SHALL THE DISTRICT’S AD VALOREM PROPERTY TAXES BE INCREASED IN ANY YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE ADDITIONAL BONDS WHEN DUE, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION EXCEPT AS STATED ABOVE, AND (II) SHALL THE PROCEEDS OF THE ADDITIONAL BONDS, AND THE REVENUES FROM SUCH TAXES AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES, BE COLLECTED AND SPENT WITHOUT LIMITATION OR CONDITION, AND WITHOUT LIMITING THE COLLECTION OR SPENDING OF ANY OTHER REVENUES OR FUNDS BY THE DISTRICT, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

**SUMMARIES OF WRITTEN COMMENTS FILED WITH THE ELEC-
TION OFFICER**

The following summaries were prepared from comments filed by
persons FOR the proposal:

- Refer to the Summary of Comments FOR the Basic Authorization. Those comments are included in this summary FOR the Additional Bonds.
- The Additional Bonds will not be issued unless the Basic Authorization is approved.
- The Additional Bonds address needs projected through the year 2000 (seven years from now).
- The Additional Bonds allow the District to plan for the student enrollment growth which will occur, rather than react to it when it is occurring or respond to it after the fact. Because it takes 18-24 months to build a new elementary school, it is imperative to begin now to provide for the schools that will be needed in 1996-2000.
- The Additional Bonds will provide four new elementary schools, a middle school addition and building and site improvements.
- The Basic Authorization (\$20) and the Additional Bonds (\$15) will cost the owner of a home with a market value of \$100,000 a total of \$35 more in 1994 than the amount paid for school bonds in 1993. This amount is less than \$3 per month.

| FISCAL YEAR SPENDING INFORMATION | | | | |
|-------------------------------------------------------|--------|------------------------------------------------------|---------------|-----------------------------|
| FISCAL YEAR | | DOLLAR SPENDING | DOLLAR CHANGE | APPROX. PERCENTAGE CHANGE |
| 1989 Actual | | \$1,136,683 | | |
| 1990 Actual | | \$1,120,393 | (16,290) | (1.5)% |
| 1991 Actual | | \$1,009,016 | (111,377) | (10)% |
| 1992 Actual | | \$1,247,776 | 238,760 | 24 % |
| 1993 Estimate | | \$1,311,420 | 63,644 | 5 % |
| 1994 Estimated Budget without add'l sales tax revenue | | \$1,400,000 | 88,580 | 6.5 % |
| 1994 Estimated Budget with add'l sales tax revenue | | \$1,590,000 | 178,580 | 13.6 % |
| CURRENT CITY BONDED DEBT REPAYMENT SCHEDULE | | | | |
| WATER & SEWER REVENUE BONDS-SERIES 1991 | | GENERAL OBLIGATION WATER REFUNDING BONDS SERIES 1990 | | |
| ANNUAL REPAYMENT | | ANNUAL REPAYMENT | Total Bonds | |
| Year | Cost | Year | Cost | Funds of Issuer |
| 1991 | 2001 | 2002 | 15,000 | \$505,000.00 |
| 1992 | 5,000 | 2003 | 25,000 | 99,895.98 |
| 1993 | 10,000 | 2004 | 25,000 | Total Source \$604,895.98 |
| 1994 | 10,000 | 2005 | 30,000 | |
| 1995 | 10,000 | | 45,000 | Beg. Cash |
| 1996 | 10,000 | | | Full Cash \$591,896.88 |
| 1997 | 15,000 | | | Issuance Costs 4,000.00 |
| 1998 | 15,000 | | | U/W Spread(1.782%) 8,999.10 |
| 1999 | 15,000 | | | Balance (0.00) |
| 2000 | 15,000 | | | Total Use \$604,895.98 |
| | | | Ave Rate | 6.4817% |
| | | | NIC | 7,1198% |
| | | | Ave Life | 2.7929 |
| | | | Bond Yield | 6.4798% |
| | | | Accrued Int. | 1,077.83 |

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

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

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

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

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

.Part of the ballot issue asks funding for a resource to allow unfettered growth.

.We clearly cannot afford to support the existing Town infrastructure yet we want more?

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

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

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

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

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

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

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

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

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

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

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

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

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

.If you want unlimited government spending without citizen control, vote yes. If you want government to live on a budget and you want your refund vote no.

(See box at top of page.)

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

ALLENSPARK WATER & SANITATION DIST.
NOTICE OF ELECTION ON A REFERRED MEASURE
TO INCREASE REVENUE AND SPENDING LIMITATIONS
1. The election will be held on Tuesday, November 2, 1993, between the hours of 7:00 AM and 7:00 PM.
2. District's Election Officer's address and telephone number is:

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

3. The ballot title and text are as follows:

A QUESTION REGARDING AUTHORIZATION TO EXCEED REVENUE AND SPENDING LIMITATIONS.

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

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

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

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

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

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

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

**BOULDER COUNTY GUNBARREL
GENERAL IMPROVEMENT DISTRICT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

out additional funds provided through the General Improvement District, there will not be sufficient resources available for the County to repair and maintain neighborhood roads in Gunbarrel.
The County Transportation Department has performed a detailed evaluation of all County roads in Gunbarrel and has developed a plan to bring these roads up to proper maintenance levels. Required repairs range from complete surface reconstruction on some older roads to overlays and minor patching on newer roads. The costs for major road repairs are roughly three times those of minor repairs. Therefore, deferring maintenance to a later date will result not only in a degradation in road safety, but also in substantially higher total costs. Preventative maintenance is a more cost effective approach.
Estimated costs for Gunbarrel road repairs, maintenance and safety improvements for a property with an assessed value of \$100,000 are approximately \$31 a year for twelve years. The Boulder County Commissioners have also indicated that, subject to the passage of this issue, the County will contribute an additional \$1 for every \$2 of principal contributed by property owners in the District, thus significantly reducing the net costs to property owners of the District.
Vote "YES" on this Question to indicate your support for providing funding for road repairs, maintenance and safety improvements within the Gunbarrel General Improvement District.
A summary of written comments against Question No. 2 filed with the County Clerk and Recorder is as follows:
Gunbarrel proposes that taxes be increased \$287,770 next year to pay for street maintenance and repair.
Of the total debt requested, \$2,988,015, only about two-thirds actually goes to maintenance. Nearly one-third \$938,015 goes to pay the finance charges. Street repair and maintenance are normally paid out of the regular operating budget, and the need to raise taxes shows poor financial management.
Combining all city, county and school district tax increases they run as high as \$659 for next year, and add total new debt of \$10,925 for the average residence.
Considering that federal taxes have been raised, retroactively to January, a new gas tax has just started, and national health care will boost taxes next year, all on top of rapidly rising property valuations. When are enough taxes enough?
Vote "NO" on this ballot issue!
In addition to the specific comments received against the proposal which are set forth above, certain general comments were received that did not relate specifically to this ballot question but rather stated arguments against all debt increases, tax increases and increases of revenue, debt and spending limits. Such comments generally stated that governments should use their existing funds, rather than borrowed funds, to finance current expenditures and projects, that governments should be able to provide an adequate level of services using their present revenue sources, that governments should cut existing expenditures prior to raising taxes or issuing additional debt, that the electors should not allow governments to keep revenues they receive which are in excess of the increases allowed by article X, section 20 of the Colorado Constitution, that debt and tax increase issues should not be included in the same question and that revenue increase questions must specify the maximum dollar amount of the increase permitted in any year and further generally criticized governmental waste and inefficiencies.

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



SOURCE: CAFRS

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

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

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



Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

Sent by email to nikki_dsf@hotmail.com

November 4, 2016

Nikki Munson
4554 Starboard Drive
Boulder, CO 80301

Re: Your letter to Boulder County Regarding Matching GPID Funds

Dear Ms. Munson:

I have been asked to respond to your letter to the Boulder County Commissioners and the Director of the Parks and Open Space Department regarding issues related to county funds matching GPID funds used for open space acquisitions.

Your letter highlights a statement that was in the Election Notice for the GPID initiative that indicates Boulder County would match GPID funds up to a maximum amount of \$1,900,000. The Election Notice states that the county agreed to match *up to* that amount; it does not state that the county's match would equal that amount. Since the GPID ballot initiative passed, the county has provided \$1,305,634 in matching funds towards GPID open space acquisitions, meeting the commitment that was made in the Election Notice.

Prior to passage of the GPID ballot initiative, with input from the GPID steering committee and Gunbarrel residents, properties in the Rural Preservation Area of Area III of the Boulder Valley Comprehensive Plan were targeted for open space acquisition with GPID sales tax proceeds. The clear intent of the GPID steering committee was to purchase rural areas surrounding Gunbarrel, not to prevent infill development in areas surrounded by current development which were contemplated for potential future annexation. The BCHA property at 6655 Twin Lakes Road is not within the Rural Preservation Area; rather, it is within Area II of the Boulder Valley Comprehensive Plan. The BCHA property was never on the list of targeted GPID open space properties.

While it is inaccurate to say the county has a remaining obligation to invest additional matching funds, it is possible the county might invest additional funds to acquire open space properties within the GPID's targeted area. If the county were to do so, it would likely invest in the remaining priority properties identified by the GPID steering committee. Those properties lie east of 63rd Street, north of Jay Road up to the south side of the subdivisions, and west of the Johnson Trust open space property.

Sincerely,

Janis Whisman
Real Estate Division Manager
jwhisman@bouldercounty.org
(303) 678-6263

Open Space Properties in GPID Area

In 1993, a suggestion was made at a public meeting of the Boulder County Commissioners that if the County's open space tax passed, the county might be willing to match up to \$1.9 million (which was the original GPID sales tax collection projection) for open space purchases. That statement was described in the Election Notice in the written comments in favor of the initiative, but that statement was not made by the county itself. Boulder County never made an official commitment to match, or for the match to be at 50%. In addition, the original proposed county match never equated to \$1.9 million. The GPID paid 100% of the purchase price for the first three open space properties they purchased – James Construction, Jafay and Heatherwood Notch. County contributions are listed in the table below showing how the county has matched GPID acquisition funding.

| # | Property | GPID Lot | Acres | Year | Price | Finance's GPID \$ | POS' GPID \$ | Actual County \$ | Original Proposed County \$ |
|---|--------------------|----------|--------|------|-------------|----------------------|-----------------|---------------------|-----------------------------------|
| 1 | Churchill | B | 28.27 | 2007 | \$700,000 | \$259,536 | \$259,536 | \$440,464 | \$350,000 |
| 2 | Coen | J | 30.02 | 2002 | \$680,000 | \$300,000 | \$300,000 | \$380,000 | \$340,000 |
| 3 | Heatherwood Notch | L | 39.20 | 1994 | \$294,030 | \$291,711 | \$294,030 | \$0 | \$147,015 |
| 4 | Jafay | M | 75.76 | 1995 | \$568,200 | \$575,069 | \$568,200 | \$0 | \$284,100 |
| 5 | James Construction | A | 39.02 | 1998 | \$570,280 | \$572,078 | \$570,280 | \$0 | \$285,140 |
| 6 | Johnson Trust | I | 29.81 | 2003 | \$785,170 | \$300,000 | \$300,000 | \$485,170 | \$392,585 |
| | | | 242.09 | | \$3,597,680 | \$2,298,394 | \$2,292,046 | \$1,305,634 | \$1,798,840 |

Maximum county match for *purchases (listed in Election Notice)* : \$1,900,000
 Remaining county match **IF** county were to match up to \$1,900,000: \$594,366

If the county were to pay additional funds match up to the full \$1.9 million, it would invest only in the remaining original priority properties identified for GPID funding, which are in the Rural Preservation Area of Area III of the Boulder Valley Comprehensive Plan. These properties lie north of Jay Road to the south side of the subdivisions, east of 63rd Street, and west of the Johnson Trust property. (Properties east of the Coen property are not within the GPID area.)

Not Acquired With GPID - Acquired Before GPID, etc.

| | | | | |
|---|-------------------|--------|------|-------------------------------------------------------|
| 1 | Gunbarrel Estates | 10.60 | 1977 | \$0 |
| 2 | Habitat | 2.90 | 1976 | \$0 |
| 3 | Homestead, The | 1.79 | 1978 | \$0 |
| 4 | McCarthy (trail) | 1.20 | 2000 | \$0 |
| 5 | Red Fox Hills | 13.99 | 1980 | \$0 |
| 6 | Twin Lakes | 13.11 | 1970 | \$0 |
| 7 | Twin Lakes 2 | 42.00 | 2002 | \$130,000 in Area II, not Area III-Rural Preservation |
| 8 | Walden Ponds | 101.50 | 1958 | \$0 |
| 9 | Willows | 10.76 | 1978 | \$0 |

From Notes to Basic Financial Statements in a county Budget Book (presumably from 2009 or later): In 2009, the Gunbarrel GID fund was closed and the remaining equity transferred to the General Fund. (Also, the tax expired on 12/31/09.)

From: Bill Smart [mailto:bsmart6836@icloud.com]
Sent: Thursday, October 27, 2016 7:35 PM
To: Wobus, Nicole
Subject: Re: Is it legal to build on a flood plain?

Nicole,

Thank you for your timely response. As a community in close proximity to the proposed Twin Lakes project, we need to be assured that we will be properly compensated for any damages this project may cause, not only to the project, but to neighboring properties as well.

We feel we have made our best effort to forewarn the City Commissioners of the land's fragility and hope they will reassess this proposed plan by taking into consideration ALL individuals that could be affected. I think you would agree that "get a lawyer" is not an acceptable response and does not instill ones confidence in their city officials.

Thank you again.
Kay and Bill Smart

Sent from my iPad

On Oct 27, 2016, at 10:24 AM, Wobus, Nicole <nwobus@bouldercounty.org> wrote:

Hello Kay and Bill,

Your messages below, and a related message, were passed along to me. I appreciate your concerns. The city codes would apply to the development envisioned by the parcel owners, as the parcels would need to be annexed to the city before the development could occur. Issues related to hydrology were discussed as part of the series of Twin Lakes Stakeholder Group meetings (see notes available for the May 19 TLSG meeting, available [here](#)). Engineers from the city and county attended that meeting. Discussion at the meeting included acknowledgement by Dr. Gordon McCurry that development on the parcels could be engineered in such a way that would avoid, or potentially improve hydrologic conditions for neighboring properties. He noted the challenges of engineering a solution given the presence of wetlands on the vacant parcels.

Again, we appreciate your comments. Note that your communications will be

added to the public record.

Best regards,

Nicole

Nicole Wobus

Long Range Planning and Policy Manager|Boulder County Land Use Department

Mailing: PO Box 471 Boulder CO 80306

Physical address: 2045 13th street, Boulder CO 80302

Ph: 720-564-2298

nwobus@bouldercounty.org

www.bouldercounty.org/lu

<image001.png>

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

From: Bill Smart [<mailto:bsmart6836@icloud.com>]

Sent: Monday, October 24, 2016 1:09 PM

To: #FloodPlainRegsMapsComment

Subject: Re: Is it legal to build on a flood plain?

It is located at 6655 and 6500 Twin lakes Rd , in Gunbarrel. The Boulder County Housing Authority has been given the results that have been culled from exhaustive research by TLAG, including hydrology tests that prove it is unsuitable for a project the size BCHA is proposing. The Archdiocese of Denver who had proposed to build a church at 6655 Twin Lakes Rd., also determined it was unbuildable. Ducks swim in this field for weeks in the spring...that should be proof enough on its own, what more do they need?

Now the BCHA is asking that the proposed development be even larger. Can the BCHA be held responsible for any damage caused, not only to the proposed development, but to the surrounding housing developments, due to their obvious lack of research? If so, I think this should be more than enough warning.

This project, if it proceeds, could eventually cost the city billions of dollars in damages. The current infrastructure is minimal and deteriorating rapidly. They don't seem to have any intention of repairing or upgrading this infrastructure. There have been at least 9 water main leaks just in this past year. This needs to be repaired and upgraded to accommodate such a development. The only response we get is "Get a Lawyer." This is not a mature response to hear from an elected official.

If they are not willing to give us truthful answers, we are asking you to give us your unbiased response to such a potentially disastrous and irresponsible act. They don't seem to be concerned about anything but their their agenda. They clearly have no regard concerning how it will affect this future development, while arrogantly ignoring the existing neighboring developments. We are trying to save them from creating a potentially devastating event. Such an event that will severely affect the people they profess to be helping and who will in turn face being homeless.

I am forced to write this request because BCHA's response of "Get a Lawyer!" is not a satisfactory, nor is it a responsible answer to hear from Elise Jones, our "current" elected official.

This is deeply troubling and needs to be looked into NOW and not AFTER a DISASTER happens. Please answer this reply as soon as possible.

Thank you for listening to a truly concerned citizen. Show us that our voice is also being heard.

Kay and Bill Smart

Sent from my iPad

> On Oct 21, 2016, at 7:33 AM, #FloodPlainRegsMapsComment
<floodplainregsmapscomment@bouldercounty.org> wrote:

>

> Hello Kay,

>

> Can you tell us a little more background about why you are asking so that we
may focus our response? A particular address? A particular type of work,
development or project you are considering? Timeframe for doing the work?

>

> Thank you.

>

>

> -----Original Message-----

> From: Bill Smart [<mailto:bsmart6836@icloud.com>]

> Sent: Thursday, October 20, 2016 7:30 PM

> To: #FloodPlainRegsMapsComment

> Subject: Is it legal to build on a flood plain?

>

> What are the restrictions for building a development on a flood plain? Do those
same restrictions apply to land with a high water table prone to flooding?

>

> Kay Marshall

>

>

> Sent from my iPad

>

From: [Wobus, Nicole](#)
To: georgehouse@comcast.net
Cc: [Ellis, Lesli](#); [Giang, Steven](#); ["Sugnet, Jay"](#)
Subject: FW: Twin Lakes Land Use Change Requests
Date: Friday, October 28, 2016 3:34:55 PM
Attachments: [image001.png](#)

Hello Donna,

You're correct that the Planning Commission decided at its October 19 meeting to reconsider its decision on the Twin Lakes land use designation change requests. The reconsideration process has not been solidified yet. We will update our website and provide notice of next steps as soon as we have more information to share.

I understand your interest in gaining clarity on next steps, and thank you for your patience.

Best regards,
Nicole

Nicole Wobus

Long Range Planning and Policy Manager | Boulder County Land Use Department

Mailing: PO Box 471 Boulder CO 80306

Physical address: 2045 13th street, Boulder CO 80302

Ph: 720-564-2298

nwobus@bouldercounty.org

www.bouldercounty.org/lu



Boulder County
Colorado

From: georgehouse@comcast.net [mailto:georgehouse@comcast.net]
Sent: Friday, October 28, 2016 3:08 PM
To: Lesli Ellis
Cc: [Giang, Steven](#); [Caitlin Zacharias](#); [Jay Sugnet](#); [Wobus, Nicole](#)
Subject: Re: Twin Lakes Land Use Change Requests

Thanks Lesli.

Jay, Steven, and Nicole,

Can you please send answers to the other questions concerning the County hearings.

Thanks,

Donna

From: "Lesli Ellis" <EllisL@bouldercolorado.gov>
To: georgehouse@comcast.net, "Steven Giang" <sgiang@bouldercounty.org>, "Caitlin Zacharias" <ZachariasC@bouldercolorado.gov>
Cc: "Jay Sugnet" <SugnetJ@bouldercolorado.gov>, "Nicole Wobus" <nwobus@bouldercounty.org>
Sent: Friday, October 28, 2016 2:43:35 PM
Subject: RE: Twin Lakes Land Use Change Requests

Hi Donna –

I'll answer your question regarding the city schedule and will defer to county staff regarding process there.

On Nov. 1, City Council will take action to postpone the Nov. 10 hearing for Twin Lakes to a date that will be determined after the county rehearing takes place. At the earliest, that date will be sometime in early 2017. More information will be forthcoming to TLAG and others via different sources about the Nov. 10 hearing postponement.

Kind regards,

Lesli

From: georgehouse@comcast.net [<mailto:georgehouse@comcast.net>]
Sent: Friday, October 28, 2016 1:22 PM
To: Ellis, Lesli <EllisL@bouldercolorado.gov>; Steven Giang <sgiang@bouldercounty.org>; Zacharias, Caitlin <ZachariasC@bouldercolorado.gov>
Subject: Re: Twin Lakes Land Use Change Requests

Hi Lesli, Steven, and Caitlin,

I just learned that the City Council and Planning Board's November 10th meeting for the Twin Lakes parcels has been postponed and will probably be rescheduled sometime in the new year. Could you please send replies to my other questions below concerning the meetings of Boulder County Planning Commission and County Commissioners on the Twin Lakes parcels.

Thank you,

Donna George

From: georgehouse@comcast.net
To: ellisl@bouldercolorado.gov, "Steven Giang" <sgiang@bouldercounty.org>, zachariasc@bouldercolorado.gov
Sent: Thursday, October 27, 2016 1:14:47 PM
Subject: Twin Lakes Land Use Change Requests

Hi Lesli, Steven, and Caitlin,

I was away last week visiting family. I heard that on Wednesday, Oct. 19th, the Boulder County Planning Commission (BCPC) members decided in a 5-1 vote to schedule another

meeting to reconsider their earlier September 21st vote on the Twin Lakes land-use designation issue. So as I understand it, BCPC will have another meeting to reconsider the September 21st vote on the Twin Lakes land-use designation. When will this meeting take place and will BCPC conduct a new formal meeting with public comment and then hold their deliberations and vote? Will the Boulder County Commissioners also attend the meeting and will they also re-vote after the BCPC re-votes? How does all this affect the November 10th meeting with Boulder Planning Board and City Council concerning the public meeting and votes on the Twin Lakes land-use change requests? Has that meeting been rescheduled and if so when will it be?

Could you all send out an announcement to the public so they are aware of these changes and when the meetings will take place and what the procedures will be. I know someone attended the October 13th meeting with the Planning Board and City Council thinking that Twin Lakes was going to be discussed and learned the date had been changed to November 10th.

Thank you for your time considering all this.

Donna George

From: tintala
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Subject: Twin lakes
Date: Sunday, October 30, 2016 3:17:31 PM

Hello County Leaders

My name is Shane Williams I have a family in Twin Lakes on clipper ct, only 2 blocks from your proposed development plan... We are extremely fearful of what this development will bring and impose on our neighborhood.. Not only will the open space disappear but the already horrendous traffic issues that exist right now will be exacerbated. Last I heard, you were supposed to consider your constituents input. If you take our open space, there is NO MORE!, There is no factory making open space. Once its gone its gone! Not to mention the already failing infrastructure will not support this development.

We wonder how is it that you can logically consider this since our tax dollars paid for this land years ago with the original intention that it was supposed to be a church and community area... for the community. This has nothing to do with being opposed to affordable housing. Now its about the spin the commissioners have put on the original intention of our group.. Not to mention, how would you like open space in you backyard, that your tax \$ bought, be developed by a monopolized commission and housing authority in which is was GIVEN to by commissioners (same entity) knowing what its original intention was to be? Also, how would you like to see apartments in your backyard as opposed to open space where there is abundant wildlife. I'm guessing none of this even comes close to affecting your household or your residents.

How is it that you guys get to move forward with this absurd plan and disregard the whole community that opposes it? How is it that you guys ca disregard the original intention ? How is it that you commissioners , are also the head of the housing authority? How is that? WHY???? Do tell how much you expect to gain from such an imposition? How is it the Commissioners are also Head of Housing Authority? this creates a sterilized environment for two organizations that can monopolize one agenda.. against the wishes of a whole community.

Anyway, I have a 3 yr old son and a dog that loves to run through the open space and see the wildlife. My son will never ever get to ride his bike anywhere around here if you move forward due to the volume of traffic it will introduce to our neighborhood. It will be exponentially dangerous for walking and riding, as it is right now, people speed up and down the street that is already dilapidated. I wont be taking rides with my son on this busy street if this development happens.

So leaders of our county, we implore you to reconsider this abhorrent development and consider it as the glorious open space that it already is. It's not broken, so why develop it? This is illogical, irresponsible and absurd.

Shane Williams
4426 clipper ct
Boulder, Co
80301

From: Kristin Bjornsen
To: [#LandUsePlanner](#)
Subject: letter for the planning commission
Date: Wednesday, November 02, 2016 9:26:56 PM

Dear Planning Commission,

I wanted to send along my Oct. 28 letter to the editor in the Daily Camera.

http://www.dailycamera.com/letters/ci_30516504/kristin-bjornsen-planning-commission-shines-light-flawed-process

Thanks for your time!

Kristin

Kristin Bjornsen: Planning Commission shines light on flawed process

POSTED: 10/28/2016 07:30:30 PM MDT

At Helm's Deep, in the darkness before dawn, when all hope seemed lost, hobbits looked to the east and saw Gandalf the White, resplendent in morning light, galloping to the rescue of Middle Earth. On Wednesday, Oct. 19, citizens looked to the county courthouse and saw the Planning Commission, equally resplendent in clarity of thought and nobility of purpose, swoop to the rescue of Boulder's democratic process.

I do not invoke Tolkien ironically. That's the only image that captures how I felt when — on their own initiative, for their own reasons — the Planning Commission voted 5-1 to hold a new hearing on the Twin Lakes.

The decision had to do with a deeply flawed public hearing. While carefully considering the issue's complexities, the Planning Commission had the greatness of heart, courage of spine, and brilliance of mind to set it right.

Some of the reasons the members gave for the landmark decision include:

- "Unusual," "exigent," "extraordinary" circumstances that none of them had experienced before after many years on the Planning Commission.
- Transparency issues during the hearing process and unevenly applied rules.
- The seriousness of four-body review.
- Lack of study on an open-space use.
- Perceived pressure from the assistant county attorney to reach a decision rather than tabling the issue for more study.

- New information that came to light.
- A need to get the process right, since "once land is gone, it's gone."

I've no idea what future votes hold, but when I was walking up the courthouse steps that Wednesday and heard the news of reconsideration, it felt like a sudden breeze blowing through my heart, reigniting embers of faith in our democratic process. I felt as Samwise Gamgee might have: "That there's some good in this world, Mr. Frodo...and it's worth fighting for."

From: [Wufoo](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#209]
Date: Saturday, November 05, 2016 9:10:29 AM

Name * Danny Bailey

Email * dbailey06@hotmail.com

My Question or Feedback most closely relates to the following subject: (fill in the blank) * Vote

Comments, Question or Feedback * I would like to let you know I am voting against you because of your vote on the Twin Lakes rezoning

Thank You

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

From: [Wufoo](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#210]
Date: Sunday, November 06, 2016 9:17:15 PM

Name * Marilyn Stinson

Email * mstinson@creativec.us

My Question or Feedback most closely relates to the following subject: (fill in the blank) * Gunbarrel issues of Roads plus Twin Lakes Development

Comments, Question or Feedback *

Elise Jones & Deb Gardner, because the Republican choices weren't aligned to my Democratic/progressive politics, I voted for you both with reluctance. I live in Gunbarrel Estates and I lost respect for your decisions /handling of our roads and Twin Lakes. We have paid taxes for maintaining our streets and after living here over 30 years, we learn we have to pay more for our roads. The County claims maintenance services include pothole patching. Two damaging potholes east of Mt. Sherman and Gunbarrel Rds. intersection have created zigzagging driving for over 2 months. The Twin Lakes low-income housing development added to our frustration. Developers won the battle over residents' concern for the environment & total quality of life. It makes more sense to develop housing in North Boulder where jobs and closer transportation to those jobs would exist. The person who sold that land specified that said property was to be undeveloped is my understanding.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: City of Boulder Planning
To: [Sugnet, Jay](#); [Wobus, Nicole](#); [Giang, Steven](#)
Subject: FW: Comprehensive Plan Land Use Designation Changes
Date: Monday, November 07, 2016 10:36:41 AM

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

From: Dale Durland [<mailto:dale.durland@gmail.com>]
Sent: Wednesday, October 26, 2016 4:55 PM
To: City of Boulder Planning <planning@bouldercolorado.gov>
Cc: Council <Council@bouldercolorado.gov>
Subject: Comprehensive Plan Land Use Designation Changes

The unprecedented process being used to change the designation of the Twin Lakes properties sets a dangerous precedent.

This process has been underhanded to say the least, if not outright unethical and illegal. The County is manipulating the Comprehensive Plan to promote what it refused to the prior owner. This is not about affordable housing! It is about foisting an urban development on a rural residential neighborhood.

In regard to affordable housing, the current policy, allowing developers to pay "in lieu of" fees rather than include affordable units in each property needs to change.

Affordable housing should be available in every new development in Boulder. Recently, Gunbarrel has absorbed 500 new apartments without one affordable unit among them!

Most of my neighbors have lived in this area for years. We are not wealthy elitists.

I have worked as a nurse in this community for my entire adult life and saved for many years to finally afford my own home.

Those who characterize us as NIMBYists don't know the middle class families here whose homes represent most of their savings.

The current Low Density Residential designation, or better yet the Open Space designation, are the appropriate use of these parcels.

Dale Durland
4719 Quail Creek Lane
Boulder
80301

From: Kristin Bjornsen
To: [boulderplanningboard](#)
Subject: Planning Commission's decision regarding the Twin Lakes
Date: Tuesday, November 08, 2016 1:24:07 PM

Dear Planning Board,

Regarding the Planning Commission's recent vote to hold a new hearing on the Twin Lakes, I wanted to let you know that this decision had nothing to do with having (or not having) nine members. In fact, the PC members, during the deliberation on the reconsideration, specifically said it wasn't about that. Instead, it was about the many flaws in the public hearing process and new information that came to light.

I've pasted below my letter in the Camera that lists some of the reasons given during the deliberation. I also have the full transcript if anyone is interested.

Thanks for your time!

Kristin Bjornsen

Kristin Bjornsen: Planning Commission shines light on fawed process

POSTED: 10/28/2016 07:30:30 PM MDT

At Helm's Deep, in the darkness before dawn, when all hope seemed lost, hobbits looked to the east and saw Gandalf the White, resplendent in morning light, galloping to the rescue of Middle Earth. On Wednesday, Oct. 19, citizens looked to the county courthouse and saw the Planning Commission, equally resplendent in clarity of thought and nobility of purpose, swoop to the rescue of Boulder's democratic process.

I do not invoke Tolkien ironically. That's the only image that captures how I felt when — on their own initiative, for their own reasons — the Planning Commission voted 5-1 to hold a new hearing on the Twin Lakes.

The decision had to do with a deeply flawed public hearing. While carefully considering the issue's complexities, the Planning Commission had the greatness of heart, courage of spine, and brilliance of mind to set it right.

Some of the reasons the members gave for the landmark decision include:

- "Unusual," "exigent," "extraordinary" circumstances that none of them had experienced before after many years on the Planning Commission.

- Transparency issues during the hearing process and unevenly applied rules.
- The seriousness of four-body review.
- Lack of study on an open-space use.
- Perceived pressure from the assistant county attorney to reach a decision rather than tabling the issue for more study.
- New information that came to light.
- A need to get the process right, since "once land is gone, it's gone."

I've no idea what future votes hold, but when I was walking up the courthouse steps that Wednesday and heard the news of reconsideration, it felt like a sudden breeze blowing through my heart, reigniting embers of faith in our democratic process. I felt as Samwise Gamgee might have: "That there's some good in this world, Mr. Frodo...and it's worth fighting for."

http://www.dailycamera.com/letters/ci_30516504/kristin-bjornsen-planning-commission-shines-light-flawed-process

From: Nikki Munson
To: boulderplanningboard@bouldercolorado.gov; [#LandUsePlanner](#); council@bouldercolorado.gov
Subject: GPID Issue in Gunbarrel
Date: Thursday, November 10, 2016 10:52:50 PM
Attachments: [GPID LTE.docx](#)

Attached please find my letter to the Boulder Daily Camera regarding funds owed to the Gunbarrel GPID and how it relates to 6655 Twin Lakes Road. I am actively pursuing this matter with Boulder County, and believe it is important for you to be aware of this issue as you deliberate the proposed changes to the Comprehensive Plan regarding this property. Commitments for millions of dollars were made to the citizens of the GPID before we voted to tax ourselves for 12 years to fund open space purchases within the GPID. These promises must be honored, and you have a part to play in redeeming these promises.

Sincerely,

Nikki Munson

Nikki Munson
4554 Starboard Drive
Boulder, CO
303.581.9079

In 1993, the Boulder County Commissioners created the Gunbarrel Public Improvement District, to purchase land within the district for open space. GPID residents voted on and passed a 1993 ballot to tax themselves through property taxes, for 11 years, to underwrite \$3,600,000 in bonds to fund: \$1,900,000 to purchase open space and \$1,700,000 for road improvements.

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

As of 2007, GPID had purchased 6 parcels totaling \$2,300,340. The County contribution toward these three parcels was \$1,305,634. In 2009 the remaining money in the GPID account was transferred into the County general fund.

The County has a remaining obligation to the GPID of \$594,366 of their matching contribution of \$1,900,000.

The County used GPID funds, commingled into the general fund in 2009, to purchase a 10-acre parcel at 6655 Twin Lakes Road, within the GPID's boundary, for \$470,000. This land is thus purchased for the GPID, to further the GPID goal of retaining open space within the GPID boundary. Developing 6655 Twin Lakes Rd for housing is improper, must be reversed and the land properly designated as open space.

Per the GPID Resolution, the county commissioners are also the board of directors for the GPID, therefore their primary responsibility is to the GPID's goal of acquiring undeveloped land for open space.

From: Allison May
To: boulderplanningboard@bouldercolorado.gov; council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: Mallards' misfortune at the Twin Lakes
Date: Friday, November 11, 2016 9:25:06 AM

Dear representatives,

I just learned that a mallard's nest with eggs in it, on the north Twin Lakes field, was trampled by the Housing Authority's vehicles over the summer.

The Housing Authority was supposed to wait until AFTER the wildlife assessment to mow and after a biologist walk-through before driving through with drilling trucks. Even the fire chief had said mowing just the perimeter would be fine.

Gunbarrel residents had begged and pleaded with them to wait, but the Housing Authority called the Sheriff's Office.

With wildlife struggling so hard to survive, this is sad news, and the sight of the mother duck flying frantically over the place where the nest used to be, heartbreaking.

In happier news, on the south Twin Lakes field, the meadowlark's nest, with 5 babies in it, did survive, thanks to the diligence of Gunbarrel residents, the friendliness of the tractor operators, and the environmental stewardship of the school district to agree to mow only the perimeter. Thank you, BVSD!

Sincerely,

Allison

From: Allison May
To: council@bouldercolorado.gov; [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov
Subject: Mike Smith's Daily Camera letter
Date: Friday, November 11, 2016 9:36:45 AM

Hello again,

I also meant to paste below a Daily Camera letter about the Housing Authority's ill-conceived mowing during a wildlife study. Boulder has such a legacy of environmental protection--I hope we can continue bravely forward with that now!

Sincerely,

Allison

Michael L. Smith: Mowing deliberate attempt to skew Twin Lakes study

POSTED: 08/02/2016 06:35:49 PM MDT | UPDATED: 3 MONTHS AGO

Juliet Gopinath's excellent guest opinion, "[Twin Lakes studies are a sham](#)" (Daily Camera, July 31) pointed out many of the severe flaws in Boulder County Housing Authority's hydrology and wildlife studies on the undeveloped land along Twin Lakes Road. But, perhaps because of the Camera's space limitations, she did not mention that halfway through BCHA's already compromised wildlife study, they mowed their entire 10-acre parcel. Or perhaps "scalped" is a more accurate term, because that mowing reduced the wildlife habitat on the parcel from a rich, 2-foot cover of living prairie grasses to a barren wasteland of 2-inch dried stubble.

Coming during the breeding season, it certainly destroyed every nest of several ground-nesting species on the parcel (western meadowlarks, etc.), and very likely killed most or all of several Boulder County "species of special concern," including including tiger salamanders and meadow voles. At the very least, the mowing was an act of severe incompetence by BCHA staff. But given their known determination to charge ahead with annexation, upzoning and construction of dense, multi-story apartments at Twin Lakes, it's hard not to view their mowing as a deliberate attempt to ensure that no "inconvenient" wildlife could remain to be documented on the parcel as BCHA's fatally flawed study concludes. Surely, it unleashed a holocaust on the wildlife trying to live on that land.

The Boulder City Council should demand that BCHA scrap its current wildlife study on the Twin Lakes Road parcels and conduct a new, credible study that includes a full inventory of the species that use the parcels. That inventory should last a minimum of one year in order to document the migratory species. And council absolutely should NOT allow mowing to destroy the habitat in mid-study.

Michael L. Smith

Boulder

From: John O'Dea
To: [#LandUsePlanner](#)
Subject: Today's hearing...
Date: Wednesday, November 16, 2016 3:33:33 PM
Attachments: [Speaking Order.pdf](#)

Dear Planning Commission Members,

Thank you for agreeing to hear additional testimony related to Twin Lakes in January. At today's meeting, Land Use Director Dale Case stated unequivocally that the speaking order at the August 30 meeting was not manipulated by County staff. Mr. Case's statement is directly contradicted by the public record. The disconnect between Mr. Case's assertion that there was "no manipulation of the speaking order" and the public record is galling and reinforces the notion that a small cabal of Boulder County employees are unfairly trying to manipulate a public process to enable their pet project at Twin Lakes.

I encourage you to review the summary of this issue (attached) and the primary documents that we obtained under CORA. Further, I hope the Commission will direct Mr. Case to correct his misrepresentation so that the integrity of the public record can be maintained.

Thank you again for your leadership on this important issue. The favor of a reply is requested.

Sincerely,
John O'Dea
4704 Hampshire Street
Boulder
--

John O'Dea
[\(207\) 446-8805](tel:(207)446-8805)

October 6, 2016

Re: Request to establish equitable Final Review Hearing procedures

Dear City Council, Planning Board and BVCP Staff,

Thanks for all your efforts planning the upcoming City Final Review meeting for land-use change requests to the Boulder Valley Comprehensive Plan. As part of that process, the Twin Lakes Action Group (TLAG) respectfully asks that procedures be put in place to safeguard the fairness and integrity of the public hearing process. We also will send this letter to the County Commissioners so they can make their procedures more robust in the future as well.

Our request stems from troubling incidents at the Aug. 30 County Final Review hearing. One such incident involves irregularities with the speaker signup for the Public Comment period. Specifically, the County inserted several pro-Medium Density speakers into early time slots—*after* online signup had closed, when everyone else had to sign up in person that night for midnight speaking times.

We know of at least five “favored” people with which this occurred. Two examples involve the County inserting former County Commissioner and Better Boulder Chair Will Toor and Boulder Housing Partners Executive Director Betsey Martens into the 7 p.m. time block. Here is the timeline of events:

- At 10 p.m. on Sunday, Aug. 28, the online speaker signup for the Aug. 30 County Final Review Hearing closed.
- At 11:31 a.m., on Aug. 30, the image shown below was the speaking order for 7:30–7:34 p.m. that was posted on the County website (see [here](#) for full list from 5:16–11:56 p.m.):

| | | | | |
|---------|------------------|------------|---------------------|----------------|
| 7:00 PM | Individual | Twin Lakes | James Bruce | |
| 7:02 PM | Individual | Twin Lakes | Jason McRoy | |
| 7:04 PM | Individual | Twin Lakes | Elizabeth Blakley | |
| 7:06 PM | Individual | Twin Lakes | Gina Rosa | |
| 7:08 PM | Individual | Twin Lakes | Kathy Johnston | |
| 7:10 PM | Individual | Twin Lakes | Susan Ortiz | |
| 7:12 PM | Individual | Twin Lakes | Odie Youngblood | |
| 7:14 PM | Individual | Twin Lakes | Connie Grosshans | |
| 7:16 PM | Pooled 4 minutes | Twin Lakes | Jim Williams | Chris Campbell |
| 7:20 PM | Individual | Twin Lakes | Evallee Demery | |
| 7:22 PM | Individual | Twin Lakes | Andrea Ostroy | |
| 7:24 PM | Individual | Twin Lakes | Angela Lanci-Macris | |
| 7:26 PM | Individual | Twin Lakes | Bridget Gordon | |
| 7:28 PM | Individual | Twin Lakes | Michael Block | |
| 7:30 PM | Individual | Twin Lakes | Diana Moore | |
| 7:32 PM | Individual | Twin Lakes | Lee King Gasche | |
| 7:34 PM | Pooled 4 minutes | Twin Lakes | Sarah Buss | Patrick Kelly |

- At 2:08 p.m., on Aug. 30, we noticed that the speaker lineup had changed. Here was the final speaking order for 7:00–7:28 p.m. (see [here](#) for full list from 5:16 p.m. to 12:02 a.m.):

| | | | | | | |
|---------|------------|------------|-------------------|----------------|--|---|
| 7:00 PM | Individual | Twin Lakes | Gina Rosa | | | 2 |
| 7:02 PM | Pooled | Twin Lakes | Betsey Martens | Maggie Crosswy | | 4 |
| 7:06 PM | Individual | Twin Lakes | James Bruce | | | 2 |
| 7:08 PM | Individual | Twin Lakes | Alexandra Niehaus | | | 2 |
| 7:10 PM | Individual | Twin Lakes | Jason McRoy | | | 2 |
| 7:12 PM | Individual | Twin Lakes | Elizabeth Blakley | | | 2 |
| 7:14 PM | Individual | Twin Lakes | Gina Rosa | | | 2 |
| 7:16 PM | Individual | Twin Lakes | Kathy Johnston | | | 2 |

ESTIMATED speaking times noted above are APPROXIMATE timeframes for speakers who signed up in advance to comment in person. This list represents the order of speakers, not actual speaking times.

BVCP Public Hearing - Aug. 30, 2016
APROXIMATE PUBLIC SPEAKER TIME SCHEDULE

(Note: Time slots are to be viewed as an approximate reference ONLY and should not be construed as set, assigned times)

| Speakers and contributors must be present when called to speak. | | | | | | |
|-----------------------------------------------------------------|------------------|------------|------------------|----------------|----------------|------|
| Time | Type | Topic | Primary Speaker | Pool Contrib 1 | Pool Contrib 2 | Min. |
| 7:18 PM | Individual | Twin Lakes | Susan Ortiz | | | 2 |
| 7:20 PM | Individual | Twin Lakes | Odie Youngblood | | | 2 |
| 7:22 PM | Individual | Twin Lakes | Connie Grosshans | | | 2 |
| 7:24 PM | Pooled 4 minutes | Twin Lakes | Will Toor | Chris Campbell | | 4 |
| 7:28 PM | Individual | Twin Lakes | Evalee Demerv | | | 2 |

- In this second speaker lineup, Ms. Martens, with pooler Maggie Crosswy (Housing and Human Services Communications), was inserted at the 7:02 p.m. slot. Will Toor (former County Commissioner), with already signed-up pooler Chris Campbell (Assistant to the Director of Housing and Human Services), was inserted at the 7:24 p.m. slot.
- That Monday and Tuesday, many TLAG members asked if they could sign up after signup had closed or change their speaking time. They were told “no.” These people had to sign up in person that night for time slots starting at midnight.

We wondered how these favored speakers had gotten added to the lineup at a “prime speaking time” when online signed up had already ended. On Sept. 8, we submitted a Colorado Open Records Act (CORA) request to Boulder Housing Partners, asking for correspondence between Boulder Housing Partners and the Boulder County Land Use Department on Aug. 29 and Aug. 30, 2016.

In response, we received this [document](#) containing emails between Ms. Martens and HHS Communications Specialist Jim Williams and HHS Director Frank Alexander, where the former says she “wasn’t aware that the online sign-up closed last week (although I’m sure your emails told me that) so it’s unlikely these comments will be heard, or even read.” And the latter two replying that she is now signed up to speak for four minutes. This is just one example.

We also submitted a CORA request to Housing & Human Services, asking for correspondence on Aug. 29 and Aug. 30 regarding speaker signup. We received this [105-page](#) document in reply.

Reading through its pages, we were astonished to see unfold a concerted campaign by the County to marshal people from various organizations, committees, and groups to speak at the meeting. In that campaign:

- At least 5 people were added to the closed speaker list or allowed to change their time from midnight to between 6 p.m. and 8 p.m.
- For another person, who had mistakenly signed up to speak on a different topic, Land Use staff [suggested](#) that person stand up at the meeting and say it had been the County's error and to take a different person's extra time slot. (It's unclear why the latter person was allowed to have two time slots.)
- The Commissioners' Deputy Michelle Krezek even emailed the speaker lineup to BCHA on Monday, Aug. 29, for them to review without also sending it to TLAG. The Deputy also [urged](#) someone who couldn't speak to instead write a letter about housing needs to the Planning Commission.

The only changes made for TLAG members were ones in which the County had made an error (e.g., a computer glitch in the signup system, or someone who was told a wrong date for signup ending) and sometimes not even then. Several people were told "no" even to just adding a pooler.

We are very concerned that the County gave preferential treatment to pro-development speakers and bent the signup rules for them. This is inequitable and discriminatory.

These procedural problems (along with other issues from the review hearing that we're still looking into) have undermined citizen trust in the public process. We are bringing this matter to your attention so that protocols can be put in place to assure fairness and transparency at the City Final Review meeting and at future County meetings. The favor of a written reply is requested.

Our democracy is founded upon the idea that all people are created equal—whether they are a government official or regular citizen; pro-development or pro-rural preservation. Our public hearing procedures must reflect that.

Thanks for your time and consideration.

Sincerely,

David L Rechberger
Dave Rechberger, Chairman
Twin Lakes Action Group

From: Susan Davis Lambert
To: [boulderplanningboard](#)
Subject: BVSD Dedication Guest Opinion
Date: Monday, November 28, 2016 4:52:18 PM
Attachments: [1\) city planners memo.pdf](#)
[8\) Memorandum for record.pdf](#)
[9\) BVSD Deed receipt Notice to City PC.pdf](#)

Dear Planning Board members,

I wanted to call your attention to a guest opinion I wrote that ran in yesterdays' Sunday Daily Camera:

http://www.dailycamera.com/guest-opinions/ci_30604905/susan-lambert-taking-twin-lakes-dedicated-land

It concerns the south Twin Lakes parcel, which is owned by BVSD, and the fact that it is a land dedication. This land was "exacted" in 1967 from the developers of Gunbarrel Green subdivision as land that would serve as a school, park or recreational site for that neighborhood in perpetuity. This land dedication was required by law, and the recipient was BVSD, who signed an agreement and other legal documents to uphold these intended uses as they took possession of the 10-acre parcel.

In recent years, BVSD has decided to sell off many of these dedicated lands, often unbeknownst to their attributing subdivisions, and always circumventing Boulder County Land Use Code.

The main point is that while the Twin Lakes BVSD land dedication remains in the County, it is use-restricted to only a school, park or recreational space. It is not eligible for any kind of housing – even for teachers. These land dedications were meant to be an oasis of green amongst housing developments – not land on which to build more housing.

And that is why I would like to recommend bifurcation of the north and south parcels within the BVCP land use designation process. The BVSD parcel is not eligible for housing since it's a use-restricted dedication, according to Assistant County Attorney Kathy Parker, which presents a conundrum for the four voting bodies. The south parcel has no business going through the comp plan update since it is a valid dedication and must adhere to the relevant restrictions, and therefore should be split from the BCHA request and appropriately eliminated from the BVCP process altogether. The north and south parcels are two different animals coupled to cloak the complexities of each parcel, and splitting them up would allow them to be treated as the unique situations that they are.

I have attached several exhibits, one of which is from the Boulder City Planners back in 1963; please see #4.

I hope you will read my guest opinion, and I would welcome any comments or be happy to discuss any part of this at any time.

Thank you for your time.

Best regards,

Susan Lambert
TLAG Board Member
303-530-7151 (H&O)
303-518-6648 (cell)

MEMORANDUM

April 5, 1963


TO: The Boulder County Planning Commission

FROM: The Boulder City Planning Office

SUBJECT: Recommendation concerning a subdivision located approximately one mile east of the Boulder Reservoir to be known as Country Club Park

On April 4, 1963, the City Planning Board reviewed the above mentioned subdivision and voted unanimously to recommend favorable action to the County Planning Commission with the following suggestions:

1. A plan should be formulated which would provide suitable access to the Longmont diagonal at the intersection of State Highway 119 and the Longmont diagonal.
2. The area designated as industrial in the northwest corner of the subdivision should be restricted (by deed covenant) to certain types of industries that do not produce excessive smoke, fumes or other obnoxious conditions. The prevailing winds in this area would no doubt carry objectionable smoke and odors directly to the residential area to the east.
3. It should be specified whether or not the golf course will provide other types of recreation in addition to golf and, if not, other parks or recreational facilities should be considered.
4. A school site should be provided to serve the large number of families with school age children who will live in this area. Additional park land could possibly be provided in conjunction with the school site.
5. A public water supply, sewer system and storm drainage system should be provided which would necessarily need to be approved by the City Engineer, the County Engineer and County Health Department.
6. It would be desirable for the County to obtain access rights along all county roads where lots back up to lots that are adjacent to these roads. It appears this could be done along all such county roads, except for the frontage of the commercial area.
7. At least two or three more connecting roads to the west should be provided in order that the entire subdivision be made more accessible.


Theodore H. Mikesell, Planning Director
City of Boulder, Colorado

ma

MEMORANDUM FOR RECORD

THIS MEMORANDUM OF RECORD, made and entered into this 5th day of May, 1967, by and between BOULDER VALLEY SCHOOL DISTRICT NO. Re 2, a body corporate, and TWIN LAKES INVESTMENT COMPANY, a limited partnership;

WHEREAS, Twin Lakes Investment Company has heretofore conveyed by warranty deed certain real property located in the County of Boulder to the Boulder Valley School District No. Re 2, a description of which appears hereafter; and,

WHEREAS, the parties desire to place on record certain obligations and responsibilities which exist between the parties by virtue of an agreement between the parties made and executed the 27th day of March, 1967;

NOW, THEREFORE, the parties agree to record their obligations as follows:

1. The property conveyed to the school district is described as follows:

Beginning at the N 1/4 corner of Section 14, Township 1 North, Range 70 West of the 6th P.M.; thence South 0° 14' 20" East, 480.00 feet along the north-south centerline of said Section 14; thence South 89° 10' West, 415.44 feet; thence North 30° 00' West, 448.58 feet; thence North 0° 50' West, 358.25 feet; thence North 89° 10' East, 642.26 feet to the north-south centerline of Section 11, Township 1 North, Range 70 West of the 6th P.M.; thence South 0° 09' East, 270.00 feet along the north-south centerline of said Section 11 to the point of beginning.

2. Twin Lakes Investment Company has granted to the Boulder Valley School District No. Re 2 the right to obtain an easement or easements across the real property owned by Twin Lakes Investment Company for purpose of supplying water and sewer service to the above-described school site. Such easements shall be along a course or courses designated by the school district.

3. Twin Lakes Investment Company has agreed that it shall dedicate to the County of Boulder, or City of Boulder, as the case may be, a right of way for the construction of a road in accordance with the then prevailing standards and that such road shall directly enter and connect with the above-mentioned ten (10) acre parcel conveyed to the Boulder Valley School District No. Re 2.

4. The conveyance of the above-described ten (10) acres has been made directly from Twin Lakes Investment Company to the Boulder Valley School District No. Re 2 rather than from East View, Inc., a Colorado corporation to the Boulder Valley School District No. Re 2, the parties agreeing that this direct conveyance is in contemplation of the agreement dated March 27, 1967, and referred to above and incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

BOULDER VALLEY SCHOOL DISTRICT NO. Re 2

By John Morris
School Planner

TWIN LAKES INVESTMENT COMPANY, a
Limited Partnership

By Richard L. Lohman

BOULDER VALLEY PUBLIC SCHOOLS

SCHOOL DISTRICT NO. Re2, BOULDER COUNTY

P. O. BOX 11, BOULDER, COLORADO 80301

PHONE 442-6931

Planning Department

May 24, 1967

RECEIVED

MAY 25 '67

DEVELOPMENT

Boulder County Planning Commission
Boulder County Court House
Boulder, Colorado

Attention Mr. Lynn Vandergrift, Acting Director

Gentlemen:

This is to inform you that the Boulder Valley School District Re 2 has received a Warranty Deed from Twin Lakes Investment Company for a ten acre tract to satisfy the understanding approved in 1963 by the County Planning Commission between the school district and East View Inc. with respect to the five per cent requirement of the Gunbarrel Green Subdivision and Development.

A copy of the recorded deed and exhibits will be sent to you for your files at a later date.

Thank you for your cooperation.

Sincerely,



John Morris
School Planner

JTM:dc

cc: Gerald Caplan

From: Kristin Bjornsen
To: council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: Resiliency and the Twin Lakes
Date: Tuesday, November 29, 2016 1:26:15 PM

Dear Boulder governing bodies,

I saw on the City Council agenda for tonight that there will be a review of Boulder's resiliency strategy. One comment that I would like to add to the mix is that:

- Resiliency is placing high-density development close to services and transit—not situating 240 units on flood-prone fields far from services and accessed by a single road.
- Resiliency is protecting ecosystem connections so that animals can move freely when environmental stressors, such as climate change, occur—not destroying the very last wildlife corridor linking the Twin Lakes with Walden Ponds and paving over buffer habitat.

If we are serious about preparing for stressors, that means planning intelligently for a dynamic system. So I hope the County and City will consider the alternate locations and strategies that Gunbarrel and Boulder citizens have suggested for the proposed development. This would benefit the people who would be served and the environment we all depend upon.


Best wishes,

Kristin

From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#17]
Date: Sunday, December 04, 2016 4:46:26 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Mark Fuller |
| Email * | mark_fuller@centurylink.net |
| Phone Number (optional) | (303) 579-3238 |
| Address (optional) |  7458 Park Place Boulder, CO 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I'm opposed to the housing at Twin Lakes open space land. It is a wildlife refuge where we have seen owls, fox, eagles, egrets and other species. development of this area will cause drastic changes to their environments. Please do not build on this sacred land |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#18]
Date: Monday, December 05, 2016 11:30:29 AM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Richard Auletta |
| Email * | rauletta@gmail.com |
| Phone Number (optional) | (303) 530-3640 |
| Address (optional) |  5981 Wellington Road Boulder, CO 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |

Comment: *

RE: Twin Lakes Reconsideration Hearing Wednesday, Jan. 18, 2017

Irrespective of the rationale or legality of converting open space to additional housing in the Gunbarrel/Twin Lakes area bounded by Jay Road, 75th, and Lookout there is not sufficient infrastructure to support the increase traffic and public transport needs.

Already the recent new high density housing in Gunbarrel around Lookout Road around Spine Road has dramatically increased traffic on roads that are not designed or intended to support the increase in traffic all of which travels between Gunbarrel and the City of Boulder.

While one might expect most of the traffic to travel on 119 (The diagonal), instead the traffic increase has been on Spine Road, Jay Road, and 75th as drivers avoid the congestion on 119 Diagonal Highway.

Jay, 75th, Spine, 61st, 63rd need to be upgraded 4-lane divided limited access highways with separated cycling pathways to meet the peak demand for car, truck, commuter, and cycling traffic.

For example the intersection of Jay Road and Spine has become an extremely dangerous intersection in the past year, both for drivers and also for the increased cyclists commuting to Boulder. I have witnessed many drivers running red lights, not to mention a dramatic increase in speeding vehicles on roads that are now as congested as any in Boulder County or the City of Boulder.

With the ever promised but never finished bike path connection from Spine to Jay never finished the dramatic increase of commuting cycling on Spine and Jay (45 mph) is a tragedy waiting to happen. Mornings and evenings on Jay between Spine and 119 is now a meat grinder of cars, trucks, and cyclists with cars passing turning cars on the shoulder.

In addition RTD has not increased or extended the operational hours of the 205 and 205T routes. Since there is little public transport on weekend evenings there has been a dramatic increase in weekend evening and late night drivers returning from a night out in Boulder on 119, Spine, Jay, 75th, 63rd, and 61st, and Valmont.

If Boulder County and the City of Boulder have decided to create a satellite city and bedroom community for low wage employees to service the Boulder 1% in Gunbarrel then Boulder County and the City of Boulder should improve the infrastructure to support the commuter and community that is being created first, then add the low wage worker housing.

I also believe the conversion of open space created by the citizens and their tax dollars when changed by fiat by elected officials is not only wrong and an irredeemable fracture of the public trust, but criminal and is evidence of malfeasance, misfeasance and nonfeasance by public officials.

What is the point of purchasing land placed in the public trust as open space if at any time for any reason it can simply be converted to some other purpose at the whim of a public official. If twin lakes can be converted then is any Boulder County and City of Boulder existing or future open space safe? A very dangerous precedent would be set, both now and in the future.

How about a few 50 story high rises in the City of Boulder, say in Chautauqua Open Space first?

– Richard Auletta

Please check box below *

• I acknowledge receipt of the Open Records Notification

From: Rebecca Bradford
To: council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: Land in South Boulder
Date: Monday, December 05, 2016 5:21:57 PM

Hello to you,

Please count me as one of the citizens concerned about the land in South Boulder and the University of Colorado's intention to develop it.

There are many reasons why developing this property is totally out of the question. I'm sure you've heard or will hear about them soon. These reasons are valid, sound and must not be ignored.

I implore you to listen carefully to the evidence showing how terribly wrong it will be to develop the land in South Boulder. Please investigate what is true and with integrity. If you haven't done it already, come visit this beautiful piece of property. Remember you are the stewards and the peaceful warriors of this land.

Thank you for your time.

Rebecca Faith Bradford
4753 W.Moorhead Circle
Boulder 80305
303-588-0550

From: Katie Wahr
To: council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: CU South
Date: Tuesday, December 06, 2016 8:03:52 PM

I am writing to express my concern over the proposed annexation and subsequent development of the CU South property. I came away from the community meeting last night (12/5) with the distinct impression that CU will not allow the City to complete the necessary flood mitigation unless they are granted the annexation they desire; they appear to be using this property as leverage. I am shocked and saddened that the need to protect our community from the dangers of floodwaters is contingent upon the University acquiring approval for annexation. We absolutely need to do something to mitigate the future threat of flooding so as not to have a repeat of the disastrous floods of 2013, but is this really the right way to do it? Doesn't CU, as a major entity of this community, have an obligation to amend its land accordingly when failure to do so poses a serious threat to residents? It is my understanding that CU will not even allow the City to use the portion of this property that was initially identified as being the most suitable for mitigation efforts, inasmuch as they want to use that land for development. Are we really going to let the self-interest of this one entity dictate the future safety of our residents? Especially when, as I have recently learned, the land wasn't even slated to become CU property in the first place.

Beyond this need for flood mitigation, I am strongly opposed to the annexation and subsequent development that CU is proposing. I have lived in Boulder for all 34 years of my life, and have watched it change from a roomy town with very little congestion to a town that has been filled with people far beyond where it was ever designed to be...I truly feel that Boulder has surpassed its population capacity. Our infrastructure was simply not designed to support the number of people who have moved here. The traffic that this development would bring into CU South would have a tremendously negative impact on South Boulder, an area that is already overrun with cars during rush hour and at the beginning and end of school days. And an influx of CU students into the quiet, family-oriented neighborhood of Tantra and South Creek would dramatically change the feel and quality of life in this area.

And last but possibly the most important issue of all: the open space. Our open spaces are so precious to this community. They are one of the major attributes that draw people to Boulder, and one of the characteristics that make it so unique and special. The CU South Open Space provides commuters into Boulder on US 36 with beautiful views of the mountains. It is surrounded by designated Open Space to the east and to the south, providing a large natural buffer between areas of dense human impact. The open space is home to a variety of wildlife and thriving wetlands...wetlands make up less than 1% of all the land in the area, yet are required by up to 80% of all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

This piece of land is, for me, one of the most special places in Boulder. I take one to two walks a day out on this property with my dog, and the time I spend there is often the highlight of my day. The peace that I feel when I am out there surrounded by grass and trees and beautiful views of the mountains is one of my strongest tethers to this earth. It is quiet and beautiful and I have tremendous gratitude for living in a city that preserves natural resources such as this. The thought of losing this land to one more development project is absolutely devastating to me. Once we build on our open spaces, we cannot reverse what we have done and these limited resources are lost.

I urge you to please consider denying the University's request for annexation of this property. This will give the city and its residents a few more years to think over whether or not CU's plan for development is truly something that we as a city want for ourselves; it will also give the University time to put together a more detailed plan so that the city can truly understand what it is that the University has planned for the land upon being granted the annexation.

I know that you are feeling pressure from at-risk residents to expedite the flood mitigation process and ensure their protection as quickly as possible, but please consider the long-term and irreversible impacts to our city that will occur if you proceed with this in the way that CU is pushing you to. Please urge CU to work with you on flood mitigation in an ethical, principled way, so that our residents can have the protection they need without having to sacrifice this beautiful, precious piece of land to the University's desire for growth.

Thank you,

~Katie Wahr

From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#19]
Date: Wednesday, December 07, 2016 11:14:22 AM

Name * Katie Wahr

Email * katiewahr@gmail.com

Phone Number (optional) (303) 834-0757

Address (optional)  4760 W Moorhead Cir
Boulder, CO 80305
United States

This comment relates to: * CU South

Comment: *

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Thank you.

Please check box below *

• I acknowledge receipt of the Open Records Notification

From: Joyce Jenkins
To: [Council](#); [boulderplanningboard](#); [Boulder County Board of Commissioners](#)
Subject: Proposed development of Twin Lakes Fields--Adverse Impact
Date: Friday, December 09, 2016 12:45:17 PM

Boulder City Council
Boulder City Planning Board
Boulder County Commissioners
Boulder County Planning Commission--via online submission form

Ladies and Gentlemen:

In the "left hand doesn't know (or perhaps care) what the right hand is doing" category, I point out that a bike path from the LoBo trail to Spine on Twin Lakes Road is to be constructed next spring at the cost of \$1m. Already approved. The bike path will do at least 3 things: 1) narrow the street for automobile traffic; 2) slow down through traffic; and 3) if high-density development is allowed on the Twin Lakes parcels, vehicular traffic will be dramatically increased on Twin Lakes Road--resulting in congestion which will produce greater safety risks for bikers, pedestrians and drivers alike. Another reason development of the fields is a bad idea--because it is a bad fit for the neighborhood.

--Joyce Jenkins
4848 Brandon Creek Drive, Boulder 80301
720-431-2547

From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Spam: Public Comment: Boulder Valley Comprehensive Plan [#20]
Date: Friday, December 09, 2016 12:47:54 PM

Name * Joyce Jenkins

Email * joycejnkins@msn.com

Phone Number (optional) (720) 431-2547

Address (optional)  4848 Brandon Cr Dr
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Boulder City Council
Boulder City Planning Board
Boulder County Commissioners
Boulder County Planning Commission--via online submission form

Ladies and Gentlemen:


In the "left hand doesn't know (or perhaps care) what the right hand is doing" category, I point out that a bike path from the LoBo trail to Spine on Twin Lakes Road is to be constructed next spring at the cost of \$1m. Already approved. The bike path will do at least 3 things: 1) narrow the street for automobile traffic; 2) slow down through traffic; and 3) if high-density development is allowed on the Twin Lakes parcels, vehicular traffic will be dramatically increased on Twin Lakes Road--resulting in congestion which will produce greater safety risks for bikers, pedestrians and drivers alike. Another reason development of the fields is a bad idea--because it is a bad fit for the neighborhood.

--Joyce Jenkins
4848 Brandon Creek Drive, Boulder 80301
720-431-2547

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Hackett, Richard](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#21]
Date: Tuesday, December 13, 2016 3:30:55 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Name * | David Hughes |
| Email * | jamesdavidhughes@gmail.com |
| Phone Number (optional) | (773) 405-0238 |
| Address (optional) |  South Boulder (near CU south) , CO United States |
| This comment relates to: * | CU South |

Comment: *

It's astonishing to me to learn that development on this property is even being considered. Having done some more research I understand there is a long history at this property. Having lived in South Boulder for 9 years I've always viewed it as open space (just like our other beautiful open spaces) that would never be developed. I've read about all the considerations (flooding, impacts on fraiser meadows, etc.) and have not seen one thing about how it would impact traffic patterns on Table Mesa. Table Mesa (I live 1/2 block south on 46th street) has become extremely crowded and dangerous, even more so since the build out of Summit Middle School (another initiative opposed by this neighborhood). I cannot imagine navigating the road if there were huge development. Please listen to us citizens as we voice our collective concerns and oppose this project.

Please check box below *

- ☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#22]
Date: Wednesday, December 14, 2016 8:03:59 PM

Name * Kristin Bjornsen

Email * bjornsenk@yahoo.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Planning Commission members,

Thanks for your dedication to Boulder's comprehensive planning!

For the Dec. 21 meeting, I read the proposed policy changes for Housing, and although some suggested changes seem like great ideas, several of them are alarming.

Below, I've included the two most troubling proposals first and then have commented on some of the others.

Thanks for your time!

Sincerely,

Kristin Bjornsen

1)

Local Solutions to Housing Diversity

"The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of affordable housing projects, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character). The purpose in identifying and applying alternative review standards for certain developments is to provide a more flexible, streamlined, predictable, and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamline d administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity."

COMMENTS:

**This is disturbingly vague. What will the alternate processes and standards of review entail? For example, two-body approval instead of four-body? Fewer opportunities for public comment? Processes and regulations exist for a reason and to provide checks and balances for the many important issues Boulder faces.

**This is inequitable. Everyone deserves a "streamlined" and "predictable" review. If inefficiencies, red tape or unnecessary regulations currently exist, Boulder should improve them for everyone, not

just preferred developers.

****This is asking for carte blanche. BHP, BCHA and other organizations are basically asking for freedom to do whatever they want. Yet BHP's own 2014 survey found "a number of comments about the lack of community engagement"—so many comments, in fact, that it was considered a prevailing theme. For BCHA, public confidence is more abysmal still. With public trust at such a low, why would we give these agencies MORE power?**

2)

Potential New Policy: Community Benefit of Affordable Housing Key Policy Choice:

"Staff is currently in discussions with Boulder Housing Partners regarding a new policy that explicitly recognizes affordable housing as a community benefit that should receive special consideration, including:

- regulatory changes that unlock more "diverse housing" opportunities.
- priority review to meet funding timelines and improve overall project feasibility.
- clear guidance on areas open to community input."

COMMENTS:

****We already have a policy that recognizes the benefit. Policy 7.01 states, "The city recognizes that affordable housing provides a significant community benefit" and states that regulations, policies, and programs will be put in place to ensure affordable housing. Notably, 7.01 CREATES regulations and programs—it doesn't give agencies a free pass AROUND regulations.**

****This is anti-democratic. Looking at the highlighted section, "clear guidance on areas open to community input," this implies that some areas would be CLOSED to community input. Why would citizens have zero voice in some areas of their government? We are a democracy, with a government by and for the people. The housing authorities seem to be translating the name "Authority" into Authoritarian.**

3)

Potential New Policy: Disposition of City Land

"Prior to the disposition of any city or county owned land, the city and county will consider the potential for affordable housing. The benefit of providing housing will need to be balanced with all other benefits of selling the land and any regulatory considerations."

COMMENTS:

****Unintended consequences? Although this policy seems innocuous, I am concerned about the County and the City selling Open Space land in order to develop it for housing. They could simply say that the land is no longer appropriate for their POS or OSMP portfolio (much the way the County is "blackwashing" the Twin Lakes) and then sell it for housing. So I think this policy should be written more specifically to remove the risk of open space being converted to housing or land-banked for housing.**

4)

7.10 Balancing Housing Supply with Employment Base

"Expansion of the Boulder Valley housing supply should reflect to the extent possible current and employer locations, projected employer workforce housing needs, industrial/commercial development sites/workforce housing needs, the resulting variety of salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families by fostering mixed-use and multi-family development proximate to transit, employment or services, and by considering the conversion of commercial and industrial zoned or designated land to residential use."

COMMENTS:

****Great idea to convert commercial/industrial zoned land to residential.**

Need to also slow job growth and make growth pay its way. This policy talks only about increasing housing. To restore a jobs-housing balance, it is also important to slow job growth and to make sure growth is paying its own way through appropriate commercial linkage fees and other impact fees (and on-site affordable housing).

5)

7.13 Integration of Permanently Affordable Housing

"Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community and whenever possible affordable units should be provided on the site of and integrated into all new housing developments.

COMMENTS:

****Excellent idea! Please find a way to close or limit the cash-in-lieu option, so that developers provide affordable housing on site. We're told that cash-in-lieu results in more units, but according to the city's own numbers, it has actually resulted in less than 4% more units (and that's including other revenue sources than cash in lieu). At the same time, cash in lieu smells wrong to people and has resulted in concentrated, segregated developments (sometimes on cheap, improperly acquired land) that benefit nobody.**

6)

Potential New Policy: Reducing Overall Housing Cost

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage net zero energy use investments to reduce overall housing costs

COMMENTS:

****Also stabilize property taxes. This is a growing reason many low- to middle-income families and seniors are having a hard time keeping their houses.**

7)

Potential New Policy: Discourage New Large Single Family Homes

Recognizing that achieving affordable housing for low, moderate, and middle incomes is partly related to home size, and that existing neighborhoods are finding their character altered by new large homes, the city will discourage new homes that exceed size limits.

COMMENTS:

****Great idea!**

8)

"Key Policy Choice: Should the city continue to preserve existing parks, and/or to look for opportunities to redevelop them as other affordable housing types (e.g., small lot housing)?

The City of Boulder does not have land available for new Manufacture Home Parks, so "development of new" language is suggested for removal. Should this policy also discuss potential new configurations of affordable housing in manufactured home parks?"


COMMENT:

****Preserve mobile home parks! Why would we redevelop them? They provide affordable housing and close communities and actually coexist with nature surprisingly well, by allowing mature trees and animal movement (I'm thinking of Orchard Grove here.)**

Please check box below *

• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#23]
Date: Thursday, December 15, 2016 9:34:38 AM

| | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Martin Streim |
| Email * | mstreim@earthlink.net |
| Phone Number (optional) | (303) 955-7809 |
| Address (optional) |  4659 Tally Ho Trl Boulder, CO 80301 United States |

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

My name is Martin Streim and I live at 4659 Tally Ho Trail. My property is adjacent to one of the parcels that is being reviewed for a land use designation change. The average density of my neighborhood (Red Fox Hills) is less than 4 units per acre. Before I bought my home three years ago, I did my due diligence. I contacted the school district and the Denver Archdiocese. They provided me with no information as to any future plans. And then I looked at the BVCP. I felt reassured that SHOULD development occur it would be WITHIN the LDR designation. My wife and I discussed this before our purchase and determined we could live with that type of development,

If the proposed MDR land-use change is approved, we will be looking directly out our kitchen window at a density over 3 times that of my neighborhood. How is that in keeping with the tenets of the Boulder Valley Comprehensive Plan that seeks to maintain community character??

Although our preference is for Open Space, a housing development built at the current density (LDR) that provides up to 6 units per acre is reasonable. BCHA as evidenced by a memo from Frank Alexander (see attached) says, "At the current intended zoning, the site could accommodate 20-60 units". He then goes on to say, "The site is well positioned from a pricing and affordable housing perspective". Finally, Mr. Alexander notes, "For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000". Why are you not looking at the assumptions that BCHA made when they purchased the site? The BVSD site is comparable except that they paid ZERO for their property. These two organizations KNEW what the rules were when they bought or were GIVEN the property. Additionally, the BVSD property should only be used for the purposes stated in the DEDICATION.

Why are you not enforcing the tenets of the comprehensive plan that call for, "Permanently affordable housing that is compatible, dispersed, and integrated with housing throughout the community"? If built at the MDR designation it will not be dispersed - it will be the most highly concentrated project in the county. Nor will it be physically integrated into the community. County Planning Commissioner Michael Baker recently said at the County deliberation, "I just can't support this. It's like up-zoning an area in the middle of a residential area. It's changing the density for one part of the community to the detriment of another part of the community, and I think that it's wrong."

If you approve this MDR designation, the message you are sending to the citizens of the City and Boulder County is that the BVCP is a visionary document that dreams "big" but lacks enforcement when it comes to the affected local neighborhoods.

Attach a File (optional)



[2.11.13_bocc_memo_Supafrank_2.pdf](#)

65.71 KB • PDF

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#24]
Date: Thursday, December 15, 2016 4:18:38 PM

| | |
|----------------------------|------------------------------------------------------------------|
| Name * | Martin Streim |
| Email * | mstreim@earthlink.net |
| Phone Number (optional) | (303) 955-7809 |
| This comment relates to: * | Policy Updates |

Comment: *

I am concerned about BVCP policy updates specifically with regard to the following section,

"The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamlined administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity."

As a county resident, I am concerned that adjacent city property or property considered for annexation could be developed without regard to established setbacks, height requirements, and other current standard zoning requirements.

Additionally, any changes to BVCP policy should NOT have any bearing on current land use requests.

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

From: George Weber [<mailto:gw@gwenvironmental.com>]
Sent: Thursday, December 15, 2016 4:53 PM
To: Boulder County Board of Commissioners
Subject: BVCP update process -- Flatirons/S. Campus is located in High Hazard Gross Dam hazard zone

Commissioners --

Please add to the BVCP Update Process 'issues for consideration list' that the:

- **Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.**

Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

Questions for BVCP Update Process Agency and Citizen Decision-Maker Consideration

1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard? Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

2. Are the design specifications for the City's current first choice of a structural flood control dam, at U.S. Highway 36 sufficient to accommodate potential Gross Dam failure floodwaters?

3. Assuming Denver Water Department (DWD) is successful in accomplishing its planned expansion of Gross Dam and Reservoir from 37,000-acre feet to 119,000-acre feet (<https://grossreservoir.org/about-the-project/>):

- **Is the design of the University of Colorado's (CU) structural flood control berm sufficient to protect future development in the mined area from potential floodwaters in the event of potential failure of the enlarged High Hazard Gross Dam and reservoir?**

- **Are the design specifications for the City's current first choice for a structural flood control dam at U.S. Highway 36 sufficient to accommodate potential failure of the planned High Hazard Gross Dam and reservoir enlargement?**

4. Would relevant public agency decision-makers be making wise decisions, if, for this site vulnerable to potential High Hazard Gross Dam failure, they were to:

- **Change the land use designation of the Flatirons (South Campus) property to other designations enabling subsequent annexation by the City?**
- **Provide costly infrastructure and services to the site?**
- **Develop to the intensive land uses the University of Colorado has proposed in the future on multiple occasions?**

Discussion and Documentation

The attached study developed by the Dam Safety Branch, Office of the State Engineer, Colorado Division of Water Resources (revised 12/31/1988) indicates the entire Flatirons (South Campus) site, with the exception of the small portion located on the slope to the

west, as located in the hazard zone from potential failure of the High Hazard Gross Dam.

Gross Dam holds a 'High Hazard' rating (<https://data.colorado.gov/Water/DWR-Dam-Safety-Data-Base-Gross-Reservoir/e4kc-7d5e/data>).

4.2.14.1 "**High Hazard Dam**" is a dam for which loss of human life is expected to result from failure of the dam. Designated recreational sites located downstream within the bounds of possible inundation should also be evaluated for potential loss of human life. (http://water.state.co.us/DWRIPub/Documents/ds_rules07.pdf, p.5)

I contacted the Dam Safety Engineer, Division 1 on 12/1/16 and asked if they possessed or knew of a more recent revision of the attached assessment, and if so, could they provide me a copy. They responded that:

- Denver Water Department (DWD) developed a revision dated 8/19/15;
- Revision is proprietary, thus the State Dam Safety Branch can not release it to the public;
- DWD contact for obtaining a copy is Rebecca J. Franco; and
- Dam Safety Branch destroyed earlier studies to minimize the potential for confusion in emergency response planning and implementation if failure occurs.

I contacted Ms. Franco by telephone and email to ask for a copy of the 8/19/15 revision. In addition, I explained that I wanted it to submit the most recent information on the dam safety hazard to the Boulder Valley Comprehensive Plan (BVCP) update process, rather than the older study in my files.

On 12/5/16, Beth Roman, Raw Water Diversion Program Manager, Source of Supply, DWD, responded by email that they:

- Were unfamiliar with both the 1988 study that the State Engineer's staff forwarded to me in February 1995, and DWD's 2015 revision that the State Engineer cited in December 2016;
- Do not release information like this to the public due to security concerns; and
- Would share any information like this with local disaster mitigation and response agencies to support their emergency planning and response activities.

The [DWR Dam Safety Data Base – Gross Reservoir](#) indicates an inundation map prepared in 1/1/2007, also more recent than the attached 1988 study.

Please note that I did not identify that the Environmental Impact Statement, Moffat Collection System Project (<http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/>) addressed potential impacts of the planned Gross Dam and Reservoir expansion on downstream dam safety issues.

George Weber
George Weber, Inc. Environmental
www.gwenvironmental.com
303-494-8572 - gw@gwenvironmental.com
1275 Chambers Drive, Boulder, CO 80305

DIVISION OF WATER RESOURCES
OFFICE OF THE STATE ENGINEER

BY _____

DATE _____

TITLE _____

SHEET _____ OF _____

Mr. WEBER,

HERE IS THE DAM BREAK INUNDATION MAPPING
FOR GROSS DAM FROM ELDORADO SPRINGS THRU
BOULDER. I HOPE THIS WILL BE OF USE
TO YOU. PLEASE CALL IF YOU HAVE ANY MORE
QUESTIONS.

MARK HAYNES.



OFFICE
OF THE
STATE
ENGINEER

Division of Water Resources

DEPARTMENT OF NATURAL RESOURCES
818 CENTENNIAL BUILDING
1313 SHERMAN STREET, ROOM 818
DENVER, COLORADO 80203

MARK R. HAYNES - P.E.
SENIOR WATER RESOURCE ENGINEER
DAM SAFETY BRANCH

OFFICE: 303 - 866-3581
HOME: 303-798-0197

V. APPENDIX

B. Summary of Inundation Study

The failure of Gross Dam and the resulting flood inundation was originally modeled in 1980 using the U.S. Army Corps of Engineers Flood Hydrograph Computer model "HEC-1". Downstream channel cross section information and the attached flood inundation map was based on 7-1/2 minute U.S.G.S. quadrangle maps. The original analysis assumed the worst case conditions of the dam failing under initially full reservoir conditions simultaneously with the peak inflow from the Probable Maximum Flood (PMF) of 41,000 cfs.

The HEC-1 program is somewhat limited in that it assumes all flow is subcritical and generally overestimates flood stages in supercritical reaches. It also does not consider backwater effects, however this was corrected in the original analysis by adjusting flood boundaries upward at constrictions. The breach analysis was checked in November of 1988 with the National Weather Service computer model "DAMBRK" using breach geometry and failure times that are more consistent with those recommended by the Federal Energy Regulatory Commission (FERC). The "DAMBRK" breach analysis also utilized a revised PMF based on Hydrometeorological Report No. 55A which had a peak inflow into Gross Reservoir of approximately 90,000 cfs. The revised analysis produced a peak outflow from the Gross Dam breach that was nearly equal to that of the initial analysis. The original analysis was therefore retained to produce the attached flood inundation mapping. The use of the PMF inflow is very conservative when compared with the 100 year flood near Gross Reservoir which is approximately 3200 cfs.

The original analysis assumed that the reservoir was full to elevation 7282 (top of flashboards) and that the outlet works was operating at 1200 cfs. The breach was assumed to fully develop in 5 minutes and was initiated at elevation 7293.5 (3.5 feet above the top of the dam). The breach was modeled as a trapezoidal shaped breach as shown in Figure B-1. The bottom width was 100 feet wide at elevation 7033 and the side slopes of the breach were 1H:1V.

Mannings roughness coefficients used in the downstream flood routing were input consistent with the cross section and generally ranged from .035 to .060 in the center of the channel to .05 to 0.1 in the overbank sections. There are two downstream reservoirs that would definitely be overtopped and breached under the worst case conditions assumed in the analysis, but their contribution to the flood was not considered to be significant. These are Baseline and Valmont reservoirs and have a total combined storage of only 18,800 acre-feet. The flood routing was terminated at the confluence

B-1

Last Rev. 12/31/88

Gross Dam and Reservoir

B. Summary of Inundation Study (Cont.)

of Boulder Creek with St. Vrain Creek approximately 35 miles downstream of Gross Dam. At this point it had taken over three hours for the floodwave peak to arrive and at this time local authorities will have had ample time to react to the actual conditions of any emergency.

Flood inundation information at some of the critical cross sections is summarized in Table B-1 below.

TABLE B-1

GROSS DAM BREAK FLOOD INUNDATION INFORMATION

| <u>Time From Beginning of Break</u> | <u>Location</u> | <u>Distance Below Dam (Miles)</u> | <u>Discharge (cfs)</u> | <u>Comment</u> |
|---------------------------------------------|-----------------|-------------------------------------------|----------------------------|-------------------|
| 0Min. | Dam | 0 | 35,365 | Breach Begins |
| 5Min. | Dam | 0 | 3,469,000 | Peak Outflow |
| 8Min. | Eldorado Spgs | 7.65 | - | Floodwave Arrives |
| 16Min. | Eldorado Spgs | 7.65 | 2,128,000 | Peak of Floodwave |
| 19Min. | Turnpike | 13.27 | - | Floodwave Arrives |
| 29Min. | Turnpike | 13.27 | 1,387,000 | Peak of Floodwave |
| 32Min. | Valmont Butte | 17.41 | - | Floodwave Arrives |
| 52Min. | Valmont Butte | 17.41 | 820,000 | Peak of Floodwave |
| 57Min. | N. 95th St. | 23.63 | - | Floodwave Arrives |
| 1H 32Min. | N. 95th St. | 23.63 | 464,000 | Peak of Floodwave |
| 1H 30Min. | Mineral Road | 28.96 | - | Floodwave Arrives |
| 2H 22Min. | Mineral Road | 28.96 | 372,000 | Peak of Floodwave |
| 2H 22Min. | Confluence St. | 34.64 | - | Floodwave Arrives |
| 3H 22Min. | Vrain Cr. | 34.64 | 283,000 | Peak of Floodwave |

*MWS Dam Break
put in data for storage
pull cross sections from USB
s stage flow at cross section
then plot which is the final
No correction between flood wave planning folks
of engineers who generate the stage*

B-2

Last Rev. 12/31/88

Gross Dam and Reservoir

STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources

Department of Natural Resources

1713 S. Main Street, Room 818

Denver, Colorado 80203

Phone (303) 866-3581

FAX (303) 866-3589

Roy Romer
GovernorJames S. Lochhead
Executive DirectorHal D. Simpson
State Engineer

FAX COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

TO: MR. GEORGE WEBER @ 494-8572

OFFICE: _____

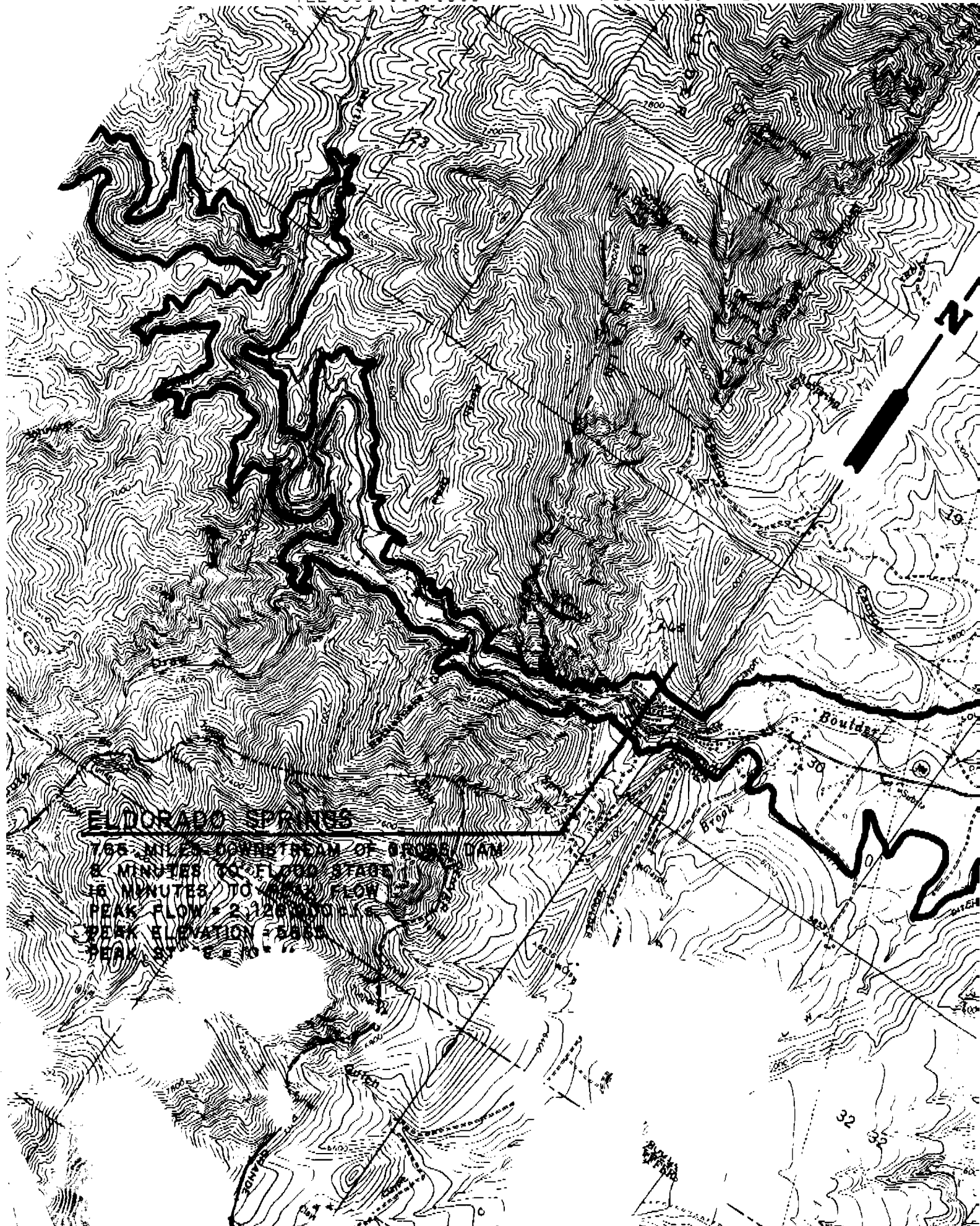
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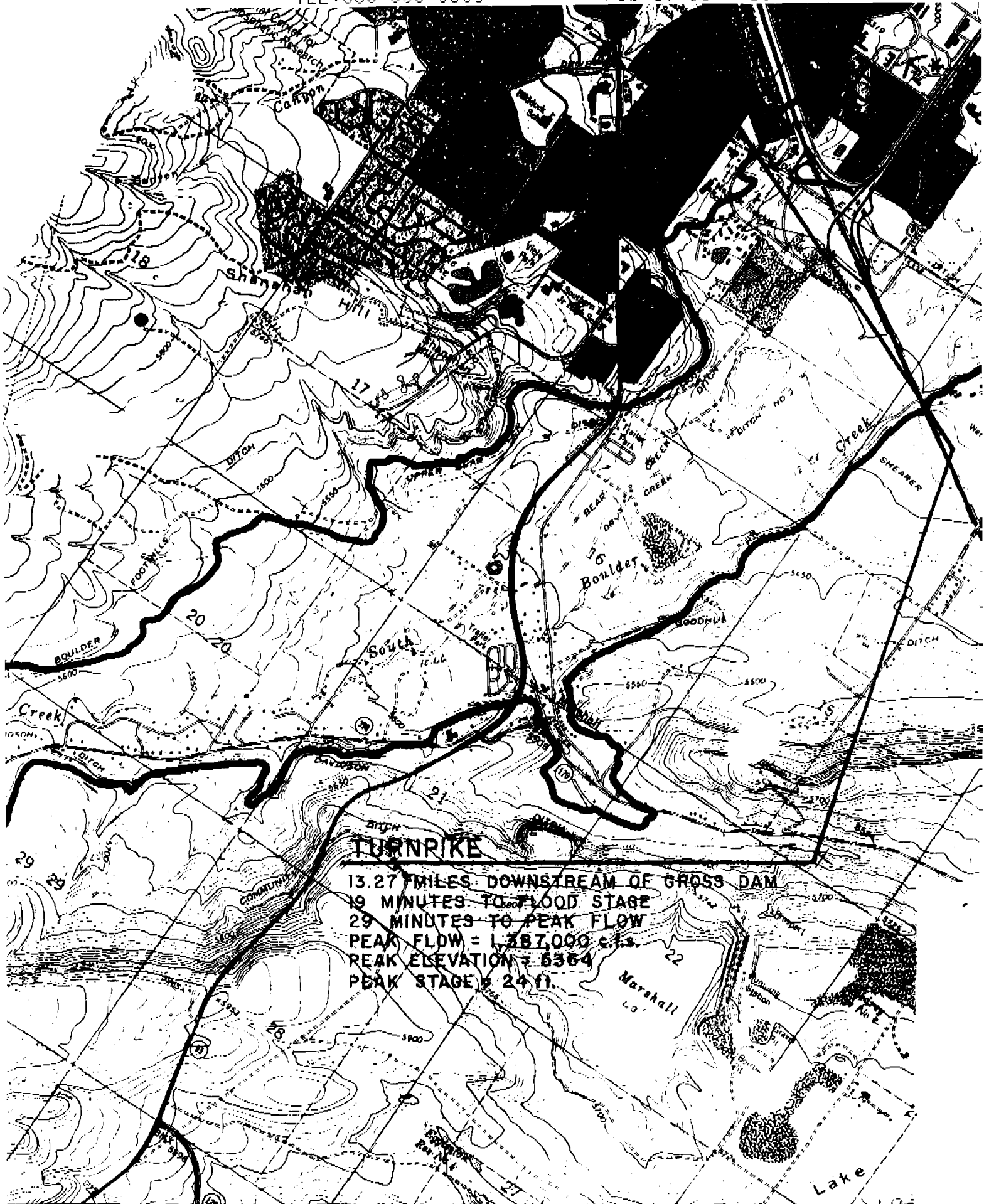
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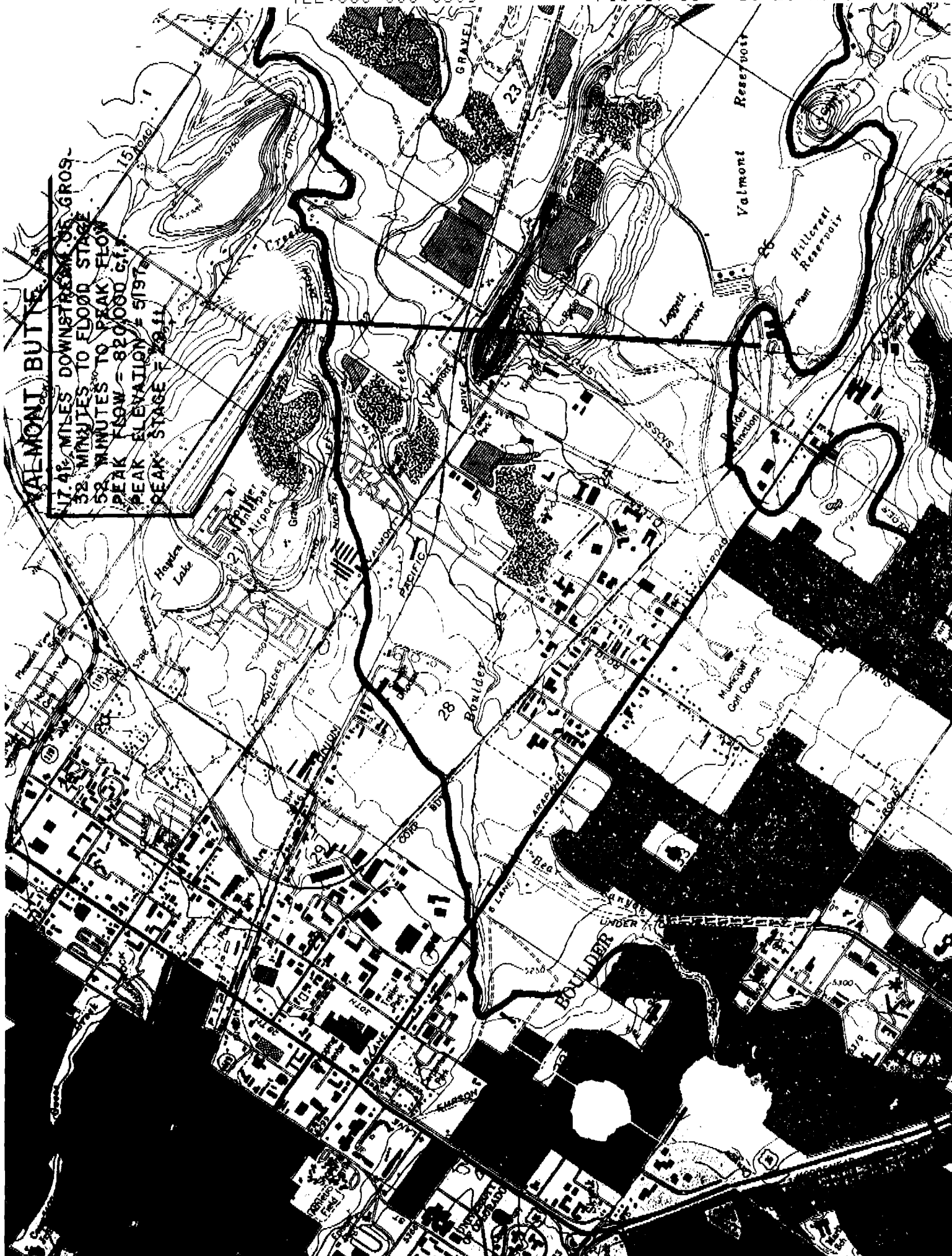
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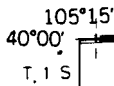




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★96★ ' ' ' SE
(BOULDER)



-



TURNRIKE

Original Inundation Study
On File at Colorado Office
of Emergency Services

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from George Weber -
Date: Thursday, December 15, 2016 5:05:13 PM

Boulder County Property Address : 1275 Chambers Drive
Name: George Weber
Email Address: gw@gwenvironmental.com
Phone Number: (303) 494-8572
Please enter your question or comment: Planning Commissioners and Supporting Staff --

Please add to the BVCP Update Process 'issues for consideration list' that the:

- Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.

Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

QUESTIONS FOR BVCP UPDATE PROCESS AGENCY AND CITIZEN DECISION-MAKER CONSIDERATION

1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard? Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

2. Are the design specifications for the City's current first choice of a structural flood control dam, at U.S. Highway 36 sufficient to accommodate potential Gross Dam failure floodwaters?

3. Assuming Denver Water Department (DWD) is successful in accomplishing its planned expansion of Gross Dam and Reservoir from 37,000-acre feet to 119,000-acre feet (<https://grossreservoir.org/about-the-project/>):

- Is the design of the University of Colorado's (CU) structural flood control berm sufficient to protect future development in the mined area from potential floodwaters in the event of potential failure of the enlarged High Hazard Gross Dam and reservoir?

- Are the design specifications for the City's current first choice for a structural flood control dam at U.S. Highway 36 sufficient to accommodate potential failure of the planned High Hazard Gross Dam and reservoir enlargement?

4. Would relevant public agency decision-makers be making wise decisions, if, for this site vulnerable to potential High Hazard Gross Dam failure, they were to:

- Change the land use designation of the Flatirons (South Campus) property to other designations enabling subsequent annexation by the City?

- Provide costly infrastructure and services to the site?

- Develop to the intensive land uses the University of Colorado has proposed in the future on multiple occasions?

DISCUSSION AND DOCUMENTATION

The attached study developed by the Dam Safety Branch, Office of the State Engineer, Colorado Division of Water Resources (revised 12/31/1988) indicates the entire Flatirons (South Campus) site, with the exception of the small portion located on the slope to the west, as located in the hazard zone from potential failure of the High Hazard Gross Dam.

Gross Dam holds a 'High Hazard' rating (<https://data.colorado.gov/Water/DWR-Dam-Safety-Data-Base-Gross-Reservoir/e4kc-7d5e/data>).

4.2.14.1 "High Hazard Dam" is a dam for which loss of human life is expected to result from failure of the dam. Designated recreational sites located downstream within the bounds of possible inundation should also be evaluated for potential loss of human life. (http://water.state.co.us/DWRIPub/Documents/ds_rules07.pdf, p.5)

I contacted the Dam Safety Engineer, Division 1 on 12/1/16 and asked if they possessed or knew of a more recent revision of the attached assessment, and if so, could they provide me a copy. They responded that:

- Denver Water Department (DWD) developed a revision dated 8/19/15;
- Revision is proprietary, thus the State Dam Safety Branch can not release it to the public;
- DWD contact for obtaining a copy is Rebecca J. Franco; and
- Dam Safety Branch destroyed earlier studies to minimize the potential for confusion in emergency response planning and implementation if failure occurs.

I contacted Ms. Franco by telephone and email to ask for a copy of the 8/19/15 revision. In addition, I explained that I wanted it to submit the most recent information on the dam safety hazard to the Boulder Valley Comprehensive Plan (BVCP) update process, rather than the older study in my files.

On 12/5/16, Beth Roman, Raw Water Diversion Program Manager, Source of Supply, DWD, responded by email that they:

- Were unfamiliar with both the 1988 study that the State Engineer's staff forwarded to me in February 1995, and DWD's 2015 revision that the State Engineer cited in December 2016;
- Do not release information like this to the public due to security concerns; and
- Would share any information like this with local disaster mitigation and response agencies to support their emergency planning and response activities.

The DWR Dam Safety Data Base – Gross Reservoir indicates an inundation map prepared in 1/1/2007, also more recent than the attached 1988 study.

Please note that I did not identify that the Environmental Impact Statement, Moffat Collection System Project (<http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/>) addressed potential impacts of the planned Gross Dam and Reservoir expansion on downstream dam safety issues.

Thank you for your consideration --

George Weber
George Weber, Inc. Environmental
www.gwenvironmental.com
303-494-8572 - gw@gwenvironmental.com
1275 Chambers Drive, Boulder, CO 80305

Attach a photo or document (optional):

https://bouldercounty.wufoo.com/cabinet/ejdtMngz/tmX1xyYqLc4%3D/gross_dam_potential_failure_study_123188.pdf

- 828.58 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.


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#25]
Date: Saturday, December 17, 2016 3:11:38 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Patrick Madden |
| Email * | psmadden@comcast.net |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>You don't change the rules mid stream if you don't like the way the game is playing out. That's called cheating. Twin Lakes has more suitable uses than medium density. Time to walk away from that idea and work within the current designation and system, and not change it to your whims.</p> <p>There are folks that are willing to work with you, if you're willing to listen.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#26]
Date: Tuesday, December 20, 2016 2:09:55 AM

Name * Juliet Gopinath

Email * julietgopinath@yahoo.com

Address (optional)  Boulder, CO 80301
United States

This comment relates to: * Policy Updates

Comment: *

Dear Planning Commission,

I am writing with comments concerning the proposed changes to the Boulder Valley Comprehensive Plan. I cannot believe that changes to the BVCP plan are being considered for a land use change request currently under review. You should stay with the current BVCP plan policies until all land-use change request reviews are completed. Many of the changes are not well thought through and disenfranchise your constituents. However, there are a few that display foresight and give some hope for optimism. Specific comments follow each proposed change.

1. Local Solutions to Housing Diversity

"The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of affordable housing projects, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character). The purpose in identifying and applying alternative review standards for certain developments is to provide a more flexible, streamlined, predictable, and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamline d administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity."

Comment: The BVCP plan has made Boulder the place it currently is, a highly desirable area with good quality of life. I do not agree with the proposed change for the following reasons:

1. It does not specifically state how the review process will be changed. The specifics of a review process need to be included in a proposed change.
2. All development applications need to be considered equally. Creating a streamlined process for affordable housing is unfair to both the other applicants proposing development and the communities that can be impacted. The point of the BVCP is not to ram the agenda of the county commissioners down the throats of residents, but to work with everyone on a good solution.
3. The BVCP is for the citizens; it is not for the BHP, BCHA to rewrite for their own agenda. This change smacks of this sentiment. Consider your residents!

2. Potential New Policy: Community Benefit of Affordable Housing Key Policy Choice:

"Staff is currently in discussions with Boulder Housing Partners regarding a new policy that explicitly recognizes affordable housing as a community benefit that should receive special consideration, including:

- regulatory changes that unlock more "diverse housing" opportunities.
- priority review to meet funding timelines and improve overall project feasibility.
- clear guidance on areas open to community input."

Comment: The community deserves to be able to comment on all aspects of affordable housing. The proposed change seems to indicate that the community will not be able to comment on certain subjects. We are paying taxes, and as part of that, we have the right to comment on the use of our tax dollars for affordable housing. Policy 7.01 already states the community benefits of affordable housing, as well as the fact that regulations, policies and programs will be put in place to support this goal. This change is unnecessary as it is already covered in the existing comprehensive plan. You know citizens have a right to comment on what their tax dollars are used for!

3) Potential New Policy: Disposition of City Land

"Prior to the disposition of any city or county owned land, the city and county will consider the potential for affordable housing. The benefit of providing housing will need to be balanced with all other benefits of selling the land and any regulatory considerations."

Comment: Does this mean our beloved open space could be sold and developed for affordable housing? This would be an absolute disaster and generate an outcry of large proportions. This change is not acceptable and should not be considered.

4) 7.10 Balancing Housing Supply with Employment Base

Expansion of the Boulder Valley housing supply should reflect to the extent possible current and employer locations, projected employer workforce housing needs, industrial/commercial development sites/workforce housing needs, the resulting variety of salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families by fostering mixed-use and multi-family development proximate to transit, employment or services, and by considering the conversion of commercial and industrial zoned or designated land to residential use."

Comments: The policy revision that would encourage conversion of commercial or industrial zoned land to residential is a good one. However, job growth needs to be balanced with the needs for housing and the infrastructure of the community. Simply building more houses will not solve the problem.

5) 7.13 Integration of Permanently Affordable Housing "Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community and whenever possible affordable units should be provided on the site of and integrated into all new housing developments.

Comments: This is a well-thought policy change, assuming that you can limit or close the cash-in-lieu loop hole. According to city numbers, the cash-in-lieu program has resulted in <4% more units than had the program not been in place. Cash-in-lieu has driven concentrated, segregated developments that do not align with this policy and needs to be looked at carefully in the context of

the comprehensive plan.

6) Potential New Policy: Reducing Overall Housing Cost

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage net zero energy use investments to reduce overall housing cost

Comments: This is a well-thought out policy change.

7) Potential New Policy: Discourage New Large Single Family Homes

Recognizing that achieving affordable housing for low, moderate, and middle incomes is partly related to home size, and that existing neighborhoods are finding their character altered by new large homes, the city will discourage new homes that exceed size limits.

Comments: This is a well-thought out policy change.

8) “Key Policy Choice: Should the city continue to preserve existing parks, and/or to look for opportunities to redevelop them as other affordable housing types (e.g., small lot housing)? The City of Boulder does not have land available for new Manufacture Home Parks, so “development of new” language is suggested for removal. Should this policy also discuss potential new configurations of affordable housing in manufactured home parks?”

Comment: You should preserve mobile home parks, as they provide truly affordable housing and close communities. Do not redevelop them.

Regards,

J. Gopinath

Please check box below *

• I acknowledge receipt of the Open Records Notification

From: [Alexander, Frank](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Wildlife Corridors and Buffers - BCHA and BVSD
Date: Thursday, December 22, 2016 4:27:53 PM
Attachments: [image002.png](#)
[image005.png](#)
[image007.png](#)
[Twin Lakes Wildlife Corridors and Buffers - BCHA and BVSD.pdf](#)
[image001.png](#)

Dear Boulder County Planning Commission members,

We have recently been at work on a proposal in response to your requests for a series of wildlife buffers and corridors on the Boulder County Housing Authority and Boulder Valley School District Twin Lakes properties in Gunbarrel. We understand the importance of these corridors and buffers for wildlife movement, drainage and water quality protection, and setbacks for neighbors to the east of our properties, and we are committed to including them as part of a plan for development of affordable homes on the parcels should you approve the staff-recommended Medium Density land use designation.

The attached draft technical memorandum and concept drawings will provide further detail, but please don't hesitate to reach out with any questions you may have. We will also be sharing these documents with the other three BVCP decision-making bodies as well as with Twin Lakes-area neighbors and those on the interest list for affordable homes on the property.

We very much appreciate your consideration of our request, and we wish you the happiest of holidays.

Sincerely,

Frank Alexander, Director
Boulder County Housing Authority

Norrie Boyd, Deputy Director
Boulder County Housing Authority

Don Orr, Chief Facilities Officer
Boulder Valley School District



December 22, 2016

Dear Members of the Boulder County Planning Commission and Board of County Commissioners and Boulder City Council and Planning Board,

As part of our request for a Boulder Valley Comprehensive Plan land use designation change on our properties near Twin Lakes in Gunbarrel, the Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD) are providing the attached proposal to include significant wildlife buffers across these properties. The proposed wildlife buffers came out of discussions at the September 21st Planning Commission hearing during which many Commissioners expressed a desire to have a north-south wildlife buffer (and others) defined and included as part of any land use designation change for the properties. We took these discussions to heart and are committed to including the following wildlife buffers should you approve the staff recommendation of a medium-density land use designation for the parcels. The proposed wildlife buffers include:

- A 70-foot wide landscaped zone to provide a buffer from the Boulder and White Rock Ditch centerline on the northern edge of the BCHA property.
- An approximate 160-foot wide landscaped zone to provide a buffer from the southern parcel boundary of 0 Kahlua Rd. to facilitate wildlife movement and potentially areas needed for drainage and water quality best management practices.
- A 70-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels (note that this is similar to the existing opening at the southeastern corner of the 0 Kahlua Rd. parcel).
- Site-appropriate native landscaping, micro-topography grading, cover, etc., to provide natural wildlife habitat in all three corridors.

Please see the attached draft technical memorandum and concept drawings for more detail on our proposed wildlife buffer. We appreciate your consideration of this information as part of our proposal. Please don't hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Alexander".

Frank Alexander, Director
Boulder County Housing Authority

A handwritten signature in black ink, appearing to read "Norrie Boyd".

Norrie Boyd, Deputy Director
Boulder County Housing Authority

A handwritten signature in blue ink, appearing to read "Don Orr".

Don Orr, Chief Facilities Officer
Boulder Valley School District



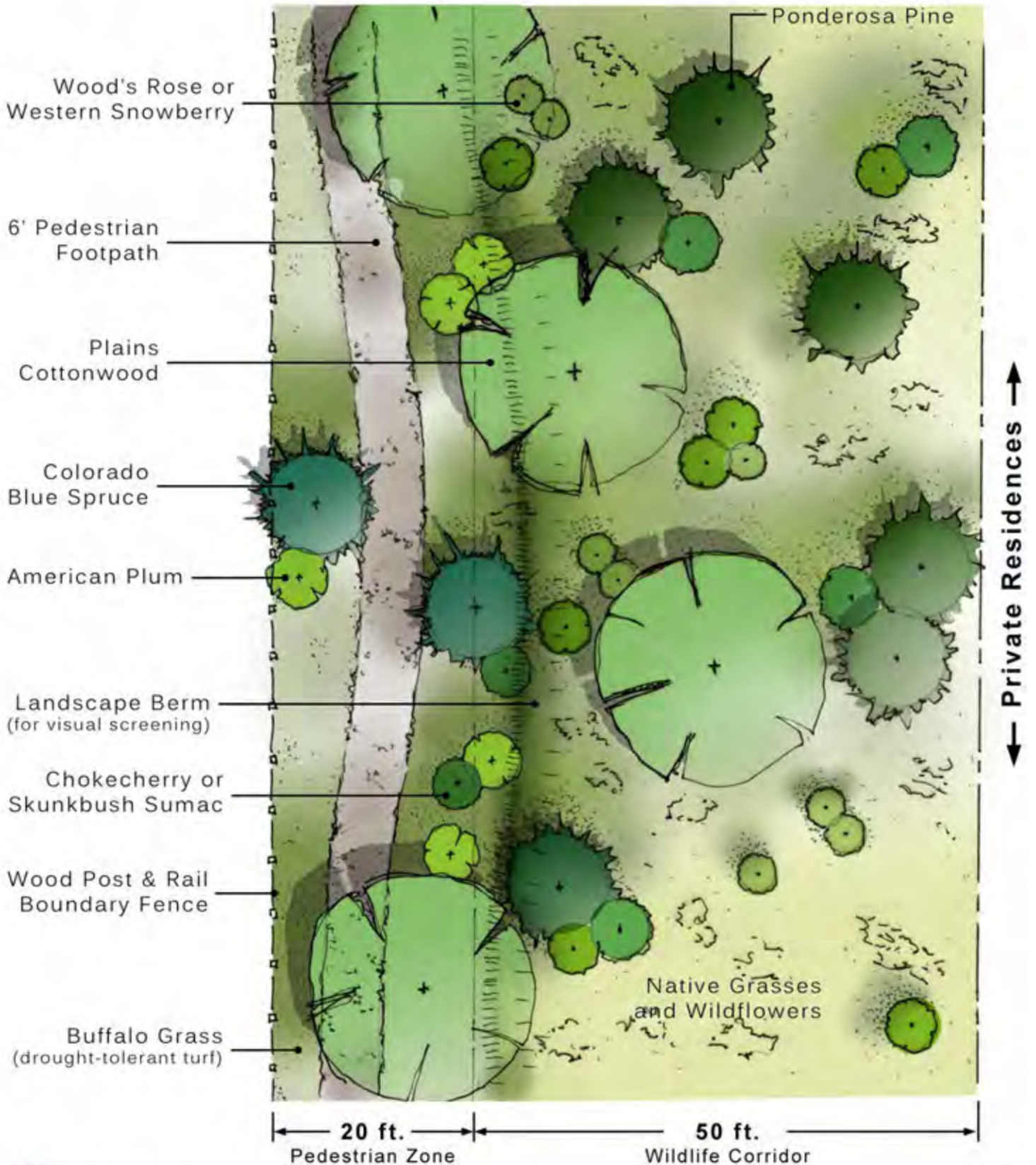
Proposed Wildlife-Recreation Trail Hybrid Concept



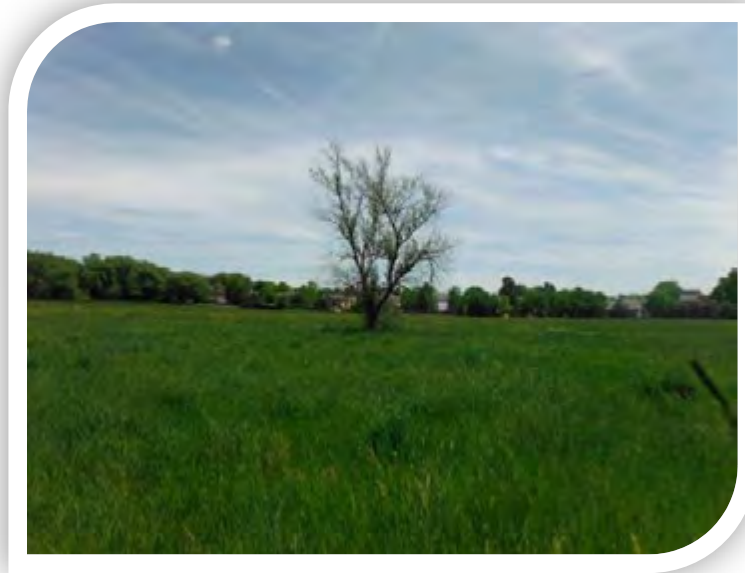
Existing Conditions



BCHA Property Wildlife-Recreation Hybrid Concept **Typical Section for Plant Layout**



1
2 **BOULDER COUNTY WILDLIFE CORRIDORS TECHNICAL MEMORANDUM**
3 **FOR 6655 TWIN LAKES ROAD, 6500 TWIN LAKES ROAD, AND 0 KALUA**
4 **ROAD**
5

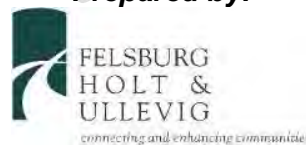


6
7 ***Prepared for:***

8 Boulder County Housing Authority
9 2025 14th Street
10 Boulder, CO 80302
11



12
13
14 ***Prepared by:***



15 Felsburg Holt & Ullevig
16 6300 South Syracuse Way, Suite 600
17 Centennial, CO 80111
18 303-721-1440
19

20 FHU Reference No. 116168-01
21

22 December 2016
23
24

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1.0 INTRODUCTION

This wildlife corridor technical memorandum was compiled for the Boulder County Housing Authority (BCHA) to identify preliminary areas that are compatible for wildlife and residents to travel through 6655 Twin Lakes Rd, 6500 Twin Lakes Rd, and 0 Kalua Rd without barriers, such as privacy fencing or vertical structures. This memorandum is meant to support site design and to facilitate concerns from the community about wildlife movement through the aforementioned parcels.

This memorandum uses information provided as part of, and expands upon recommendations identified in, the *Boulder County Habitat Assessment for 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road* (FHU 2016).

1.1 Site Description

The project site consists of three parcels of land bisected by Twin Lakes Rd:

- 6655 Twin Lakes Rd is 9.97 acres in size and is undeveloped. The parcel is owned by BCHA, and has a Boulder County Assessor Parcel Identification Number of #146311300011.
- 6500 Twin Lakes Rd is 3.95 acres in size and is also undeveloped. 6500 Twin Lakes Rd is owned by Boulder Valley School District (BVSD), and has a Boulder County Assessor Parcel Identification Number of #146311300009.
- 0 Kalua Rd is 6.08 acres in size and is undeveloped. 0 Kalua Rd is owned by BVSD, and has a Boulder County Assessor Parcel Identification Number of #146314200001.

The project is located in Boulder County, Colorado, in Sections 11 and 14, Township 1 North, Range 70 West (Latitude 40.05908° and Longitude -105.19868°). See **Figure 1: Vicinity Map**.

The project site is bordered by residential developments to the south, east, and west. The Twin Lakes Open Space, Boulder and Left Hand Ditch, and Boulder and Whiterock Ditch are located north of 6655 Twin Lakes Rd, and the 6500 Twin Lakes Rd parcel is located to the south, just south of the paved Twin Lakes Rd. The 6500 Twin Lakes Rd parcel is also bordered by residential developments to the east and west and the paved Twin Lakes Rd abuts the parcel to the north. The 0 Kalua Rd parcel abuts the 6500 Twin Lakes Rd parcel to the south.

The 0 Kalua Rd parcel has residential developments to the east, west, and south along with a drainage ditch just north of the southern residential properties. The Coen/Johnson Trust, a large undeveloped parcel of land owned by the Gunbarrel Public Improvement District and managed by Boulder County Parks and Open Space, is also located outside of the project site to the southeast (**Figure 2: Project Location and Vicinity Map**).

Figure 1 Project Location and Vicinity Map

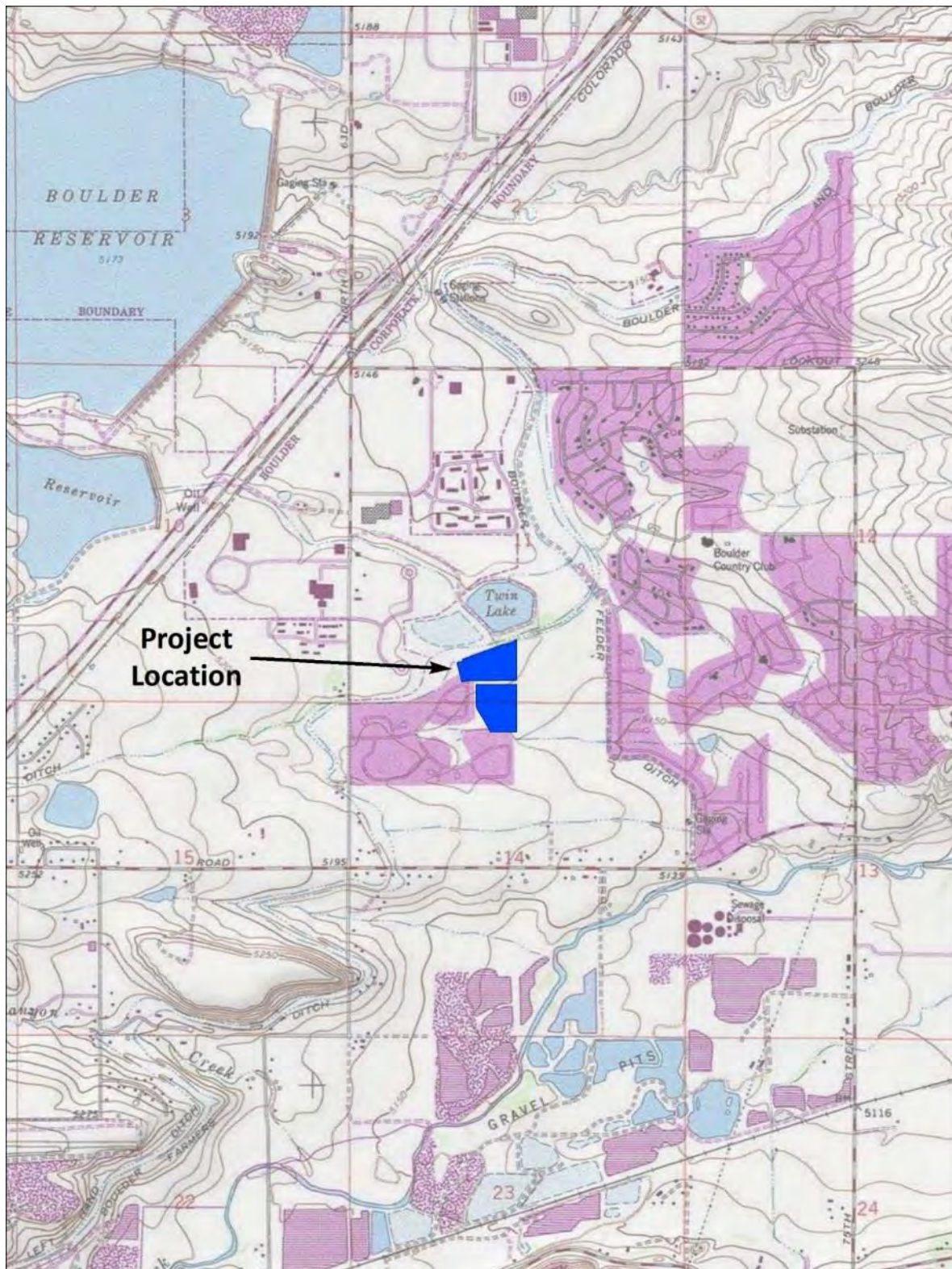


Figure 2 Project Site Map



2.0 WILDLIFE MOVEMENT CORRIDORS

2.1 Importance of Wildlife Corridors

A wildlife corridor links wildlife habitat, contains native vegetation, and joins two or more larger areas of similar wildlife habitat. Wildlife corridors provide various wildlife species with an opportunity to traverse between islands of habitat where development has occurred or when future development is possible. As identified by the U.S. Fish and Wildlife Service (USFWS):

“Wildlife corridors are tracts of land or habitat that are linked and allow wildlife to travel from one location to another to find food, shelter, a mate and a place to raise their young. They are especially important because they ensure genetic exchange between wildlife populations. The human population is growing and wildlife is getting crowded out. Urbanization, highways and agriculture are just some of the challenges that keep wildlife from dispersing and make them vulnerable to predators and many other dangers. Wildlife corridors help wildlife travel to the places where they can find what they need.” (USFWS 2016)

Wildlife corridors not only provide the above benefits, they are also necessary to maintain ecosystem health, species migration & dispersal, nutrient cycling, plant pollination, reduce human-wildlife conflicts, etc.

The importance of wildlife corridors has been captured in numerous laws and regulations across the United States, at the state and federal levels focusing on public lands. Many laws and regulations also focus on making roadways more permeable to wildlife across regional landscapes (FAST, Map 21, etc.). One current effort (December 2016) in the House of Representatives includes an effort to introduce the Wildlife Corridors Conservation Act to Protect Biodiversity (Representative Beyer, Virginia, (D)).

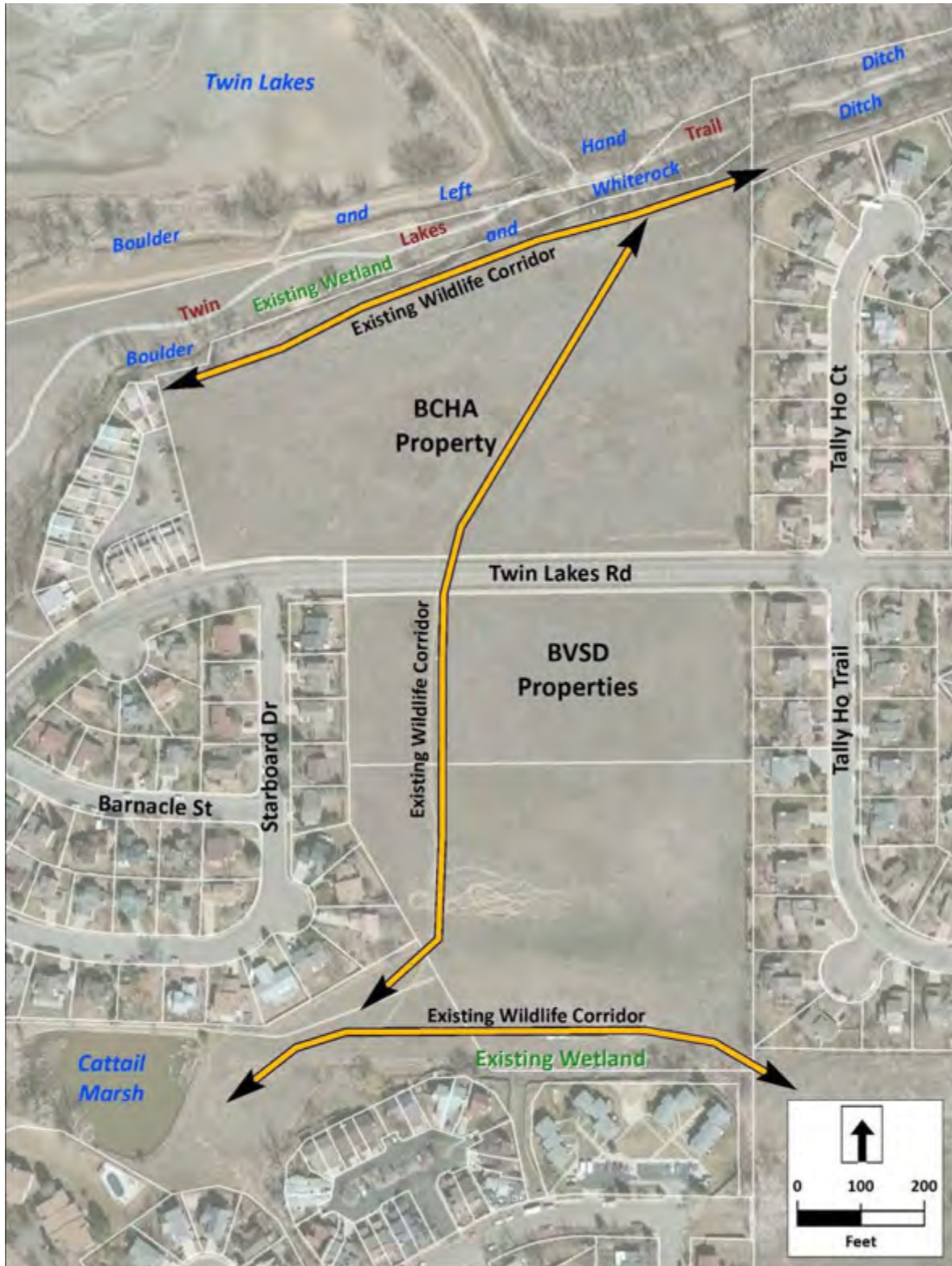
2.2 Existing Wildlife Corridors across the Project Parcel Boundaries

FHU staff identified several localized movement areas where wildlife movement was concentrated on man-made paths or associated with wetland and riparian areas, and not diffuse across the entirety of the parcels.

Three separate existing wildlife corridors were identified based on observed wildlife sign and location of blocks of undeveloped land (**Figure 3: Twin Lakes Wildlife Movement**). These wildlife corridors are considered local corridors and facilitate small movements through the neighborhood. The overall movement corridors across these three parcels are not of the same scale or quality as movement corridors across a pristine grassland or regional landscape as the parcels are surrounded on all four sides by either residential development or water bodies. Instead movement is constrained by access into the three parcels.

- The first wildlife corridor runs from the northeast corner of 6655 Twin Lakes Rd, across Twin Lakes Rd. and continues to the southwest corner of O Kalua Rd, on the informal trail. Coyote scat was identified on this wildlife corridor. This area was heavily used by recreationalists, destroying any potential tracks left by other wildlife species.

1 **Figure 3 Twin Lakes Wildlife Movement**



2

While this corridor seems to be used often by wildlife, it appears wildlife use it based on ease of travel, rather than any habitat features it provides. This corridor follows the informal recreation trail and connects the Twin Lakes Open Space to the un-named drainage ditch which runs by Boulder Twin Lakes Inn, as well as the second wildlife corridor identified below.

- The second wildlife corridor parallels the southern boundary of 0 Kalua Rd. This corridor runs along the ditch which has a wet, clay like substrate which contained several animal tracks, including raccoon, deer, and coyote. This corridor connects the un-named drainage ditch, which runs by the Boulder Twin Lakes Inn, to the Coen/Johnson Trust, a large conservation easement to the southeast of the project site.
- The third wildlife corridor runs east-west at the northern boundary of the project site. Several species of mammals and birds were encountered in this corridor, as well as a diversity of tree and shrub species. This corridor is at the southern edge of the Boulder and Whiterock Ditch, which is adjacent to the Twin Lakes Open Space and Boulder and Left Hand Ditch and regional trail. These open space and riparian corridors found to the north and south of our project site contain a large diversity of species. These two corridors connect to a large undeveloped property east of the project site to a series of smaller undeveloped properties west of the project site.

3.0 BCHA'S EFFORT TO INTEGRATE WILDLIFE MOVEMENT CONCERNS

The BCHA has listened to concerns of the Twin Lakes community and reviewed the recommendations provided in the *Boulder County Habitat Assessment for 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road* (FHU 2016).

The BCHA will incorporate environmental protection areas in future site plans to maintain corridors that can be used for wildlife and residents to move through these three parcels so that wildlife and residents are able to access the Twin Lakes Open Space, the Johnson/Coen Trust Open Space, and areas beyond. The width of these corridors focuses on high-level planning and the width can potentially change based on site-specific conditions (drainage, micro-topography, grading, development codes, etc.).

Fencing associated with these wildlife corridors will be minimal and focus on split-rail fences or fences that do not create barriers to wildlife like the privacy fences do that are already in place on the eastern, southern, and western boundaries of the three parcels.

3.1 Summary of Wildlife Corridor Protection Areas

The areas that will provide enhancements for wildlife include:

- A 70-foot wide landscaped zone to provide a buffer from the Boulder and White Rock Ditch centerline on the northern edge of the BCHA property.
- An approximate 160-foot wide landscaped zone to provide a buffer from the southern parcel boundary of 0 Kahlua Rd. to facilitate wildlife movement and potentially areas needed for drainage and water quality best management practices.
- A 70-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels

(note that this is similar to the existing opening at the southeastern corner of the 0 Kahlua Rd. parcel).

- Site appropriate native landscaping, micro-topography grading, cover, etc. to provide natural wildlife habitat in all three wildlife corridors.

Each of these planned wildlife corridors is described in further detail below and are shown in **Figure 4: Proposed Wildlife Corridors** and **Figure 5: Wildlife Corridors with Topography** below. In addition, FHU has also compiled conceptual graphics to provide to BCHA that show potential options (in plan view and ground-level view format) of what these wildlife corridors could potentially look like. These conceptual views are provided in **Appendices A – C**.

3.2 Northern Wildlife Corridor

Currently there is an existing easement along the Boulder & White Rock Ditch that provides a buffer of 35 feet from the centerline of the ditch. BCHA will maintain that buffer and increase it to 70 feet from the northern parcel boundary limits. This buffer will provide areas for wildlife to move on the south side of the ditch as well as residents of the neighborhood.

Currently there is approximately a 20-foot buffer between the ditch and existing residences east of the parcel and approximately a 0-foot buffer (as residences directly abut the ditch) between the ditch and existing residences on the west side of the parcel.

This buffer provides additional environmental protection areas to reduce the potential for impacts to occur to wildlife that travel or inhabit the riparian area around these ditches. This also facilitates the continuing presence of species such as the western tiger salamander (*Ambystoma mavortium*) that nearby residents say exist in the areas surrounding the ditches.

3.3 Southern Wildlife Corridor

Currently there is an existing drainage swale/ditch that is present at the southern end of 0 Kahlua Rd. which contains wetlands and standing water. As identified by parcel boundaries, 0 Kahlua Rd.'s southern boundary is approximately in the center of this ditch, and the nearest residential fence is located between 10 – 20 feet from the center of the ditch. This area is also the low point across all three parcels.

Signs of wildlife use was located primarily on the north side of the existing wetlands. BCHA will incorporate an approximate 160-foot buffer from the southern parcel boundary line. This additional buffer will facilitate wildlife movement, use by residents, and to fulfill any on-site drainage or water quality best management practices (BMPs).

3.4 Eastern Wildlife Corridor

BCHA will incorporate a 70-foot north-south buffer on the east side of the three parcels to facilitate wildlife movement and connect wildlife to habitat present at Twin Lakes Open Space, Johnson/Coen Trust, and areas beyond. The width of this corridor closely matches the existing width of the opening located at the southeastern corner of 0 Kahlua Rd. as it connects to the Johnson/Coen Trust.

1 Figure 4 Proposed Wildlife Corridors



2
3

1 **Figure 5 Wildlife Corridors with Topography**



2

1 Currently there is an opening of approximately 75 feet between property fences at the
2 southeastern corner of 0 Kahlua Rd for wildlife to move between the Johnson/Coen Trust and 0
3 Kahlua Rd., with the wetlands and open water portion of this opening taking up approximately
4 30 feet of that spacing. The 70-foot landscaped zone identified for the eastern wildlife corridor
5 will provide areas for wildlife habitat to connect to other habitats outside of the three parcels.

6 In addition, BCHA will incorporate a 260-foot buffer (at its widest point) in the northeastern
7 corner of 6655 Twin Lakes Rd. This expanded buffer provides additional distance between the
8 Great Horned Owl nest and future site development, which is more than seven (7) times the
9 distance between the Great Horned Owl nest and current residential property fences.

10 3.5 *Potential Trail Connections*

11 BCHA will also incorporate the appropriate number of trail connections across the three parcels
12 for wildlife and residents to connect to existing trails or to cross waterways. This includes two
13 connections to the Twin Lakes Open Space, one connection crossing in the middle of the
14 parcels northern boundary and another one further east, crossing closer to the eastern wildlife
15 corridor (but sufficiently away from the Great Horned Owl nest and the presence of additional
16 ditch features). Another potential trail connection will connect to an existing concrete trail that
17 ends abruptly at the southwestern corner of 0 Kahlua Rd.

18 3.6 *Trail Design Elements*

19 FHU recommends that trail design and planning within these wildlife corridors follow the
20 *Planning Trails with Wildlife in Mind: A Handbook for Trail Planners* (Colorado State Parks
21 1998). This report acts as a manual for how to best create wildlife-friendly trails. It identifies that
22 the narrower the trail is, the less the impact to habitat is and wildlife in general. Trails that are
23 made with crusher fines are permeable for water and preferred by wildlife. Providing such things
24 as small slash piles near the trails provide cover for wildlife that would be disturbed by
25 pedestrians or pets. While trails may be required to meet specific standards, trail alignments,
26 widths, and materials can facilitate less impacts to wildlife than extra-wide, concrete trails would.

27 3.7 *Other Site Planning Enhancements*

28 BCHA will incorporate enhancements specific to site conditions as site planning continues.
29 These enhancements will be focused on, but not limited to, the following:

- 30 • Incorporating native vegetation at varying levels of vegetation height and foraging value
31 to provide cover for wildlife in the eastern wildlife corridor.
- 32 • Grading to create more varying degrees of micro-topography in the eastern wildlife
33 corridor.
- 34 • Enhancing the northern and southern wildlife corridors with additional native vegetation.

35 Conceptual examples of what these wildlife corridors could look like along with potential native
36 species that could be planted are provided in **Appendices A – C**. Final design of the wildlife
37 corridors will be completed as the site design of these parcels is undertaken.

4.0 LITERATURE CITED

- Colorado State Parks. 1998. *Planning Trails with Wildlife in Mind: A Handbook for Trail Planners*. <http://atfiles.org/files/pdf/Trails-for-Wildlife-Handbk.pdf> September.
- Felsburg Holt & Ullevig (FHU). 2016. *Boulder County Habitat Assessment for 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road*. August.
- NatureServe Explorer. 2016. Website Accessed on June, 2016.
<http://explorer.natureserve.org/statusus.htm>
- U.S. Fish and Wildlife Service (USFWS). 2016. *Creating a Wildlife Corridor*.
https://www.fws.gov/refuge/Lower_Rio_Grande_Valley/resource_management/wildlife_corridor.html

1

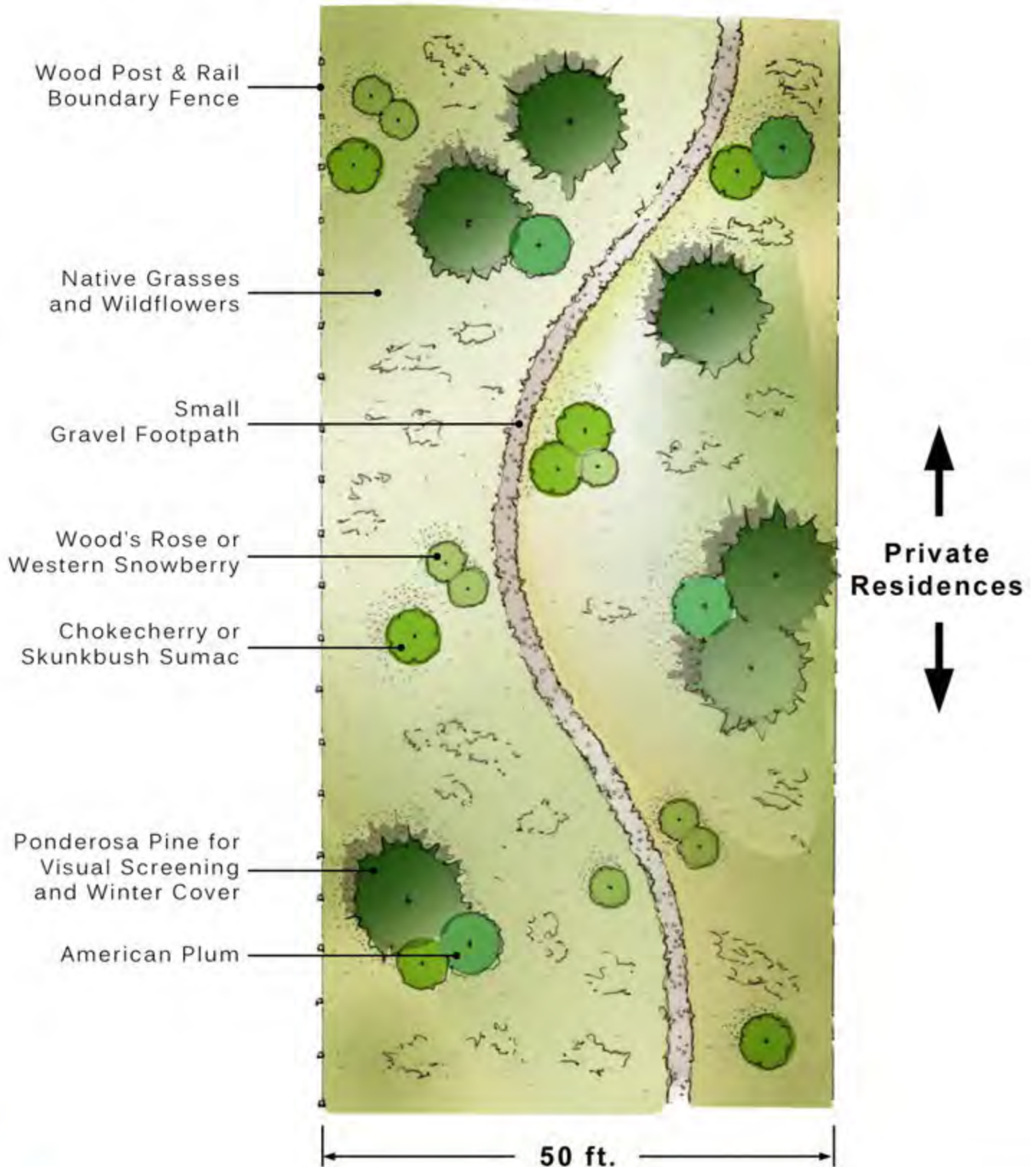
Appendix A

2

Wildlife Centric Wildlife Corridor Conceptual Design Graphics

DRAFT

BCHA Property Wildlife Corridor Concept **Typical Section for Plant Layout**



Boulder County Housing Authority
Wildlife-Centric Conceptual Plant List

Recommended Upland Herbaceous, Shrub and Tree Species

| Common Name | Scientific Name | Seeding Rate | Pay item | Description |
|---------------------|------------------------------------|-----------------------|-----------|--------------------------------------|
| Western Wheatgrass | <i>Agropyron smithii</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Leadplant | <i>Amorpha canescens</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Sideoats Grama | <i>Bouteloua curtipendula</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Blue Grama | <i>Bouteloua gracilis</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Buffalo Grass | <i>Buchloe dactyloides</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Mountain Mahogany | <i>Cercocarpus montanus</i> | 1 gal @ 48" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| White Prairieclover | <i>Dalea dandida</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Junegrass | <i>Koeleria macrantha</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Dotted Gayfeather | <i>Liatris punctata</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Ponderosa Pine | <i>Pinus ponderosa</i> | 5 gal @ 96" O.C. min. | 214-00450 | Evergreen Tree (5 Gallon Container) |
| American Plum | <i>Prunus americana</i> | 1 gal @ 48" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Chokecherry | <i>Prunus virginiana</i> | 1 gal @ 36" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Prairie Coneflower | <i>Ratibida columnifera</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Skunkbush Sumac | <i>Rhus trilobata</i> | 1 gal @ 36" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Wood's Rose | <i>Rosa woodsii</i> | 1 gal @ 24" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Little Bluestem | <i>Schizachyrium scoparium</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Western Snowberry | <i>Symphoricarpos occidentalis</i> | 1 gal @ 24" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Soapweed Yucca | <i>Yucca glauca</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |

Existing Conditions



Proposed Wildlife-Centric Concept



1

Appendix B

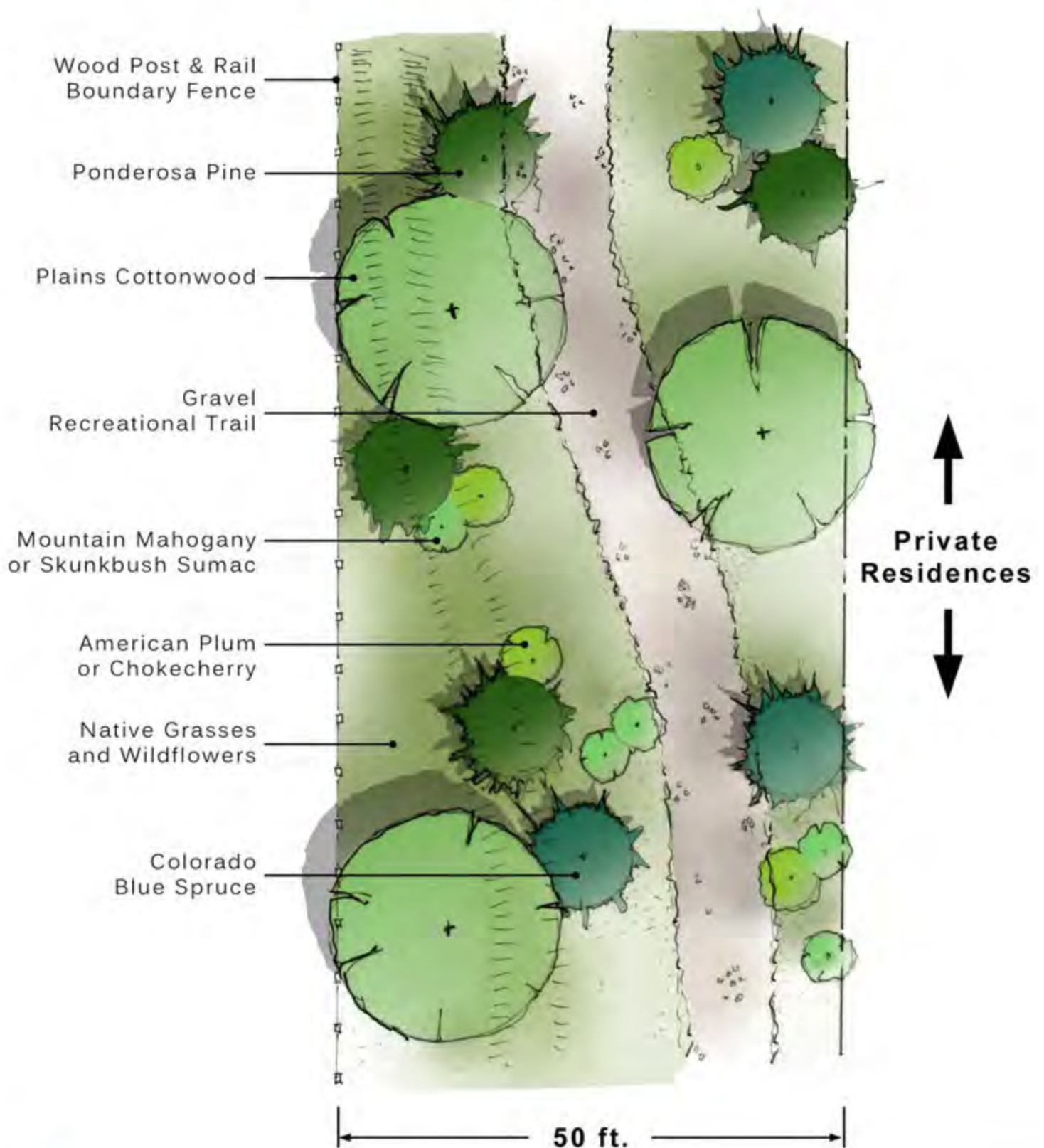
2

Recreation Centric Wildlife Corridor Conceptual Design Graphics

DRAFT

BCHA Property Wildlife Corridor Concept

Typical Section for Plant Layout



Boulder County Housing Authority
Recreation-Centric Conceptual Plant List

Recommended Upland Herbaceous, Shrub and Tree Species

| Common Name | Scientific Name | Seeding Rate | Pay item | Description |
|----------------------|------------------------------------|-----------------------|-----------|--------------------------------------|
| Blue Grama | <i>Bouteloua gracilis</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Buffalo Grass | <i>Buchloe dactyloides</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Mountain Mahogany | <i>Cercocarpus montanus</i> | 1 gal @ 48" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| White Prairieclover | <i>Dalea dandida</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Junegrass | <i>Koeleria macrantha</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Colorado Blue Spruce | <i>Picea pungens</i> | 5 gal @ 96" O.C. min. | 214-00450 | Evergreen Tree (5 Gallon Container) |
| Ponderosa Pine | <i>Pinus ponderosa</i> | 5 gal @ 96" O.C. min. | 214-00450 | Evergreen Tree (5 Gallon Container) |
| Plains Cottonwood | <i>Populus deltoides</i> | 2 in. @ 25' O.C. min. | 214-00220 | Deciduous Tree (2 Inch Caliper) |
| American Plum | <i>Prunus americana</i> | 1 gal @ 48" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Chokecherry | <i>Prunus virginiana</i> | 1 gal @ 36" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Prairie Coneflower | <i>Ratibida columnifera</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Skunkbush Sumac | <i>Rhus trilobata</i> | 1 gal @ 36" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Little Bluestem | <i>Schizachyrium scoparium</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Western Snowberry | <i>Symphoricarpos occidentalis</i> | 1 gal @ 24" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |

Existing Conditions



Proposed Recreational-Centric Concept



1

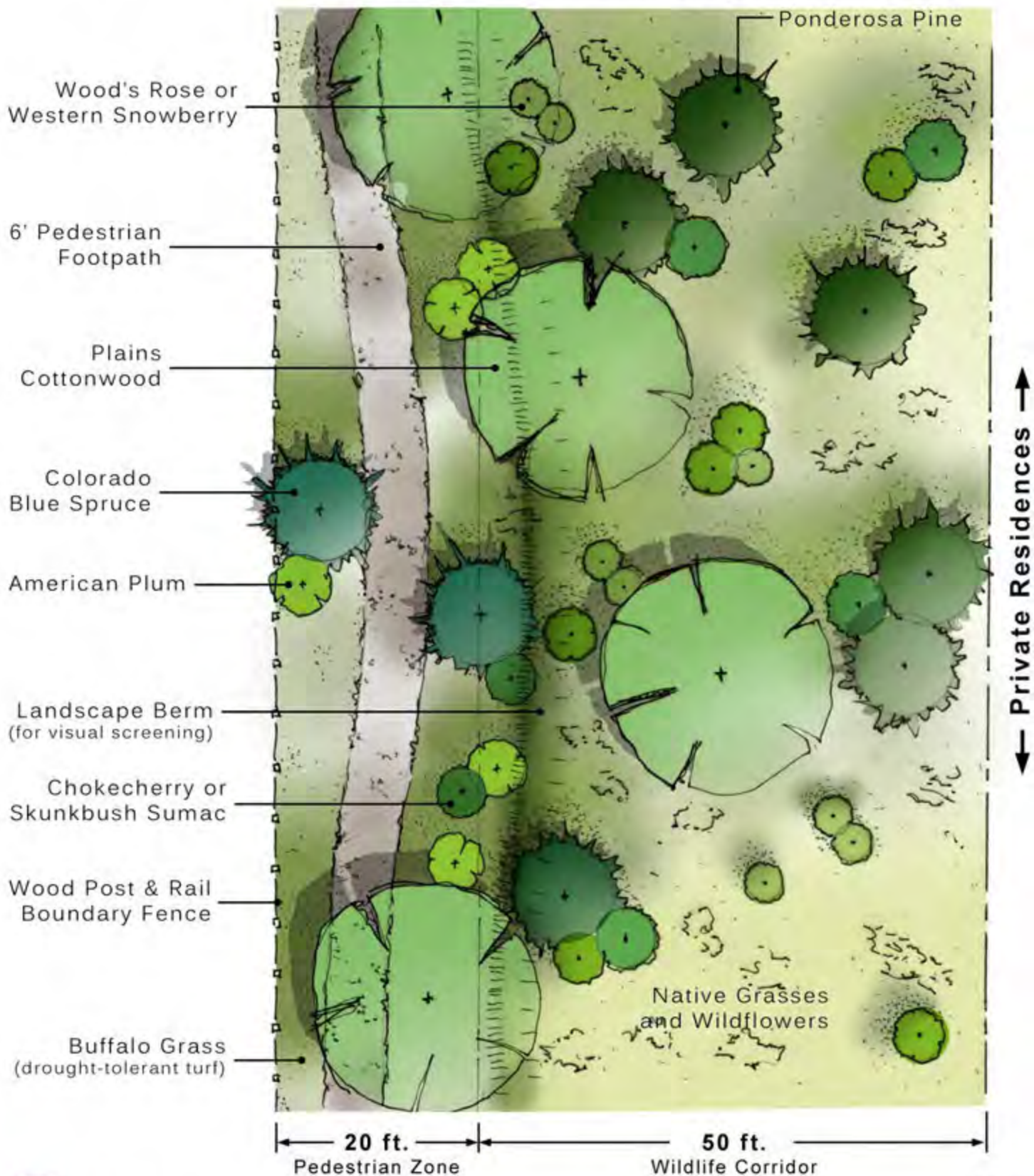
Appendix C

2

Hybrid Wildlife Corridor Conceptual Design Graphics

DRAFT

BCHA Property Wildlife-Recreation Hybrid Concept **Typical Section for Plant Layout**



Boulder County Housing Authority
Hybrid Conceptual Plant List

Recommended Upland Herbaceous, Shrub and Tree Species

| Common Name | Scientific Name | Seeding Rate | Pay item | Description |
|----------------------|------------------------------------|-----------------------|-----------|--------------------------------------|
| Western Wheatgrass | <i>Agropyron smithii</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Leadplant | <i>Amorpha canescens</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Sideoats Grama | <i>Bouteloua curtipendula</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Blue Grama | <i>Bouteloua gracilis</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Buffalo Grass | <i>Buchloe dactyloides</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Mountain Mahogany | <i>Cercocarpus montanus</i> | 1 gal @ 48" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| White Prairieclover | <i>Dalea dandida</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Junegrass | <i>Koeleria macrantha</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Colorado Blue Spruce | <i>Picea pungens</i> | 5 gal @ 96" O.C. min. | 214-00450 | Evergreen Tree (5 Gallon Container) |
| Ponderosa Pine | <i>Pinus ponderosa</i> | 5 gal @ 96" O.C. min. | 214-00450 | Evergreen Tree (5 Gallon Container) |
| Plains Cottonwood | <i>Populus deltoides</i> | 2 in. @ 25' O.C. min. | 214-00220 | Deciduous Tree (2 Inch Caliper) |
| American Plum | <i>Prunus americana</i> | 1 gal @ 48" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Chokecherry | <i>Prunus virginiana</i> | 1 gal @ 36" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Prairie Coneflower | <i>Ratibida columnifera</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Skunkbush Sumac | <i>Rhus trilobata</i> | 1 gal @ 36" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Little Bluestem | <i>Schizachyrium scoparium</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |
| Western Snowberry | <i>Symphoricarpos occidentalis</i> | 1 gal @ 24" O.C. min. | 214-00310 | Deciduous Shrub (1 Gallon Container) |
| Soapweed Yucca | <i>Yucca glauca</i> | 5 oz./1000 sf | 212-00005 | Seeding (Native) |


Existing Conditions



Proposed Wildlife-Recreation Trail Hybrid Concept



From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#27]
Date: Friday, December 23, 2016 12:24:34 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Frank Alexander |
| Email * | falexander@bouldercounty.org |
| Phone Number (optional) | (303) 441-1405 |
| Address (optional) |  2525 13th Street Suite 204 Boulder, CO 80304 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |

Comment: *

Please note: This message was also submitted through the planner@bouldercounty.org email address, and included an attached packet. The packet is linked below.

Dear Boulder County Planning Commission members,

We have recently been at work on a proposal in response to your requests for a series of wildlife buffers and corridors on the Boulder County Housing Authority and Boulder Valley School District Twin Lakes properties in Gunbarrel. We understand the importance of these corridors and buffers for wildlife movement, drainage and water quality protection, and setbacks for neighbors to the east of our properties, and we are committed to including them as part of a plan for development of affordable homes on the parcels should you approve the staff-recommended Medium Density land use designation.

The draft technical memorandum and concept drawings linked below will provide further detail, but please don't hesitate to reach out with any questions you may have. We will also be sharing these documents with the other three BVCP decision-making bodies as well as with Twin Lakes-area neighbors and those on the interest list for affordable homes on the property.

Here is a link to the packet:

<http://www.bouldercounty.org/doc/hhs/twin%20lakes%20wildlife%20corridors%20and%20buffers%20-%20bcha%20and%20bvsd.pdf>

We very much appreciate your consideration of our request, and we wish you the happiest of holidays.

Sincerely,

Frank Alexander, Director
Boulder County Housing Authority

Norrie Boyd, Deputy Director
Boulder County Housing Authority

Don Orr, Chief Facilities Officer

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: Melanie
To: planning@bouldercolorado.gov; [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; [Boyd, Norris \(Norrie\)](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); RStewart@bouldercounty.org; [Jannatpour, Vivienne](#); [Alexander, Frank](#); [Swallow, Ian](#); glen.segrue@bvsc.org; don.orr@bvsc.org; ellis@bouldercolorado.gov; HyserC@bouldercolorado.gov; ZachariasC@bouldercolorado.gov; hirtj@bouldercolorado.gov; [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); appelbaum@bouldercolorado.gov; lisa_morzel; burtonj@bouldercolorado.gov; jones@bouldercolorado.gov; shoemakera@bouldercolorado.gov; weavers@bouldercolorado.gov; yatesb@bouldercolorado.gov; youngm@bouldercolorado.gov
Subject: Twin Lakes Please take time to read and respond
Date: Tuesday, December 27, 2016 2:56:32 PM

Dear respected city officials, commissioners, planners, managers,

Yes I have written all of you before. Yes I have sent my LTE before. And yes, I refuse to believe that none of you care.

I refuse to believe it.

You have us all locked in a low level stress response 24/7 as we try to protect our beloved land. These sentiments speak to every single person I have had the privilege to have a conversation with in my neighborhood and beyond.

Please look deep in your heart and really ask what your truest of intentions are here. Your constituents or lining your pockets. You say there are no other places in Boulder County to build your housing. I say you are not telling the truth. Look, I don't have to say what HUNDREDS of people have already written and spoken in person to say. This is sinister.

I implore you to REALLY read my LTE. I walk these fields daily with my son, my dog, and our friends. I cannot imagine them being plowed over. Neither can all the wildlife that will die under your mowers, machines, and buildings. BCHA mowed more then ever (out of spite) this year and never allowed anything to flourish. That is heartbreaking. I take off my hat to BVSD. The south field looks phenomenal and I thank you with all my heart for your proper management of the land here. I hope it continues.

Boulder Mountain Parks, shame on you.

Talk with me. Come for a walk with me. No more "just lip service". Yes even in the dead of winter but especially in the spring. As we walk in the fields mice and rabbits scurry, foxes and coyotes hide, and geese and crows fly overhead. *Its a truly magical place if only you would open your eyes.*

I will continue to write often and to hold space for the humans and animal residents.

Respectfully Yours
Melanie

Melanie Whitehead: Twin Lakes and a sense of place

POSTED: 10/14/2016 08:20:20 PM MDT

I'm not going to talk about another recent water-main break on Twin Lakes Road, Gunbarrel's crumbling infrastructure, how inappropriate annexation is, traffic issues, flood issues, or the many disturbing ways the Boulder Valley Comprehensive Plan has been utterly comprised.

I'm going to talk about a sense of place that so many of us lack in this day and age. The contentious TwinLakes fields may seem like vacant lots to those who would build on them or have never walked them, but to the residents of Twin Lakes and anyone who has opened their eyes, these fields are alive. Absolutely buzzing with life. These fields are an old friend. There's a love here that is beyond words. And we will protect them.

To know a place well is to be a part of it. It is to develop a profound relationship with the same vistas, grasses, flowers, trees, streams, creatures, secret spaces, and places to *be*. It is to know yourself. It is to play, run, explore, and wonder. Developing a sense of place helps us to know how to care for and be part of the land. And to pass on these skills to our children.

Building here would be bulldozing an old friend. So why here? As Elise Jones says, "...we need to put it somewhere." Oh.

I have grown weary of people saying that the Twin Lakers are NIMBYs. In fact, Twin Lakes residents have a love and a rapport with this environment, these fields, that everyone should be striving to have. To take away these fields is to take away our hearts and the heart of Gunbarrel. As one prolific Twin Laker said, "This is our Chautauqua."

http://www.dailycamera.com/letters/ci_30469019/melanie-whitehead-twin-lakes-and-sense-place

--

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#28]
Date: Wednesday, December 28, 2016 3:17:11 PM

Name * Jon Skuba

Email * jon.skuba@comcast.net

Phone Number (optional) (303) 817-5303

Address (optional)  4744 Tally Ho Court
Boulder, CO 80301
United States

This comment relates to: * Policy Updates

Comment: *

The BVCP has been a guide to development throughout the area. Numerous organizations and citizens have made plans based on the specifications of the plan. People have bought homes based on its promises.

The plan is a noble document whose apparent intention is to maintain an environment and ambiance in the Boulder Valley that keeps the area from becoming another Los Angeles. Now the powers in the City and County want to change the plan to be more permissive of the very thing it was written to prevent. And the timing of this change is obviously for the purpose of making several pet development projects allowable in the new plan that would have otherwise been prohibited.


When the motives are so transparent, such a move makes a mockery of the plan. It destroys any credibility its authors may have had and further validates popular opinion that government no longer represents its constituency.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#29]
Date: Friday, December 30, 2016 1:21:42 PM

Name * Symone Schoemer

Email * sschoemer1228@gmail.com

Address (optional)  80026
United States

This comment relates to: * Twin Lakes Rd. Change Request


Comment: *

All rentals around Boulder are higher than what a 2 income household can afford. My husband and I both have decent careers and even with our wages put together we wouldn't make it in a 3 bedroom rental on our own. If it hadn't been for luck of finding a place owned by the county we would still be living with family in a small trailer with our 2 kids. Living with family was hard and not ideal. Our children didn't have their own room, no privacy, interference with our rules and parenting. No consistency. Now we are in an affordable home by the county but if it weren't for that we would have had to maybe live in a small unit that costs more than where we are now. And i worry for when my lease js up at where we are now. Because it fits all our needs and my children and i can actually have time to enjoy together because my husbabd and i aren't worked to death nor are we always stressed out. Honestly the rentals in Colorado are bec oming ridiculously high for the pay staying the same. It's taxing on families just trying to get by. I'm sure there are no families out there happy and actually at peace because no one can any more. With rent being so high parents I know at my child school have to work 2 jobs and the other 1 full time just to get by. And that's not knowing if they have any debts or other number of bills in their lives. A good friend of mine who.is a single mother had to quit school so that she can afford her own place for her and her children but she works 1 full time job and 1 part time and makes crafts to sell online. Her children share rooms and it's been really tough and difficult for us and those I know. 3 years ago those I know and my family didn't have these struggles and now we do because of all that move here for Marijuana and etc. Now rentals are stupidly high and yet pay rates aren't better to compensate the higher cost of living. Sad truly that Color ado has become little California.

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#30]
Date: Friday, December 30, 2016 2:22:23 PM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Darren Thornberry |
| Email * | thornberrydarren@yahoo.com |
| Address (optional) |  Lafayette, CO United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I hope the commission will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.</p> <p>Boulder: wake up. The city and the county are for everyone, not just those who are lucky enough to be on top of the economic ladder.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#31]
Date: Friday, December 30, 2016 9:17:59 PM

Name * Melanie Whitehead

Email * melanielynns.mail@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

To whom it may concern:

I am strongly, fervently, emphatically opposed to any development in the North and South Fields in the Twin Lakes Neighborhood.

One evening, during a walk by the fields taken shortly after we first moved here two years ago (from Downtown Boulder), my husband looked around in awe and said, " I had no idea." I looked at him and said, " No idea about what?" He looked at me very pleased and surprised, "I had no idea this was a Nature Preserve!"

And it's true. This is what these gorgeous, alive, vibrant fields are. They are a bountiful Nature Preserve that deserves to be protected. They serve as a very important wildlife corridor that is home to countless wildfire.

It is an absolute travesty that anyone would choose to pave over this green open space.

I really believe that BCHA and BVSD have absolutely no idea what they are doing here. They have no understanding about our beautiful neighborhood and don't care at all what happens to it. This is NOT OK. What has happened to Boulder???

And of course not only are our fields threatened, but any development will essentially ruin the feel, safety, and peace of our neighborhood. This area simply CANNOT support many more residents. Traffic troubles, water and flooding issues, noise and light pollution, even crossing the street on one of Twin Lakes Rd's many blind curves will prove disastrous. There are kids and dogs and wildlife everywhere and people already drive too fast here. Twin Lakes Road IS not in any shape to be a main thoroughfare. Adding hundreds of people is extremely poor planning.

Gunbarrel's Chautauqua must remain preserved. And we will do everything we can to meet that end. The South field was a gift to Gunbarrel. Please treat it as such.

Think about the people who live here. The animals who live here. Not what BCHA and BVSD think should happen. If they still are hell bent on building then they really have no idea whatsoever what it's like to LOVE their land, their neighborhood so much that they will do anything it takes to halt development. They have no idea what it's like to care about habitat conservation and wildlife preservation. Boulder was built on the ideals of land preservation. Please remember this.

Thank you


Melanie Whitehead

OPEN SPACE FOR TWIN LAKES!

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#32]
Date: Saturday, December 31, 2016 1:06:16 PM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Janine Coughlin |
| Email * | lavenderhorseheals@yahoo.com |
| Phone Number (optional) | (720) 288-4990 |
| Address (optional) |  4125 47th St Boulder, Colorado 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I don't think Twin Lakes site is the appropriate place for this building project. Janine Coughlin |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#33]
Date: Saturday, December 31, 2016 10:05:36 PM

Name * Virginia Shaffer

Email * gramgin2@gmail.com

Phone Number (optional) (720) 600-5969

Address (optional)  6782 79th St. Apt 3
Longmont, Colorado 80503
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Finding affordable housing in Boulder County is impossible. Being a senior with health issues life here is very difficult. I'm one of the lucky few who has been able to get housing with Boulder county so I am able to survive. But my choices of where I can live are slim. I have friends who need housing but there are no openings. The waiting lists could be years. It took me years to get where I am. Boulder has gotten out of hand in costs the original Boulder it's can't live in their own homes. The county needs to do something for the average person.


Thank you for listening to my life experience.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#34]
Date: Sunday, January 01, 2017 9:11:54 PM

Name * Alexandra Niehaus

Email * alexandrasniehaus@gmail.com

Address (optional)  4557 starboard dr
boulder, co 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

This density change would not be considered for any other developer. Plans to develop there have in fact been denied in the past. BCHA and BVSD should be subject to the exact same rules and regulations as any other developer.

When they say that land was always meant to be developed that is true. It was always meant to be developed as a church and a SCHOOL OR PARK.

These lots were never meant to be developed as housing.

The green space in gunbarrel includes a private golf course and Eaton park. Eaton park has exactly one bike jump course and protected wet lands. It should hardly be considered a park for general recreation. Gunbarrel has ZERO rec center, ZERO library, ZERO public playground.

The other huge concern is the fact that this land is the only open area connecting Walden ponds and Twin lakes. It is also used as foraging, hunting, and nesting grounds for many animals, including some protected species.

Space could be made for this wildlife with a low density residential designation. It will be impossible for wildlife to keep utilizing this land if you double that designation and allow this to be built with 240 units of housing. The owls will move, the protected species will move or die out.

Environmental morals aside, the whole way this proposal has come about has been filled with unethical behavior from the county commissioners and housing authority. The county purchased the land from the archdiocese after repeated requests for development or annexation were declined.

They bought it under false pretenses and with funds that were intermixed with Gunbarrel Improvement District funds. Then the county unilaterally transferred the land to the housing authority. With no consideration of GID or the intermixed (and thus co owned) funds. The housing authority was okay with the density because the low cost of the land made that feasible. Then suddenly the density was too low. Now these lots, which are completely surrounded by low density and open space, are supposed to be medium density? That does not make any sense.

It is not a case of affordable housing NIMBYs. It is 100% a case of people objecting to impractical and unsustainable density where it does not belong.

There have been multiple water main breaks, and road issues, and rather than addressing these issues the county commissioners and housing authority want to add an additional 240 units of housing on to this crumbling infrastructure.

Thank you so so much for reconsidering your decision, PLEASE do the right thing. The residents of Gunbarrel are begging you! Pleading! Do the right thing. Do not change the land use designation in the comp plan. If you change it, with no required wild life corridor, there will be no corridor. The school district itself has said they cannot develop the land with its deed dedication. They said explicitly that they would sell the land and the dedication would remain with the money from the

sale.

PLEASE PLEASE do not change this land to medium density. I am not sure that open space is the right answer either. I do feel certain that low density residential is the highest zoning that should be allowed on this property that is completely surrounded with low density and open space designations.

Please check box below *


- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#35]
Date: Monday, January 02, 2017 8:36:53 AM

Name * Michael Smith

Email * m_l_smith@earthlink.net

Phone Number (optional) (303) 530-2646

Address (optional)  459^ Tally Ho Trail
Boulder, CO 80301-3862
United States

This comment relates to: Twin Lakes Rd. Change Request

Comment: * Attached is a list, annotated with comments, of 20 separate BVCP policy commitments that will be violated, in whole or in part, if the BVCP Land Use Change Request 35 from the Boulder Valley Housing Authority and Boulder Valley School District is allowed to proceed.

Thank you for consideration of these comments.

Attach a File (optional)





[bvcp_violations_by_bcha_bvsd_land_use_change_requests_02_jan_17.pdf](#)


52.23 KB • PDF

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#36]
Date: Monday, January 02, 2017 8:51:00 AM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Mike Smith |
| Email * | m_l_smith@earthlink.net |
| Phone Number (optional) | (303) 530-2646 |
| Address (optional) |  4596 Tally Ho Trail Boulder, CO 80301-3862 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Attached for the record is a .pdf file of LTEs and Guest Opinions on Twin Lakes published by the Daily Camera in 2016. I believe these submissions constitute important and very compelling evidence of why Land Use Change Request 35 submitted by the Boulder County Housing Authority and Boulder Valley School District is fatally flawed and must be denied.</p> <p>Thank you for your consideration.</p> |
| Attach a File (optional) |  2016_camera_twin_lakes_ltes_guest_opinions.pdf 1.72 MB • PDF |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#37]
Date: Monday, January 02, 2017 10:33:33 AM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Ciani Sosa |
| Email * | izzyizzie@msn.com |
| Phone Number (optional) | (303) 257-9148 |
| Address (optional) |  906 E 4th Ave Longmont, COLORADO 80504 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>It is absolutely imperative that Twin Lakes Rd and similar initiatives go forward to full fruition creating stable affordable housing for people like me. I am a registered nurse who has lived in Boulder County for over 20 years but am now finding the cost of housing in Boulder County increased to the point where I may have to move. This would likely mean that my children would have to leave the schools that they love and I would have to leave the work, patient's and community that I love.</p> |
| Please check box below * | <ul style="list-style-type: none"><input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#38]
Date: Monday, January 02, 2017 6:17:46 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | David Smith |
| Email * | dwsonlee@yahoo.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>These two plots of land were donated by the Williams for a school or church. To ignore this intent is clearly wrong.</p> <p>Twin Lakes is the most visited Open Space in Boulder County. So you can easily make the case that it is the most valued Open Space our taxes have paid for.</p> <p>These two parcels should be added to park space for Gunbarrel which has nothing.</p> <p>David W Smith</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#39]
Date: Tuesday, January 03, 2017 10:56:31 AM

Name * Karyl Verdon

Email * kverdon@ymail.com

Phone Number (optional) (303) 516-0517

Address (optional)  4408 Sandpiper Circle
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Hello,

I have lived in Twin Lakes for over 20 years and am opposed to the zoning changes. I feel that 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 majority of the homeowners/people that live in Twin Lakes are very opposed to this zoning change, we have to live with your decision. Please listen to us!
- this land was given with the intention of becoming a school or a park.

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.

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,

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#40]
Date: Tuesday, January 03, 2017 11:47:08 AM

Name * Kurt Schlomberg

Email * kurtschlomberg@hotmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

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 changing to the zoning to Open Space or 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.

4. Too few public services: Since moving to Gunbarrel 10 years ago, it's become clear to me that there are few public services available that are readily found in other parts of the city of Boulder. For example, public playgrounds, sports fields, tennis courts, a pool, and a library are missing. In addition, with increased growth in the last couple of years, the area is in need of improved safety for walking and biking (e.g., there's no off-road connection to Boulder for bikes, there's no sidewalk along a section of Twin Lakes Rd. to be able to walk or bike to the main shopping area, speeding traffic along Twin Lakes Rd. is a problem, etc.).

If the parcels are to be developed, this is an opportunity to provide services which are missing, including playgrounds, sports fields/courts, and other public services. In addition, development, which would bring additional vehicles, should include improvements to safety, including means to slow traffic along Twin Lakes Rd., improved cross-walks, and sidewalks all the way to Spine Rd. from the Twin Lakes area.

Thank you for your time,

Kurt Schlomberg
4566 Tally Ho Trail
Boulder, CO, 80301


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#41]
Date: Tuesday, January 03, 2017 2:12:05 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Roger Linfield |
| Email * | rplinfield@comcast.net |
| Phone Number (optional) | (303) 818-6738 |
| Address (optional) |  7798 Devonshire Way Boulder, CO 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I am opposed to the Twin Lakes Road change request. This is the wrong change in this area, for multiple reasons. |
| Please check box below * | <ul style="list-style-type: none"><input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#42]
Date: Tuesday, January 03, 2017 2:24:43 PM

| | |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Jerry George |
| Email * | jesseg@comcast.net |
| Phone Number (optional) | (303) 530-9507 |
| Address (optional) |  4733 Tally Ho Court Boulder, CO 80301 United States |

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I have read through the Background and Process Questions provided to you by the Boulder offices .There are so many evasive answers given to you that it is impossible to respond to even a fraction of them. Therefore I will respond to just a few of them, Item 4- They have skewed this density by including Brandon Creek, That area is in City limits and not appropriate to be included in the County density calculations. Item 6 - They refer to this as a park. In fact it has one picnic table and one bench. The rest of the land is not suitable for expansion. Item-7 The staff has put Affordable Housing above everything. There is very questionable infrastructure. Water pipes are frequently rupturing, and both water and sewer pipes are old and size is questionable for the proposed added capacity.. The hydrology and wildlife are being ignored. Any construction on these sites will wipe out wildlife and flood the adjacent homes in Red Fox Hills. The high water table in this area is already wiping out the streets and is the major factor in water and pipes rupturing. Even a 70 foot wildlife corridor will not be suitable with children romping through the areas. Item 8-The studies for wildlife and hydrology were a farce. The North field was mowed to stubble twice during the study. In addition, the hydrology study was to have six wells drilled in each field. When the wells were drilled only three were drilled in each field, and these wells were purposely drilled in the driest spots. This skewed the results. I found many additional skewed statements in their response to your questions, but space limits many more comments I could have on the response to you.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#43]
Date: Tuesday, January 03, 2017 2:55:24 PM

Name * Christdie Gilbert

Email * christieg@earthlink.net

Phone Number (optional) (858) 774-2716

Address (optional)  4659 Tally Ho Trail
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Based on the letter that is in the documentation at the time of the purchase of the property, I would like to make sure the planning council knows explicitly that when north property was purchased, the letter indicated that the county would be able to develop this land at it's current zoning as rural residential. Since that is financially feasible since the land was purchased at such a low price – that would be the compromise many of us could live with. Additionally, If the county wants to stick to the original intent of the catholic church wanting to use the land for a good purpose then why can't the original intent of the south property be recognized as well. Park or school.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#44]
Date: Tuesday, January 03, 2017 4:45:57 PM

Name * Kimberly King Poplawski

Email * kkingco@gmail.com

Phone Number (optional) (303) 516-9060

Address (optional)  4452 Driftwood Place
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I do not think that the request to change the density on the undeveloped parcels in Twin Lakes should be approved for a number of reasons. Instead, these parcels should be designated as open space.

First, if the applicants were a commercial developer, the County would never approve a ten foot hiking path through open space as the means to annexation to the city. In fact, when the Denver Archdiocese proposed annexing the land for a senior housing development, they were turned down. They then sold the land to Boulder County for a pittance, asking that it be used for a public good. I'm not sure how buying the land cheaply and then doing exactly what the previous owner wanted to do, doesn't constitute fraud. At the very least, it's a breach of intent and hypocritical.

Second, this is one of the few undeveloped areas left in Gunbarrel. These parcels are a primary wildlife corridor between the open space to the north and farmland and Walden Ponds to the south. I have seen species here-- including muskrats and porcupine-- that I have never before seen in my life. I was told by an open space employee that the county mowed these parcels before a complete wildlife survey had been completed-- making it impossible to fully document the riparian plant and animal life that live here. This is the same type of habitat where endangered species Utes Ladies Tresses are found, as well as the Preble's Meadow Jumping Mouse. Raptors hunt the small game that live in this field. Paving this land over and building housing here will drive this wildlife away. Furthermore, it will once again create a "wildlife island" where species are, for all intents and purposes, separated from other wildlife.

Third, Gunbarrel does not have a walkable public park for residents to recreate in. There is one across the highway near IBM, several miles away, but that is not accessible to someone out for a walk with their young children. The de facto play areas become the open space area around the lakes and these fields. Kids fly their kites here, and ride their bikes on the dirt tracks while parents watch them and talk. Residents walk their dogs here. These parcels were supposed to be a church and a public school in the Comprehensive Plan: both are public amenities. People bought their homes here expecting that this land would be used as such if any development were to occur.

Fourth, Gunbarrel cannot continue to be the poor stepchild of the city of Boulder. What amenities and services do we have? There are no parks, libraries, or rec centers up here. Our roads are in poor shape. The grocery store parking lot is always full. Yet, Boulder put up dense urban housing in Gunbarrel Center-- not one of which was designated as affordable housing. Those developers were allowed to buy their way out of providing some affordable units. Locating affordable housing over two miles from a grocery store and over a mile from the nearest bus stop is ridiculous. Asking for urban densities in an essentially rural subdivision is unfair to the people who value the rural nature

of the area, and who have chosen to do without the amenities afforded by a city environment. For these reasons, I would like to urge that the Boulder Comprehensive Plan be updated to make the two undeveloped fields in Twin Lakes permanent open space property. It would be a welcome addition to the paths around the Twin Lakes themselves-- the most heavily used open space area in the system. I moved to this area for its rural feel. If we continue to pave over and build upon every available field, we will have lost something special that can never be returned. Please vote to make this area open space property.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#45]
Date: Tuesday, January 03, 2017 5:13:41 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | M L |
| Email * | michelemessages@gmail.com |
| Phone Number (optional) | (303) 249-3436 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>This is housing for working people. Unfortunately wages are so low many working poor have little housing options. This is very necessary housing and I feel the residents of the area are acting elitist and are infringing on the housing authorities land, plan, and progress of the working poor. That there are hearings and all these issues is an embarrassment to Boulder County citizens. Quit being so selfish Twin Lakes Residents.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#46]
Date: Tuesday, January 03, 2017 5:17:06 PM

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Shannon Snyder |
| Email * | s_lexxy@hotmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I was once on the list for assisted housing of course it was only for the city of boulder but the reason i couldnt do it was the rent even with the section 8 voucher was still to high. What needs to be done is make sure that those that are on the list can actually afford the rent at the housing sites. I know of many people that cant afford the rent in longmont or anywhere else, me included.</p> <p>Thanks Shannon Snyder</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#47]
Date: Tuesday, January 03, 2017 5:20:27 PM

Name * Datch Baudisch

Email * datchb@me.com

Address (optional)  5000 Butte st
Boulder, CO 80301
United States


This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I do not support Twin Lakes affordable housings. It will NOT solve the problem Boulder is facing for the last decade. What is needed is rent control and perhaps curb the insane amount of new luxury condos being built . Twin Lakes is a natural habit for many Species and a to go to nature stroll for us all, native of this town. Keep Boulder real! The traffic is getting worst and the cost of living skyrocketing. If this council wants to help, begin using what you have. No need for new developments. Transform some less frequented open space into mobile homes parks. Allow tiny homes to have their share. WE DONT NEED TO DEVELOP MORE! We need to regulate! NO TWIN LAKES DEVELOPMENT!

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#48]
Date: Tuesday, January 03, 2017 5:26:33 PM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Joseph Falke |
| Email * | falke@colorado.edu |
| Address (optional) |  5760 Slick Rock Ct Boulder, CO 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I am opposed to the proposed Twin Lakes development project.</p> <p>Open space is owned by the public and should be preserved to maintain the increasingly limited expanses of nature and wildlife that remain in the city and county.</p> <p>Open space should never be developed against the wishes of the neighbors and many of the citizen-owners.</p> <p>Committee members and commissioners – please vote NO on this project.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#49]
Date: Tuesday, January 03, 2017 5:27:20 PM

Name * Lisa Valentine

Email * lisavalentine93@yahoo.com

Phone Number (optional) (512) 947-9693

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


My daughter, 16 years old, and i had to move out of Boulder due to the complete unavailability of affordable housing. I am a single mother and work in Boulder at Natural Grocers. I now have to drive some distance at 4am to be at work at 5am everyday. My car is very old and when it is -12 degrees it is scary driving at that time of day. My cost of commuting has decrease the money we have left at the end of the week. We loved living in Boulder because both of us hike and we have both noticed that we don't hike much anymore. Thank you for taking a stand for affordable housing we would both love to be able to move back to the Boulder area.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#50]
Date: Tuesday, January 03, 2017 5:44:09 PM

Name * Brenda Thomas

Email * firebrand4@yahoo.com

Address (optional)  4401 Redmond Drive #24106
Longmont, Colorado 80503
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Affordable housing is a critical issue in Colorado. With the incoming administration, there is significant uncertainty about what support will continue to be available after restructuring. This makes local initiatives in relation to affordable housing so critical.

I realize that the major impetus for questioning the Twin Lakes project is a push to keep undesirables out of Niwot. Having said that, there must be a way to increase oversight and utilize screening criteria that create inclusion for law abiding citizens. Perhaps creating preferences that increase support for educated individuals who have no past law enforcement problems EVER could create a solid base of conscientious tenants.

Yearly CBI's during recertification with mandatory expulsion for criminal offenses committed by any and all household members could also be of great support in maintaining a strong pro social tenant base.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#51]
Date: Tuesday, January 03, 2017 5:53:18 PM

Name * Bob Forsahy

Email * bforshay@gmail.com

Phone Number (optional) (720) 244-0579

Address (optional)  5418 LaPlata Cir
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I do NOT support the entire idea AND/OR the process by which Boulder County and the school district has tried to take regarding Twin Lakes. There are FAR BETTER options already available for a number of reasons that make this parcel of land a REALLY BAD IDEA!

YES – some affordable housing is needed, far more than is planned. Anyone following Edwards Co and Vail can see the issues this causes. Boulder is losing some business who cannot hire employees for this an related reasons.

Twin Lakes is not and should never be the first option in this discussion. It is just NOT a good candidate for so many reasons.
respectfully, Bob Forshay

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#52]
Date: Tuesday, January 03, 2017 6:26:30 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Marisa Newbery |
| Email * | Marisanewbery@gmail.com |
| Phone Number (optional) | (720) 341-0978 |
| Address (optional) |  5516 spine road apt 105 Boulder, Co 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | As someone who struggles living paycheck to paycheck at a low paying job, seeing a change in having affordable housing could mean my fiancé and I could start living more comfortably. We can make rent now but as housing and rent prices increase over the years this is something that is greatly needed and I know we are not alone as many of my friends deal with the same problems. So please give us affordable housing!!! |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#53]
Date: Tuesday, January 03, 2017 6:26:53 PM

Name * David Kovsky

Email * davidkovsky@gmail.com

Address (optional)  6394 Twin Lakes Rd
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I have always supported affordable housing at the ballot. Now that I'm seeing up close how the city and county of Boulder are implementing it, I'm very disappointed and am unlikely to support it in the future without a strong course correction. I seriously doubt that many affordable housing supporters like me intended to vote for:

- * Allowing new developments where people want to live and where there are plenty services (transportation, retail, etc...) to be built with 0% affordable housing.
- * Allowing developers to simply pay cash in lieu of building affordable units into their new developments. Setting that fee such that developers always choose this option.
- * Using that money to dump new affordable housing out in the county, where it's a long walk to get to a little bit of retail or to very poor bus service.
- * Dumping affordable housing on land that was set aside during the original Twin Lakes development and given to local governments in good faith to support the original development in the form of a park or school.
- * Going against the Boulder Valley Comprehensive Plan by drastically upzoning the density in Twin Lakes.
- * Annexing these parcels of land into the city through county open space, even though the only road to these parcels of land is a county road, thereby also threatening neighbors with unwanted annexation into the city.
- * Threatening the owls that have nested and raised their young very close to the proposed development site for many years.
- * Filling in an essential wildlife corridor with development.
- * Choosing to anger a few county residents over standing up to developers.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#54]
Date: Tuesday, January 03, 2017 6:38:11 PM

Name * Mitch Hackney

Email * Dakotawest776@gmail.com

Phone Number (optional) (720) 745-9512

Address (optional)  Homelless
United States


This comment relates to: * Policy Updates

Comment: *

My comment is simple I've been homeless 3 years i cannot get housing but your placing drug addicts in housing who is using and selling and most of them have already lost one home due to them abusing the rules and system they lose their place because of breaking rules and using abusing drugs and alcohol and they go right back to top of list for new housing iam told my score wasn't within guidelines I cannot have a very much needed back surgery because you guys have to place addicts first I've never used drugs in my life nor do I drink iam homeless because of my back and cannot work not because I choose drugs and alcohol so my comment is your system is unfair and bias and discriminates against me because I dont use iam still homeless I know of cases where people have had two homes since I filled out my app the cases are there and there real I know the people personally it's wrong that iam discrimated against when I need surge ry but c an't do it because my points where not right

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#55]
Date: Tuesday, January 03, 2017 6:39:47 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Amber Shipco |
| Email * | amber_marie_copeland@hotmail.com |
| Address (optional) |  80501 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Why is this only for school employees? That seems rather unfair. I have struggled and continued to struggle for 4 years trying to keep my head high in hopes for something better. But it is of no use. I am a single parent of 2 elementary aged children who receives zero child support. I feel like both states that are involved are punishing me because of my ex-husband's actions. I am sorry if this went on a tangent, but I'm tired of the struggle – as I am sure a lot of other people are as well.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#56]
Date: Tuesday, January 03, 2017 6:51:34 PM

Name * Robert Erickson

Email * erickson137@aim.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

In connection to the proposed development near Twin Lakes by BCHA....

I am innately opposed to further encroachment by human beings into the natural world. But greed, law, and policy will not change any time soon. The middle class will continue to be squeezed out of existence, also in Boulder County. I have lived in cars, motels, and overpriced rooms (if even found) before thankfully moving to the Aspinwall complex, a well planned example of low income housing. There are very good people here, some also with adverse histories. And I met a lady from a nearby house walking her dog through here who was first opposed to the construction, but is now "happy how it turned out".


I know little of these things, but by acquaintance with the issue, including reading the Wildlife Corridors Tech. Memo. and the Habitat Assessment, it seems BCHA is rightly addressing valid concerns. If "development" must continue, it should at least be deflected into a form useful and necessary to (ever increasing) "low income" people. I support a change in the land use designation.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#57]
Date: Tuesday, January 03, 2017 6:55:45 PM

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Patty Shull |
| Email * | pshull@pdq.net |
| Phone Number (optional) | (713) 446-8700 |
| Address (optional) |  80304 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I am an underemployed executive, formerly with Hewlett Packard. I am a solo mom raising my daughter alone. I thank God for BHP and the Foothills Community property. I qualified for housing assistance and have given my daughter a stable home and safe environment. PLEASE continue building affordable housing for those of us who are responsible, hardworking, are great neighbors to have and need assistance. Thank you!</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#58]
Date: Tuesday, January 03, 2017 6:56:23 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Ron Sharp |
| Email * | rksharp@gmail.com |
| Phone Number (optional) | (720) 431-1279 |
| Address (optional) |  POB 7165 Boulder, Co 80306 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Go for the affordable housing. Too much talk re affordable housing in Boulder County and not enough action. Walk the talk of values for all, not just the wealthy. There is no perfect plan, but, this one is good, and close enough to needed amenities. Act, please! Thanks, Ron |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#59]
Date: Tuesday, January 03, 2017 7:15:07 PM

Name * Mary Kravitz

Email * marycoleman213@gmail.com

Address (optional)  6172 Willow Lane
Boulder CO
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Please please for the sake of wildlife and our children preserve this open space for future enjoyment! Have you listened to the owls as they communicate with each other? Have you read the research that stresses the importance of kids being in nature? This location is prone to flooding and is NOT in a convenient location for transportation, shopping, etc that is important for affordable housing to be successful. It sickens me daily to imagine that open space being plowed and destroyed for housing. Just another example of humans needs trumping wildlife. On behalf of our children and wildlife, I thank you for your thoughtful consideration of the impact development will have for future generations of people and wildlife.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#60]
Date: Tuesday, January 03, 2017 7:17:33 PM

Name * Lisa Dicksteen

Email * LMNEditorial@msn.com

Phone Number (optional) (720) 982-6563

Address (optional)  Boulder 80302
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

This message is intended to help sway the vote on the proposal from the Housing Authority and School District regarding changing the land use designation on the Twin Lakes properties to Medium Density so affordable housing can be built there.


This is one of the most important issues facing the county at this time as prices in the area continue to skyrocket as more and more wealthy individuals move here. We want people of all income levels to live in Boulder, not just the very well-to-do who can afford rentals of \$2,000 per month and up. It is essential that the people who work in our stores, restaurants, gas stations, libraries, parks, and other places that make Boulder Boulder are able to live near where they work. We don't want to become Aspen-flats where people who work the ski lifts have to live an hour out of town in order to find affordable housing.

This is not what Boulder is meant to be about.

Please, please consider that with a supermarket and public transportation within walking and/or cycling distance, this is a reasonable place to build medium density affordable housing so that people who want to live in the area are able to do so.

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#61]
Date: Tuesday, January 03, 2017 7:32:03 PM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Vivtoria LaNave |
| Email * | Victoria.lanave@yahoo.com |
| Phone Number (optional) | (720) 518-5479 |
| Address (optional) |  Po box 641 Lafayette, Colorado 80026 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I would like to see some affordable housing for women over 50 who make less than 2000 a month and would prefer not to have to live with a roommate and have a place of their own to live independently |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#62]
Date: Tuesday, January 03, 2017 7:34:37 PM

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Susan Rutsky |
| Email * | srutsky_1@yahoo.com |
| Phone Number (optional) | (303) 250-7859 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Housing is ridiculous. Please people, get a grip and stop the madness. Real people are having major problems getting a roof over there heads. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#63]
Date: Tuesday, January 03, 2017 7:38:19 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Dennis Kinch |
| Email * | dennis_kinch@yahoo.com |
| Phone Number (optional) | (720) 789-5309 |
| Address (optional) |  933 Portland Pl. #4 Boulder, CO 80304 United States |
| This comment relates to: * | Policy Updates |

Comment: *

I am 62 yrs old and totally, physically disabled from a bone marrow disease. I finally qualified for SSDI and Medicare to which I receive 1200 per month and must pay for everything except medical things. Because of this I am forced to rent a room in a 3BD apt. Luckily my whole life is in a chair and everything I do is within reach of the chair. Also luckily, I cannot lay down so am able to sleep in the chair, eat in the chair, you get the picture. I was told I did not qualify for housing a few times. I stress and fear every rent due date per month because my roommates are also poor. If I were to lose my room I would be out on the street, begging to die. I made the mistake of thinking that SSDI would help me raise my 2 daughters as a single dad for those times I could not work as my bones acted up. I was wrong. I also thought housing would be available for me as a poor, disabled old man. I was also wrong. There are thousands of people just like me in the Boulder County area. There can never be enough affordable housing and also, an easier, more accessible way to get it. After all, people needing this the most are usually very sick or old. Please try to imagine the hell I went through for 10 years just to get to a nicer hell I am in now. Please consider how much easier and less stressful my life would be if my housing was taken care of. It would give me more time to worry about other things like cooking, eating, hygiene, etc. And thank you for doing the work you do to help those of us in dire need. I am very grateful despite my bitching.

Please check box below *

- ☒ I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#64]
Date: Tuesday, January 03, 2017 7:41:12 PM

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Kathleen Stone |
| Email * | kstone182@yahoo.com |
| Phone Number (optional) | (720) 470-9827 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Rent and home purchasing has become prohibited to the average individual or family. Just look at the traffic each day which comes in the morning and leaves @5pm. Those who are hard workers can no longer live in the same community they work.</p> <p>And there are many single moms trying to better themselves. They do all Social Services demands and, in the end, are still homeless. Boulder is not meeting their needs.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#65]
Date: Tuesday, January 03, 2017 7:50:32 PM

Name * Mary Tradii

Email * marytradii@outlook.com

Address (optional)  Longmont, CO 80501
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

As a disabled person, I am concerned about the availability of affordable housing. I relocated from Denver to Longmont in 2011, just as rents began increasing in Denver. I am paying more rent than I should for my income, but my landlord is kind enough not to raise my rent. However, I will be moving in a few years when my landlord redevelops the property to accommodate more units. The new units will be too expensive for me. I expect more of this kind of redevelopment will further reduce affordable housing in Boulder County. So I support the Twin Lakes project as an affordable housing project. More such housing projects will be necessary for Boulder County to maintain economic diversity.

Please check box below *

- ☒ I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#66]
Date: Tuesday, January 03, 2017 7:51:24 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | steve norwood |
| Email * | stevenorwood@hotmail.com |
| Phone Number (optional) | (619) 713-3089 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | We request that the Boulder City Council approve the construction of affordable housing at the Twin Lakes and other projects in Boulder County. Boulder city and county policies are a chief cause for driving up the cost of housing in the Boulder area, The results of these actions is discrimination against the poorer people living in Boulder, and forcing long-time residents to move, including my family. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#67]
Date: Tuesday, January 03, 2017 7:56:20 PM

Name * Nami Thompson

Email * namiknows@gmail.com

Address (optional)  825 Lee Ave
Louisville , CO 80027
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

We don't intend to live somewhere where there's significant neighborhood opposition. As a family, we once desired a home in Boulder County and then discovered that opioid usage, suicide rates, and the rate of depression and anxiety in the area are at an all-time high and are higher than the nationwide averages. As an ivy-league educated couple with a small child, our future is not in a place like Boulder. However, we are also a mixed-race family and want to weigh in on behalf of diversity. You need to start supporting ethnic and mixed-ability diversity in your schools or you will fail the next generation. It will take generations to rid BVSD of the plague of children who supported the recent "alt-right," controversy, and the district already failed with the prettier doll experiment. Children who grow up without others from diverse backgrounds will never be college-ready, nor will they be prepared for the real world. Perhaps that's the true reason for the return of so many individuals who were raised in Boulder to return to Boulder- they can't cut it elsewhere. Consider the importance of this housing development as an opportunity to welcome families of non-white races into the fold, and recognize the benefit and favor it is to the entire city. All the best.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#68]
Date: Tuesday, January 03, 2017 7:58:29 PM

Name * Novella Maia

Email * mystic.maia@yahoo.com

Phone Number (optional) (303) 823-2341

Address (optional)  335 Raialroad Ave., #C2
Lyons, CO 80840
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I have lived for the better part of 30 yrs. in the Greater Denver area and I now live at Walter Self Senior Housing in Lyons. I can't imagine how anyone could think there's no need for affordable housing in Boulder County. And in today's economy, there are many more who qualify for it--people who might previously have been considered middle-class.

My personal experience with BCHA is positive. I'm impressed by their management and maintenance, and the quality of both the properties and the care they give them.


Given the scarcity of affordable housing and the scarcity of properties that lend themselves to that purpose, I think the Twin Lakes area under consideration would be an excellent choice.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#69]
Date: Tuesday, January 03, 2017 8:02:45 PM

Name * Daisy Lear

Email * daisylear@gmail.com

Address (optional)  Longmont, CO 80501
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Several years ago I was looking for a home or apartment to rent. At the time, my sons were 2 and 7 years old. For six months we were continuously denied a rental, some admitted aloud that it was because there were children. We were homeless for these six months until we were finally accepted by an open minded person who could tell we would take care of the property. And we did. The rent was more than I thought I could handle, but we managed through the help of Medicaid for health care and the food stamp program. The rent was paid on time and in full every month. We are truly thankful for these programs, I don't know what we would have done without them. Affordable housing is essential especially for those who do not qualify for food and health assistance. Housing expenses in boulder county easily take most of one person's paycheck.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#70]
Date: Tuesday, January 03, 2017 8:07:57 PM

Name * Barbara Hill

Email * barbarahill@me.com

Phone Number (optional) (303) 990-1060

Address (optional)  Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request


Comment: *

Please do not change the zoning of the Twin Lakes parcel to allow dense affordable housing there. You are ignoring the wishes of a large group of long-standing local residents by trying to impose this illicit, perhaps illegal, plan. You are, furthermore, compromising the natural habitat of a number of creatures and violating previous understandings.

Moreover, I resent the verbiage of your website. You seem to imply that the only place to situate affordable housing is at Twin Lakes. This is simply not true. You, in addition, should recognize that much of the affordable housing problem has been created by the actions of the Boulder City Council and its devotion to helping developers build large complexes devoid of affordable units. Segregation into "affordable" and "other" is not at all well considered.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#71]
Date: Tuesday, January 03, 2017 8:08:38 PM


| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | John Regur |
| Email * | johnregur@gmail.com |
| Phone Number (optional) | (303) 517-9599 |
| Address (optional) |  7285 Siena Way Boulder United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Opposition seems to be concerned about the ultimate appearance of the area....poorly maintained exterior, trash, overcrowded parking and excessive congestion. Walking paths are a "nice to have" but control of the general appearance will have a great impact on perception of a "community".</p> <p>I am in support of the project if these concerns are addressed in the design, ongoing maintenance and control.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#72]
Date: Tuesday, January 03, 2017 8:24:13 PM

Name * Malia Thompson

Email * malia@mt-studio.net

Phone Number (optional) (303) 544-0684

Address (optional)  4505 Redmond Dr. 11-306
Longmont, CO 80503
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


I currently live in affordable housing and I am very grateful that the opportunity exists for me to live here. There is a long waiting list for apartments in my complex, and this makes me concerned about the lack of reasonable prices, accessible housing for others in Boulder County.

I have lived in Boulder for 20 years and am amazed and appalled at the skyrocketing prices of homes and rentals. I lived on a homestead owned by the City of Boulder and reduced rent for 12 years, then had to move and could no longer afford to live in Boulder. I am so thankful for my current housing, as it would have meant that I could no longer live in the area and move away from my job, friends and community that I love just because I am not rich.

There is so much development in Boulder County focused on the affluent, but not enough on the everyday workers that contribute to our workforce. I support the development of the Twin Lakes Affordable Housing plan.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#73]
Date: Tuesday, January 03, 2017 8:27:15 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Andrew Lipman |
| Email * | andrewclipman@yahoo.com |
| Phone Number (optional) | (720) 346-1512 |
| Address (optional) |  Boulder United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I want to express my support for affordable housing in Boulder Co; Especially sustainable out-of-the-box solutions like eco-villages and tiny homes. Just like with solar energy, government can create incentives for people to live in smaller, more sustainable spaces that encourage use of passive and active solar, wind, etc. These will enable many people to live independently, share resources and have more money and time to spend on healthy lifestyle, family and community.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#74]
Date: Tuesday, January 03, 2017 8:31:58 PM

Name * Meta Hemmerlein

Email * msmetamarie@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


I fully support the Twin Lakes project to help provide affordable housing for families in need in Boulder County. I moved here 4 years ago and though I love the area, my job, and the schools my kids attend, each year my rent has increased \$600/year and I fear another year may push my living costs out of budget. As a single mother of two, this is a significant increase and leaves us more and more vulnerable each year. A move out of this county means uprooting my kids from our community just as they begin to thrive with trusted friends and neighbors. It also means I would have to transfer my oldest out of her high school just before graduating. It's troubling to move to a place with such potential only to move away because of the relentless rise of housing costs each year. It's also difficult to plan for my families future when I'm uncertain that the town I live in won't become so gentrified, families like mine cannot thrive and build communities with others across points of difference because the wages provided by work in that community do not sustain its housing costs. Removing families from the living experience of diverse economic positionalities removes opportunities to understand the world around fully, creating a bubble of privilege that can hardly be described as sustainable or progressive, two elements that draws the most ambitious, creative, and innovative individuals to this area. I hope to attend the meeting this month discussing the project plans.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#75]
Date: Tuesday, January 03, 2017 9:43:58 PM

Name * Jeff Loh

Email * asp125@yahoo.com

Address (optional)  Longmont, CO 80504
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

As a Boulder county resident and Twin Lakes user, I wish to preserve what little urban green space we already have to enjoy. We use the paths that border on the property in question. Often there is wildlife that might not be there if there were construction activities and dense housing – driven away by human activity, noise, traffic and changes to the ecosystem. Please consider the users of the area and do not let rampant development be your legacy.

While I do understand the need for affordable housing and high density zoning, there are other places to build in the county that won't have as drastic effect on the wetland environment such as Twin Lakes.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#76]
Date: Tuesday, January 03, 2017 10:06:49 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------|
| Name * | Ali Sepahvand |
| Email * | alih.sepahvand@gmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I do agree for building the affordable homes in the Twin Lakes Rd. Changes Request |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#77]
Date: Tuesday, January 03, 2017 10:20:59 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Maggie Boys |
| Email * | maggieboys@yahoo.com |
| Phone Number (optional) | (720) 839-0617 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I support more affordable housing in Boulder County. I think if zoning permits it, there should be an effort to entice businesses like groceries, laundromats, hardware stores and the like to locate closer to the Twin Lakes site. If zoning doesn't permit that, zoning should be changed. Also, bus service should be extended to serve this little community. This is obvious. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#78]
Date: Wednesday, January 04, 2017 12:50:59 AM

Name * Zhashki Strong

Email * sashastrong@gmail.com

Phone Number (optional) (919) 909-3613

Address (optional)  4500 19th St. Lot 644
Boulder, CO 80304
United States


This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


As a tenant of affordable housing through Boulder County, I have been able to thrive as a single mother, full-time student at the university, and a part-time worker. The cost of living has increased which I know has boosted the housing market, but has gravely impacted the daily lives of not just Boulder residents, but of Coloradoans as well. In allowing for the Twin Lakes housing to be permitted, this would allow for the very people of our community, the people contributing to our communities, to be able to not only take care of our families, but of theirs too. Thank you for your decision to positively impact the lives of our everyday neighbors and patrons in passing.

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#79]
Date: Wednesday, January 04, 2017 3:24:06 AM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Misti Husted |
| Email * | dragonflistorm@live.com |
| Address (optional) |  790 West Cleveland Circle Lafayette , Colorado 80026 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | There is just not enough affordable housing in Boulder County for families like mine. We cannot afford to rent a home in Boulder County even though we have a section 8 voucher. |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#80]
Date: Wednesday, January 04, 2017 4:09:48 AM

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Glenn Tefft |
| Email * | alltefft@gmail.com |
| Phone Number (optional) | (303) 827-6446 |
| Address (optional) |  How late ss Longmont, BOULDER 805015156 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I support any affordable housing that keeps someone from being homeless. Once u live on the streets its way to hard to get back off. |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#81]
Date: Wednesday, January 04, 2017 6:18:03 AM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | JoAnna Broussard |
| Email * | j_mbroussard@yahoo.com |
| Address (optional) |  819 Atwood St Unit 8 Longmont , CO 80501 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I am a home health care aide, working on getting my CNA. I'm raising 2 children with Autism. My husband was injured when we first moved to CO and now battles Non Epileptic Seizures (NES). Our third child is struggling to find work fresh out of high school. It has become so difficult to pay bills considering our health and work status that affordable housing is a necessity for us. We are in short term/transitional housing atm yet we dream of being back in our own home again.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#82]
Date: Wednesday, January 04, 2017 6:53:00 AM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Cynthia Shaffer |
| Email * | cas1619@yahoo.com |
| Address (optional) |  736 Excelsior Place Lafayette, CO 80026 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>We have been fortunate enough to be one of the first families who have lived in Aspinwall at Josephine Commons. My adult son is permanently disabled, and it is important that he live in safe and affordable housing. We have found that here. If our unit had not been available at the time we needed it, I do not know what we would have done or where we would have gone. Similar housing would cost us a minimum of \$3,000/month to rent. We could not have come up with that amount of money.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#83]
Date: Wednesday, January 04, 2017 6:59:01 AM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Amy Shingleton |
| Email * | amyjowin@gmail.com |
| Address (optional) |  785 S. Lafayette DR I-366 Lafayette, CO 80026 United States |
| This comment relates to: * | housing cost |
| Comment: * | The cost of our apartment is 1700 per month with two bedrooms vs. 1000 a month in Kansas City yet my salary as a 19 year veteran teacher is actually less here. I am taking the year off from teaching but thank goodness my husband has a good job. I do not know how those under 100,000 can thrive in this area. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#84]
Date: Wednesday, January 04, 2017 7:21:14 AM

Name * Hilary Dryden

Email * hhdryden@gmail.com

Phone Number (optional) (303) 589-5866

Address (optional)  5240 Centennial Trail
Boulder, CO 80303
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I am writing as a concerned citizen of the city and county of Boulder to advocate in support of the proposed change to the land use designation of the Twin Lakes properties 6655 and 6500 Twin Lakes Rd. I have read through the land use changes presented in the Staff Report Change Request from August, the Key Facts about the Twin Lake Land Use Change Requests, as well as many of the comments and concerns from folks who are in opposition to the land use designation change.

I believe we are at a major crossroads in our community and also in our nation with regard to how to handle increasing populations and increasing housing costs, as well as striking a balance between recognizing the critical impasse of no return of the impacts caused by climate change and grappling with preserving as much of the environment as we can. I believe that the Boulder County Planning Commissioners understand the crises we face on both ends and, while striving to disrupt the local environment as little as possible, have approached this challenge by selecting an ideal location to develop affordable housing in an area that is not designated open space and that already has much of the infrastructure to support the proposed housing units.

Part of the reason I moved to Boulder 12 years ago and am raising a family here is the thoughtful, innovative and progressive mentality of the city and county governments. I don't believe they have strayed from this mentality in requesting a land use designation change for the Twin Lake properties. It appears that the county planning commissioners have done their due diligence in exploring all available locations for building affordable housing and an excellent job outlining reasonable explanations for the various concerns of moving to a mixed density residential designation. I also trust that BCHA and BVSD have our community's best interest at heart with their understanding of current housing needs and what I see as the current housing crisis.

With the median home in Boulder County costing \$535,807 (http://www.dailycamera.com/boulder-business/ci_30129551/cost-average-home-boulder-surpasses-1m) and the average household income in 2015 only \$67,959 (http://www.dailycamera.com/boulder-business/ci_28636516/analysis-63-percent-boulder-county-residents-priced-out), we are pricing out our next generation of teachers, nurses, police officers, service workers, etc. (average salaries: \$45,000-\$65,000). Boulder County prides itself on excellence in education, health care and community services. A large part of this excellence relies on people being able to live in the community they serve.

There are no easy answers. The housing and environmental issues we face are only going to become more challenging, but I strongly believe that we as a community will continue to be national leaders in figuring out how to address both concerns simultaneously with dignity and respect for each other and for our environment.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#85]
Date: Wednesday, January 04, 2017 9:21:15 AM

Name * Sherry Bruff

Email * sherry.bruff@colorado.edu

Phone Number (optional) (303) 415-9970

Address (optional)  337 Arapahoe Avenue #101
Boulder, CO 80302
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear County Commissioners, Boulder County Planning Commission, Boulder City Council, and Boulder Planning Board:

Whenever a much-needed affordable housing project is suggested anywhere the outcry is always Not In My BackYard (NIMBY). But such housing developments are crucial in Boulder just now, for a variety of populations, and empty land is scarce. They have to happen.

We are the parents of a special needs young adult. Finding affordable housing for her has been a nightmare.

Special needs and disabled people are significant on the list of those who need to be served with affordable housing in Boulder. They need, as our daughter does, to be able to get to work or to their day care centers and to their recreation sources by public transportation. Our daughter can't safely cross streets so we look for underpasses or quieter neighborhoods where she can cross to catch a bus. We look for a supermarket and a recreation center within walking or bus range. Half a mile and a mile is acceptable for our daughter and many others.

Most of all, it would be wonderful if the affordable housing community could have a good number of like kind residents so there could be a community that would fill the hours of loneliness and isolation so many disabled and developmentally disabled people endure.

The Twin Lakes Housing Community fills all these needs. Please think of the people you're serving who can't vote, don't have a voice, but have a sincere and significant need that can't be filled in any other way and please vote for this housing project.

Thank you.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#86]
Date: Wednesday, January 04, 2017 9:21:46 AM

Name * Elizabeth Hess

Email * elizhess@gmail.com

Phone Number (optional) (303) 356-6993

Address (optional)  3030 ONeal Pkwy
Boulder, Colorado 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I have visited the area, and I support the city's decision to add affordable housing in the Twin Lakes area. It seems that the issues revolve around the land being used at all; and since the area has been planned for development, and is adjacent to developed land, it is reasonable to develop it. I'm sure it is a disappointment to neighbors, but that is not a sufficient reason to prevent the land owners from developing.

I would also encourage the city to continue to find affordable solutions closer to the city centre. Although Boulder is accessible from Gunbarrel, it is a separate community. As such, housing in Gunbarrel should not count as low income housing in Boulder, nor should it be advertised as such. As your studies stated, there is sufficient need in Gunbarrel to substantiate the development for Gunbarrel alone; Boulder needs its own housing, not to continue to push lower income residents to the fringes or completely out.

I am particularly concerned that the influx of tech workers will push the median income even higher, making even "affordable" housing out of reach for those with reasonable (\$30,000 – 60,000), if not high, incomes.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#87]
Date: Wednesday, January 04, 2017 9:23:08 AM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Bill Farrow |
| Email * | bfarrow@comcast.net |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>We have to stop talking about affordable housing and start treating it as an urgent issue. Please approve the Twin Lakes Rd Change request.</p> <p>There was affordable housing built a few years ago that is one block from my house. It looks nice and I am aware of zero issues.</p> <p>Bill Farrow</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#88]
Date: Wednesday, January 04, 2017 9:42:30 AM

Name * Jenna Tullberg

Email * tullbergj@yahoo.com

Phone Number (optional) (920) 331-0071

Address (optional)  725 Dounce St
Lafayette, CO 80026
United States

This comment relates to: * What utilizing BCAH means to me

Comment: *

My name is Jenna Tullberg, I am a single mother of two and without BCAH I would have never been able to continue my education while being able to provide for my children. As a result of living in Aspinwall, I have been able to return to school at UC Denver in their School of Public Affairs to obtain my Master in Public Admin. My undergrad in Social Work, as well as being a single parent, has given me a unique view of human services and its multiple dynamics both as a professional and consumer, which is my reasoning for continuing my education and desire to make a greater change for individuals in need. Being able to live without fear of homelessness is a significant reason this has been possible and I thank the higher power everyday for providing me with this opportunity!

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#89]
Date: Wednesday, January 04, 2017 10:01:57 AM

Name * Jethro Grantham

Email * jethrogrant@me.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Planning Commission,

- We have live in the area for 25 years on Barnacle St.
- First the property in question was designated as Open Space on old maps. Then is was purchased and supposed to be a church and a school. This is scope creep and deceptive to neighbors when we bought our property.
- The proposed property is well beyond the density of the adjoining neighborhoods, thus requires annexing by the city.
- The city's annexing process cut out participation of the the neighbors and we were not even allowed to vote in the election because we are not part of the city.
- for such an expensive and highly profitable development we have not seen any plans for upgrading bike paths, mass transit, promised rail system, parks, etc. Most importantly where is Gunbarrels Rec Center...the North, South and East have them!
- public necessities of drainage, schools, parking, road impact and maintenance are not part of the plan.
- This property is an important wildlife conduit from the Boulder creek basin to areas in northern Colorado all the way to the Wyoming border and beyond into Canada. This severely affects their habitat. This was another reason for us moving here.
- The County has not defended out interests and been influenced instead by the City, developers for their own interests.


The City of Boulder is treating Gunbarrel like New York treats New Jersey...just a dumping ground to be exploited.

Best,
The Granthams


Please check box below *

• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#90]
Date: Wednesday, January 04, 2017 10:55:36 AM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Afton Surwillo |
| Email * | willoshare@gmail.com |
| Address (optional) |  80026 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Boulder County has a huge problem with affordable housing which impacts its ability to attract the diversity that makes for the strongest communities and that Boulder claims to value. We live in a single-family house that we bought 2.5 years ago. If we were to try to buy into our neighborhood now, we could not afford to do so. We are a family of 4 with 2 adults with graduate degrees and we struggle to afford it here. We need economic diversity to thrive. Affordable housing allows people with differing backgrounds and skills to contribute to a vibrant community.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#91]
Date: Wednesday, January 04, 2017 11:00:41 AM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | miriam paisner |
| Email * | miriampaisner@hotmail.com |
| Phone Number (optional) | (303) 447-9772 |
| Address (optional) |  3250 oneal cir colorado 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>leave Twin Lakes alone; let it be open space as it has been and that goes for every other open space in Boulder county</p> <p>you are eating up too much of the natural beauty with ugly development; traffic is now insane because you've allowed too much of development and it isnt stopping whether in the city or county;</p> <p>we are becoming another Denver, L.A. and NYC, unless you stop it now; maybe stopping the influx of so many new residents would be a good idea.</p> <p>TOUGH LOVE miriam</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#92]
Date: Wednesday, January 04, 2017 11:37:03 AM

Name * Vega Brhely

Email * darkshines8@gmail.com

Address (optional)  5116 Williams Fork Trail
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I currently live behind the Twin Lakes Open Space and am firmly against building affordable housing and changing the area to medium density. The whole reason I moved to Gunbarrel, and my current condo specifically, was for the open space. There had already been concerns about the overcrowding of the Open Space and once you annex it and build 240 more units, the precious space will quickly deteriorate. There are owls that nest each year in the same area and they will have no nesting ground with proposed construction.

If you're so concerned about making affordable housing for teachers and other government employees, why not take the money from those housing projects and increase the employee wages over 20 years? Save our beloved open space and stop overcrowding the area.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#93]
Date: Wednesday, January 04, 2017 12:19:10 PM

Name * Robert Bows

Email * rabows@mric.coop

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I certainly support an increase in housing for low and moderate incomes in Boulder and Boulder County. Part of the issue preventing more of this is the waste of taxpayer money by the city and county via the use of private controlled banks. If the city and county operated their own bank, all the money they waste on interest charges for long-term capital projects would be available for other projects. For example, the proposed 3% interest charges for the municipalization of the electrical grid will cost the city \$5 million a year for many years. Imagine how this could benefit the housing situation.

Please check box below *

- ☐ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#94]
Date: Wednesday, January 04, 2017 12:21:53 PM

Name * ren feddersen

Email * rfboco@gmail.com

Phone Number (optional) (720) 466-9494

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

this is a subject dear to my heart. I have been a house builder all of my adult life. I am now at the age of 64 and facing the possibility of having to leave Boulder as it has become far to expensive. this past year I had to give up shop space that allowed me to maintain a minimalist lifestyle. I used this space to restore furniture I found on the side of the road. over the years I have had a cot in the shop to keep costs down. in many places this is frowned on. sometimes you have to improvise. WE could definately use much more live/work space in Boulder. we have some harsh times ahead and we need to be flexible in our thinking about solutions. I believe there are some low cost solutions available for housing people in need. the thing is we need to expand our thinking. these solutions would allow shelter to be avaiable quickly. They would create some jobs and perhaps stimulate other solutions. we're not going to have much impact on the housing problem (soon to be a crises) without some very radical thinking. would love to dicuss my ideas with someone Ren Feddersen
rfboco@gmail.com 720 466 9494


Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#95]
Date: Wednesday, January 04, 2017 12:35:24 PM

Name * Joann VanHorn

Email * joann.vanhorn@gmail.com

Address (optional)  552 S Dover Ave
Lafayette, CO 80026
United States


This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

After being bombarded with daily emails about support Boulder County in it's efforts to proceed with plans to develop Twin Lakes Rd with affordable housing, I am submitting this for your consideration. I am grateful for the affordable housing I have in Lafayette at Villa West II. However, I don't believe the county is able to support all the facilities they currently have in a way that is practical. They are horrible understaffed and often don't appear to know what they are doing and how to manage what resources they currently have. I am not in favor or any additional affordable housing being developed anywhere in Boulder Count until their residence to staff ration increases.

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#96]
Date: Wednesday, January 04, 2017 12:39:16 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Cheryl Sajat |
| Email * | csajet@gmail.com |
| Phone Number (optional) | (720) 357-5492 |
| Address (optional) |  3120 Broadway Street #302 Boulder, CO 80304 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I support Boulder County Housing Authority regarding their Twin Lakes site plan. |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#98]
Date: Wednesday, January 04, 2017 1:02:01 PM

Name * Helen Wood

Email * woodhelen75@gmail.com

Address (optional)  1133 Portland Place
80304 Boulder
United States

This comment relates to: * BHP/BVSD Twin Lakes Proposal for Development

Comment: *

Allowing this Housing Authority (BHP) and BVSD to partner in development at Twin Lakes would open a Pandora's Box of destruction and inequity that you will never be able to close. If you wish to kill off all of Boulder County's remaining wildlife and native plant habitats, allow this project to go through, in full as proposed.

First, I have rented from the Housing Authority for 8 miserable years. I know too well how destructive these properties are to wildlife and native plants.

BHP has been a top water waster for over a decade. After rehabilitating their decaying properties in 2015-6 with questionable quality work and suspicious construction products, plus minus zero-green construction practices, the gardens were re-planted with turf and water sucking plant species. I consider the millions and millions spent in the last two years on reconstruction to have been their second and last chance to prove themselves worthy of a valuable habitat resource such as Twin Lakes.

Even if they make it to development at Twin Lakes with the promise of wildlife conservation-friendliness, I can attest that their properties' dumpsters and recycle bins are always overflowing and attract increasing numbers of crows and squirrels who chase off any native or migrating birds who flyover. This predator-friendly and disease-spreading practice has been allowed to hold even after the property rehabilitations. Their properties simply are NOT well maintained or managed no matter how much money you give them or what they promise.

Next, if the low income housing units are to be primarily devoted to BVSD employees, why not devote the old Boulder Community Hospital Properties to low income hospital employees and so on down the line?

The simple fact is there are too few native habitats left in the West. Even our National Wildlife Reserves are freely given over to industry (some private) to trample for personal gain, i.e. Bundy Verdict in Oregon 2016.

Further, the Archdiocese' land gift was never intended to steal natural habitat or open space from the citizens of Boulder County nor to partner with a dodgy outfit such as the Boulder Housing Authority (BHP) with its checkered past. They wanted to help the poor, as is their mission. There are acres of land on the Front Range where the poor can be helped other than the Twin Lakes property. Last, I hate to bring this up, but the neighborhood impact of a BHP property is greater than anyone feels comfortably admitting. The chronically overflowing dumpsters, the frequent behaviorally-oriented 911 responses, the number of fender-benders, pet vs. vehicle accidents, the human vs. vehicle incidents, and the congregating in the yards and nearby shops of profoundly mentally ill, often very poorly managed BHP residents has a measurable impact on the community at large. It is simply a consequence of the population BHP targets for residency qualification. BHP properties become pockets of undesirability and it is truly, sadly, unfortunately very evident.

Twin Lakes, is just not the right place for this no matter how much Betsy Marten wants to get her way again.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#97]
Date: Wednesday, January 04, 2017 1:17:06 PM

Name * Sharyl Carter

Email * sharyl1@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

If we don't build some affordable housing in Boulder County we are going to have even more people and families living in the streets.

Replicating the current land use character can be easily done with the mix of homes styles, buffers, and open space that match the already built homes and uses. This area already has services available--to NOT DO this would be a tragedy.

As far as agricultural space goes, when is the last time that area was planted for an agricultural use?


I think there should be a variety of housing types here that includes extremely low to no incomes as well, but I'd be happy to see housing expanded in whatever way we can get it done.

This is so needed for the general welfare of the majority of citizens of Boulder County and should be a priority.


Thank you.

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#99]
Date: Wednesday, January 04, 2017 1:21:03 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Boguslaw Gontar |
| Email * | boguslaw.gontar@gmail.com |
| Phone Number (optional) | (303) 485-3240 |
| Address (optional) |  630 Peck dr. #6-205 Longmont, Colorado 80503 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>It is a project which will benefit people does not matter where is situated. As long as bus line is going through people will be able to adjust and live well.</p> <p>Currently I do live about 1.3 miles from nearest grocery store, in the same complex live some residents which do have a hard time being mobile, yet nothing stops them from leading a normal life. There are all sorts of programs and also people of good will which will help in case of need.</p> |
| Please check box below * | <ul style="list-style-type: none"><input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#100]
Date: Wednesday, January 04, 2017 1:22:14 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Kate Myers |
| Email * | K8pets@live.com |
| Phone Number (optional) | (720) 971-9454 |
| Address (optional) |  5475 Tenino Ave. Boulder, CO 80303 United States |
| This comment relates to: * | affordable housing |
| Comment: * | <p>I live on \$1287 disability a month. I live in a basement room with no running water, two staircases to the bathroom and kitchen and one small window. That is what is affordable in Boulder for me. I'm 64, have worked all my life, became ill and lost my home.</p> <p>There is no decent place in Boulder for people like me. I was on the list for section 8 for 5 years, then they changed the system to a lottery.</p> <p>Boulder needs subsidized housing where people can pay 1 / 3 of their income for their housing. A 500-700 square foot apartment would be fine for me.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#101]
Date: Wednesday, January 04, 2017 1:24:06 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | David Schwartz |
| Email * | artsypoets@art2uplift.com |
| Phone Number (optional) | (314) 363-8087 |
| Address (optional) |  610 Merlin Drive #101 Lafayette, CO 80026-2921 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I want to voice my support for expanding affordable housing. It is very important to get people off the streets and into their own permanent dwellings. |
| Please check box below * | <ul style="list-style-type: none"><input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#102]
Date: Wednesday, January 04, 2017 1:37:23 PM

Name * Sue Otness

Email * sueotness@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

There seems to be a misunderstanding regarding people who need help with their housing costs. No, they are not lazy. No, they aren't losers. No, they aren't drug addicts or alcoholics. Does it happen sometimes, of course.

I just moved back to the Boulder County area after being gone for ten years. The cost of housing has skyrocketed. I am shocked at how much people are having to pay for rent. I don't know how anyone can do it.

Should families or single parents be denied a great school for their kids because they ran into some financial problems? If they can't afford decent housing, they probably can't afford a car, insurance, maintenance and payments.

Those of you who are worried about 'those people' living next to you should be ashamed. It doesn't take much in this area to fall into financial hardship. We hope you never have to experience the stress, trauma, and then the shame from the 'rich people' who would put you down because you don't have the money they do.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#103]
Date: Wednesday, January 04, 2017 1:58:55 PM

Name * Elizabeth Powell

Email * greenprmanager@gmail.com

Phone Number (optional) (303) 489-0595

Address (optional)  Lyons, CO 80540
United States

This comment relates to: * Policy Updates

Comment: *

This isn't a time for NIMBY-ism in the Twin Lakes area. Bus drivers, teachers, and all working class people have a right to live here. They are already going to be limited on how much they can sell their properties for, so they should have the opportunity to purchase in order to have higher quality of life (less commute time from outlying areas, and to enable their kids to attend local schools) just like any of us does. The city and county of Boulder will always be challenged with the tradeoff of providing local affordable housing vs. forcing more people to drive in to town to work, thereby reducing air quality for everyone. I think we should all be more generous in welcoming more building into our community (in general, where we can go up is better than going out) . At the same time, on a more macro level, I think we should honor at least 90-95% of the previous commitments (and investments) to preserve our valuable open space in perpetuity. The open space is not just creating wealth for homeowners, it's created a quality of life difficult to find in other areas.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#105]
Date: Wednesday, January 04, 2017 2:14:02 PM

Name * Lisa Rizzi

Email * dizzilizzirizzi@yahoo.com

Phone Number (optional) (303) 666-6083

Address (optional)  1 Solstice Ct
Erie, co 80516
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


I would like to say that I think its a great idea to have this project move forward. I have lived in Boulder county over 30 years. I have worked for the Boulder Valley School District since 1994. I love Boulder County for many reasons. The diversity, wonderful foothills, trails, schools and way of life. We had to move from our home in Lafayette because of health concerns last year and looked all over the county for just the right fit for us and could not find appropriate and affordable housing so we had to move to Erie, weld county. I was so sad. I love Boulder County and now sadly am no longer in the county. A good number of the people I work with can also not afford to live in the county we work in because of the high cost of living. I don't have far to commute but I do most of my shopping and other needs in the county, such as doctors, dine out and ride on the trails.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#104]
Date: Wednesday, January 04, 2017 2:14:03 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Dianelyris Melendez |
| Email * | dianelyris@gmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Although I believe affordable housing needs to be a priority in Boulder County at this time, the preservations of owls in that area are equally valuable. If there is any way to preserve their habitat, then I support more affordable housing but I DO NOT support this measure if the owls are losing their home. People visit the owls every year and that area enriches everyone's quality of life. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#106]
Date: Wednesday, January 04, 2017 2:22:32 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | RITA ADAMSONS |
| Email * | ritaad48@yahoo.com |
| Phone Number (optional) | (260) 243-2793 |
| Address (optional) |  1762 COOK CT APT 101 28 Longmont, Co 80501 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Boulder County really needs affordable housing but I don't think the Twin Lakes area is a good idea due to the fact that it is too far away from shopping and bus rides. Please keep affordable housing in mind for helping low income people live in this beautiful county. |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#107]
Date: Wednesday, January 04, 2017 2:36:47 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Ronald Bauer |
| Email * | rongbauer@aol.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I am homeless due to recent medical issues, now involved with Agape New Haven program. I hope time and consideration is given to this inaugural program, and what it is attempting to accomplish, it is a good thing.....</p> <p>Ronald</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#108]
Date: Wednesday, January 04, 2017 3:01:37 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Joann Luscomb |
| Email * | jslusco@yahoo.com |
| Phone Number (optional) | (303) 807-9940 |
| Address (optional) |  1050 16th Ave. Apt D-11 Longmont, CO 80501 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I could not afford to pay rent in Boulder County on what I make from SSA a month as I only make \$950 a month, and I have not found a one bedroom apt that isn't subsidized for less than that a month! |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#109]
Date: Wednesday, January 04, 2017 3:41:37 PM

Name * J Lagrander

Email * jlagrander@earthlink.net

Phone Number (optional) (907) 414-9429

Address (optional)  2121 Mesa Dr. Mesa Vista. Rm 326
Boulder, CO 80304
United States

This comment relates to: * Comprehensive Plan

Comment: *

After working for years for the Boulder Valley School District, C U and other entities in Boulder I find myself unable to find affordable housing here. I am temporarily in a rehab facility subsequent to a sciatic episode but please this is not where I want to end up living because of short sighted lack of housing fog people like me. It's just not fair. My affordable apt was wiped out due to a flood, I gave my all to the students of Boulder and now the only place to park me is a nursing home? People this is not right and you need to do something about it as it's beyond shameful.

J M Lagrander
2121 Mesa Dr.
Mesa Vista. Rm. 326
907-414-9429


Please check box below *

- I acknowledge receipt of the Open Records Notification


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#110]
Date: Wednesday, January 04, 2017 4:51:59 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | - Coco |
| Email * | separatinco-any@yahoo.com |
| Address (optional) |  80304 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Please preserve the Twin Lakes owl habitat. I am against developing this area. I am for affordable housing, but not at the cost of the Twin Lakes open space. We also need to look at our population density control! Thank you, Coco |
| Please check box below * | <input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#111]
Date: Wednesday, January 04, 2017 5:18:05 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Tanya Markle |
| Email * | tmarkle@students.naropa.edu |
| Address (optional) |  80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | While Boulder County needs housing that is more affordable, it does NOT need more housing to be built, taking up our natural landscapes. I OPPOSE these efforts and encourage Boulder County to make housing more affordable and to not build more spaces. |
| Please check box below * | <input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#112]
Date: Wednesday, January 04, 2017 6:17:54 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Susan Jeremy |
| Email * | susjeremy@msn.com |
| Phone Number (optional) | (720) 841-1524 |
| Address (optional) |  PO Box 1722 Lyons, CO 80540 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Any plan that results in an increase of affordable housing in Boulder county would be a blessing.</p> <p>Here, in Lyons, we lost a huge amount of affordable rentals due to the flood. Many former residents are still displaced and searching for housing anywhere in Boulder county so they can continue with their jobs or education.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#113]
Date: Wednesday, January 04, 2017 6:33:14 PM

Name * Scott Sampson

Email * shirowm@gmail.com

Address (optional)  Lafayette, CO 80026
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

The affordable housing planned for Twin Lakes is needed. However, so is affordable housing elsewhere in Boulder County.

I know this first hand. I moved with my Mother from California to Boulder to be near to my Brother in 2012. In the last two years, we have all moved out of Boulder--it was too expensive. My Mother found an affordable house in Louisville, but that is also getting more expensive. I moved out of my apartment across from CU Boulder because the rent had increased too high. I had been in Boulder for three years. I now live in Lafayette--thanks to a Housing Voucher.

It is untenable that Boulder County is getting so expensive that long-term residents are getting priced-out by higher-income individuals from out of state. Furthermore, the fact that only high-end residential units are being built, while affordable housing is completely eschewed, is unacceptable. It is income inequality and discriminatory against the poor, elderly, and disabled. As a low-income disabled person I take great offence that "progress" is being made at our expense. I highly recommend that you take our needs into consideration. We live in Boulder County as well. As long as its support system remains the most progressive in the state, we cannot afford to go anywhere else.

Please check box below *

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From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#114]
Date: Wednesday, January 04, 2017 7:58:53 PM

Name * Susan Felkey

Email * s_felkey@yahoo.com

Phone Number (optional) (303) 499-2624

Address (optional)  625 Walden Circle #102
Boulder, CO 80305
United States

This comment relates to: * design of building

Comment: *

I think you should look at the design of new construction and existing neighborhoods might be more accepting of new construction. Boulder Junction- UGLY. The new structures at 29th and Valmont and 28th and Valmont- UGLY. It's all concrete!
Look at what was built in the 1980's- North 28th Street - Aspen Grove, Pendleton Square, Boulders. Go north of Iris - condos and townhouses - parks, trees, grass, bike paths. Now go south to Table Mesa and Highway 36 - Tantra and Bridgewalk. I live at Bridewalk and it is wonderful - park in center, wetlands on the south end. Highmar - senior housing, nice idea but it's sort of ugly with balconies hanging off the sides. Shannahan Ridge is another really nice area. I know there is a shortage of land to build on but don't crowd so many people into small places. Give them some outdoor space. I have a small patio and I live out there when possible.
Help teachers, police, firefighters - service providers - live in Boulder. They work long hours and should live close to work.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#115]
Date: Wednesday, January 04, 2017 8:01:14 PM

Name *

R E

Email *

erickson108@aim.net

This comment relates to: *

Twin Lakes Rd. Change Request


Comment: *

About the proposed development near Twin Lakes....These two parcels should be Left Alone. There has been enough vulgar human development there, here, and everywhere. Any abstract definition of what Open Space is, or is not, is meaningless. And what good is some small artificial wildlife corridor when it is surrounded by human activity? Animals are driven away from this. Best to impose more elemental controls on these greedy landlords and developers, in any way necessary. But on the other side we have these subdivision residents in their cozy little homes oblivious to what is happening in the real world. But they got theirs and never mind that the Earth was tore up to build their oversized houses. Nevertheless there is indeed wildlife living or making use of those fields, at least before the grass was cut down. I hope the Planning Commission can discern what is true in the various reports in relation to wildlife habitat, because the environment must ta ke precedence at this time on this planet.

Please check box below *

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From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#116]
Date: Wednesday, January 04, 2017 8:02:54 PM

| | |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Sherri Crawford |
| Email * | blaketymia@aol.com |
| Phone Number (optional) | (303) 374-4819 |
| Address (optional) |  PO Box 714 Lafayette, CO 80026 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Being a single mother and having lived in this area most of my life I am appalled at the housing costs. How can we possibly continue this way, if no one can afford housing. Everyone can not possibly afford these costs and if they continue we will have more and more poor people in this area. |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#117]
Date: Wednesday, January 04, 2017 8:11:22 PM

Name * Brianna Gallagher

Email * brigallagher.gallagher@gmail.com


This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Affordable housing in Boulder County is critical. My partner and I were relatively well paid blue collar workers completely unable to afford housing close to the factory we worked in. I believe communities thrive with diversity in education levels, economics and background. Without affordable housing Boulder County will be unable to accommodate any kind of diversity in it's communities. This would be a terrible loss. Public servants render critical services and should be able to live near where they work. Anything less is a slight to the people who dedicate their lives to the betterment of the world around them.

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#118]
Date: Wednesday, January 04, 2017 9:37:05 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Erika Bennett |
| Email * | starr_poet@yahoo.com |
| Address (optional) |  Longmont, co 80501 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I've worked with Non-profits in Boulder County since 2012. Some as a client, and then as a part of them. There is a serious need for affordable housing here, anywhere. There is plenty of transportation around, and it is a great location between Boulder, and Longmont to facilitate ease of transport for employment. Please approve this. |
| Please check box below * | <input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#119]
Date: Wednesday, January 04, 2017 11:30:55 PM

Name * Alison Tascone

Email * alison-tascone@gmail.com

Address (optional)  Longmont, CO 80504
United States

This comment relates to: * Twin Lakes Rd. Change Request


Comment: *

I just wanted to send a brief note about my experience with affordable housing in Boulder, in support of affordable housing in Boulder at Twin Lakes or elsewhere. I moved to Boulder to work as an environmental contractor for the city. I rented a room in a 3 br house \$1500/mo from 2011 – 2013. I was prepared to sign the lease for a third year, but the landlord tripled the rent, and he found someone else, who could afford it. I looked for a room for 2 months, but couldn't find anything I could afford working full-time for the city, that would also accept my 50 lb dog. I ended up living in an RV before giving up and moving to Weld county to work in ag'. Fewer hours, lower taxes, less traffic, rent I can afford. Much better quality of life. And as much as I loved Boulder, and I'm sorry to say it, my experience angered me so much that I never even visit now. It felt like there was a conspiracy to disenfranchise and squeeze out the working poor, and all the new development looks like multi story strip malls. Thank you for your time.

Please check box below *

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From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#120]
Date: Thursday, January 05, 2017 2:31:37 AM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Robin Harker |
| Email * | robinlharker@gmail.com |
| Phone Number (optional) | (720) 298-6563 |
| Address (optional) |  4825 Thunderbird cir. 114 Boulder, CO 80303 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Yes we need more affordable housing in Boulder County |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#121]
Date: Thursday, January 05, 2017 6:17:00 AM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Kennya Vinson |
| Email * | vinson.kenya@gmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I feel there needs to be far more affordable housing in Gunbarrel as well as many other areas. I stayed in Gunbarrel for a short amount of time and my kids currently go to high school there. We commute from Longmont. It's a very small community that has plenty of room to grow residentially and commercially. I cannot see why people would oppose this! The residents would be ideal citizens, not criminals! And everyone deserves affordable housing and every community in Colorado should have it available.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#122]
Date: Thursday, January 05, 2017 6:44:11 AM

Name * Ariel Laman

Email * ariellaman@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

One of the things I have found to be at the forefront of why neighbors around proposed affordable housing sites don't want affordable housing in their neighbor is a multi-headed belief that it will bring down the value of their homes.

Incorporated in this belief is the fear that the people who want or need to live in affordable housing put themselves there because of the choices they have made in their lives. While for many of them, this is true, there are others who are just doing the best they can with what is available.

Another fear figuring in this issue is the idea that crime follows where there are not enough opportunities for people to get ahead in life or to fulfill their dreams. This then leads to a number of ways people try to cope with their situation, some of which lead to people hoarding, finding ways to steal from their neighbors or doing drugs, abusing alcohol & engaging in inappropriate sexual behavior.

Humans tend to gather in groups with others like themselves & when this happens, an 'us vs. them' mentality develops. People who live in neighborhoods can choose to get to know each other & find ways to help each other, or they can follow the 'us vs them' mentality which then leads to not wanting those who are different near their neighborhoods.

When a housing project is suggested, why not have events where those who choose to live an affordable housing complex come together with the surrounding neighbors in a social environment, so the fears I expressed above, can be mitigated.

Also, I took a class hosted by Susan Spaulding about learning what our rights, as tenants are, so tenants & landlords are both on the same page. Additionally, when owners want to charge a security deposit equal to a full month's rent, it becomes a real financial problem for the social services agencies having to come up with financial help to assist those of us who live hand to mouth. Tenants need to carefully read the lease they sign & not let greedy landlords take advantage of those of us who do not know what their rights are.

I have discovered this leads to feelings of anger towards land-lords & some people resort to violence or various other ways of expressing their discontent with the prevailing economic system.

Please check box below *

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From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#123]
Date: Thursday, January 05, 2017 7:56:22 AM

Name * Ihla Nation
Email * ihlafn@yahoo.com
Phone Number (optional) (303) 653-3076

Address (optional)  1190 35th Street 2A
Boulder, CO 80303
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

As a person who was homeless for three years, I am hugely grateful to Boulder Housing Partners for a place to live. When the person from whom I rented a room decided to stop renting, I was left homeless. As a 60 year old woman who had been ill and recently diagnosed with a very advanced case of Type 2 diabetes, I was left stranded and in no position to pay the exorbitant rents in either Boulder or the surrounding area. Affordable housing is an absolute necessity in Boulder and the surrounding area. However, I am not in support of the current location that Boulder Housing Partners has selected. Having lived in the Gunbarrel area I believe this property should remain open space. NEITHER BHS or any private developer should be allowed to develop on that lovely piece of property.

Secondly, as a person who lives in affordable housing, I am aware that many people who require affordable housing have health issues and many don't have or are unable to use their own private vehicles. I don't think this is a good accessible location for medical, emergency health services, library services, senior centers, or access to Boulder's outstanding parks and rec programs. I think this is a plan made by people who actually haven't lived in their own communities and seems to lack a real understanding of the needs of its residents. And I wonder how many of them have had to use a bus in a snowstorm to get to a much-needed doctor appointment. While Gunbarrel has bus service, it often includes a walk of several blocks and a transfer to at least one other bus.

I may lack a full understanding, but it appears to me as I travel around Boulder that there are some excellent properties available closer in that should be accessed for the desperately needed affordable housing. Thank you

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


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#124]
Date: Thursday, January 05, 2017 8:14:58 AM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | bob story |
| Email * | bobstory2012@gmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>to:</p> <p>Planning Commission,</p> <p>I hope you will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.</p> <p>Bob Story</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#125]
Date: Thursday, January 05, 2017 8:26:37 AM

Name * Ellen Lawson

Email * lawsonellen@yahoo.com

Address (optional)  218 Cardinal Way unit A
Longmont, CO 80501
United States

This comment relates to: * Boulder Valley Comprehensive Plan

Comment: *

I am strongly supportive of any and all efforts to increase affordable housing in Boulder County.

I am not in favor of the current method of determining sale price once one owns an affordable unit as I believe it penalizes the buyer and keeps people from moving out into regular housing once they can afford it.

Basically, the buyer pays for the unit, including fees to realtors and Thistle, in my case about \$10,000, then this amount is deducted from the value of the house when it is time to sell! (Seems to me to be doubly burdening the buyer.) So in my case, market prices must go up more than \$40,000 for me to even recoup the original cost of the house to me.

Keeps people locked in when you ought to be encouraging them to move out and up when they can?


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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#126]
Date: Thursday, January 05, 2017 9:02:39 AM

Name * Arthur Gegenheimer

Email * amg573@yahoo.com

Phone Number (optional) (720) 329-6851

Address (optional)  838 S. Bowen St. Apt. C
Longmont, CO 80501
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


I've lived in Boulder County since 1988, with the exception of 6 months in Key West, FL, which as an island resort and tourist trap was truly ironic to find it actually CHEAPER than Boulder County. The simple fact is that more and more people are being forced to double occupy or move further and further away as the gentrification, I mean 'urban renewal' drives up prices while wages remain flat. And much like Key West, and Summit County, you're going to start finding it difficult to find laborers and service employees willing or able to commute the thirty miles it takes to reach a neighborhood where three families can afford to share a home. And then who will serve the hipsters their fancy coffee? The simple fact is that lower-middle class, working poor, and poverty-level families are being marginalized more and more by policies encouraging and rewarding businesses and developers for jacking up existing prices and only build ing for the super rich.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#127]
Date: Thursday, January 05, 2017 9:43:29 AM

Name * Emily Holcomb

Email * emilyh.college@gmail.com

Address (optional)  3000 Colorado Ave Apt E218
Boulder, co 80303
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I think it would be amazing if there were more affordable options for Boulder workers. The cost of living in Boulder is unreasonable, and I know for my self and my partner I will be unable to live where I work eventually. As a renter and full-time salaried worker, I rent a 1-br apartment that is expensive as is, and was a screaming deal when we found it as studio apartments were going for well over what we pay now (1095). I think it is shameful that university professors and directors cannot afford to live where they work, either moving far away or having to apply for special financing programs to make payments.


Boulder is wholly unaffordable for anyone less than a millionaire, so who is boulder really for? I hope the Twin Lakes proposal goes through, and many more so that Boulder is affordable and reasonable. Twin Lakes should not be the only proposal because it is far from sufficient goods and services that folks will need access to, but it is a start.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#128]
Date: Thursday, January 05, 2017 10:41:43 AM

Name * Ann Roddy

Email * ann.rodgy@colorado.edu

Address (optional)  Box 18632
Boulder, CO 80308
United States

This comment relates to: * Neglected housing update

Comment: *

First thank-you for all of your efforts in the critical area of low income housing. I have an issue with a lack of thoroughness however, with regard to the Sept 13 housing lottery. I am senior, applied on the morning of 9/13, received confirmation of my application. One week later I received a 'declined due to too many occupants in a single dwelling' [I am a single person]. Later I was told that this message was sent out in error and I was still on the wait list and would be contacted shortly. I followed up a couple times a week for several weeks—usually leaving a phone message that was not returned, or sending an email that was not returned. I understand that this is a lottery, but I was not even contacted to let me know if there was/was not availability. This put me in a very difficult situation...moving from place to place for the last several months. I honestly hope that I will be place on a priority list when the next housing lottery opens. Thank-you,
Ann Roddy

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#129]
Date: Thursday, January 05, 2017 11:55:05 AM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | William Quinn |
| Email * | william.quinn@Outlook.com |
| Phone Number (optional) | (303) 587-0316 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I would like to see more affordable housing in this area as there isn't much. Affordable housing would make it easier for people to live & work in Longmont, which then allows them to spend money in the community rather than outside of it where they currently live (if living outside Longmont/Boulder Cty) |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#130]
Date: Thursday, January 05, 2017 12:15:59 PM

Name * David Hatcher

Email * davidhh51@yahoo.com

Phone Number (optional) (720) 480-1051

Address (optional)  6126-3 Habitat Drive
Boulder, Colorado 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Greetings. I have lived at my current address in Gunbarrel for 17 years after buying a condo. Twin Lakes Open Space was one of my favorite places to hike and bike long before it officially became county open space. The idea of those two parcels of vacant land being developed alarms me, to say the least.

I believe that county-open space officials should not be actively facilitating development on the edge of open-space property and should instead be trying to expand their holdings.

The annual springtime nesting by two Great Horned Owls along the Twin Lakes/LoBo Trail has entertained and educated untold numbers of visitors for many years. I fear that developing those parcels will drive away those owls and deprive them of a safe nesting site while also depriving the public of a terrific opportunity to watch the owls raise their young.

I am also concerned about what effects the proposed development would have on the possibility that the City of Boulder would annex the rest of unincorporated Boulder County in Gunbarrel, including my condo complex. I cannot think of a worse fate for a homeowner than falling under the authority of the City of Boulder and its wacko tax-and-spend City Council.

I also have doubts that county government should even be in the business of providing affordable housing in the first place. I don't consider myself a hard-line Conservative, but shouldn't market forces fill that need?

I urge you to reconsider allowing development of these two parcels. I admit that these parcels are hardly pristine, but I think that with some landscaping and trail construction, these parcels would make a fine addition to the existing Twin Lakes Open Space.

Thank you.

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#131]
Date: Thursday, January 05, 2017 12:20:10 PM

Name * Sunny Monaco

Email * johnsunnn@comcast.net

Phone Number (optional) (303) 554-5887

Address (optional)  5067 Cottonwood drive
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request


Comment: *

The natural area surrounding Twin Lakes is a haven for the owls, coyotes, fox, hawks, rabbits and other creatures which will be threatened by this over development project that is proposed. As a long time resident of the area and of Boulder I am shocked that the city is selling out to developers ! I am deeply saddened by these proposed measures to keep squeezing development and already over populated area. What happened to our green belt space and open space surrounding in and around Boulder? Please reconsider the consequences of this development and how it is driving out not only lthe wildlife but the people who love and love here!

Many thanks
Sunny Monaco

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#132]
Date: Thursday, January 05, 2017 1:31:17 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | David Layman |
| Email * | djlayman001@hotmail.com |
| Phone Number (optional) | (720) 398-9472 |
| Address (optional) |  Unit 74-202 1995 East Coalton Road Superior, Colorado 80027 United States |
| This comment relates to: * | Gun Barrel Housing |
| Comment: * | <p>The county of Boulder and the state of Colorado does not provide housing support. The further you get away from a metropolitan area, the more expensive it is for living expenses.</p> <p>As a senior, I find it difficult to find suitable housing. I am at the point of giving up. Right now I have access to a grocery store close by. The location of your proposed 'affordable' housing simply causes more to day-to-day living expenses.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#133]
Date: Thursday, January 05, 2017 2:26:59 PM

Name * Greg Harms

Email * greg@bouldershelter.org

Phone Number (optional) (303) 468-4311

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I have been attending hearings on affordable housing in Boulder County for almost 20 years now. Opposition to these kind of projects has become predictable. First, the project is never in the right location; and there is always some mystical better place to build. Second, there are always unique concerns about the particular location. If it is not anxiety about owl habitat, it is increased traffic worry, if it is not flood plan issues, it is fear of decreased house values, if it is not a "lack of public transportation" argument, it is fear of the poor themselves. Everyone knows there is an affordable housing crisis in the City and County of Boulder. We also know that no one (or almost no one) wants affordable housing in their neighborhood. The question for our community is can we make the hard choices needed to keep Boulder County from becoming a place of complete exclusivity. Please support the Twin Lakes project at the proposed density. In Boulder County, affordability is not possible without density.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#134]
Date: Thursday, January 05, 2017 2:38:48 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Elizabeth S. Black |
| Email * | black@colorado.edu |
| Phone Number (optional) | (303) 666-5248 |
| Address (optional) |  149 S Carter Ct Louisville, CO 80027-2134 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | Please know that letter attached is being submitted by me for not just myself but for five other individuals listed as signers to this letter. |
| Attach a File (optional) |  final_to_county_planning_commission_5_jan.docx 15.52 KB • DOCX |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: Carrie Bernstein
To: [#LandUsePlanner](#)
Cc: [Boulder County Board of Commissioners](#); boulderplanningboard@bouldercolorado.gov; spencec@bouldercolorado.gov; council@bouldercolorado.gov; "Dave Rechberger"
Subject: Twin Lakes Property Land Use Designation Reconsideration; Comments for Planning Commission Public Hearing, January 18, 2017
Date: Thursday, January 05, 2017 3:30:34 PM
Attachments: [ltr Boulder County Planning Commission- re 1-18-17 hearing FINAL.pdf](#)
[Attachment to Ltr to BCPC 1-5-17.pdf](#)

Please see attached letter on behalf of the Twin Lakes Action Group regarding the Twin Lakes Property Land Use Designation Reconsideration; Comments for Planning Commission Public Hearing, January 18, 2017. This letter is intended to be part of the comments to the Planning Commission staff in drafting their staff report for the Twin Lakes Property Land Use Designation Reconsideration Planning Commission Public Hearing scheduled for January 18, 2017.

CARRIE S. BERNSTEIN

ALDERMAN BERNSTEIN

Direct: 720-460-4203

csb@ablawcolorado.com

www.aldermanbernstein.com



Carrie S. Bernstein
720.460.4203

csb@ablawcolorado.com

January 5, 2017

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

Via email: Planner@bouldercounty.org

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

Dear Boulder County Planning Commission and its Staff:

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

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

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

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

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

In a BVSD Record of Proceedings dated February 27, 1967, a motion was passed, on the recommendation of Mr. John Morris, BVSD School Planner, for the school administration to proceed with “. . . the acquisition of the 10-acre site which the Williams Brothers plan to deed to the School District for an elementary school site to fulfill their five percent subdivision dedication requirement”. See Record of Proceedings, dated 2/27/67, attached hereto. An agreement dated March 27, 1967 (“March 27, 1967 Agreement”), attached hereto, stated that East View Inc., agrees to purchase the 10 acre parcel from Twin Lakes Investment Company, that “East View will in turn convey this property to the District in satisfaction of its obligation to provide school sites” in the Gunbarrel Hill development, and that the March 27, 1967 Agreement is entered to “assure [BVSD] of access to the ten-acre site and the creation of easements for water and sewer service to the ten acre site.” A Warranty Deed dated May 5, 1967 (“1967 Deed”), attached hereto, recorded the “sale” transaction in the amount of ten dollars (\$10.00) of 6600 Twin Lakes Road and 0 Kalua Road from Twin Lakes Investment Company to BVSD. A Memorandum for Record, dated May 5, 1967 (“May 5, 1967 Memorandum”), attached hereto, stated that the Twin Lakes Investment Company conveyed by warranty deed the 10-acre Twin Lakes land tract to the Boulder Valley School District. The May 5, 1967 Memorandum, signed by both BVSD and the Twin Lakes Investment Company, further documented BVSD’s acquisition of the Twin Lakes Property as a school site dedication, and explained why it was Twin Lakes Investment Company, rather than East View Inc., who became the grantor of the 10-acre school site.

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

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

Legal Analysis:

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

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

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

The Court also stated:

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

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

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

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

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

Sincerely,

ALDERMAN BERNSTEIN LLC



Carrie S. Bernstein

Encl.

cc:

Boulder County Commissioners (commissioners@bouldercounty.org)

Boulder City Planning Commission (boulderplanningboard@bouldercolorado.gov)

Cindy Spence (spencec@bouldercolorado.gov)

Boulder City Council (council@bouldercolorado.gov)

TLAG

MEMORANDUM

April 5, 1963


TO: The Boulder County Planning Commission

FROM: The Boulder City Planning Office

SUBJECT: Recommendation concerning a subdivision located approximately one mile east of the Boulder Reservoir to be known as Country Club Park

On April 4, 1963, the City Planning Board reviewed the above mentioned subdivision and voted unanimously to recommend favorable action to the County Planning Commission with the following suggestions:

1. A plan should be formulated which would provide suitable access to the Longmont diagonal at the intersection of State Highway 119 and the Longmont diagonal.
2. The area designated as industrial in the northwest corner of the subdivision should be restricted (by deed covenant) to certain types of industries that do not produce excessive smoke, fumes or other obnoxious conditions. The prevailing winds in this area would no doubt carry objectionable smoke and odors directly to the residential area to the east.
3. It should be specified whether or not the golf course will provide other types of recreation in addition to golf and, if not, other parks or recreational facilities should be considered.
4. A school site should be provided to serve the large number of families with school age children who will live in this area. Additional park land could possibly be provided in conjunction with the school site.
5. A public water supply, sewer system and storm drainage system should be provided which would necessarily need to be approved by the City Engineer, the County Engineer and County Health Department.
6. It would be desirable for the County to obtain access rights along all county roads where lots back up to lots that are adjacent to these roads. It appears this could be done along all such county roads, except for the frontage of the commercial area.
7. At least two or three more connecting roads to the west should be provided in order that the entire subdivision be made more accessible.


Theodore H. Mikesell, Planning Director
City of Boulder, Colorado

ma

COUNTY OF BOULDER
PLANNING COMMISSION

Regular Meeting

Date: Friday, May 10, 1963

Time: 1:00 P.M. - Intracounty Memo & Minutes

1:30 P.M. - Subdivisions & Other Matters

Place: Court House (Commissioners' Hearing Room), Boulder, Colorado

1. Intracounty Memo
2. Establish date to hold hearing on tabled rezoning requests.
3. Minutes of meeting April 5, 1963
4. Consider a request to vacate the northerly 150 feet of Old Tale Road, previously dedicated on the plat of McSorley Subdivision.

5. Canterbury Acres

Final Plat Approval - Step 5

Location: In Section 34, T1N, R70W - South of Arapahoe Avenue and west of South Boulder Creek.

6. Ute Research and Industrial Park

Preliminary Plat Approval - Step 3

Location: In Sections 25 & 26, T1N, R70W - West of County Road 25, east of Hillcrest Lake and about 1/2 mile north of State Highway #7 (Arapahoe).

✓ 7. Gunbarrel Green Subdivision (formerly Boulder Country Club Subdivision)

Final Plat Approval - Step 5

Location: In Sections 11, 12, 13, 14, T1N, R70W - Southeast of Boulder Reservoir and the Boulder-Longmont Diagonal, north of Boulder Creek and west of McCaslin Boulevard.

8. Tall Timbers, First Addition

Preliminary Plat Approval - Step 3

Location: In Sections 28 & 33, T1N, R71W - South of Sugarloaf Road, about one mile above the junction with Boulder Canyon Highway.

MINUTES

County Court House
Boulder, Colorado
May 10, 1963

The Boulder County Planning Commission met in regular session at 1:00 P.M., Friday, May 10, 1963.

Attendance

Members present: Bill Grelle (Chairman), A. R. Perella, Ted McCaslin, R. R. Gowdy

Others present: Tom Pugh (Acting Secretary), Trafton Bean, Don Marmande and about 25 interested persons

Minutes

Minutes of the April 5, 1963 regular meeting were approved as submitted in writing to the members.

(Motion by Perella, seconded by Gowdy, vote: unanimous.)

Request to vacate the northerly 150 feet of Old Tale Road in McSorley Subdivision

A request for continuance of the hearing on vacation of a part of Old Tale Road and approval of Canterbury Acres Subdivision, due to the absence of Mr. Johnson and Mr. Rothgerber, was denied. (Motion by Perella, seconded by Gowdy, vote: unanimous.)

Mrs. Johnson and Mrs. Franklund spoke in favor of vacating a part of Old Tale Road for the safety of the children since a through street would create more traffic. A letter from the School District was read by Mrs. Johnson stating bus service could not be furnished on this road.

The County recommended denial due to: excessive length for dead end streets, access needed for fire protection etc. and future development. Also, it is felt another access is needed due to the possibility of flooding.

The Planning Consultant stated the need for another north-south road parallel to Cherryvale, a major arterial, and access for daily services and development to the south.

John Morris cited articles giving a planning view of the utility and service problems caused by cul-de-sacs and that dead end streets should not be allowed except when absolutely necessary. The attorney for the petitioner, Mr. Hertz, stated the extension of Old Tale Road is a natural adjunct to Arapahoe.

The Commission recommended to the County Commissioners that the request be denied.

(Motion by Perella, seconded by Gowdy, vote: Grelle, Perella, Gowdy - yes McCaslin - no,)

Canterbury Acres

The Commission accepted an additional 20 foot right of way on Arapahoe as the public land dedication.

(Motion by McCaslin, seconded by Perella, vote: unanimous.)

Approval of the plat was recommended by the City of Boulder and after discussion of size of lots, sanitation problems and drainage of the land, the Commission approved the final plat. (Motion by Gowdy, seconded by Perella, vote: unanimous.)

Ute Research and Industrial Park

Presentation of this industrial subdivision was heard. Difficulty of handling industrial wastes by individual septic systems was discussed.

The preliminary plat was approved subject to:

- a. Use of small lots on knoll.
- b. Lane around the west end of the knoll widened to 60 feet.
- c. Location of access road to the south worked out.
- d. Additional 30 foot right of way on County Road 25.
- e. Arrangement for limiting access to County Road 25.

(Motion by Perella, seconded by McCaslin, vote: unanimous.)

Gunbarrel Green Subdivision (formerly Boulder Country Club Subdivision)

The final plat was approved subject to:

- a. Correction of technical details on the plat.
- b. Final approval of drainage plan.
- c. Revision of dedication statement.
- d. School District requirement.
- e. Statement by the engineer that all lots except outlots meet the minimum area requirement for city water and sewer.

(Motion by Gowdy, seconded by McCaslin, vote: unanimous.)

Olde Stage Settlement, Unit 3

The final plat was approved subject to:

- a. Approval by the Health Department.
- b. Letter from the School Districts.
- c. Utility easements.

(Motion by Perella, seconded by McCaslin, vote: unanimous.)

Saddle Club-Acres

The final plat was approved subject to:

- a. Utility easements on north edge.
- b. Deed to one foot buffer outlot.
- c. School District agreement.
- d. Labeling equestrian easements.

(Motion by McCaslin, seconded by Gowdy, vote: unanimous.)

Stonehenge Subdivision

The final plat was approved subject to:

- a. Dedication of 50 foot right of way on Highway 287.
- b. Correction of outlot detail.
- c. Easements located and dimensioned.

EXHIBIT "A"

VACATION OF EASEMENTS IN GUN BARREL GREEN

- (1) Six feet on either side of the southwesterly line of Lot 3, the southerly lines of Lots 4 and 5, the southwesterly line of Lot 7, the westerly lines of Lots 8, and 9, the northerly 75 feet of the westerly line of Lot 10, all in Block 10 in said Gun Barrel Green.
- (2) Five feet on either side of the northerly line of Lot 9 in Block 10 in said Gun Barrel Green.
- (3) The down guy easement near the easterly line of Lot 5 in Block 19 in said Gun Barrel Green.
- (4) Six feet on either side of the northeasterly line of Lot 5, the northwesterly and the northerly lines of Lot 6, the northerly lines of Lots 7, 8, 9 and 10 and the easterly lines of Lots 10, 11, and 12 all in Block 19, in said Gun Barrel Green.
- (5) The two down guy easements near the northeast corner of Lot 10 in Block 19 in said Gun Barrel Green.
- (6) Six feet on either side of the westerly lines of Lots 1 and 3, in Block 23 in said Gun Barrel Green.
- (7) Six feet on either side of the westerly 70 feet of the northerly line of Lot 1, Block 23 in said Gun Barrel Green.
- (8) The two down guy easements near the northwesterly corner of Lot 1 in Block 23 in said Gun Barrel Green.
- (9) Six feet on either side of the southwesterly lines of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 all in Block 39 in said Gun Barrel Green.
- (10) The down guy easement near the westerly line of Lot 19 in Block 39 in said Gun Barrel Green.

Attest:

Mildred B. Stolley
Deputy County Clerk

Joe Smith
Joe Smith, Temporary Chairman

No meeting held on May 30, 1963, Memorial Day.

A regular meeting of the Board of County Commissioners was held in the offices of the County Commissioners, in the Boulder County Court House, Boulder, Colorado, on Monday, June 3, 1963, with the following present:

Joe Smith, Temporary Chairman
L. C. Austin

Commissioner McCaslin was excused due to illness.

The following vouchers were approved for payment:

| | |
|-------------------|-------------|
| General Fund Nos. | 9252 - 9306 |
| Road Fund Nos. | 2768 - 2778 |

The minutes of May 27, 1963 were approved as submitted to the Board in writing.

Commissioner Austin moved Commissioner Smith seconded to accept the Plat (3 parts) of Gun Barrel Green Subdivision, a part of Sections 11, 12, 13 & 14, T1N, R70W. of the 6th P.M., Boulder County, Colorado. Motion carried unanimously.

Plat For
Gun Barrel
Green
Subdiv.
Approved

2585 Arapahoe Avenue
Boulder, Colorado
May 31, 1963

Mr. E. Theodore Archuleta
Business Office Assistant
Boulder Valley School District No. Re 2
1440 Walnut Street
Boulder, Colorado

Dear Mr. Archuleta:

Re: Emberrel Green Subdivision

This will confirm our understanding with the Boulder Valley School District concerning the five percent subdivision requirement for the above subdivision. We agree to furnish to the School District not more than ten acres of land, the exact location of which will be determined after the plat is approved. The exact location of said proposed school site will be subject to final approval of the School District. In the event the ten acres must be purchased from some party other than the undersigned, then we agree to furnish the purchase price for said land.

It is our understanding that performance as above set forth will be accepted as satisfactory for the five percent requirement, as it applies to the above subdivision.

Very truly yours,

EAST VIEW, INC.

By *SA Hanna*

or

BOULDER VALLEY PUBLIC SCHOOLS

SCHOOL DISTRICT NO. Re 2, BOULDER COUNTY

P. O. BOX 186, BOULDER, COLORADO

Phone Hillcrest 2-6931

May 31, 1963

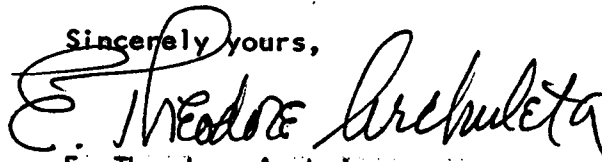
Boulder County Commissioners
P. O. Box 471
Boulder, Colorado

Gentlemen:

Re: Gunbarrel Green Subdivision

This is to advise you that the Boulder Valley School District approves the proposed plat of Gunbarrel Green Subdivision in connection with the five percent subdivision requirement. The attached letter of East View, Inc. sets forth the agreement that has been reached with the School District.

Sincerely yours,



E. Theodore Archuleta
Business Office Assistant

ETA:er

Enclosure

RECORD OF PROCEEDINGS

Page five - Minutes of Regular Meeting of February 27, 1967

A monthly report of all research projects being conducted in the school district will be provided to the Board of Education.

The motion was unanimously approved on roll call.

It was moved by Mr. Cook and seconded by Mr. Hansson to add an item to the agenda relative to the acquisition of a 10-acre site in Gun Barrel Green. The motion was unanimously approved on roll call.

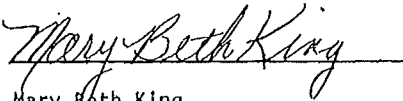
Mr. John Morris, school planner, told the Board of a 10-acre site which the Williams Brothers plan to deed to the school district for an elementary school site to fulfill their five percent subdivision dedication requirement.

It was moved by Mr. Cook and seconded by Mr. Brown that the administration be directed to proceed with the acquisition of the site in Gun Barrel Green West as recommended by John Morris on the condition that suitable access be provided to the site and that provisions for future sewer line easements be made.

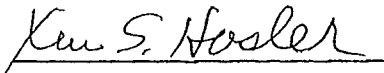
It was moved by Mr. Brown and seconded by Mrs. Johnson that the meeting adjourn. The motion was unanimously approved.

Respectfully submitted:

Approved:



Mary Beth King
Secretary



Xen S. Hosler
President

pf

ADDITION OF ITEM
TO AGENDA

ACQUISITION OF
LAND IN GUN BARREL
GREEN WEST

ADJOURNMENT

TALL TIMBERS SITE

Sugarloaf Road
Lot 18, Tall Timbers
Book 1267, page 484
.7 acre

Lot 32, Tall Timbers
Book 1288, page 552
.88 acre
Obtained by 5% agreement - 1963

THORN LAKE SCHOOL

NW ½, Section 16, T1N, R72W

This property that the school house was on has not been owned by any school district for many years, if ever. The most recent sale of the property was in 1954 filed in Book 229, pages 31 and 32. No one has tried to run the deed back to when the property was owned by a school district. The school building was sold in 1954 at public auction for \$78.00 to Dee Harbin. This in the Re-1 School District County Minutes per Don Knight (1/10/68).

THUGSTEN SCHOOL HOUSE (Sold)

East of Nederland

Sold - \$110.00 (1932) Improvements only.
Book 618, 416

TWIN LAKES SITE

From Gunbarrel Greens developers
Film 602, Reception No. 846196; Film 602, Reception No. 846197
10 acres
\$22,500
Obtained by 5% agreement

UNIVERSITY HILL SCHOOLS

Uni-Hill Primary, 899 – 17th Street – (New High School)
Uni-Hill Intermediate, 956 – 16th Street.
Book 270, page 275; Book 281, page 285; Book 479, page 459; Book 479, page 2;
Book 479, page 458; Book 501, page 82; Book 501, page 543; Book 543, page 548;
Book 553, page 2; Book 553, page 229; Book 553, page 230; Book 553, page 231;
Book 553, page 232; Book 553, page 233; Book 553, page 234; Book 546, page 242;
Book 830, page 152; Book 834, page 238
6.065 acres
(These schools occupy common property)

Irrigation Water: Uni-Hill Intermediate, New Anderson Ditch

A G R E E M E N T

THIS AGREEMENT, made this 27th day of March, 1967, by and between BOULDER VALLEY SCHOOL DISTRICT NO. Re 2 in the County of Boulder and State of Colorado, hereinafter referred to as "District," EAST VIEW, INC., a Colorado corporation, hereinafter referred to as "East View," and TWIN LAKES INVESTMENT COMPANY, a partnership, hereinafter called "Twin Lakes."

WHEREAS, East View has agreed to purchase from Twin Lakes approximately ten (10) acres of unimproved real property located in Section 11, Township 1 North, Range 70 West of the 6th P.M., in Boulder County, Colorado; and,

WHEREAS, East View will in turn convey this property to the District in satisfaction of its obligation to provide school sites in the Gunbarrel Hill development in the County of Boulder; and,

WHEREAS, the parties desire to enter into an agreement to assure the District of access to the ten-acre site and the creation of easements for water and sewer service to the ten-acre site,

NOW, THEREFORE, in consideration of the sale and exchange of the above-mentioned property and in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. At such time as the District shall need an easement for water and an easement for sewer (it being understood that both easements may or may not be on the same course), on the request of the District, Twin Lakes hereby agrees that it shall grant an easement or easements across its land suitable for such purposes [along such course or courses as the District may designate.]

2. Twin Lakes represents to the District that it shall dedicate to the County of Boulder a road right of way sixty (60) feet in width when it submits to the County of Boulder a subdivision plat for the balance of its residential land lying south of the lakes in said section. Such right of way shall extend at least as far east as the said ten-acre parcel and shall not be

designed to pass in any way through the ten acres, should such right of way continue in its course beyond the westernmost boundary of said ten-acre parcel.

3. The right of ingress and egress to be given to the District shall include the right to surface such access route at no expense to Twin Lakes along the course designated by the District.

4. Twin Lakes warrants and represents that it shall submit a plat plan for the development of the aforesaid area. However, if this does not occur, the rights given to the District for easements and a road right of way shall not in any way be extinguished or impaired.

5. The District agrees that the receipt of the ten-acre parcel from East View shall be in satisfaction of the obligation of East View to provide school sites in the Gunbarrel Hill development, a description of which shall be attached to this agreement as Exhibit "A."

6. East View agrees to convey to the District all of its interest in the ten-acre parcel, including the right of ingress and egress to said parcel from County Road 39.

7. It is agreed that the District shall have the right to sue for specific performance of this agreement at its discretion. However, this shall not be considered in derogation of any remedies which the District may have in law or in equity to enforce its rights under this agreement.

8. It is agreed that this agreement or a memorandum of this agreement shall be recorded in the office of the Clerk and Recorder of Boulder County, Colorado. A description of the ten-acre parcel referred to in this agreement shall be attached to this agreement as Exhibit "B."

9. This agreement shall extend to and be binding upon the heirs, administrators, executors, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this agreement has been signed, sealed and delivered the day and year first above written.

BOULDER VALLEY SCHOOL DISTRICT NO. Re 2

By *Arto Hansson*
VP

ATTEST:

Mary Beth King
Secretary

EAST VIEW, INC.

By *Sigrid M. Williams*
Pres

TWIN LAKES INVESTMENT COMPANY

By *Richard Hopkins*

THIS DEED, Made this fifth day of May, 1967, between TWIN LAKES INVESTMENT CO., a limited partnership, of the County of Boulder and State of Colorado, of the first part, and BOULDER VALLEY SCHOOL DISTRICT NO. RE-2, a body corporate,

a corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of other good and valuable consideration and Ten DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described parcel of land, situate, lying and being in the County of Boulder and State of Colorado, to wit:

Beginning at the N corner of Section 14, T1N, R70W of the 6th P.M.; thence S 0°14' 00" E, 480.00 feet along the north-south centerline of said Section 14; thence S 89°10' W, 415.44 feet; thence N 30°00' W, 448.58 feet; thence N 0°50' W, 358.25 feet; thence N 89°10' E, 642.26 feet to the north-south centerline of Section 11, T1N, R70W of the 6th P.M.; thence S 0°09' E, 270.00 feet along the north-south centerline of said Section 11 to the point of beginning.



TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for it self, its heirs, executors, and administrators, do covenants, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents, is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except general taxes for 1967, due and payable in 1968, which the second party agrees to pay; and except rights-of-way, agreements and easements of record, and except the effect of inclusion within the boundaries of separate taxing agencies where notice thereof appears of record.

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of



TWIN LAKES INVESTMENT CO., a limited partnership (SEAL)
By James F. Reich, Partner (SEAL)
Es Richard C. Hopkins, Partner (SEAL)

STATE OF COLORADO

County of Boulder

The foregoing instrument was acknowledged before me this 5th day of May 1967, by James F. Reich and Richard C. Hopkins, as partners of Twin Lakes Investment Co., a limited partnership.
My commission expires May 18, 1968

WITNESS my hand and official seal.

John S. Moore

Notary Public.

MEMORANDUM FOR RECORD

THIS MEMORANDUM OF RECORD, made and entered into this 5th day of May, 1967, by and between BOULDER VALLEY SCHOOL DISTRICT NO. Re 2, a body corporate, and TWIN LAKES INVESTMENT COMPANY, a limited partnership;

WHEREAS, Twin Lakes Investment Company has heretofore conveyed by warranty deed certain real property located in the County of Boulder to the Boulder Valley School District No. Re 2, a description of which appears hereafter; and,

WHEREAS, the parties desire to place on record certain obligations and responsibilities which exist between the parties by virtue of an agreement between the parties made and executed the 27th day of March, 1967;

NOW, THEREFORE, the parties agree to record their obligations as follows:

1. The property conveyed to the school district is described as follows:

Beginning at the N 1/4 corner of Section 14, Township 1 North, Range 70 West of the 6th P.M.; thence South 0° 14' 20" East, 480.00 feet along the north-south centerline of said Section 14; thence South 89° 10' West, 415.44 feet; thence North 30° 00' West, 448.58 feet; thence North 0° 50' West, 358.25 feet; thence North 89° 10' East, 642.26 feet to the north-south centerline of Section 11, Township 1 North, Range 70 West of the 6th P.M.; thence South 0° 09' East, 270.00 feet along the north-south centerline of said Section 11 to the point of beginning.

2. Twin Lakes Investment Company has granted to the Boulder Valley School District No. Re 2 the right to obtain an easement or easements across the real property owned by Twin Lakes Investment Company for purpose of supplying water and sewer service to the above-described school site. Such easements shall be along a course or courses designated by the school district.

3. Twin Lakes Investment Company has agreed that it shall dedicate to the County of Boulder, or City of Boulder, as the case may be, a right of way for the construction of a road in accordance with the then prevailing standards and that such road shall directly enter and connect with the above-mentioned ten (10) acre parcel conveyed to the Boulder Valley School District No. Re 2.

4. The conveyance of the above-described ten (10) acres has been made directly from Twin Lakes Investment Company to the Boulder Valley School District No. Re 2 rather than from East View, Inc., a Colorado corporation to the Boulder Valley School District No. Re 2, the parties agreeing that this direct conveyance is in contemplation of the agreement dated March 27, 1967, and referred to above and incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

BOULDER VALLEY SCHOOL DISTRICT NO. Re 2

By John Morris
School Planner

TWIN LAKES INVESTMENT COMPANY, a
Limited Partnership

By Richard L. Lohman

BOULDER VALLEY PUBLIC SCHOOLS

SCHOOL DISTRICT NO. Re2, BOULDER COUNTY

P. O. BOX 11, BOULDER, COLORADO 80301

PHONE 442-6931

Planning Department

May 24, 1967

RECEIVED

MAY 25 '67

DEVELOPMENT

Boulder County Planning Commission
Boulder County Court House
Boulder, Colorado

Attention Mr. Lynn Vandergrift, Acting Director

Gentlemen:

This is to inform you that the Boulder Valley School District Re 2 has received a Warranty Deed from Twin Lakes Investment Company for a ten acre tract to satisfy the understanding approved in 1963 by the County Planning Commission between the school district and East View Inc. with respect to the five per cent requirement of the Gunbarrel Green Subdivision and Development.

A copy of the recorded deed and exhibits will be sent to you for your files at a later date.

Thank you for your cooperation.

Sincerely,



John Morris
School Planner

JTM:dc

cc: Gerald Caplan

From: [Alexander, Frank](#)
To: [#LandUsePlanner](#)
Subject: BCHA and BVSD Twin Lakes Letter for Planning Commission re: 1/18 Hearing
Date: Thursday, January 05, 2017 4:14:08 PM
Attachments: [Twin Lakes Letter to Planning Commission - BCHA and BVSD.pdf](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image001.png](#)

Dear Boulder County Planning Commission members,

In addition to the packet we provided on December 22nd outlining our proposal for a series of wildlife corridors and buffers on our properties at Twin Lakes in Gunbarrel, we wanted to reach out with the attached information as well. Please see the letter and accompanying materials related to our request for your approval of the staff recommendation for a Medium Density Residential land use designation on our properties. We ask for your support on January 18th.

Thanks and Happy New Year!

Frank Alexander, Director
Boulder County Housing Authority

Norrie Boyd, Deputy Director
Boulder County Housing Authority

Don Orr, Chief Facilities Officer
Boulder Valley School District

(this packet also submitted via online comment form)



January 5, 2017

Dear Boulder County Planning Commission members,

Thank you for your deliberate consideration of the joint proposal that both the Boulder County Housing Authority (BCHA) and the Boulder Valley School District (BVSD) have submitted to utilize the land we own in Area II to begin addressing some of the critical affordable housing needs within our community. At your request, we have submitted additional information to further address your questions and comments related to our application. As a result of the extensive additional planning work we have completed we are requesting your final approval of the recommendation by city and county planning staff for a Medium Density Residential (MDR) land use designation on our Gunbarrel properties at 6655 and 6600 Twin Lakes Road and O Kalua Road. This is an incredible opportunity to provide much-needed affordable homes for our community within a unique partnership that will benefit school teachers, janitors, bus drivers, and other school district employees, as well as many others in our community who need help with the high cost of housing. We are committed to ensuring that development on these parcels benefits surrounding neighborhoods and area wildlife.

The Need

We continue to focus on the growing need for attainable and affordable housing across Boulder County. As you know, over 40,000 people in our county live in households dedicating more than half their income to rent every month, and this number continues to rise. 88% of respondents to our recent survey call the lack of affordable housing in Boulder County *extremely* or *very serious*. 450 people have signed a statement of support for affordable housing at Twin Lakes, nearly three-quarters of these just in the past few days. We have over a thousand people on wait lists for housing assistance vouchers, and they may have years to wait due to lack of affordable inventory. Many of these people are faced every day with decisions about what they *can't* afford – health insurance, healthy food, quality child care, transportation, and much more. As a community we have an obligation to understand their challenges as central to a conversation about good land use and planning, and we should be doing all we can to ensure their voices are heard alongside all others because they are an important part of our vibrant inclusive community.

BVSD continues to have concerns that lower- and middle-wage employees are increasingly commuting to their job sites because of difficulties finding housing in the district. This proposal to utilize a district asset to provide affordable housing for employees is innovative, but not unprecedented. In Colorado, Telluride has already established such a program while Roaring Fork (Glenwood Springs and Aspen) has funded and is in the process of implementing one. Additional programs exist nationally in Jackson Hole, Wyoming; Asheville, North Carolina; Newark, New Jersey; and several communities in California. Further details on these programs were included in a letter from BVSD to the Planning Commission dated September 15, 2016.

The Comprehensive Plan

As was noted in your September 21st meeting when you approved the Medium Density designation, this issue requires the consideration of overall community need as well as the localized neighborhood impact and perspectives. We believe strongly that our proposal for these parcels is rooted deeply in the Core Values of the Boulder Valley Comprehensive Plan. In addition to creating great neighborhoods with wonderful public spaces, our plan increases housing diversity; supports a welcoming and inclusive community; promotes compact, contiguous infill development that supports evolution to a more sustainable urban form; helps support a vibrant economy based on Boulder County's quality of life and economic strengths; and improves the area's jobs/housing balance. The Boulder Valley Comprehensive Plan's Area II, where these parcels are located, has long been seen as most appropriate for meeting these Core Values.

Wildlife Corridors and Buffers

As you know, on December 22nd we submitted a proposal ([link](#)) for the inclusion of wildlife corridors and buffers across both of our properties as part of any development of affordable homes facilitated by a Medium Density Residential designation. As we indicated in our letter, we are in full agreement on the importance of such corridors and buffers for wildlife movement, drainage, and water quality protection, and setbacks for neighbors to the east of our properties. The total area we commit to setting aside is 5.33 acres out of the total 20 acres owned by BCHA and BVSD, which represents 27% of the total land area. While we studied options for either wildlife- or recreation-centric corridors, we support a hybrid design that would facilitate both. This would amount to 5.33 acres of habitat improvement on fields that are currently covered with invasive grasses and weeds, and the improved habitat would support additional wildlife through the addition of native trees and vegetation cover.

Infrastructure

We are committed to working closely with city and county staff to ensure all needed and appropriate infrastructure is available and sufficient for the creation of affordable homes on the Twin Lakes parcels and for minimizing or negating impacts on surrounding neighborhoods. As planning staff noted in their recommendation, urban services (i.e. water, wastewater, stormwater, roads) are readily available near the Twin Lakes parcels, making them an infill development site that is in context with existing development patterns, and that helps accommodate growth in a manner that is environmentally and socially sustainable. We fully understand concerns about water runoff, utility access, and traffic impacts, among other things. We have seen these issues before, and we have a proven track record of working with knowledgeable planners, designers, and technicians to implement the necessary improvements to public infrastructure systems as part of our new communities. For our Kestrel development, this included the design and construction of two major public streets with related infrastructure (improvements to water, sewer, and storm water systems, and water quality), improvements to the adjacent state highway (Highway 42), and the construction of a public trail across the property. At Josephine Commons in Lafayette, infrastructure improvements included the purchase of an old railroad right-of-way that we converted into a public street with landscaping and accessible sidewalks, a new turn lane and sidewalk improvements in the state highway, new water main, stormwater detention ponds, and a bike trail connected to the local recreation center. As we pursue annexation for the Twin

Lakes parcels into the City of Boulder in the future, a similar agreement would be reached in which the City would require BCHA and BVSD to build and fund the necessary public improvements to serve the new community. This standard practice is negotiated during the annexation process.

Opportunity and Benefit

At the heart of our mission is helping reduce financial and other stressors for Boulder County residents so they have an opportunity to support themselves and their families in ways that move them toward thriving self-sufficiency. We are also committed to helping ensure our work is a benefit to the local community.

It's important to note that questions around appropriateness of location for affordable housing development can be answered by looking at the availability of nearby services. There is a bus stop 0.4 miles west of the Twin Lakes parcels (a short walk), and this bus route takes riders into the main transportation center for RTD in Boulder County where they can easily access businesses as well as transportation to the rest of the county and the Denver Metro region. A shopping area, including a major grocery store, is about a mile north of our Twin Lakes properties. Heatherwood Elementary School is a mile and a half to the east. The area is surrounded by day care and preschool options.

For job opportunities, there are multiple nearby businesses, including King Soopers, restaurants and coffee shops, manufacturing facilities, and large research and technical services firms that also need support staff. As we know through feedback we've received from around Boulder County, middle- and lower-income wage earners are increasingly unable to live close to where they work. Also, of the 276 households already on our interest list for affordable housing at Twin Lakes, 70 of these (one-quarter) currently live in Gunbarrel, have family there, and/or work there. This is significant in that we have not yet advertised or broadly distributed the link to this interest list, and the development is several years away from construction. It's clear the need for housing assistance for many who either live in Gunbarrel or have close ties to it is increasing, as is true across Boulder County.

Permanently affordable housing at Twin Lakes would help far more than the first families who move in. As we've seen elsewhere, over the years many resident families – boosted by housing supports – become more self-sufficient, in turn opening opportunities for this housing to other families who need it. Over decades, thousands of families and individuals in need can be helped through the creation of these affordable homes at Twin Lakes. With a focus on teachers and other school district employees alongside opportunity for police officers and firefighters, child care workers, restaurant staff, and many others who provide much needed services and labor, this investment can provide exponential return for our community.

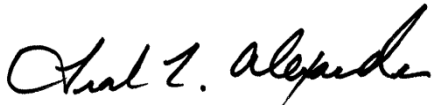
Flexibility for a Vibrant and Inclusive Community

The recommendation from both city and county planners for a Medium Density Residential land use designation for our Twin Lakes properties reflects the understanding that MDR provides the flexibility needed to include wildlife and recreation corridors and buffers, parks, and community gardens in a sustainable affordable housing community.

We strongly believe that if planners' Medium Density Residential designation is approved on the parcels owned by BVSD and BCHA, we will be able to move forward with a responsible development of quality affordable homes alongside enhanced wildlife and recreation corridors and buffers that benefits the neighboring community. The new residents of Twin Lakes will be people much like the surrounding neighbors, and will have an opportunity to continue living and working in the community they also love and value. As we've seen with our other affordable home communities, their children will play together. Neighbors new and old will get to know and appreciate each other. These are the values that we hold in Boulder County, and we hope you will give us the opportunity to demonstrate –as we have in other communities- that building beautiful and sustainable affordable neighborhoods is a benefit to all of us.

We appreciate your consideration of the additional work both BVSD and BCHA have completed since the last Planning Commission meeting and we look forward to collaborating with the neighborhood and the larger community as the process continues.

Sincerely,



Frank Alexander, Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
Boulder County Housing Authority



Don Orr, Chief Facilities Officer
Boulder Valley School District



We believe that everyone in Boulder County should have the opportunity to live in a safe, secure and healthy affordable home.

Permanently affordable housing is essential to Boulder County's long-term economic vitality and is in balance with the social and environmental values that make our community a great and unique place to live, work and play.

We support an immediate and comprehensive regional response to the affordable housing crisis, including BCHA's proposal at Twin Lakes (Gunbarrel).



GOOD NEIGHBORS MAKE GREAT COMMUNITY



“We support an immediate and comprehensive regional response to the affordable housing crisis, including BCHA’s proposal at Twin Lakes (Gunbarrel).”

- Attention Homes
- Better Boulder
- Boulder County Area Agency on Aging
- Boulder County Care Connect
- Boulder County Community Services
- Boulder County Head Start
- Boulder County Housing & Human Services
- Boulder County Latino Chamber of Commerce
- Boulder County Public Health
- Boulder Housing Partners
- Boulder Outreach for Homeless Overflow
- Boulder Valley Education Association
- Boulder Valley School District
- Boulder Valley Women’s Health Center
- Bridge House
- Clinica Family Health
- Early Childhood Council of Boulder County
- Eight Days a Week
- El Centro Amistad
- Element Properties
- Flatirons Habitat for Humanity
- HOPE Homeless Outreach Providing Encouragement
- Imagine!
- Immigrant Legal Center of Boulder County
- Inn Between
- Intercambio
- LIV Sotheby’s Realty
- Mental Health Partners
- Mountain Housing Assistance Trust
- Nederland Food Pantry
- OUR Center
- Peak to Peak Human Services Taskforce
- Safehouse Progressive Alliance for Nonviolence
- Safe Shelter of St. Vrain Valley
- Salud Family Health Centers
- SCB Consulting
- Sister Carmen Community Center
- Thistle Communities
- YWCA Boulder

Who would live in affordable housing at Twin Lakes?

We serve a range of people who need help with housing, but our housing developments typically serve people earning less than 60% of the Area Median Income. Below are some examples:

| Household | Example Livelihood | Household Size | Annual Income | % AMI | # Bedrooms | Rent (incl. utilities) |
|---------------------------|------------------------------------------|----------------|---------------|-------|------------|------------------------|
| Single parent, 1 child | Restaurant worker, earns \$15/hr. | 2 | \$30,000 | 40% | 2 | \$854/mo. |
| Single parent, 2 children | Teacher, Boulder Valley School District | 3 | \$42,700 | 50% | 2 | \$1,067/mo. |
| Family of 4 | Sheriff's deputy and stay at home parent | 4 | \$56,800 | 60% | 3 | \$1,473/mo. |

- In our affordable housing, our largest population is **young, single working mothers**. At Aspinwall in Lafayette, 81% of the homes have a female head-of-household. 60% of the homes have a head-of-household under the age of 30.
- Nearly a third of the households at Aspinwall have at least one family member with a disability.
- Of the 276 households already on our interest list for affordable housing at Twin Lakes, 70 of these (one-quarter) currently live in Gunbarrel, have family there, and/or work there.
- It is also our hope to provide affordable housing for teachers and other school district employees at Twin Lakes.

Here is a list of **occupations and employers** represented amongst BCHA affordable housing clients:

Industrial: Arbortranics, Avocet Communications, Bison Designs

Restaurant: Arbys, Burger King, Chilis, Dave's Diner, KFC, The Huckleberry, Two Dog Diner, Menchies, Starbucks, Wild Mountain

Retail: Auto Zone, Josten's, King Soopers, Lucky's, Safeway, Target, Walmart

Education: Boulder Valley School District, University of Colorado, Creative Learning, Primrose School, St. Vrain Valley School District

Hospitality/Service: Best Western, Home Health, New Moon Spa, Merry Maids,

Finance: Elevations CU, Heritage Bank, Joe Mejia Insurance

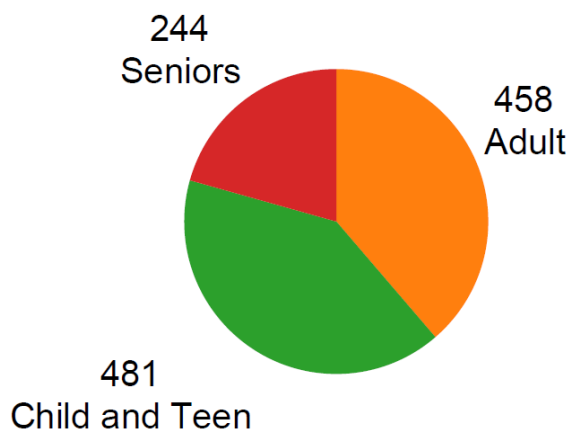
Farming/Landscaping: Botany Lane Greenhouse

Pensions: Penn, GM Retirement, Prudential, NY Life, Vanguard, Lincoln Annuity, Pera, Wyoming State Pension, Railroad Retirement, VA Retirement, Social Security

Other occupations: Agricultural workers, Artists, Clerks, Cooks, Day Care Providers, Guides, Housekeepers, Electricians, Landscapers, Students, Researchers, Teachers, Retail Workers, Food Service, Retirees.

BCHA Affordable Housing Tenants – Ages

A significant proportion of BCHA's tenants are young people (children and teens) in families working to stabilize and ultimately thrive.



A few of the people behind the need

Comments from the BVSD interest list for Twin Lakes/Gunbarrel affordable housing (of 550 people):

Teacher: "I live over 25 miles from [my school]. It was literally as close as my family and I could get on my teaching salary...we've been debating leaving the district to find a home that is sustainable for our family. This option could serve to provide a number of fixes to the problems we face."

Office staff: "I am in desperate need of affordable housing...this opportunity sounds fantastic."

Teacher: "I love this idea. Almost made me cry in gratitude. Thank you for recognizing the financial challenge of living within the BVSD community. As a single mom and full-time teacher, I barely make ends meet, and this summer rent prices are driving my son and I out of the house and neighborhood we have lived in for 7 years."

Teacher: "I grew up here in Boulder, going to BVSD schools, but can no longer afford to live here. Thank you for exploring this option!"

Office staff: "I currently commute from Broomfield to Boulder 13 miles each way. The bus system in Broomfield makes it difficult to commute to [my school]. I would love to live closer to the Boulder community for many reasons."

Paraeducator: "My current household income is likely to drop drastically in the next few months. Having the possibility of affordable housing in the district makes it more likely that we could stay here, allowing me to continue to work in the district and my grade-school son to remain in his school."

Administrator: "This is a very important issue for our community. It is important that teachers live within the community they serve. I have many colleagues that live out of district. They are very committed teachers but are not as connected to our school community as teachers who live closer. I think it would be a wise use of funds to provide housing to the teachers and employees of our district."

Teacher: "This is an amazing idea, and I can personally attest that many educators in the district find this a problem. Thank you for looking into this!"

Food Services: "This would be wonderful."

Teacher: "I wish you had thought of this 25 years ago when I was just starting out! I would have loved to live in such a community. Thanks for all your hard work to make this a 'dream come true' for some lucky employees! You can be a model for other businesses throughout Boulder County and the nation."

Paraeducator: I am struggling so much financially. I am and have always been a hard worker with good morals. I am a giving and caring person. I love what I do here at [my school]. But I do have to have two other part time jobs and still cannot afford the rent.

Comments from the BCHA interest list for Twin Lakes/Gunbarrel affordable housing (of 211 people):

I am 63 years old and have health issues. Can my sons live with me there?

Searching for a safe place where my daughter and I can live while I'm working on my degree.

I'm a 63 year old female who is disabled. I've been staying with my daughter in Niwot unable to find affordable housing. Please help me.

I first moved to Boulder in 1943 and have gone to grade school, Casey, Boulder High, and C.U. I would like to stay here, if possible.

I am currently homeless: I am a child care assistant and get paid very little, sometimes living in a van.

I am looking for a home I can afford. I'm currently living with my daughter...she is getting married soon and I will need a place of my own.

I'm a single parent, transitioning from full time student to career but in early childhood education so don't foresee being above 39,800 for salary.

I am a 45 year old woman who has been disabled since 2009. I have an autoimmune disease that attacks my tissues and joints; I have managed to keep my disease under control. For the past 4 years I have been living in an apartment complex in Longmont. I have been wanting to move to the Gunbarrel/Boulder area for some time now. It is beautiful, not to mention the beautiful, energy efficient dwellings. I am having a real hard time finding affordable housing in the Longmont/Boulder County area.

My husband is a teacher in BVSD and we were interested in finding out about affordable housing in Gunbarrel.

Looking for affordable rental housing. Empty nester. As with floods, best-made plans sometimes take our breath away. Looking for a new start!

Additional in-depth information about our proposal for affordable housing at Twin Lakes in Gunbarrel is available on the [Our Boulder County](#) web site.

AFFORDABLE HOUSING: What We're Hearing from the Community

*Results of December 2015 Our Boulder County Survey
(Informal poll of approximately 315 website visitors)*

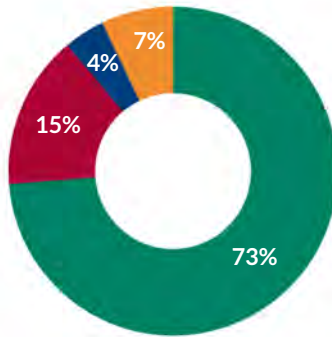
How much of your income do you spend on rent or mortgage each month?



Over 50%
40-50%
30-40%
Less than 30%

41% said they spend over half their income each month on rent or mortgage; 85% said they spend greater than 30% of their income on housing

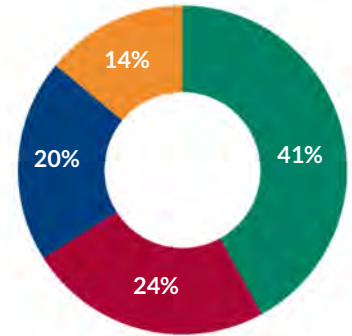
How serious is the lack of affordable housing in Boulder County?



Extremely
Very
Somewhat
Not

88% said the lack of affordable housing in Boulder County is extremely or very serious (73% said extremely serious)

How much of a burden are housing costs for you?
Do you cut back on other necessities to pay rent or mortgage?



Extremely
Very
Somewhat
Not

66% said housing costs are extremely or very burdensome for them, leading them to cut back on other necessities like food, health care, heat, etc.

88% of survey respondents said it is extremely or very important that Boulder County put resources toward a regional solution for affordable housing.

A few of the statements we've received from people who want to live in affordable housing in Gunbarrel:

"Looking for affordable rental housing. Empty nester. As with floods, best made plans sometimes take our breath away. Looking for a new start!"

"Searching for a safe place my daughter and I can live while I'm working on getting my degree. Please let me know of as soon as anything becomes available. Not picky, thankful for your time."

"Transitioning from full time student to career but in early childhood education so don't foresee being above \$39,800 for salary."

"I am recently a single mom with 2 teenage boys living in Boulder. I can't afford to live here solely on my own. I've lived here for 25 years, am a small business owner and would love to be considered for an opportunity to live in Gunbarrel or Boulder County so that my kids can finish up high school at Fairview."

"I am in the midst of a divorce after discovering that my husband has gone through all of our money. I am starting over again at the age of 55 [with my 2 children]...An affordable place to live in Boulder county would be a huge help!"

"The owner of the home I was renting/buying had to sell the home fast (I do not know the specifics on her situation). After the sale I had a week to find another home for my family. Now me and my daughter live in a basement, needless to say it is not very pleasant."

"Staying with family in Boulder, am desperate only have small pension, no longer employed."

"I am currently homeless I am a child care assistant get paid very little sometimes living outside of van. I am on different waiting list for shelters."

We have also received anecdotal information from people in our community about how the affordable housing crisis is impacting them. A handful of stories are featured on www.OurBoulderCounty.org.

AFFORDABLE HOUSING NEED IN GUNBARREL

9 FACTS

+ 3 CHARTS

MEDIAN SALES PRICE
\$432,000
Most Recent Trulia Data for Gunbarrel (Jul 2015)

75% of the existing housing stock in Gunbarrel is valued above \$300,000.



MEDIAN HOUSEHOLD INCOME
\$78,009

30% of Gunbarrel households make less than \$50,000 per year.



INCREASE IN MEDIAN HOME SALES PRICE
54%
OVER PAST 5 YEARS

Most Recent Trulia Data for Gunbarrel (Jul 2015)

RENTAL VACANCY RATE
2%
approx



Data is from 2013 Census estimates; the statewide figure is 6.1%.



POPULATION RENTING
32%

HOUSING-COST-BURDENED RENTERS
47%



Over 30% of their household income goes toward housing.



AVERAGE RENTAL PRICE
\$1600/mo.

Most Recent Zillow Data for 80301 Zip Code (May 2015)

INCREASE IN AVERAGE RENTAL PRICE
SINCE 2011
41%



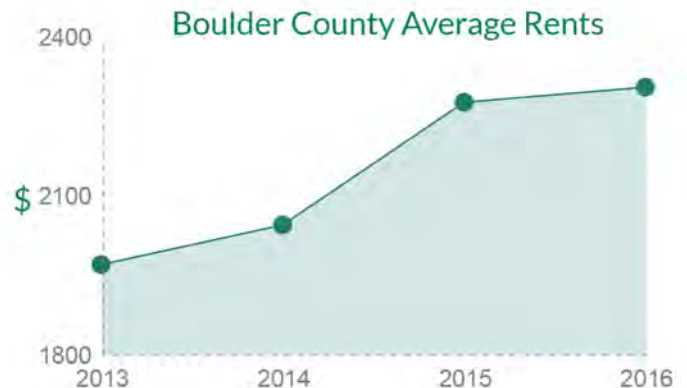
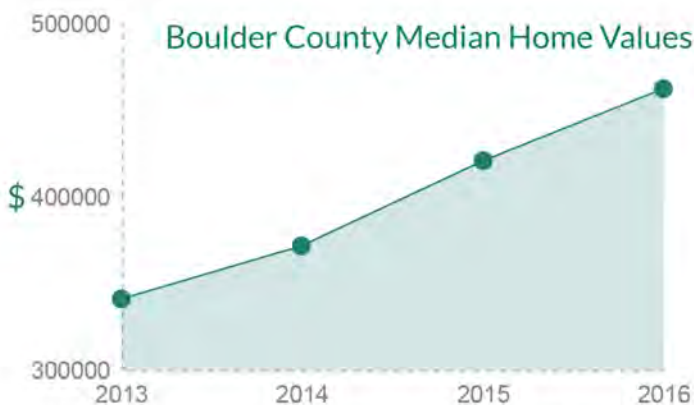
Most Recent Zillow Data for Gunbarrel (Jan 2011 - Jan 2015)



GUNBARREL RESIDENTS
636
IN POVERTY

The poverty threshold for a family of 4 (2 adults, 2 children) is an annual income of \$24,008.

Census Bureau, 2014



% Cost-Burdened Renters in Gunbarrel



■ < 30% of income toward rent ■ 30-35% of income toward rent ■ 35% or more of income toward rent

SOCIOECONOMICS OF AFFORDABLE HOUSING

The **Low Income Housing Tax Credit (LIHTC)** program encourages the development of affordable rental housing to meet the needs of low-income families and individuals.

190 NEW LIHTC UNITS: 1st YEAR IMPACT ON LOCAL INCOME¹

\$4.4M to local businesses

\$10.6M in wages and salaries

\$1.6M in local taxes

\$15.0M



ANNUAL RECURRING IMPACT ON LOCAL INCOME

\$4.5M

\$2.2M to local businesses

\$2.4M in wages and salaries

\$838K in local taxes

Kestrel will provide 190 new units in Louisville.

MAJOR EMPLOYERS WHO THINK A LACK OF AFFORDABLE HOUSING NEGATIVELY IMPACTS JOB RETENTION²

67%



LOCAL DATA: IMPACT OF JOSEPHINE COMMONS, ASPINWALL ON NEIGHBORING PROPERTY VALUES⁴



NEIGHBORING HOME VALUE INCREASES



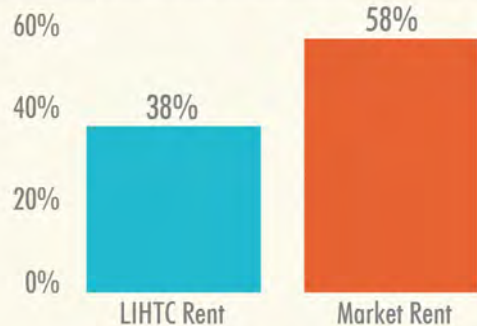
AVERAGE MONTHLY INCREASE IN DISCRETIONARY INCOME FOR LIHTC FAMILIES IN BOULDER COUNTY³

\$424

That is \$5088 per year to spend on basic necessities or to meet other family needs like education and transportation.



RENT-TO-INCOME RATIO DECREASE FOR LIHTC FAMILIES IN BOULDER COUNTY⁵



INCREASE IN SAVINGS FOR FAMILIES IN COUNTY'S HOUSING STABILIZATION PROGRAM⁷

Families entering the program had an average savings of \$59. Average savings at exit were \$1,170.

20x



OCCUPATION RATE FOR LIHTC PROPERTIES IN THE PRIMARY MARKET AREA⁶

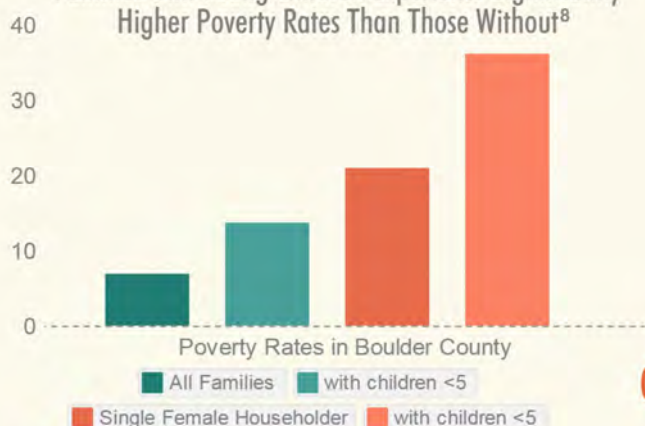
99% occupied with waitlists



WHO NEEDS AFFORDABLE HOUSING IN BOULDER COUNTY?

FAMILIES AND YOUNG CHILDREN

Families with Young Children Experience Significantly Higher Poverty Rates Than Those Without⁸



COST OF LIVING¹⁰

Typical monthly expenses for a Boulder County family with 1 adult and 2 children.



FOOD

\$536



CHILD CARE

\$996



TRANSPORT

\$639

OVER 32,000 BOULDER COUNTY HOUSEHOLDS HAVE INCOMES BELOW \$35,000 PER YEAR.⁹

SENIORS

74%

Boulder County's senior (65+) population is expected to grow 74 percent between 2010 and 2020.¹¹

86%

Despite 1,391 units for low-income seniors in Boulder, Longmont, Lafayette and Louisville, 86 percent of demand for affordable senior housing is not being met.¹²

78%

Among Colorado residents 65 and older, 78 percent of the lowest income renters (income < \$27,186) spend greater than 30% of their income on housing.¹³

\$1217

The average monthly Social Security benefit.¹⁴

PEOPLE WHO WORK IN THE COMMUNITY

\$1,650

COUNTY-WIDE AVERAGE MONTHLY RENT¹⁵



ELEMENTARY SCHOOL TEACHER

\$4,612/mo.



FIREFIGHTER

\$4,030/mo.



HOME HEALTH AIDE

\$2,484/mo.



CHILD CARE WORKER

\$1,912/mo.

AVERAGE SALARIES IN BOULDER COUNTY¹⁶

SOURCES

1. The Local Economic Impact of Typical Housing Tax Credit Developments
National Association of Home Builders
March 2010

2. Lack of Affordable Housing Near Jobs: A Problem for Employers and Employees
Harris Interactive / Urban Land Institute
June 2007

3. Boulder County Housing Authority

4. Zillow.com

5. Boulder County Housing Authority

6. Ibid.

7. Ibid.

8. U.S. Census Bureau
American Community Survey
5-Year Estimates (2009-2013)

9. Ibid.

10. Living Wage Calculator
Massachusetts Institute of Technology
Accessed March 2015

11. "Colorado's cities and counties prepare for the 'Silver Tsunami'"
Colleen O'Connor, The Denver Post
March 30, 2013

12. Boulder County Housing Authority

13. State Housing Profiles: Housing Conditions and Affordability for the Older Population
AARP Public Policy Institute
2011

14. U.S. Social Security Administration
Monthly Statistical Snapshot
January 2015

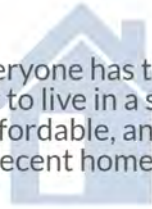
15. Average monthly rent calculated using Zillow data (March 2015)

16. Average salary data from U.S. Bureau of Labor Statistics

BoulderCounty

HOUSING STABILITY

Everyone has the right to live in a safe, affordable, and decent home.



Current Housing Market Conditions

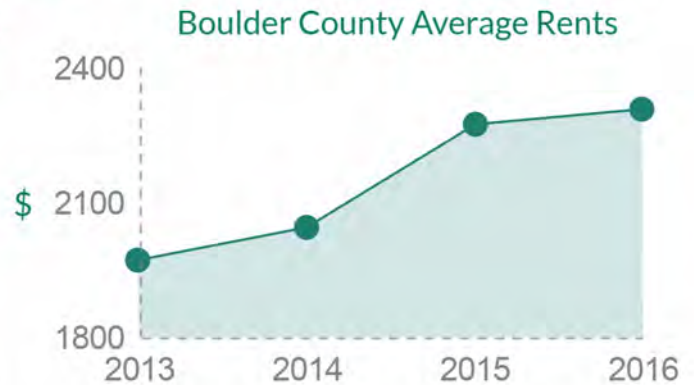
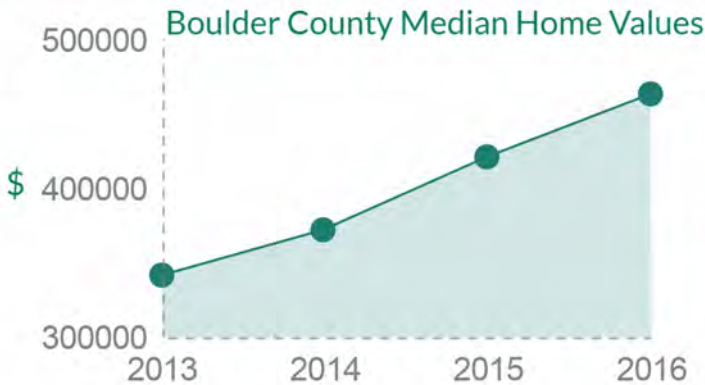
Median home values and average rents in Boulder County have increased significantly over the past several years.



BOULDER COUNTY
**HOUSING
& HUMAN
SERVICES**



Hope for the future, help when you need it.



Zillow estimates the current median home value is \$462,000, a 35% increase since 2013.

The median owner-occupied home value in Boulder County is almost \$140,000 greater than the statewide figure (Census data).

82% of Boulder County's housing stock is valued at more than \$200,000.

Zillow estimates the current average monthly rent is \$2,303, a 17% increase since 2013.

Approximately 38% of households in Boulder County are renters.

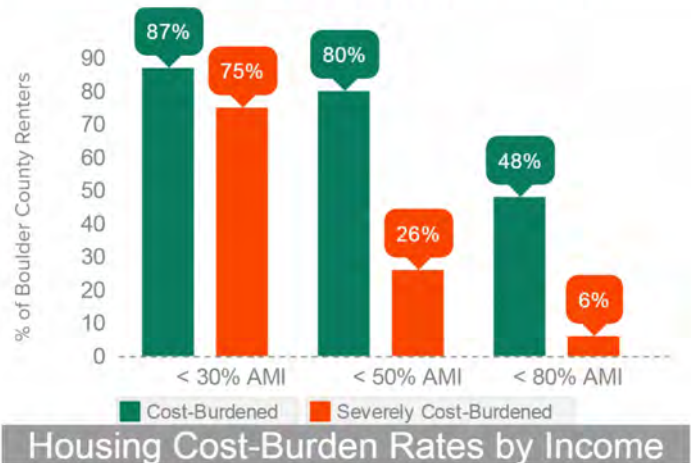
Boulder County's rental vacancy rate is 3.0%.

58% housing cost-burdened

58% of all renters in Boulder County are housing-cost-burdened, meaning they spend 30% or more of their income on housing.

Almost a third (31%) of all renters are severely cost-burdened, spending 50% or more of their income on housing.

Low-income renters are the hardest hit. See chart with Area Median Income (AMI) breakdown.



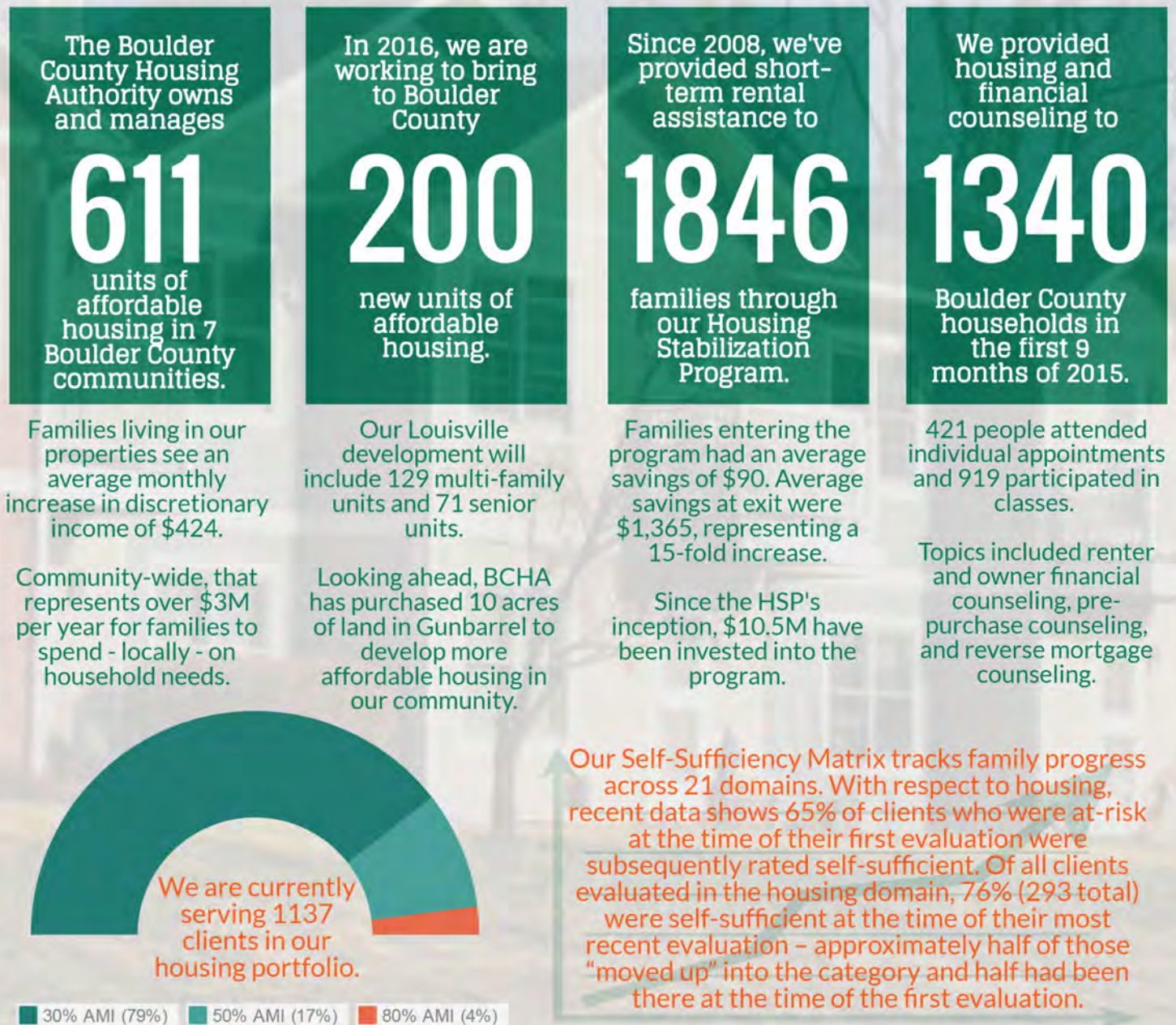
Boulder County: Who Lives Here?

| Population | Poverty Rate | Poverty rate for female heads of household with children under 5 | 50% of Area Median Income for Family of 4 |
|------------|--------------|------------------------------------------------------------------|-------------------------------------------|
| 313,333 | 14.6% | 40.2% | \$48,050 |

BCDHHS Strategic Priority: Expanded Housing Continuum

Across all programs, our goal is to help create a community that is self-sufficient, sustainable, and resilient. Access to safe and affordable housing is one of the most important supports we can provide and it is a major foundation on which we're building our wrap-around approach to family stability. Our range of housing supports – from long-term rentals at below-market rates to short-term rental assistance to financial counseling – provides Boulder County families with the appropriate level of support when they need it. By expanding affordable housing opportunities within our community, we can strengthen a main pillar of self-sufficiency.

What We're Doing



Why We're Still Working

When we look at the number of families in Boulder County who are unable to keep up with the increasing cost of housing, it is obvious we have more work to do. When working families spend 30-50% or more of their income on housing, their choices become limited. They may be forced into unstable housing and/or have less money to spend on health care, nutritious foods, education, transportation, and child care. Self-sufficiency can become out of reach.

Housing stability is a critical safety net pillar and one that is closely connected to outcomes in areas such as health and well-being, education, and safety. By working to make housing more affordable, we can help keep our children safe and make our families stronger, and we can continue to lay the foundation for our Community of Hope.

9 FACTS AFFORDABLE HOUSING + 2 CHARTS NEED IN BOULDER COUNTY

MEDIAN MONTHLY HOUSEHOLD INCOME

\$5,783



OVERALL POVERTY RATE

14.6%



MEDIAN MONTHLY RENT PRICE

\$1,995

Zillow data, 9/2016



**INCREASE IN AVERAGE RENT
SINCE 2011**

19%

Zillow data



RENTAL VACANCY RATE

5.9%

Apartment Association of Metro Denver



**HOUSING COST-BURDENED RENTERS
(over 30% of income to housing)**

58%

More than 30% of renters are spending over half their income on housing.



RENTERS AS % OF POPULATION

38%



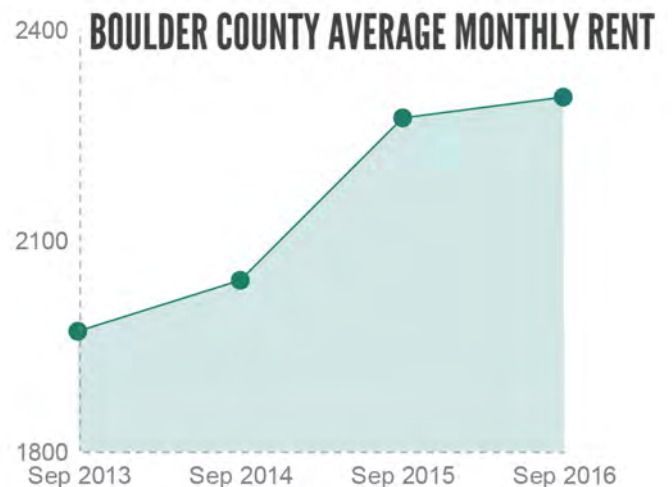
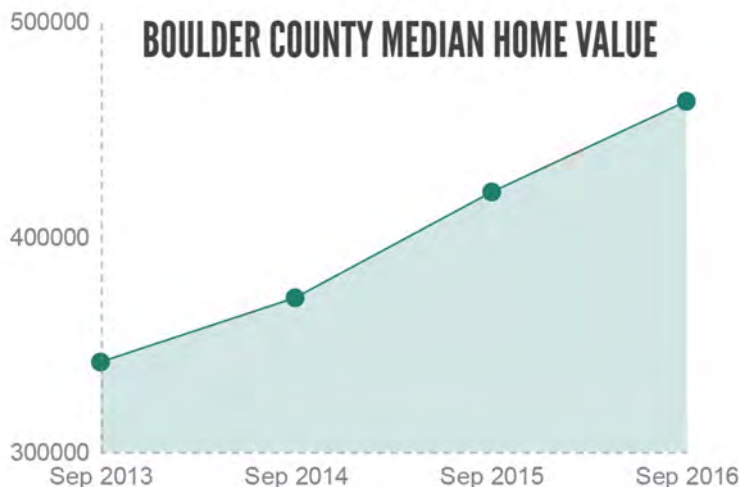
**HOUSING STOCK VALUED
AT LESS THAN \$200,000**

18%



**MEDIAN HOME VALUE IN
BOULDER COUNTY**


\$462,700



From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#135]
Date: Thursday, January 05, 2017 4:19:24 PM

Name * jason Bain

Email * jaybaino@yahoo.com

Address (optional)  longmont, Co 80501
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I am opposed to it being states as housing for "would be for teachers, janitors, bus drivers, and other school district employees". What about mechanics, retail and grocery clerks, gas station attendants, and the many other struggling families who provide services daily to our community?? Possibly the school district employees should get less days off, or work year round like many of the people making \$10 an hour, working 2-3 jobs trying to make ends meet. In general, the cost of living in Boulder and surrounding areas far outweighs the income potential in the area. I think that should be looked at instead...

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#136]
Date: Thursday, January 05, 2017 4:20:36 PM

Name * Frank Alexander

Email * faalexander@bouldercounty.org

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Boulder County Planning Commission members,

In addition to the packet we provided on December 22nd outlining our proposal for a series of wildlife corridors and buffers on our properties at Twin Lakes in Gunbarrel, we wanted to reach out with the attached information as well. Please see the letter and accompanying materials related to our request for your approval of the staff recommendation for a Medium Density Residential land use designation on our properties. We ask for your support on January 18th.

Thanks and Happy New Year!

Frank Alexander, Director, Boulder County Housing Authority
Norrie Boyd, Deputy Director, Boulder County Housing Authority
Don Orr, Chief Facilities Officer, Boulder Valley School District

Attach a File (optional)



[twin_lakes_letter_to_planning_commission_bcha_and_bvsd.pdf](#)

2.03 MB • PDF

Please check box below *


- ☐ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#137]
Date: Thursday, January 05, 2017 4:26:38 PM

Name * Jessica Hartung

Email * jessica@integratedwork.com

Phone Number (optional) (303) 818-6795

Address (optional)  5408 Idylwild Trail #A
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

The attached photos show context for the Twin Lakes parcels.

You can see clearly the relationship between these parcels with the Twin Lakes County-Owned Open Space. This land *is* a wildlife corridor. Precisely because of the development in the areas surrounding pocket habitats, being a wildlife corridor is a key function of this land, one of the reasons it is so valuable to the wider Boulder community. Colorado Parks and Wildlife shares that "More than 90 percent of Coloradans responding to a survey believed in the importance of having wildlife in their neighborhoods."

Since the Twin Lakes Open Space has the highest density of users of any Open Space property in the county, you can understand why there is a vested interest in ensuring an effective wildlife corridor is maintained and enhanced. Typically, a wildlife corridor is 1000 ft wide. The appropriate width is determined based on the habitat needs of the species using that corridor. An analysis of those needs should drive the decisions about an appropriate corridor. 70 feet is a ridiculously inadequate and inappropriate recommendation from staff.

Secondarily, Low Density Residential (LDR) is the only land use designation involving housing that makes sense for this context given the wildlife and wetlands, hydrology, sewer issues, and other infrastructure problems previously reported.

Imagine either of these photos with three story buildings and the foot traffic of 500 more people on the already highest density use Open Space. There is no way upzoning to MDR fits in this context. Habitat loss, fragmentation, and isolation are major factors in the decline of our wildlife populations worldwide.

I respectfully request review of these BVCP provisions as you reconsider. There are plenty of clear reasons to preserve the existing LDR land use designation, or to consider the Open Space land use request.

2.01 Unique Community Identity: "The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley...will be respected by policy decision makers." (p.26)

2.06 Preservation of Rural Areas and Amenities: "The city and county will

attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where...vistas...and established rural residential areas exist." (p.27)

2.10 Preservation and Support for Residential Neighborhoods: "The city will work with neighborhoods to protect and enhance neighborhood character and livability...The city will seek appropriate building scale and compatible character in new development..." (p.28)

3.04 Ecosystem Connections and Buffers: "The city and county recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems." (p.35)

3.06 Wetland and Riparian Protection "The city and county will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided." (p.35)

The guidance of the BVCP has fueled Boulder County's success. Please do not abandon its principles, regardless of pressure from this developer.

Attach a File (optional)



[twinlakescontext.jpg](#)

9.28 MB • JPG

Attach a File (optional)



[twinlakescontext2.jpg](#)

2.14 MB • JPG

Please check box below *

- ☐ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#138]
Date: Thursday, January 05, 2017 4:27:33 PM

Name * David Rechberger

Email * dave@dmrgroupllc.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: * Hello -- I have serious concerns on the violation of dedications law as documented in the two attachments.

Dave – TLAG Chair

Attach a File (optional)



[ltr_boulder_county_planning_commission_re_11817_hearing_final.pdf](#)

117.65 KB • PDF

Attach a File (optional)



[attachment to ltr to bcpc 1517.pdf](#)

2.45 MB • PDF

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#139]
Date: Thursday, January 05, 2017 4:31:18 PM

Name * Susan Bailhache

Email * smbailhache@gmail.com

Phone Number (optional) (303) 499-6358

Address (optional)  6848 Bugle Ct.
Boulder 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

There are many reasons I oppose changing the Twin Lakes properties to higher density land use. * First and foremost, the aging infrastructure is insufficient to support this type of development. As an example I site the multiple water main breaks the have occurred within several blocks of the properties in the last two years. * Second, the high ground water level in the adjoining neighborhoods is already a problem for existing home owners. Placing high density structures on these lots will only increase the runoff, impact drainage and potentially damage the surrounding infrastructure and open space. * Third, is the issue of traffic congestion. The recent addition of 600 housing units at the Gunbarrel Center has already caused a significant increase in delays and congestion. Development of high density housing on the Twin Lakes properties will only multiply this problem. * My fourth reason is the general lack of parks, public spaces and open sp ace in the Gunbarrel area, as compared to other neighborhoods in Boulder. The Twin Lakes Open Space serves the area, however it is already the most used by the general Boulder public. * Fifth, I oppose development on the site owned by the Boulder Valley School District because this parcel is a land "dedication" whose use is for "public good" such as a school, park or open space that benefits the neighborhood that contributed the land. Finally, it seems counter to the tenants of the BVCP for the Twin Lakes properties to be annexed to the city of Boulder via existing open space. It shows that the City and County feel they have the prerogative to bend the rules to suit their ends,

Please take these points into consideration when determining appropriate changes to the BVCP/

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#140]
Date: Thursday, January 05, 2017 7:17:56 PM

Name * John Sanders

Email * tlcinc2@yahoo.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I have lived around and in Boulder for many years, and in many other parts of the U.S. But, I have never witnessed, ever before, the senseless rush to give up so much precious land, so fast. It is like the body of commissioners feel compelled to make a sacrifice of every piece of boulders land on an alter to the Gods of developers / development. appeasing them most all the time with exemptions, and exceptions to the rules and regulations, along with tax breaks.

however, they do not have to conform, modify their plans to the desires of the community, or have to reduce what they charge. In addition they do not have to experience the results of having to live with what they do, who does have to live with all this are the 'long time' residents of Boulder.

now, the one thing that comes along that makes common sense is being held up and questioned from all sides by the commissioners. single units, not 12-15 people in a sardine can called a co-op, in a decent location. if this project doesn't get

approval, it will raise serious questions in my mind, about possible secrecy & 'hidden agendas'.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#141]
Date: Thursday, January 05, 2017 7:19:05 PM

Name * Britta Singer

Email * britta.singer@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

BVSD has proposed an affordable-housing project on its Twin Lakes property, but neighbors want the land preserved for open space. Here is a possible win-win solution, at least for the Twin Lakes neighbors and BVSD's financial bottom line.


Perhaps BVSD should consider having a competitive bid process for the University Hill Elementary property, permitting developers of affordable housing to compete against CU so BVSD gets the best price for the land. The Uni Hill site would be a great location for affordable housing. The transportation options alone can't be beat.

Also, in contrast to CU, a developer would be required to honor the historic landmark designation.

Meanwhile, the Uni Hill Neighborhood Association's request to have a seat at the table for the feasibility study (to determine if the Uni Hill property should be sold) has been ignored by Supt Messinger. It seems that lots of BVSD neighbors would like the school district to listen to them.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#143]
Date: Thursday, January 05, 2017 8:22:56 PM

| | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Deborah Prenger |
| Email * | wegmom@hotmail.com |
| Address (optional) |  4572 Starboard Drive Boulder, CO 80301 United States |

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear County Planning Board –

Infrastructure point for the existing Public Schools and libraries in the Gunbarrel Area According to the BVSD website, in Gunbarrel there are 2 Public schools in the area :

1. Heatherwood Elementary built in 1971 capacity of 319 students; May 2016 325 students were reported. The access is either driving, taking the RTD bus, the Route – 205 or some school busing
2. Boulder Prep HS – building is not owned by BVSD, capacity estimate 94, reported attendees of 109

Additional schools require leaving the Gunbarrel boundaries or Private Tuition:

Private schools in Gunbarrel (left out special needs – Temple Grandin)

1. Boulder County Day – estimated tuition \$13–18K, near the proposed development, walking distance through the Open Space
2. Mountain Shadows – estimated tuition \$12–29 K, walking through intersections on priority 1 roads and development path.

So Public High school and Elementary school are in the Gunbarrel boundary according to BSVD, also noted on the website these are over capacity.

There are NO pubic libraries in the Gunbarrel Boundaries. All public libraries require more than walking, electronic or other means.

Sources:

Starting at the BVSD Site, selecting the Google Maps: Google Maps

<https://www.google.com/maps/d/viewer?hl=en&t=h&msa=0&z=11&ie=UTF8&mid=1zuYq3cR6PSMcpJ5RORglBs0pWOo&ll=40.01733369106793%2C-105.29123249999998>

<http://greatschools.org>

Attach a File (optional)



[201516_cde_head_count_summary.pdf](#)

19.95 KB • PDF

Attach a File (optional)

[screenshot_20170102_23.42.18.png](#)

680.21 KB • PNG




Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#144]
Date: Thursday, January 05, 2017 8:54:22 PM

Name * Vann Smith

Email * esmiths@comcast.net

Address (optional)  950 Parkway Drive
Boulder, CO 80303
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Twin Lakes residents have raised many legitimate objections to the proposed housing development on 20 acres of open space there. I want to emphasize a couple that are fundamental to this issue.

First, the south 10-acre parcel was dedicated in 1967 by the Williams family to the Boulder Valley School District for a school and children's park. This was required for their development of the Gunbarrel Green subdivision. Now the BVSD wants the city and county to change the land use designation from Public to Mixed-Density so they can sell it for housing development. In effect, County planners claim that BVSD can do anything they want with dedicated land, which simply means the government took the land from the developer under false pretenses. If BVSD no longer wants the land for a school and park, then ownership should revert to the community whose interests it was supposed to serve. And the community has expressed their strong desire to maintain it as open space. Boulder County is obliged to honor that, ethically if not legally.


The north 10-acre parcel was originally owned by the Boulder diocese of the Catholic Church, which was earlier denied County permission to annex the property through open space to construct a church on it. So constrained, the diocese sold the property cheaply to Boulder County Housing Authority, which now proposes to carry out a serial annexation of both parcels to the City through open space, and construct on them some 280 housing units. The subdivision makes the strong argument that all 20 acres should be preserved to extend the small, heavily-used open space around the Twin Lakes. They also point out the questionable practices that the City and County have used to advance this development idea, and the lack on consideration shown for the substantial impacts of this development on the surrounding low-density neighborhoods.

We urge the City and County to table this proposal until the justification and full impacts of it can be examined further in the context of the next update of the Boulder Valley Comprehensive Plan.

Thanks for your consideration. -Vann and Susan Smith, Boulder

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#145]
Date: Thursday, January 05, 2017 9:02:33 PM

| | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Deborah Prenger |
| Email * | wegmom@hotmail.com |
| Address (optional) |  4572 Starboard Dr Boulder, CO 80301 United States |

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Boulder County Planning Commission:

This issue to me, personally, is more about the proposed DENSITY versus Affordable Housing. The guiding principle in many of the documents by the County and City – "fit within the surrounding area". So I would like objective view and fit with the neighborhood to meet both existing and affordable needs. As a group, you asked for metrics. Where are the metrics?

The current land use Density for North Parcel is 6 units per acre or 60. In the attached Daily Camera Article "Another 62 units are planned at Twin Lakes in Gunbarrel. City money went to help acquire the land", for the NORTH parcel, purchased by POSAC, deeded over to BCHA.

The article discusses developments in Gunbarrel, please note:

The New Developments at Apex and Gunbarrel moved the affordable housing from the location which both are across a single road to King Soopers Grocery and Pharmacy, and other services and sundries which all reside in Boulder City Boundaries. The funds were TRANSFERRED to City of Boulder housing in the city proper rather than staying in the Gunbarrel city boundary next to services with high walkability score, thus removing Affordable additional units from the Gunbarrel area!

Also please note, I see no mention of the 12 units of Section 8 housing in Twinlakes HOA area. See the second attachment Catamarn Ct @ 6653 Kalua Road.

Attach a File (optional)



[0boulder is affordable housing working_boulder daily camera.pdf](#)
1.01 MB • PDF

Attach a File (optional)



[12_catamaran court in boulder co.pdf](#)
72.01 KB • PDF


Please check box below *

- ☐ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#146]
Date: Thursday, January 05, 2017 9:59:32 PM

Name * J. Granth

Email * waterone@comcast.net

Address (optional)  Why?
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I find the development process to be most unethical for the following reasons:

- this property was designated as open space
- they city has circumvented the democratic process by deliberately attempting to cut out the legitimate input of local residents
- opinions of opposition is not seriously considered...comment forums are worthless
- annexation in order to develop and avoid a local vote.
- rejecting wildlife corridors and owl habitat
- dramatically increasing housing density of neighborhood
- no improved services: parks, drainage
- no rec center
- no paved bike trail the the rest of Boulder

Additionally, I have issues with:

1. fundamental problems with the principles the conclusions are based upon what the housing authority feel is acceptable for the population when actually its in their own best interests
2. Reaching out the the community is great, but only if the ideas are incorporated.
3. We expect BCHV and the school district to push for maximum development of their property with minimum cost...but it just another developer hit and run unless the communities infrastructure is improved with a park, wildlife corridor, school, bike trails, rec center, mass transit,etc.
4. What does BVHA get out of all this? Have they dug a hole in terms of transferring affordable housing credits from other areas? What's the revenue?
5. Why so desperate to circumvent meaningful input from the community?

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#147]
Date: Thursday, January 05, 2017 10:22:06 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Ken Beitel |
| Email * | ken.beitel@gmail.com |
| Phone Number (optional) | (720) 436-2465 |
| Address (optional) |  4410 Ludlow St Boulder, Co 80305 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |

Comment: *

Dear Staff- please ensure the comments below are included in the Jan 18, 2017 package for the Planning Commission. Thank you

Please find attached the Change.org petition 2,472 signatures sincerely asking the assistance of the honorable Members of the Boulder County Planning Commission for their help in creating the Twin Lakes Owl Preserve and Open Space at the 20 acre 6500 Twin Lakes Dr. site.

Complete with Interpretive Owl Trails and Signs the Owl Open Space will delight school children and families for decades to come.

Thank you- Ken Beitel, Chair of Wilderness Conservation Twin Lakes Owl Preserve and Open Space
cell:720 436 2465 email: info@BoulderOwlPreserve.org

Name City State Zip Country SignedOn Comment

Shirley Frewin Boulder CO 80301 United States 2015-11-21 Great Horned Owls have established their home at Twin Lakes. I thought the City and County Boulder elected officials were trying to prevent homelessness. Owls Lives Matter!

Lauren Bond kovsky Boulder CO 80301 United States 2015-11-22 "I've gotten to know the Owls well over the last 5 years and watched them raise 11 young. I've watched them hunt in that field and bring back voles and rabbits for their babies to eat.

The field that could become the great horned owl preserve needs to be protected, because there is a proposal to build an apartment complex there to expand the city of Boulder's options for affordable housing. I fully support the expansion of affordable housing options, but this area is not the right location for that development. It is not a part of the city of Boulder. it is in an area that had many flooded basements this summer and in September 2013, including my own. It is not within reasonable walking distance to any amenities such as the bus routes, grocery stores, etc. It is adjacent to Boulder County's Twin Lakes Open Space and is used every night by the great horned owls as well as lots of other wildlife. This property should be preserved as an expansion of the Twin Lakes Open Space. Please consider that option. Thank you!"

renate botzler München BY 81379 Germany 2015-11-22 Nature treats back now bastards. . . feel it. . . feel me Take responsibility for your Doing

JULIE JONES liverpool ENG L334DR United Kingdom 2015-11-22 PLEASE SIGN PETITION

Lisa Roybal Boulder CO 80304 United States 2015-11-22 I truly believe in preserving the owls or any wildlife that is becoming threatened. They deserve their homes as we deserve ours. We are slowly taking too much of their habitats away. Nature deserves to take its course. So let it.

Greg Summers Longmont CO 80504 United States 2015-11-22 The sweetest place to see the wild preserved in the city Of Boulder

Lisa Olsen Centennial CO 80112 United States 2015-11-22 Owls are essential predators in a healthy ecosystem. Please protect their homes and habitat and consider a more suitable location for human development.

Olivia Hudis Boulder CO 80304 United States 2015-11-22 I'm signing because I love great horned owls and really care that Boulder keep a preserve for them.

Jim Riley Longmont CO 80501 United States 2015-11-22 We're should always try to understand the impact of humanity's decisions add much a possible. In this instance, development will have an impact on a breeding pair of great horned owls. Sometimes, showing restraint is the right thing to do.

Sue Frederick Longmont CO 80503 United States 2015-11-22 I study great horned owls and they are amazing creatures; they mate for life and raise their chicks for nearly a year communicating with distinctive calls and following specific territorial patterns. We need to preserve the few areas in Boulder where they are still undisturbed enough to raise their young.

Patty Penner Madison WI 53713 United States 2015-11-22 I give a hoot! Preserve all of God's creatures - we ALL deserve to live here, not just humans!

Mari Heart Boulder CO 80301 United States 2015-11-22 Owls have a right to be here on Earth! They are very precious and we are fortunate to have them near!

Kim Shannon Longmont CO 80503 United States 2015-11-22 I'm signing because each and every year I walk those trails. The owls live there. Don't destroy their home.

Brian Miller Broomfield CO 80020 United States 2015-11-22 I have friends who live in Twin Lakes, and I have seen the owls there. They are a treasure that can't be replaced.

Evie Cohen Lafayette CO 80026 United States 2015-11-22 "We need to be careful to keep the balance of wilderness and human residences. We have preserved areas for much less important animals.

"

Melissa Thornton Louisville CO 80027 United States 2015-11-22 "This is a thoughtful consideration and necessary action to preserve our delicate ecological balance here in Boulder County. ""Thank you"" to our local residence who stay on top of these issues and invest the time and energy to create petitions for the rest of us citizens.

"

Paula Fitzgerald Longmont CO 80501 United States 2015-11-22 We are damaging far too many habitats. Keep this one as a preserve.

Bruce bechtold Phoenixville PA 19460 United States 2015-11-22 I'm planning on moving to area in 2017 and want to have nature prevail.

Amber Eichorn Longmont CO 80504 United States 2015-11-22 Surely there is another location for this housing project. Boulder is so densely populated, why not leave a few wilderness areas around town?

Arlene Ruksza-Lenz Elmwood Park IL 60707-3531 United States 2015-11-22 "We really don't want to rue that they ""paved paradise and put up a parking lot"" everywhere!

"

Yvonne Lopez Boulder CO 80301 United States 2015-11-22 The Owl habitat is extremely important to preserve.

callie rennison Boulder CO 80305 United States 2015-11-22 The owls are important and their habitat must be protected. High density in boulder destroys more than human quality of life...it kills

those who were here before us.

Kitty Connell Nederland CO 80466 United States 2015-11-22 Please, protect the owls!

Anne Harris-Cross Longmont CO 80501 United States 2015-11-22 It is remarkable to have these beautiful birds in so accessible a location. Please keep the hunting meadow along with the rest of the adjacent open space so that our younger generations can grow up appreciating the wonder of nature and the cycle of life.

Laural Radmore Denver CO 80205 United States 2015-11-22 Wildlife is important to our ecosystem and our tourism!

Kimberly Krusinski Erie CO 80516 United States 2015-11-22 My 9 year old son loved to go birding with his grandparents. Owls are his favorite!

amy moore san Jose CA 95124 United States 2015-11-23 This is THEIR home! They are OUR wildlife!

Judi Dressler Louisville CO 80027 United States 2015-11-23 OMG, these owls must stay – we love them!!!!

James Thurber Lafayette CO 80026 United States 2015-11-23 "This is just one more indication of the wrong headed direction Boulder seems to be headed in...human ""needs"" above all else. Boulder should be willing to address its housing issues without destroying valuable habitat for wild creatures such as these owls. "

Don Walker Lakewood CO 80226 United States 2015-11-23 It's such lovely bird family and I'd like to know that they're safe.

Marlo Schimpf Superior CO 80027 United States 2015-11-23 I'm signing because I care!!!!

Michelle Batson Tucker GA 30084 United States 2015-11-23 There are enough empty buildings. Do the right thing for Mother Nature.

ingrid voigt Schotten 63679 Schotten Germany 2015-11-23 Keine Tierquälerei mehr

Sabine Aslani 94149 Germany 2015-11-23 Aslani

M Fishman Boulder CO 80306 United States 2015-11-23 I'm signing because it is so important that this become a Great Horned Owl Preserve

David Rechberger Boulder CO 80301 United States 2015-11-23 This open space is critical to our raptor friends!

Anastasia Horwith Arvada CO 80007 United States 2015-11-24 I love the owls! They need to be protected for their sake and ours – we must care for the earth and it's creatures, not destroy what has been given to us.

Jossie Moran Ocklawaha FL 32179 United States 2015-11-24 These little ones need protection...please do what is the right thing to do...!

Rebecca Rumsey Louisville CO 80027 United States 2015-11-24 I value highly the Open Space at Twin Lakes and the owl habitat!!! Please preserve!!

Simone Maarouf Schmölln "" 04626 Germany 2015-11-24 Support the Boulder Great Horned Owl Preserve!!!!!! LG Simone

shane williams boulder CO 80301 United States 2015-11-25 I live proximate to the area and understand the importance of having this wildlife in our area.

John Spangler Centennial CO 80121 United States 2015-11-25 I have two friends in the neighborhood and support open space.

Jeremie Yoder Seattle WA 98107 United States 2015-11-25 I love all most birds in general and owls in particular, and I would love to see this expanded.

Stewart Guthrie Boulder CO 80302 United States 2015-11-25 Wildlife in the Front Range needs all the help it can get.

Elizabeth Remnant Boulder CO 80301 United States 2015-11-25 The owl preserve is an important part of our Boulder County tradition and future.

Melissa Nogaski Lexington KY 40509 United States 2015-11-25 I lived right there for years, and it was my meditation, my sanctuary! I went into labor walking peacefully right there around the lakes,

and educated my daughter about the owls that were born right before her birthday! It's a special place!! Please keep it!!

Eydie Cady Longmont CO 80503 United States 2015-11-25 I live in Gunbarrel Estates and previously twin lakes. I believe this area should be protected for all wildlife inhabitants.

Dave Stevenson Boulder CO 80301 United States 2015-11-25 I'm a twin lakes resident and have enjoyed seeing the owls for the last four years.

Mike Chiropolos Boulder CO 80303 United States 2015-11-25 I'm signing as a nature lover who comes from a family of birders, and as an environmental attorney who has represented Audubon and dozens of other groups, Tribes, and local governments over the years. Among my best memories of raising my sons are taking them birding at Chautauqua under a full moon. It was more of an excuse for a hike in the dark to drink hot cocoa and nibble on cookies. On our way back to the trailhead, an owl swooped out of the trees and flew over our heads. One of those magical moments that turn kids into nature lovers and outdoor enthusiasts for life, and expose their children to nature in turn. Raptors generally and owls specifically need habitat, hunting grounds, a prey base, and undeveloped open spaces. Give a hoot!

George Turner Boulder CO 80301 United States 2015-11-25 I have watched these owls for years, the area is an oasis in suburbia.

Michael Lightner Longmont CO 80503 United States 2015-11-25 We always visit the owls and the space around Twin Lakes is a favorite respite in the ever increasing density around Gunbarrel

Karl Fiderer Boulder CO 80301 United States 2015-11-25 I love the Owls at twin lakes . They have been nesting here for years and we need to protect their nesting area and also stop new development in gunbarrel, already over populated

Dean Enix Boulder CO 80301 United States 2015-11-25 I enjoy seeing these owls each year!

Joyce Webb Boulder CO 80301 United States 2015-11-25 Save the habitat for these wonderful creatures.

LYNEL VALLIER Boulder CO 80303 United States 2015-11-25 Why would anyone want to destroy the owls' habitat? Not a good location for high density housing. Not in the county. This type of building should be in a city.

Nik Friedman TeBockhorst Boulder CO 80301 United States 2015-11-26 We are big fans of wildlife and owls in particular. We have too few predators in our environment due to the pushing out of coyotes and foxes. Owls are easy to live with and help maintain the population of more troublesome species who might otherwise cause problems for the gardens a day homes of our area.

Barbara Brandt Boulder CO 80301 United States 2015-11-26 Preservation of habitat is essential for this owl family and ecosystem. They provide tremendous value for not only the local neighborhood, but for all who come from around the area, just to see them.

Sherrie Stille Boulder CO 80301 United States 2015-11-27 Let's protect protect this little piece of land for owl habitat – they are such an important part of the community and ecosystem.

Anna Rivas Longmont CO 80503 United States 2015-11-27 I can't believe there is even a question about this! I've gone to see the owl every year since I found out they nested there and it would be a tremendous loss if their hunting meadow was destroyed!

elena klaver Niwot CO 80544 United States 2015-11-27 I'm signing because habitat is important for everyone, not just humans.

Donna Bonetti Boulder CO 80303 United States 2015-11-27 I want our wild animals and areas protected. I am also sick of the over development I am seeing in and around Boulder.

Dinah McKay Boulder CO 80301 United States 2015-11-27 I support protecting and preserving the Great Horned Owl hunting grounds and making these properties part of a Greater Twin Lakes Open Space!

Bill Miller Fort Collins CO 80521 United States 2015-11-27 Nature and its non-human inhabitants can't speak up for themselves so it is up to humans to speak up for their requirements. If the developer stands to profit by \$200,000 and displaces or eliminate two owls then each owl is worth

\$100,000. Perhaps someone or somehow that amount should be set aside to purchase and protect an equal amount of land. Or, better yet, just leave the 20 acres in a natural state.

Nicole Hugo Broomfield CO 80020 United States 2015-11-27 I'm in support of the owl hunting meadow and it should be protected.

Susan Bonfield Boulder CO 80305 United States 2015-11-27 I support habitat for wildlife in Boulder!

Mary Balzer Longmont CO 80501 United States 2015-11-27 We must protect our precious habitats for wildlife.

Donna Deininger Longmont CO 80503 United States 2015-11-27 Please do not allow a housing development to be built at Twin Lakes. Save the natural habitat that supports the Great Horned Owls and other birds. Thank you!

Kathy Kaiser Boulder CO 80301 United States 2015-11-27 "Twin Lakes is one of the few ""natural"" areas in Gunbarrel, and, as such, is a treasure that should be preserved for all those who love wildlife, especially the owls, and nature. It's an oasis in a sea of businesses, apartment buildings, office buildings and houses. There are many of us who love it.

"

Sue Hirschfeld Boulder CO 80301 United States 2015-11-27 Having horned owls breeding in a neighborhood is very special and many birders and residents come to see the pair raise their young. There are fewer and fewer places where they can be observed. Eliminating their hunting area may cause the birds to leave.

Malcolm Moreno Boulder CO 80305 United States 2015-11-27 Allowing development which will cripple the wildlife is not what Boulder is about.

Jessica Sandler Boulder CO 80303 United States 2015-11-27 Stop all this development in and around Boulder -- we're sick of it!

beth armstrong Boulder CO 80301 United States 2015-11-27 I live near this owl nest and walk to see the owls often. There are always other people there and often photographers taking pictures, as well. I believe this not only helps build community, but also gets people interested in preserving wildlife. Beth

Elizabeth Naughton Boulder CO 80305 United States 2015-11-28 I love the idea of an owl preserve there. Wildlife habitat is disappearing much too fast and so many people don't even know. An owl preserve and natural area with trails would be a much better use of that area than more subdivisions.

shawn meier Boulder CO 80301 United States 2015-11-28 I live right near these owls and love seeing them every year. It is one of the very few places to see them in the wild, please don't take this away.

Holly Krivjansky Boulder CO 80301 United States 2015-11-28 I support the Great Horned Owl preserve in Twin Lakes Gunbarrel

Cathy Bassett Portland OR 97242 United States 2015-11-29 Let us help you decide. Save the 20 acre Owl Hunting Meadow or bulldoze for money. Save the Meadow!!!!

Scott Dixon Boulder CO 80301 United States 2015-11-29 Our rural Gunbarrel community is being ruined by ugly high density development. The impacts of development are not just consuming land, but also making an undesirable place to live for all of us and our wildlife is being replaced. Rare wonderful wildlife is being chased out and we are destroying their environment.

Robert O'Dea Boulder CO 80301 United States 2015-11-29 Cannot support transferring County-owned/paid for land to the City for a development. This is unseemly at best with the Jones sisters now operating with one as Boulder's Mayor and the other a County Commissioner.

Fred Gluck Boulder CO 80301 United States 2015-11-29 Boulder needs to curb its insatiable and insane plan to keep growing. City and County leaders don't seem to understand the math of continued growth leading to all of the problems and degradation of quality of life that the community has struggled to maintain for decades. Stop succumbing to the pressures of development and start thinking about the future of our children.

Mary Breitenstein Longmont CO 80503 United States 2015-11-29 I walk there many times especially to see the owls. If you protect prairie dogs you certainly can protect owls.

Keri Bowling Loveland CO 80538 United States 2015-11-30 I care about Colorado's rapidly diminishing open spaces and with our open spaces, go our wildlife.

Bill Hammel Boulder CO 80301 United States 2015-11-30 Concerns with this and other wildlife issues in this area.

kate chandler Boulder CO 80301 United States 2015-11-30 "I value this Open Space location convenient for hundreds of residents as well as wildlife, to preserve the character of this area which is fast disappearing under current government."

Jeremy Kalan Boulder CO 80304 United States 2015-11-30 We need to preserve our open space and the wild animals that depend on it, rather than filling every last piece of land with development!

Shawn Murphy Dallas PA 18612 United States 2015-11-30 We need to save our Open Spaces

Heather Bair Lafayette CO 80026 United States 2015-11-30 Wildlife and their habitat are important to me and I believe we should make protecting them a priority.

Karah Madrone Lafayette CO 80026 United States 2015-11-30 We love our birds!!

Suzannah Shogren Boulder CO 80301 United States 2015-12-01 I live in this neighborhood and every year we all come together by talking about owl sightings. It is important to keep nature intact!

Daryl Presley Boulder CO 80301 United States 2015-12-01 As a resident of Gunbarrel, i take pride in my neighborhood. Seeing such beautiful scenery and open space that is home to these beautiful owls is upsetting. Especially for more of these apartments that Gunbarrel is already having a hard time accommodating.

Andrea Merrill Boulder CO 80301 United States 2015-12-01 there is a great extinction going on. It is because of humans. It must stop. Please protect our Great Horned Owl family that needs our help!

Scott Lehmann Louisville CO 80027 United States 2015-12-01 We are not alone as on this planet

Marty Petersen Erie CO 80516 United States 2015-12-01 "Why? Because Boulder has enough glut of people, housing and ""development"" , please let this remain a natural area! "

Paula Hansley Louisville CO 80027 United States 2015-12-02 I lead bird field trips for various organizations and this owl family has been a highlight of my trips for years! It is so important not to disturb it because it is easy for everyone to see and learn about owls from the volunteers. The nest is easy to observe by disabled people.

Rachel Homer Boulder CO 80302 United States 2015-12-02 Please save this habitat which has given so much to the community of people who walk in that area.

ann schnaidt fort collins CO 80524 United States 2015-12-02 Once habitat is gone, it's gone -- other animals have as much right to live and raise their young on this planet as humans!!!!!!

James Somets Jersey City NJ 07310 United States 2015-12-02 Wildlife needs help and I used to live in Gunbarrel CO!

Janet Lewallen Denver CO 80220 United States 2015-12-03 These owls are entitled to our respect and protection! I support the Owl preserve!

merri foster longmont CO 80501 United States 2015-12-03 I want to save those animals at risk and those who need a safe enviroment

Tricia Dessel Boulder CO 80301 United States 2015-12-04 I live on the street right next to the owl nest and enjoy watching the owls nest and give birt each year. Such an amazing display of nature

Sandra Ireland Boulder CO 80301 United States 2015-12-04 I am signing in order to support our wildlife population at Twin Lakes, especially the Great Horned Owls that nest at Twin Lakes and depend on the open space to hunt.

Shana Myers Louisville CO 80027 United States 2015-12-04 Because the last thing we need is more 'high density housing' when the roads cannot handle the population we already have in and around the area! Also.... I can't stand to think that these owls would be displaced as a result.

Allison Farrand Superior CO 80027 United States 2015-12-04 more Owls! Less housing!

Lisa Shik Boulder CO 80305 United States 2015-12-04 We have enough people living in the Boulder

area and we do not have enough owls living in Boulder. Its time to give a hoot and protect out wildlife habitat!

Kamilla Macar Boulder CO 80301 United States 2015-12-05 I think it is important to retain open space where we can to preserve wild life habitat within our city limits. Let's keep the owls!!!

John Hoemann Denver CO 80210 United States 2015-12-05 The owl reduces the amount of small rodents. Plus they are one of my favorite birds.

Jennifer Cate Broomfield CO 80023 United States 2015-12-05 Boulder needs to get it's priorities back on track!! So many of my friends moved out here because of the close proximity to nature and wildlife; PLEASE STOP TRYING TO DRIVE IT AWAY. These owls need our protection! DO THE RIGHT THING, BOULDER!

Marisa Unger Longmont CO 80503 United States 2015-12-05 I love owls and want to protect and preserve their habitat.

Alan Enos Boulder CO 80301 United States 2015-12-05 I am a homeowner in twin lakes and am concerned the new development is out of character of the surrounding open space and will threaten the fragile owl habitat. Gunbarrel is already building an abundance of condos around king soopers.

Richard Rowland Boulder CO 80305 United States 2015-12-05 I've visited these owls many times and it would be a shame if we disrupted their home.

jenny wehinger boulder CO 80305 United States 2015-12-05 I live near these amazing birds and love to watch them with their nestlings as well as hear their call at night. Please help them flourish here!

Derek Curtis Boulder CO 80302 United States 2015-12-05 With limited tree habitat in the front range, Let's save this plot for the owls.

joan jamison Lafayette CO 80026 United States 2015-12-05 The twin lakes is a beautiful and small area for great blue herons, ducks, owls, etc. It shoyld be preserved.

Jennie Burns Boulder CO 80305 United States 2015-12-06 I am a wildlife lover, conservationist, photographer, and animal rehabber. This site was actually the place where I first saw great horned owls in the wild! It was a pleasure to photograph them and watch the children and their families, even grannies in wheelchairs, flocking to watch and learn about these owls. I want to save this nesting site for the owls, for the people who love them, the people who have not yet been introduced to them, and for the environment in general. Our natural beauties are being plowed and paved all around the globe – can't we save this one?

Melanie Whitehead Boulder CO 80301 United States 2015-12-06 It will be truly sad to see the lovely land we care about so much be paved over. The wildlife will leave, most amongst them the beautiful Owls we have come to think of as family.

Matt Gustin Boulder CO 80304 United States 2015-12-06 Fuck yeah!

Maureen Boyle Boulder CO 80305 United States 2015-12-06 I believe that each of us has a role to play in keeping these owls safe and enabling the species to survive in our local environments. This is an opportunity to do just this. As Boulder continues to become more and more dense, there's even more reason why we need these animals to survive and to give us a sense of the bigger picture; i.e. of what's important outside of ourselves.

Steve Levin Boulder CO 80304 United States 2015-12-06 This parcel should be protected to preserve habitat and hunting grounds for the Great Horned Owls that have lived there as long as I've been in Gunbarrel (over ten years). And enough high-density development in Gunbarrel!

Lisa Jones Boulder CO 80304 United States 2015-12-06 i like owls.

Kristine Leader Boulder CO 80301 United States 2015-12-06 I love seeing the owls and other wildlife, and hate to see that destroyed.

Cindy Parker Boulder CO 80301 United States 2015-12-06 I love watching the Owls in Gunbarrel!

Kellie Coe Boulder CO 80301 United States 2015-12-07 We treasure our family walks to see the new baby owls every year. The owls have created real community in our neighborhood.

Donna Begley Louisville CO 80027 United States 2015-12-07 This is a critical issue that all

environments, especially those that EMBRACE the importance of open space and creating spaces for all beings, should consider.

Keely Cormier Boulder CO 80301 United States 2015-12-07 The city is trying to slip this by everyone and creating an over population in a preserved neighborhood.

Teresa Gulock-Mundy Boulder CO 80301 United States 2015-12-07 I want to protect our precious owls and preserve this beautiful open space.

Kellie Coe Boulder CO 80301 United States 2015-12-07 Our family LOVES our neighborhood owls and taking evening walks together to check up on them. Where else can you find a quiet gathering of adults, teens and kids who are looking at nature and NOT cellphones? Can't imagine Spring without the baby owls and the mingling of neighbors.

marcia minke Boulder CO 80303 United States 2015-12-07 "Please create an owl preserve. Please find another location for housing. Please do not display these magnificent creatures. thank you, Marcia Minke"

Aria Mundy Boulder CO 80301 United States 2015-12-07 I want to protect the owls.

Daniel Fenton Manchester NH 03104 United States 2015-12-07 Have seen this area many times and disturbing this habitat would be a tragedy, impossible to undo.

Shannon Vance Broomfield CO 80023 United States 2015-12-07 I'm signing, because my late daughter used to rehabilitate owls and eagles in Ft. Collins, and we need something like that here in Boulder! I work in Boulder but live in Broomfield, so I hope that my signature counts on this petition!

sarah kingdom Boulder CO 80302 United States 2015-12-07 "Keep this owl habitat intact. NO MORE HIGH DENSITY housing is needed. "

Cheryl Silver Golden CO 80403 United States 2015-12-07 Owls are magical! And, their hunting activities keep rodent activity to a minimum in my neighborhood. If you displace the owls, you allow the food chain to go unchecked.

Stefanie Pabst Boulder CO 80301 United States 2015-12-07 We have been observing the owls and the offspring for the last 10 years. Please protect their habitat!

Suzanne Westgaard Boulder CO 80301 United States 2015-12-07 I have lived near Twin Lakes for 28 years, and of course, I have seen these magnificent owls. There is no reason whatsoever to destroy their habitat. This needs to be preserved for the owls. Don't let the Owl Meadow become a metaphor for what humans are doing to the planet.

Kristine Perry Boston MA 02116 United States 2015-12-07 I support saving the environment

Steven Coe boulder CO 80301 United States 2015-12-07 "This location as a housing development makes no sense. It lacks the infrastructure, public transporting, access to services and, as noted here, erodes critical habitat that makes this place we live great. A HUGE residential development just went into ""downtown"" gunbarrel. Why was no low-income development considered for that. Build where it makes sense."

florence marcellus Loveland CO 80537 United States 2015-12-07 Please protect the owls

Beth Walter Boulder CO 80301 United States 2015-12-07 "I'm a birdwatcher with a BS in Wildlife Management"

Cathy Lund Denver CO 80203 United States 2015-12-07 This development will threaten the environment that Boulder County has fought to keep as an owl sanctuary for decades.

Karen Blatchford Lyons CO 80540 United States 2015-12-07 I believe the proposed housing project would seriously threaten the welfare of this owl family that has brought so much joy to the community - both in Gunbarrel and beyond. We - the people - need open space AND so do our owl friends.

C Gould Denver CO 80205 United States 2015-12-07 Not only are the owls a beautiful attraction, This owl habitat and nesting area is beneficial to keeping biodiversity in the local ecosystem

Jon Mize Denver CO 80231 United States 2015-12-07 It shouldn't be right to just eliminate this beautiful creatures' habitat!

Ken Stephens Boulder CO 80301 United States 2015-12-07 My friend signed it.

Julia French Boulder CO 80301 United States 2015-12-08 no more houses!!!! like seriously your going to put houses over there and kill wildlife habitat!

mj eslinger denver CO 80237 United States 2015-12-08 We don't need more housing projects in place of open space preserves.

David Williams Boulder CO 80302 United States 2015-12-08 I want to preserve owl habitat in Boulder.

Sheryl Lehman Boulder CO 80301 United States 2015-12-08 We love twin lakes area as it is.

Charlie Bachman Boulder CO 80301 United States 2015-12-08 we can live with less development but not without the owls

Kristin Sanford Boulder CO 80301 United States 2015-12-08 This is near my house!

Rochelle Woods Denver CO 80205 United States 2015-12-08 I believe we should protect nature

John Chapin Boulder CO 80302 United States 2015-12-09 I believe in open spaces and preserving wildlife.

Elise Winkler Boulder CO 80301 United States 2015-12-09 The Twin Lakes is home to a great deal of wildlife, not just the amazing owls. It is an area used and enjoyed daily by a multitude of residents and is part of what defines Boulder County as unique. A touch of peaceful wilderness among the tumult and congestion of Gunbarrel.

lindsay coe Boulder CO 80301 United States 2015-12-09 I go see the owls each spring and they're cute af stop killing the environment

margery mcsweeney boulder CO 80301 United States 2015-12-09 We must care and protect – there is no other choice !

leon schrecongost Denver CO 80229 United States 2015-12-09 I like owls.

Virginia tobey Providenciales "" "" United States Minor Outlying Islands 2015-12-09 In Spring of 2015, my husband and I visited family living in Boulder. One day they led us through a development of homes to a narrow park area. Right off the well trafficked footpath, the pointed to an owl's nest! With binoculars, we saw a baby owl looking back at us! Magical! Irreplaceable! An important part of the history and heritage of the New World. Save, protect and honor the endangered wild places!!

Yamilet SEMPE 03200 France 2015-12-09 Ysempe

Patricia Steen Boulder CO 80301 United States 2015-12-10 These owls need their home to remain safe.

Hannah Loudin Denver CO 80211 United States 2015-12-10 I lived in the Twin Lakes Neighborhood for over 30 years, and the environment was one of the biggest assets to my childhood. Please protect our owls!

Brian Lay Boulder CO 80301 United States 2015-12-10 Love the owls. They always make me smile when I hear them at night.

Pamela Simpson Boulder CO 80301 United States 2015-12-10 I love owls, I love all animals, and I think preserving our wetlands and opens spaces are very important to these animals survival and ours in the long run.

Lindsey White Denver CO 80209 United States 2015-12-10 I support the Boulder Great Horned Owl Preserve!

Joseph Hahn Broomfield CO 80021 United States 2015-12-10 As a husband, father, veteran, Eagle scout, beekeeper, herp-hobbyist, citizen and fellow human. I believe that the health of our society greatly depends on the health of our natural world. Signing this petition is a no brainer.

Valerie Hotz Callis Boulder CO 80301 United States 2015-12-10 Boulder County is known for it's protection of natural resources and preservation of natural habitats for wildlife. This one has somehow been overlooked. Community leaders need to recognize this glorious area regardless of current high density high tech ambitions.

Pam Smith Iowa city IA 52245 United States 2015-12-11 I love owls and this place. If you have ever been in close proximity to a Great Horned you would sign.

Anna Hildebrandt Boulder CO 80301 United States 2015-12-11 Growing up in the Gunbarrel

neighborhood and visiting the baby owls every spring when they hatch has been a highlight of my childhood. Watching these beautiful animals grow and seeing them up close is such a privilege that we need to protect. We need to save these animals so future generations can enjoy them just as we have.

Jeff Hildebrandt Boulder CO 80301 United States 2015-12-11 These owls and other wildlife need to be protected.

Juliet Gopinath Boulder CO 80301 United States 2015-12-11 The owls are amazing. How could we think of disturbing them? It doesn't make too much sense.

Mary wallace Boulder CO 80301 United States 2015-12-11 To lose these birds and the amazing wildlife present at the lakes would be a travesty

Erin Manning Boulder CO 80305 United States 2015-12-11 I'm signing bc I think owls are a very important part of our ecosystem and I'm attached the pair that lives in our neighborhood. I love hearing and seeing them and I would like to support the sustainability of their species.

Judy McLaughlin Longmont CO 80503 United States 2015-12-11 I want the owl habitat protected now and for future generations.

Mikaela Madalinski Lafayette CO 80026 United States 2015-12-11 I used to live in the Twin Lakes area and listen to these beautiful birds calling to each other.

Eric Conrad Boulder CO 80304 United States 2015-12-11 I enjoy biking through this region and would like to preserve the park land we have.

Erin Saunders Lafayette CO 80026 United States 2015-12-11 I care about protecting habitat for animals.

Oxana O'Banion Boulder CO 80301 United States 2015-12-11 This a am amazing nature preserve and need to be cherished

Connie KNIPPELMEYER Boulder CO 80301 United States 2015-12-12 Keep the Great Horned Owl in the park for generations to see and enjoy

Sara Graydon Loveland CO 80537 United States 2015-12-12 I honestly believe we need to protect the local wildlife. As someone who emmensly enjoys nature, I enjoy the wildlife I see when I'm enjoying Mother Earth much more.

Wendi Hinrichs Erie CO 80516 United States 2015-12-12 I'm signing because I don't want to see our wildlife going away and want to save their homes.

Jane Maier Boulder CO 80301 United States 2015-12-13 I have photographed this nest site for years now and it would be a shame to lose it due to development.

Cathy Wise Lyons CO 80540 United States 2015-12-13 We need to ensure that development includes room not only for humans but for the wild things we share this earth with. Boulder prides itself on being green – creating space for the wild things is part of being green just as much as high efficiency furnaces and charging for plastic bags. Boulder can be a leader in a new world where there is room for ALL, not just humans.

Heather Diamond Westminster CO 80021 United States 2015-12-13 I'm signing because I love going to see these owls every spring.

Cathy Fossum Chetek WI 54728 United States 2015-12-13 I want to see a strong owl population for future generations.

Camilla Kristensen Fort Collins CO 80526 United States 2015-12-13 It's very important to preserve natural areas and habitats so that we can continue to protect and enjoy nature. We depend on it both physically and emotionally.

Meagan Borkowski Boulder CO 80301 United States 2015-12-13 I'm signing because we have been visiting the owl family for the past three years since we moved here. We lived in Gunbarrel for two years and loved visiting the owl family in the spring and following their story year after year. Protect the owls!

Nancy Rynes Boulder CO 80026 United States 2015-12-13 "I'm a longtime resident of Boulder County and enjoy seeing these birds every year. I am in favor of giving wildlife a place, especially

since we are Boulder. We are looked upon as being a very ""green"" and environmentally-friendly city. Let's show the country that we really DO live up to our reputation and create the Owl Preserve."

Shalana Roberts Fort Collins CO 80537 United States 2015-12-13 I wish people would just leave the wildlife and their natural habitats alone. The poor Owls have been using this location for years.

Katie Connolly Denver CO 80215 United States 2015-12-13 I care about owls

Allison Wilton Lafayette CO 80026 United States 2015-12-13 We love experiencing the Owls here!!!!

Matthew Hansen Granby CO 80446 United States 2015-12-13 I am a birder and know wildlife has no voice except ours as a people and a culture. If the space was declared open space by open space officials originally and now they do a 180 in their opinion it makes one think if any open space is safe.

Lara Goldman Boulder CO 80302 United States 2015-12-13 We HAVE to preserve and protect!

Ian W Minneapolis MN 55406 United States 2015-12-13 I love those owls!!! Don't destroy their beautiful homes to build your ugly ones!

Emily Vaughn Boulder CO 80301 United States 2015-12-13 Want to preserve the open space and owls!!

Mindy King Bailey CO 80421 United States 2015-12-13 It is critical that we save the nesting sites of Great Horned Owls. This development will destroy habitat that this nesting pair of owls depend on to survive and raise their young.

Dawn Key Elizabeth CO 80107 United States 2015-12-14 The boom in Colorado has taken enough land. Please save us some open space!

Lauren Gricci Waltham MA 02451 United States 2015-12-14 I used to live in twin lakes and know the owls- it was always a thrill to see them and they deserve to live and thrive in their home!

Becky Rothenberg Casper WY 82601 United States 2015-12-14 I'm signing because I lived in the Gunbarrel area for years, and those owls are a wonderful asset to the community. Not only do people love them, but the owls belong there. It is a rare opportunity to be able to see the owlets grow up and fledge- kids and adults both need that opportunity. There are so few places that we can truly experience nature in our backyard, it would be a travesty to knowingly get rid of this one.

CJ LAWRENCE Niwot CO 80503 United States 2015-12-14 I represent these beautiful creatures' RIGHTS to maintain the homes they ALREADY have!!

Cynthia Rizzo Paxton MA 01612 United States 2015-12-14 We need to preserve our wild life and leaving one tree alone won't hurt anything.

Katherine Schulz-Heik Boulder CO 80301 United States 2015-12-14 My kids and I would love to keep the beauty and miracle of nature close. When I watch nature I tell them this is how it should be, before people interfered.

Elizabeth Peach Boulder, CO 80304 United States 2015-12-14 Boulder is fast losing its specialness and the loss of the Great Horned Owl Preserve is another nail in its coffin.

Carol Baum Louisville CO 80027 United States 2015-12-14 I have watched these owls and their babes for years...its their home please preserve it..rather than build high density housing there!

Ann Wilson Erie CO 80516 United States 2015-12-14 My daughter and her family live in this area and they are keen birdwatchers as are we. There are fewer and fewer open spaces left for our wild birds and animals. We need to preserve what is left more than ever. This whole area is a wildlife sanctuary. Let's keep it that way. The Gunbarrel area is already becoming high density. These remaining wild acres need to remain that way for all of us. Boulder has always been in the forefront of preserving open space. Let's keep it that way.

Ali Zeljo Boulder CO 80304 United States 2015-12-14 I love owls!

Luke Naftz Arvada CO 80004 United States 2015-12-14 I believe in the preservation of all animals. This is a great conservation effort that the local government can be part of.

Cynthia Carey Boulder CO 80301 United States 2015-12-14 I'm a professional ornithologist and believe that there should be no development anywhere near this nest.

Penelope Bartell Boulder CO 80301 United States 2015-12-14 I understand the need for infill,

however this is one of few remaining open field lands that are not farmed or mown. And, this field is adjacent to the nesting area.

Shelley Stern Boulder CO 80305 United States 2015-12-14 I want to protect the owls.

Barbara Parr Erie CO 80516 United States 2015-12-14 We need to save as much open space as possible for our wildlife!!!

Scott Beavers Boulder CO 80301 United States 2015-12-14 I live in the neighborhood and enormously value the annual Great Horned Owl experience.

deborah catalina wlms OR 97544 United States 2015-12-15 animals will only survive if we engineer habitat into our own living space. you are ultimately hurting your own economy by not accomodation wildlife. you need to rething you idea of living space

Gwendolyn Tenney Boulder CO 80302 United States 2015-12-15 There's' better places for new housing than on one of the areas still covered by trees, and especially by owls!

Judith Smith Rocklin CA 95765 United States 2015-12-15 It is not necessary to destroy the critical habitat needed by this owl family for its survival. Even though I am not a resident of the area, my family and I enjoy the open spaces such as this one when we are visiting Boulder and the surrounding area. Please protect this meadow and the wildlife it supports.

Talia Roberts Phoenix AZ 85027 United States 2015-12-15 My 2 year olds favorite animal is the owl and I want him and his children to learn about them and see them in the wild for generations to come! Owls deserve to be protected! Unless someone like you cares a whole awful lot, nothing is going to get better, it's not!

Don Combee Niwot CO 80503 United States 2015-12-15 I want to keep the owls preserve!! Please save the owls!

Angela Barnes Boulder CO 80301 United States 2015-12-15 I love them!

Lynn Schardt Garden Valley CA 95633 United States 2015-12-15 Preservation will enrich the community much more. It is wise stewardship. Find another site for the housing.

Tara Dubarr Boulder CO 80305 United States 2015-12-15 This is a magnificent species that needs territory protected. They are part of the web of life and it is amazing to watch them in flight.

Farzin Lalezari Boulder CO 80302 United States 2015-12-15 the city is growing way too fast and destroying all natural habitats for wild life

katrina vecchiarelli denver CO 80246 United States 2015-12-15 For the love of God , stop destroying our planet

James Townsend Boulder CO 80301 United States 2015-12-15 It is important to preserve the natural wonders that make Boulder special.

Karen Danko Boulder CO 80301 United States 2015-12-15 "I'm signing because Boulder is loosing it's Soul. Recently the Council wanted to preserve an old smelly chicken coop in a alleyway!!! Is that really more important than preserving a very important habitat for a very important animal. I've been there when the babies are born. I watched faces of old and young light up with wonder at seeing a wild animal. Do we really, really need more so called ""affordable"" housing???? What about securing the housing for the owls and future generations???"

Dixie Elder Longmont CO 80504 United States 2015-12-15 Longmont

Stephany Seay Moiese MT 59824 United States 2015-12-15 "Too much is being destroyed. This is one small thing Boulder County can do to stop at least some of the destruction. Otherwise, you're well on your way to being a dead county with nothing but invasive humans and their gross constructs. Do the right thing: Support the Great Horned Owl Preserve....and then go even further to preserve more of what's left of your few wild places. Protecting prairie dog colonies are another great place to start. And get ready for the return of wild, migratory buffalo. Those of us on the side of Life intend to weave this tapestry all back together.

"

Anuradha Singh Longmont CO 80503 United States 2015-12-16 I believe in this cause and fully support it.

Vallee Johnson Erie CO 80516 United States 2015-12-16 "We need to protect all of our remaining wildlife to save ourselves.

Please recognize the importance of maintaining what natural habitats we have left to help balance our impact on all our natural resources."

Mary Ceallaigh Austin TX 78751 United States 2015-12-17 Listen to the wildlife biologists, and protect owl habitat. The wild animals need all the help they can get these days – DO NOT bulldoze the 20 acre Owl Hunting Meadow!!!

Louise Gray Summerland CA 93067 United States 2015-12-17 "We are all connected!

"

Denise Hintze Riverview FL 33578 United States 2015-12-17 Nature needs protection

Kate Sladen Boulder CO 80305 United States 2015-12-20 We need to save wildlife! These owls are very important for the balance of our ecosystem.

Julie Debrey Rock Island IL 61201 United States 2015-12-21 I care about animals.

Kelly Voss Brownwood TX 76801 United States 2015-12-22 I give a hoot!

Joseph Schwartz Wimberley TX 78676 United States 2015-12-22 No high density housing development. Boulder county should be a zero growth county to preserve the beauty, don't be an Austin Texas!

Patricia Logan-Olson Longmont CO 80503 United States 2015-12-22 These owls are what make living in Boulder County special. Please protect these treasures. Endless growth will destroy what so many of us love about this area.

Pamela Jones Longmont CO 80504 United States 2015-12-22 I'm signing because the beloved Owls need my protection.

Sandra Sartor Longmont CO 80504 United States 2015-12-22 My family and I used to live in Gunbarrel. My husband still works in Gunbarrel. We have visited the owls while a ranger was there with scopes as recently as Spring 2015 so that we could see the babies. It was a wonderful experience!

Debbie Williams Oceana WV 24870 United States 2015-12-28 Yes – maintain the Preserve!

Chris Panayi Brighton, ENG BN2 0HF United Kingdom 2015-12-28 Read a bit about these beautiful birds before you decide whether to keep them, or kill them.

Sheila Desmond Cameron Park CA 95682 United States 2015-12-28 Our feathered predators need space to survive. If we don't protect our eco-system, we are only hurting ourselves.

Kate Kenner Guilford VT 05301 United States 2015-12-29 Of course a preserve should be created. Animals are losing their habitats all over the place. I fully support this idea To bulldoze it would be cruel-where are they suppose dot g? Would you want your homes bulldozed for the use of others? I don't think so. Why should wild animals always have to give up their homes for others. They are going extinct at an alarming rate and the tide must turn to protect them. Make a preserve and let them love and flourish in health and safety.

Sandra Woodall San Antonio TX 78212 United States 2015-12-29 There is a limit to how much damage humans can do to other species before we find we are hurting ourselves.

Agnieszka Marszalek Arctic Bay X0A 0A0 Canada 2015-12-29 I believe that we have a duty to protect the life around us.

john pasqua ESCONDIDO CA 92025-5005 United States 2015-12-29 must protect these owls now.

Nora Davidson Bremerton WA 98311-9572 United States 2015-12-29 This owl is a treasure of the Earth.

martyn bassett london NY cr4 2jq United States 2015-12-29 Owls are so very important to Healthy Ecosystems.

Phillip J Crabill Little Elm TX 75068 United States 2015-12-29 These creatures are a very valuable part of our wildlife and must be preserved for future generations to enjoy!!!!

andrea bassett london ENG cr4 2jq United Kingdom 2015-12-29 I am in full Support of the Boulder

Great Horned OWL PRESERVE!

Deborah Wells London ENG SW2 5BA United Kingdom 2015-12-29 "Please create the Owl Preserve. Thanks.

"

Flora Pino García Alameda del Valle, Madrid 00000 Spain 2015-12-31 FIRMA AQUÍ Y DIFUNDE PARA QUE EL CONDADO DE BOULDER, COLORADO, EEUU, PROTEJA A ESTA ESPECIE DE BHÚO Y EL HÁBITAT DE LA VIDA SILVESTRE EN TWIN LAKES Y DETENGA LA GRAN URBANIZACIÓN QUE LOS DESTRUIRÍA

Jane Cummings Boulder CO 80301 United States 2016-01-01 It is a travesty to think of destroying this decades old habitat of the Great Horned Owl

Kimberly Gibbs Longmont CO 80503 United States 2016-01-11 "I adore the owls and want to share the land with them.

"

Julie MacLeod Boulder CO 80304 United States 2016-01-12 I'm signing this petition because I would like to see this parcel of land remain undeveloped. Leaving the parcel as is, or using it for a green park or community gardens, would be much less disruptive to the owls' habitat. Leaving it as natural as possible would allow the owls to keep their important hunting ground and at the same time let those in the neighborhood continue to admire and enjoy the owls. Please prohibit residential development in this space.

Jean Hancock Boulder CO 80301 United States 2016-01-14 Please protect our magnificent owls.

Tobin Kaestner Rancho Santa Fe CA 92067 United States 2016-01-14 birdwatcher at heart!

ESTER DEEL Oakland CA 94603 United States 2016-01-14 DO the right thing.

Chris Anderson Boulder CO 80303 United States 2016-01-15 Boulder needs to stay true to its values and put wildlife and the environment first.

Amanda Lineberry Winston Daley NC 27106 United States 2016-01-16 I care about preserving wildlife

Danielle pollak Denver CO 80237 United States 2016-01-17 We need to protect nature and our owls....

Gabe DeMola Boulder CO 80305 United States 2016-01-17 I've been taking my children to visit the owl family at Twin Lakes for the last three years. It has always been a magical experience to observe these majestic creatures in the wild. We have tried looking for other owls in Boulder County, but have never had any luck. I urge you to please consider other alternative to this proposed development so that this can remain an important habitat for this owl family and future generations.

Michael Cutter Denver CO 80236 United States 2016-01-18 This is a gem right in NE Boulder and should be preserved. Housing developments can go in many places. Once destroyed this owl habitat can never be re-created.

Florence Bocquet Lafayette CO 80026 United States 2016-01-18 "It is a SHAME to always build and disregard nature around us. We NEED nature. Without nature and its living animals, we would not exist.

I chose to live in Boulder County (live in Lafayette for the past 5 yrs) –and I used to live in Boulder city for 8 years– because I love the parks and nature surrounding the city; a city that includes only low-rise buildings, etc.

We need parks and preserves to remain parks and preserves FOREVER, whatever the economic situation is, whoever the City Council board members are, whatever monetary offers are proposed. The human race NEEDS nature. Where do you think our oxygen (we need oxygen to breath) comes from??? Not from buildings, paved roads and cars, but from healthy trees that grow with animals and clean water.

I vote NO to a construction site.

I vote YES to keeping the Boulder Great Horned Owl Preserve and park trails.

I will attend the City Council meeting on January 26 in support of the Boulder Great Horned Owl Preserve.

BE BOULDER,

(be innovative, be successful, be driven, be together)"

Katherine Van Winkle Boulder CO 80304 United States 2016-01-18 This is a remarkable habitat for great horned owls, as evidenced by documented descriptions, as well as other wildlife. It would be a travesty to destroy this area, feeding ground and open space so valuable to our precious environment.

Sweigh Emily Spilkin Boulder CO 80305 United States 2016-01-18 I love owls and want to protect them and I value them as a presence in my community and life.

Christine Rudzinskas Denver CO 80239 United States 2016-01-18 I love animals.

Penelope Whittington Dayton TX 77535 United States 2016-01-18 We as humans need to preserve our wildlife! We are the protectors of our great planet and everything on it. Take a moment to look around our earth do we really need another home, Best Buy, Wal Mart? No we need to preserve our wildlife's homes they can't sign a petition, get an attorney, protest to protect themselves!! Stop the development save the Great Horned Owl's home!!

Mary Kay Engel Boulder CO 80301 United States 2016-01-18 These owls need to be saved!

DARIA CARTER Lafayette CO 80026 United States 2016-01-18 We love owls and open space in/around Boulder.

Peg Duffy Golden CO 80401 United States 2016-01-18 "I'm signing because we do not own this beautiful place. We share it.

"

Sylvia Sommerer Boulder CO 80302 United States 2016-01-18 I want to protect these owl's habitat which they have had for over 30 years. What a great opportunity to have the United States first Great Horned Owl Preserve here in Boulder county! Developing land for profit happens much more often. I encourage Boulder County to take opportunities like this to create a preserve for education, and sustainability for this generation of Great Horned Owls. Something close to home we can be protect and be proud of for many generations.

Heidi Cuppari Boulder CO 80304 United States 2016-01-18 Want to protect these amazing animals.

Laurie Lazar Boulder CO 80304 United States 2016-01-18 I'm signing this because I feel its important to protect this little area as a home for the owls. Thank you for doing what you can to protect them!

Susan Dickinson Broomfield CO 80020 United States 2016-01-18 I care deeply for the preservation of wild habitat, particularly for raptors, and while I don't live in Boulder, I am frequently a visitor to Boulder's beautiful parks and open space, and always want to see wild creatures like the owls, thriving around us.

JOANN DEVINE Saint Louis MO 63109 United States 2016-01-19 I'm signing because we need to protect the Great Horned Owl Preserve!!

BRIAN COMERY Aurora CO 80014 United States 2016-01-19 There needs to balance between a respect for nature and housing needs. Decisions should not be made solely on financial gain.

Mark Ruocco Boulder CO 80302 United States 2016-01-19 Do we really need to destroy owl habitat in Gunbarrel in favor of some matchstick apartments, I think not.

Terri Fox Boulder CO 80304 United States 2016-01-19 I care about the Owls having a home.

Brittany Caldwell Broomfield CO 80020 United States 2016-01-19 To give voice & recognition for a living family that has no human voice or defense against the destruction of their habitat & well-being for now & generations to come!

Lucretia Holcomb Boulder CO 80302 United States 2016-01-19 This needs to be preserved. Its a very small location.

kathryn harris Englewood CO 80113 United States 2016-01-19 Build your house somewhere else - the owls were there first. Let them keep their house! Don't be a bankstah gangstah and evict our relatives who perform many unacknowledged services for us. Otherwise I hope you come back as a mouse to be eaten by them.

Mary Stuber Lafayette CO 80026 United States 2016-01-20 These owls and this nest are too great a resource for the city of Boulder and the people of Boulder County to sacrifice for housing. So many people I know have been positively affected by their experience of this nest, including myself. This seems like a no-brainer except in the wacky world of Boulder's land-use choices (like the recommendation by trustees to build a trail on the west side of Hwy 36 in the NTSA – shame on them!). Once these places are gone, no amount of \$ can ever get them back. Please use the power vested in you by the people to save this special place from further development. Thank you.

Candi Formen Hershey PA 17070 United States 2016-01-20 Colorado is a pristine state thAt should protect the precious animals who live there. They are your gift.

Rachel Leber Boulder CO 80305 United States 2016-01-20 The owls are very very important and a big part of our beautiful neighborhood!!

Leslie Leddy Boulder CO 80301 United States 2016-01-20 I've lived in this area for 6 years. The owls are magestic and it is a privilege to share this area with them. Please do not destroy their precious home land area. Please do not take away the most precious aspect of our quaint neighborhood. Please make this an owl preserve. Do the right thing.

Daniel Curtiss Boulder CO 80301 United States 2016-01-20 I'm signing this because I have enjoyed seeing the owls in recent years, and otherwise very much enjoy the beautiful meadow there. I live nearby, and would hate to see it developed! LEAVE THE MEADOW AND THE OWLS ALONE!

Julia Lunk Boulder CO 80304 United States 2016-01-20 Great horn owls are important and such as their livelihood. Keep them safe, please!

Maia Vitkovic Bethesda MD 20814 United States 2016-01-20 I am signing this because our Planet Earth needs more owls and less bulldozing.

Linda Rae Niwot CO 80544 United States 2016-01-20 Preserve great horned owls, not more development!

Jannell Shaw Boulder CO 80305 United States 2016-01-20 I enjoy hiking there specifically for the owls.

Karen Bartolo Boulder CO 80303 United States 2016-01-20 Protection of great horned owl nesting area, along with home of many snapping turtles, blue heron, redwing blackbirds, egret, fox, rabbit, critters that feed the owls(rodents) etc. This area is a Nature Trail, supported and looked after by local naturalists, provides education for the public and schools, and is a beautiful area. This entire area is wetlands with marshes and home to amphibians, fish, insects, etc that are an important part of the ecosystem foe animals and population. Let's keep some areas natural for all of and our future generations. Did I mention, this area and many surrounding acreage land is wetland. In July, lightening bugs are observed and they only survive in wetland areas and are very rare in Colorado.

Dari Blake Littleton CO 80120 United States 2016-01-20 We need to protect our nature.

Kim Kapustka Boulder CO 80302 United States 2016-01-20 I'm signing because Boulder is a special place. A big part of that specialness is its open space and wildlife. Please don't sacrifice these owls to continued growth.

antwinnette elliott Erie CO 80516 United States 2016-01-20 Natural preserve areas are becoming threatened by non-caring money hungry developers.

Kenny Mullet Boulder CO 80303 United States 2016-01-21 Nature is precious and we are destroying it at an exponential rate. I love Boulder because people here do care a little more.

Lisa Rogers Boulder CO 80301 United States 2016-01-21 This is my favorite activity in March and April. I have learned so much. These birds deserve to keep their home and to raise their babies in peace, as they have for many, many years!

Dechen Hawk Boulder CO 80301 United States 2016-01-21 I love owls

Cathie Martyny Boulder CO 80302 United States 2016-01-21 I enjoy watching the owls, plus habitat loss is a huge concern for all wildlife. Do the right thing and prioritize the owls!

Susan Foster Boulder CO 80302 United States 2016-01-21 I believe that affordable housing is important, but what ever is designed, it should not disrupt the owls that have nested there for years

nor their food source. Great Horned Owls and humans can co-habitate. Thank you for taking that into consideration.

nehje snow-valin Longmont CO 80501 United States 2016-01-21 Great educational tool for children.

Sarah Gramer Berquet "" 75007 Paris France 2016-01-21 To create the Great Horned Owl Preserve in North Boulder at Twin Lakes

Summer Lenderman Boulder CO 80304 United States 2016-01-21 I love OWLS and Nature

joao hooks Boulder CO 80306 United States 2016-01-21 Bulldozing the natural habitat for what!!!!

Gus Cohen Boulder CO 80303 United States 2016-01-21 I grew up here and have always loved the owls in the Twin lakes area. It's their habitat. Please don't take it from them.

Rachel Mark-Bachus Longmont CO 80501 United States 2016-01-21 The Great Horned Owls are part of our community. They have brought us so much joy and comfort, and wonderment. It is our duty to protect them. How could we do anything less?

Janice Owens Longmont CO 80503 United States 2016-01-21 It's wrong to take their home away! People need to respect nature!

Emma Wilmore Boulder CO 80302 United States 2016-01-21 I love owls and think it's wrong to leave them homeless.

seliena sena rio rancho NM 87144 United States 2016-01-21 We need to stop depleting our wildlife spaces exchanging them for concrete dwellings. If we continue down this path, our wildlife will become extinct. Boulder is supposed to be about open spaces, becoming one with the environment and respecting our wildlife. Why then do we continue to develop the land? Help save these beautiful creatures and secure their natural habitat. They do not need to be forced from their home in order to pacify human greed.

Linda Lehr Westminster CO 80031 United States 2016-01-21 I love the owls..used to see a bunch of them when I worked at IBM & also when going to Niwot!!

max absher Littleton CO 80128 United States 2016-01-21 Save the owls!

connie carroll-hopkins Boulder CO 80305 United States 2016-01-22 Owls are a very important component to maintain a balanced echo system. We, humanity, needs to be the voice of the owls

Mark Stobbs Boulder CO 80303 United States 2016-01-22 Let's keep Boulder wildlife friendly amidst a growing number of construction projects.

Beth Huesing Boulder CO 80301 United States 2016-01-22 The owls are magnificent!! I am teaching in China so not home to help. This is such an important amttter for Twin Lakes!!

Renee Bornstein Alameda CA 94501 United States 2016-01-22 I have family and friends who live near Twin Lakes, and I visit them to watch the owls. Why ruin an owl family's home?

Leaf Running-rabbit Ward CO 80481 United States 2016-01-22 "I would prefer to protect and save the owl habitat rather than to have more human housing.

"

Irene Sinel Parker CO 80134 United States 2016-01-22 Besides being majestic, owls are necessary to keep the rodent and poisonous snake population down. Boulder needs to do the right thing and preserve their habitat. ♥

Rima M Aurora CO 80013 United States 2016-01-22 Save the owls!

Stephanie Rose Englewood CO 80113 United States 2016-01-23 All sentient beings need everyone's assistance to live the life they deserve...and I love owls !!!

Sandra Ringener Sparks NV 89434 United States 2016-01-23 We don't need more condos at the expense of nature.

Sandy Shea Crested Butte CO 81224 United States 2016-01-24 I'm with the owls.

Ed Hall Denver CO 80210 United States 2016-01-24 "Nature needs a seat at the table. We need to leave half of the habitat in any small area for nature, in order for us to survive. No more development. Period.

"

Sarah Krolick Boulder CO 80304 United States 2016-01-24 I want to save the owl habitat

Jim Kellogg Chino Hills CA 91709 United States 2016-01-25 I'm from Boulder and return to Twin Lakes often. It's a great natural preserve for many animals.

Paula Zuppas Longmont CO 80503 United States 2016-01-25 I like to see the owls when I go for walks in the area. I also believe in protecting our wildlife. It is something Colorado should be proud to do.

Zac Zuppas Longmont CO 80501 United States 2016-01-25 I'm signing this because I've seen the owls in question and various other birds of prey hunt in that field.

Randolph Ware Boulder CO 80305 United States 2016-01-25 I have observed owls in this location for many years. Losing this habitat would be very upsetting.

Marta Nelson Longmont CO 80501 United States 2016-01-25 I work near the Twin lakes and the last thing we need is more construction and less wildlife. An Owl sanctuary is a better choice for Boulder!

Karrie McMillan Tampa FL 33617 United States 2016-01-26 We have enough developed land and vacant homes to fill.

jennifer kirsch Los Angeles CA 90049 United States 2016-01-26 Because it's the right thing to do.

Nancy Meute Panama City FL 32405 United States 2016-01-26 You need to create a Great Horned Owl Preserve. Housing developments can be constructed anywhere if they are absolutely necessary. This particular area needs to be preserved for the wildlife.

Wendy King Dronfield ENG S18 8QL United States 2016-01-26 Wildlife needs somewhere to live!! Don't be selfish!

Carol Wojdyla Boulder CO 80301 United States 2016-01-26 SAVE the OWLS....

Linda Miller Boulder CO 80303 United States 2016-01-26 Owls deserve some space too – and they eat a lot of mice which help people.

stephen eckert boulder CO 80304 United States 2016-01-26 We need owls. They need us to protect their habitat.

Brandon Blanc Arvada CO 80007 United States 2016-01-27 I care

Jaime Roth Boulder CO 80302 United States 2016-01-27 Boulder's great horned owls should be protected and their habitat preserved for future generations of owls and the humans who observe and admire them. Housing needs should be met through infill rather than new construction wherever possible. The parcels at issue are critical hunting grounds and construction and other human interference would likely damage wildlife populations in this area.

Vicente Vialpando Denver CO 80212 United States 2016-01-27 These Owls are Majestic and they should be able to feed where they want. People just want to destroy their habitat for self-gaining reasons and that is not right.

tanya shimer Jamestown CO 80455 United States 2016-01-27 please protect this land for our great horned owls!

Stephanie Southard Brighton CO 80601 United States 2016-01-27 I understand wanting to create affordable housing, but if we continue to take over any available land we will push out all of the wildlife from their homes. Sometimes wildlife needs to come first.

wallace sobel tucson AZ 85750 United States 2016-01-27 I believe that this small parcel of land, that is an integral part of the oil's domain, is more important than any profits for builders or politicians

Judith Miller Littleton CO 80127 United States 2016-01-27 Because they are part of nature and give so many people pleasure in being able to observe them. Also the baby owls are so precious!

Tina Toth Broomfield CO 80023 United States 2016-01-27 I believe not only animals but people too need natural space around them. We are reaching a critical density of tract houses in the Denver metro area.

Elise Zuppas Doylestown OH 44230 United States 2016-01-27 Owls are amazing creatures

Andrrw Casswy Boulder CO 80306 United States 2016-01-28 I live near some owls too!! I love

listening to them at night/morning as much as the Loons of Maine
charlotte phillips Hilo HI 96720 United States 2016-01-28 We must stop making the world uninhabitable for animals. It would be a bleak place with nothing but humans. Please do not bulldoze the owl habitat.
margaret kane Longmont CO 80503 United States 2016-01-29 "Seeing owls in our area is a magnificent experience. I am proud to live somewhere where we actually see them freely is a privilege. Before Somerset in Niwot was built we had so many more. I don't want to see that happen in Twin Lakes.

"

Jane Harris Boulder CO 80305 United States 2016-01-30 Give a HOOT! Let Boulder City Council know that you value the preservation of wildlife habitat within and surrounding Boulder:)
Emma Schaefer Longmont CO 80503 United States 2016-01-30 I care about these habitants of nature and want a Preserve for them and for others to enjoy.
Ellen-Alisa Saxl Boulder CO 80301 United States 2016-01-30 The only option is to keep them undisturbed – good work!
Pamela Weber Boulder CO 80303 United States 2016-01-30 I am signing because I live in the neighborhood very close to Twin Lakes and have enjoyed walking around Twin Lakes and seeing the owls and their babies. MANY new apartments have just gone up in the Gunbarrel area (and are still going up) which is contributing to congested roads and over crowding. We absolutely do not need more multi-family housing units out here! Our wildlife and quality of life is being adversely impacted.
Judith St Clair Boulder CO 80301 United States 2016-01-30 We watch the owls every year. Stop the high density sprawl into Gunbarrel, especially at the expense of these beautiful birds.
Karen Shay Boulder CO 80301 United States 2016-01-30 It would be a terrible mistake to ruin this beautiful spot of nature by building on it.
Valerie Walker Ely NV 89301 United States 2016-01-30 "The possibility of destroying this beautiful sanctuary, where so many come to watch, from a distance, nature's rebirth is heartbreaking. I remember taking a Girl Scout troop to see the owls and our daughter is now 25.

Gunbarrel has seen the bulk of affordable housing from the city. Please let this enclave survive and support the owls."

Debra Croghan Mullen NE 69152 United States 2016-01-30 This is too great a treasure to lose!
pamela deis Boulder CO 80301 United States 2016-01-31 I hear the owls hoot at pre-sunrise.
Leslie Brown "" 2230 Australia 2016-02-01 " That's very sad news. A couple of things to help: you should *definitely* go on to flickr, twitter and facebook, search for ""owls"" and post a link to this petition in the comments. Search flickr, filter the search results by ""interesting"", that will show the search results with the most comments. Then, every time someone posts a comment, all the previous commenters see the link. It's a fantastic way to get more exposure. Go! Do it now! (I have already done about 20 comments, you need to do it a few hundred times)"
Leslie Brown "" 2230 Australia 2016-02-01 "That's very sad news. A couple of things to help: you should *definitely* go on to flickr, twitter and facebook, search for ""owls"" and post a link to this petition in the comments. Search flickr, filter the search results by ""interesting"", that will show the search results with the most comments. Then, every time someone posts a comment, all the previous commenters see the link. It's a fantastic way to get more exposure. Go! Do it now!"
Lynn Israel Boulder CO 80305 United States 2016-02-01 We need to protect this state's wildlife NOW!
Susan Mccausland Boulder CO 80304 United States 2016-02-01 Please do not destroy this owl habitat!
Saundra Holloway san diego CA 92111 United States 2016-02-01 Birds matter. People can live

elsewhere

Sheri Smith Boulder CO 80302 United States 2016-02-01 Owls deserve protection and Boulder is great because we do value nature and open space.

Kyle Farook Newtown Square PA 19073 United States 2016-02-01 I give a shit

Edie Stone Boulder CO 80302 United States 2016-02-01 We need to preserve open space and the meadow where the owls hunt for future generations.

m goldin boulder CO 80302 United States 2016-02-01 I'm signing this because it is of great importance that this owl preserve be created or maintained. It is a travesty to Nature and to us as humans. We need more people, but you are also not being respectful of their habitat. You wouldn't like it if it happened to you, would you? Animals don't have a voice or a choice. Do the right thing please and preserve their habitat.

Rosemary McEwen Castile NY 14427 United States 2016-02-01 I GIVE A HOOT!

Kerstin Eckmann 20144 Germany 2016-02-01 "Ich unterschreibe, weil es nicht sein kann, dass der Mensch aus purer Habgier jedem Mitgeschöpf den Raum zum Leben und Atmen nimmt. Dieser Planet gehört nicht uns. Er ist unsere Heimat, aber auch die von vielen anderen Geschöpfen. Wir haben genug Unheil angerichtet.

I'll sign because it can not be that man any fellow creature takes the space for living and breathing out of sheer greed. This planet is not ours. He is our homeland, but also from many other creatures. We have done enough harm."

Patrick ORourke Nederland CO 80466 United States 2016-02-01 Save more open space

Gail Margolis Boulder CO 80304 United States 2016-02-01 Owls are endangered species so leaving them displaced would be putting them in even more danger. They have been in that tree for years- it is theirs.

Karlene Dancingwolf Lafayette CO 80026 United States 2016-02-01 This land needs to remain a sanctuary for our wildlife. Please keep Boulder beautiful and don't cave to developers who come and go.

alexandra kustow brooklyn NY 11201 United States 2016-02-01 Someone has to stand up for the owls

Lena Schäfer 24143 Germany 2016-02-01 Wir haben uns schon so viel genommen... warum fällt es uns so schwer, solche Plätze den Tieren zu überlassen?!

Joe Ward Farmington NM 87401 United States 2016-02-01 Habitat for great horned owls is more important than the kickbacks paid to corrupt council members by developers.

Michaela Hinerman Centennial CO 80015 United States 2016-02-01 Owls before Development!!!! Wake up Boulder!!!!

Phyllis Writz Littleton CO 80128 United States 2016-02-01 "People should be heard over developers. Come on ""board"" -- do the ethical thing!!! You still have s chance to show integrity regarding our wildlife. "

Michele Donay Boynton Beach FL 33436 United States 2016-02-01 I am an animal lover. I believe in supporting all things that are good and live.

marie antobenedetto natick MA 01760 United States 2016-02-01 This area is wild and should kept that way. That is an owl conservation area. Those owls will leave or die just for more houses!!

Margaret Strumpf Boulder CO 80301 United States 2016-02-01 The opportunity to observe these wonderful creatures is an important learning opportunity for young and old. It enriches us all, beyond any \$\$\$ amount. Please do not disturb them!

Dayna Conner Carbondale IL 62901 United States 2016-02-02 Time to stop the destruction of life.

Brett Ochs Boulder CO 80301 United States 2016-02-02 Leave some open space to those who makes this city great! We need undeveloped land for the other creatures that live here.

Jillian Curry Denver CO 80237 United States 2016-02-02 We need to protect forest creatures!

Nancy Righter Castle Rock CO 80104 United States 2016-02-02 Bit-by-bit, piece- by-piece, you

and your ilk allow the destruction of everything that makes Colorado (native of 58 years) a place of extraordinary beauty. You give developers every consideration while dooming wildlife and destroying the faith of citizens alike. Some things are more precious than capital and if you don't believe that, go back from where you came, or did you destroy that too?

Mary Carpenter Louisville CO 80027 United States 2016-02-02 "Please City Counsel members, the Owls at Twin Lakes are such an important part of the local community!!! Part of the reason so many people want to live in our area is because of how we treasure our wildlife, our mountains and each other. Let these beautiful creatures have their bountiful land. There are so many other places that the developers can build on without taking anything away from any person or animal.

I appreciate you all for the tough decisions you must make. Please consider the value we place in Boulder County on the environment that nature has afforded us all. So many of us love these owls!!!"

Kimberly santos Lafayette CO 80026 United States 2016-02-02 All who are voteing should be fired..now,,,we now see who you really work for...we the People of the United States are seeing this over and over I ashamed of you all...what more do you need? These are great sacred beings.....you will be remembered for this ..nothing else you do will matter, why? oh Why? can you tell the truth? Boulder...so so called great Boulder we love our wildlife and well the cash too...Shame on all of you Shame.....wait till the children hear how you sold their future...and they will know...how could you?

Kevin gALLAGHER Boulder CO 80304 United States 2016-02-02 I have seen these owls and they are an awesome addition to Boulder. I would love future generations to experience them as I have.

gemma meekison Kirkcaldy SCT ky26rl United Kingdom 2016-02-02 I love owls and they are beautiful creatures!

david stein Sarasota FL 34239 United States 2016-02-02 i wanted to move to colorado to live but so many developments destroying wildlife lately that i am about to re-think it....

Paula Nailon Tucson AZ 85712 United States 2016-02-02 I love Boulder and visit frequently. The Owl Preserve is an important part of Boulder's unique beauty and ecology and I simply can't believe that you would consider destroying it for the same of development. The developers could surely find another 20 acres to use for this project!

Jenny Devaud Boulder CO 80302 United States 2016-02-02 Affordable housing should be provided within new developments in town.

Nadene Pettry Idaho Springs CO 80452 United States 2016-02-02 "We need preserves like this, for the owls, our community and our children. Our quality of life is more important than development. Please save this beautiful area."

sue boorman Longmont CO 80503 United States 2016-02-02 Nature needs to be protected--this is a Boulder County value--we have enough cancerous townhome sprawls.

Stephen Haydel Boulder CO 80302 United States 2016-02-02 This is a really bad spot for housing. Stop allowing Developers to buy out of affordable housing, like Reve', 29 North, Solano, etc...

Jennifer Eads Boulder CO 80305 United States 2016-02-02 This seems unethical and an unconscionable process in our community.

Diana Reed Livingston TX 77351 United States 2016-02-02 This is not right. Preserve has one meaning. To preserve. Please stop the destruction of nesting area for endangered species.

Grant Bender Gunnison CO 81230 United States 2016-02-02 This is a major habitat and breeding site that feeds into the ecosystem of open space stretching from Foothills RD Boulder, then to Louisville and Longmont

Katherine Streicher Boulder CO 80303 United States 2016-02-02 Open space and wetlands are more important to young and old, now and in the future, than commercial development

charlotte friedman Longmont CO 80503 United States 2016-02-02 i lived at 6545 Kalua and i have watched these owls for years. This is not a convenient spot for low-income folks to be located.

Elizabeth Barnes Hazlehurst GA 31059 United States 2016-02-02 Shame on you Colorado. I come to Colorado to see the wildlife...maybe I will find a different state that values their precious treasures

like owls.

Heather King Ottawa ON K2P 2R2 Canada 2016-02-03 owls are feathered earth bound angels

Polly Peacock Downingtown PA 19335 United States 2016-02-03 I am an adamant bird lover!!

Vickie Emms Anola R0E0A0 Canada 2016-02-03 its time people started standing up for the wildlife and not the WILD LIFE! Where is this world going taking away the habitats of our animals every day and succeeding yet.

david cuccia columbus OH 43230 United States 2016-02-03 Because it's the right thing to do and all wildlife needs as much as their original habitat as we can afford to give them...we can always move...they can't!

Jacque Tros Hastings 4122 New Zealand 2016-02-03 Everything must be done to save/ preserve any Owl anywhere!!!!

Mary Ann Mazzarella Conway SC 29527 United States 2016-02-03 I give a hoot! Create the preserve!

Vivian Gordon Punxsutawney PA 15767 United States 2016-02-03 These creatures deserve our help.

Kathleen Cain Boulder CO 80303 United States 2016-02-03 Okay, the protection of Twin Lakes as an Owl Preserve, which we need, or bulldozing the area for a high density housing development. Do you really need me or anyone else to tell you why we need to preserve the area for future generations of owls and the natural world. Let's stop urban sprawl and give nature a chance to thrive and grow for our children and their children and so on. Please choose wisely as we are responsible to those that come after us. Leave Twin Lakes as a beautiful reminder of what we hold dear. Thank you.

Shelly Bohin Boulder CO 80301 United States 2016-02-03 I live on twin lakes road and feel honored to hear and see the owls in my neighborhood. give me a break, this preserve should be a no brainer.

D LePage Salem MA 01970 United States 2016-02-03 People are beautiful majestic creatures and their habitat needs to be preserved.

Vincent Wayland Boulder CO 80303 United States 2016-02-03 this is wrong!

Daniela Bourass 50679 Germany 2016-02-03 ich liebe Eulen und will sie schützen

marilena belloni Udine 20100 Italy 2016-02-03 la terra non è solo degli umani, grazie al cielo !

Scott Mast Boulder CO 80302 United States 2016-02-03 I love owls and i also think we need more green space and less development.

Betsy Collins Carmel CA 93923 United States 2016-02-03 I love Boulder and owls!

Kerrie Martin Aspen CO 81611 United States 2016-02-03 I love owls and believe in preserving their homes!

John McKnight Boulder CO 80305 United States 2016-02-03 I'm signing because preservation of the Owl Hunting Meadow is important to what Boulder is, and we don't need more commercial development here.

Hildy Kane Boulder CO 80304 United States 2016-02-03 I feel passionately about protecting our animal neighbors. I vote to create a preserve.

Audrey Gunn Boulder CO 80301 United States 2016-02-04 I see the birds hunt in this field first hand. We need them, we do. They provide diversity to our biome. New housing will stifle them, us, the entire environment.

Mark Ramirez Longmont CO 80501 United States 2016-02-04 the owl were here first, they were here before you!!

Mark Ramirez Longmont CO 80501 United States 2016-02-04 They were here first, don't mess with the delicate balance that Tunkasilla perfected!

Steve Pyle Boulder CO 80301 United States 2016-02-04 "Owls need space not sprawl. Open space improves the quality of life here!

Steve in Gunbarrel"

Allison Scott Fort Collins CO 80525 United States 2016-02-05 It is irresponsible and disrespectful to destroy anyone or anything's home!

Loren Matilsky Boulder CO 80304 United States 2016-02-08 I like owls more than people.

aryl hatt-todd Boulder CO 80304 United States 2016-02-08 I am signing because Owl's are valuable predators and beautiful creatures. We have bulldozed enough land. Wealthy humans who want more land are not more important than an owl family. This is the dichotomy of our age. Save the land, as it holds more than owls.

chantal baas because no animal has to be tortured and live in p LI 6444cb Netherlands 2016-02-16 We need to protect the beautiful animals

Charles Garabedian Boulder CO 80301 United States 2016-02-16 Humans destroy everything that is beautiful in the world for excess material crap.

Dieter Bruhn Boulder CO 80301 United States 2016-02-16 It's important to protect these beautiful creatures and their habitat!

jen murphy boulder CO 80301 United States 2016-02-16 We need to protect our wildlife and Open Spaces!

Dave Settle Boulder CO 80303 United States 2016-02-16 I prefer owls over condos!

Deb Mizner Boulder CO 80301 United States 2016-02-16 We love this area & have watched the owls with our kids for years. This area needs to be preserved for generations to come who live in our area. We like the rural feel of our neighborhoods & want to keep it this way!

Brian Welconish Boulder CO 80301 United States 2016-02-16 This is important to me, to keep the owls in the neighborhood.

Erin Williams Boulder CO 80303 United States 2016-02-16 We need land preserved for animals. Open spaces and a respect for nature is one of the biggest reasons I moved to Boulder.

Kelly Hildebrandt Boulder CO 80301 United States 2016-02-16 I am a Gunbarrel resident and we need to protect our wildlife habitats. I can't believe this is even in question after relocating prairie dogs!

Alice Hall Corvallis OR 97330 United States 2016-02-16 Open space and a healthy environment is essential a happy healthy functioning society.

Anne Roan Boulder CO 80301 United States 2016-02-16 I love the owls!

Kristen Moegling Boulder CO 80304 United States 2016-02-17 please protect these beautiful birds.

Olivia Murphy-Welconish Boulder CO 80301 United States 2016-02-17 The Twin Lakes are right in my back yard and are special to me. It's where I can go to clear my head and just be surrounded by the sights and sounds of the many forms of nature that area is home to. With the ever expanding construction taking place not only in Boulder but Gunbarrel too, having land set aside to just be is not only nice but important to people's quality of living.

Charlie Brockway Boulder CO 80305 United States 2016-02-18 We can't destroy the little habitat that is left for these owls

Rick Pawlenty St. Cloud MN 56303 United States 2016-02-20 I would give anything to see a Great Horned Owl. Please don't destroy this owl family.s habitat.

Heather DiPaolo Bourne MA 02559 United States 2016-02-21 As a Boulder visitor I want to keep many natural and open spaces to enjoy the wonder in that beautiful part of the country.

Kristen Aldretti Boulder CO 80301 United States 2016-02-27 I want to protect the ever decreasing wilderness from development. Each year these owls are so amazing to experience. And the activity of watching them brings the community together - I've had amazing and rich conversations with other community members, all due to gathering and watching these beautiful creatures.

salli farrin Boulder CO 80301 United States 2016-02-27 i value the nature setting this area has provided for wildlife and feel it needs to be safeguarded

Tamara Kerner Boulder CO 80304 United States 2016-02-28 Let's not let great horned owls become a thing of the past. This is COLORADO not LA

Jenny Natapow Boulder CO 80305 United States 2016-03-23 I want this space protected for all wildlife that uses it.

Laura Wilson Thornton CO 80241 United States 2016-03-30 I think the owls will leave without the

hunting meadow.

Jon Anderson Louisville CO 80027 United States 2016-04-05 I loved owls!

Jeff Grantham Boulder CO 80301 United States 2016-04-06 Neighbor

Jeff Hansen boulder CO 80304 United States 2016-04-12 I agree with it.

Antoinette Cabral Santa Monica CA 90402 United States 2016-04-13 I want to protect the owls!

Maria Santiago Boulder CO 80301 United States 2016-04-13 Respectful the life.

Heidi Haas Louisville CO 80027 United States 2016-04-13 It is such an amazing situation to have a family of owls that have become accustomed to humans. This allows so many more people to be exposed to nature and all its beauty. This proximity promotes advocacy and education to help preserve precious hunting habitat. We can build affordable housing elsewhere, protect our wildlife!

Lindsay Dunham Martin Elizabeth IL 61028 United States 2016-04-13 "We humans have taken enough from Mother nature and her other children. The owls were there first, let's be better children and learn to share and quit destroying nature with our ""progress""."

Eliza McCutchen Boulder CO 80301 United States 2016-04-13 I'm signing because I believe animal rights are easy to overlook, and the greed of development is easy to give in to.

Spencer Poorman denver CO 80206 United States 2016-04-14 The people deserve a say in government and the fate of the owl preserve.

Alison Whitlock Bridgend WLS CF31 2HF United Kingdom 2016-04-15 With human's encroaching into the territory, more species will be threatened?

Jenn DeVary Boulder CO 80301 United States 2016-04-17 In the 2 years I have lived in Gunbarrell the constant building of new housing units has been disruptive to the peacefulness which initially attracted me to the area. If we don't draw some lines the beauty of Boulder will soon be diminished and redefined.

Genesa Falcao Boulder CO 80301 United States 2016-04-21 I want to save the owls!

Theresa Yvette Soutiere Juneau AK 99801 United States 2016-05-05 I was born and grew up in Boulder. I left when I was 30. My parents still live there and every time I visit, I miss the beautiful fields where these animals once lived. Please set some of it aside for them!

Haley McNabb Boulder CO 80305 United States 2016-05-17 Preserve the area! I live in this Neighbor

Jeremy Horst Boulder CO 80305 United States 2016-06-19 I love owls! People can live in all sorts of places, owls can't.

Tonya McKinney Hayden AL 35079 United States 2016-08-08 Our animals need protection because they can't protect themselves from humans.

aletia trepte san diego CA 92115 United States 2016-08-08 I give a HOOT!

Courtney Phillips Boulder CO 80304 United States 2016-08-08 Protecting owls whoooo have made this area their home for as long as I can remember is more important than more condos which who'll only add to the already over populated, congested roads and gentrified Boulder that unfortunately the city has created. Owls over people!!!!

Theodora Grace Boulder CO 80302 United States 2016-08-08 The City of Boulder is too inclined to permit natural habitat as well as historical buildings to be destroyed for new development.

Tanya Kasper Wimberley TX 78676 United States 2016-08-08 Boulder City needs to adopt a Moore wildlife friendly policy as a whole. It is terrible what they do to prairie dogs too.

Joy Miller Boulder CO 80305 United States 2016-08-08 "All across the planet, we're experiencing a mass extinction event. This habitat is home to the Owls. This is one habitat where we can make a difference.

"

Sarah K Mitchell Boulder CO 80303 United States 2016-08-08 I do not want the owls' habitat disturbed or eliminated.

Leigh Kornfeld Boulder CO 80301 United States 2016-08-08 I love the owls and they deserve to live in the twin lakes area. Building dense urban housing will not help the owls.

Julia Paine Boulder CO 80305 United States 2016-08-09 I care about owls and we need to stop building homes in their nesting areas.

Corinne McKay Boulder CO 80305 United States 2016-08-09 We love watching these owls!!

Ron Beetham Boulder CO 80301 United States 2016-08-09 I would love for our children and our children's children to experience the same joy we have in viewing these owls in our midst.

Ada Urist Boulder CO 80305 United States 2016-08-09 I have gone to see these owls every year for the past few years and I think that it is important to preserve their habitat.

Julie Mutuc Boulder CO 80308 United States 2016-08-09 We need to stop this development that will take away more owl habitat.

Nancy Holder Boulder CO 80305 United States 2016-08-09 The better question is why wouldn't I.

Jane Engel Boulder CO 80303 United States 2016-08-09 I love owls

Louisa Baker Boulder CO 80305 United States 2016-08-09 The preservation of wildlife like the Great-Horned Owl is important to the diversity of our world.

Scot Corn Boulder CO 80303 United States 2016-08-10 "Boulder residents needs to prioritize the natural diversity we have here so as to keep land for animal habitat. Otherwise Boulder will lose not only the distinction we have as a City with natural beauty, but also the animal habitat that makes the area the Destination it is!"

Gary Ball Boulder CO 80301 United States 2016-08-10 The Twin Lakes preserve area is the wrong place for this 280 unit development.... it will change the zoning of this area and change the character of this great eco-friendly neighborhood. It is now zoned low density and will become medium density. Too many people and too much traffic for this small area! and the whole ecosystem will be threatened .

martha mcpherson Evergreen CO 80439-4811 United States 2016-08-11 I am no longer in evergreen, I am in gun barrel and revel in the wildlife surrounding us. Please do the right thing, protect our world

Christine Mohr Wanze "" Belgium 2016-08-15 "Urgent please Important Please "

Melanie Kotze Cape Town 7500 South Africa 2016-08-15 Stop please

Heike Karimzadeh 30455 Germany 2016-08-16 I sign this petition to save this owl in her living area for a undisturbed life-we should save animals,they are in existentially danger to keep their kind!

Erin Mallon Longmont CO 80501 United States 2016-08-16 I lived in the Twin Lakes area for over 8 years. The owls were and are the symbol that life is prospering there, a sign that there is some balance. The habitat provides for this majestic and endangered species and they in turn foster kinship, bonding, and conscientiousness in the community. They have become the symbol itself of Twin lakes. Destroying their habitat would then be destroying ourselves on many levels.

Lisa Kerns Wheat ridge CO 80214 United States 2016-08-17 Owls are incredibly important

Wendy L Hall Arvada CO 80003 United States 2016-08-18 I am a big supporter of the Birds of Prey Foundation and have seen one barn owl in my neighborhood, but it's not an ideal place for an owl. WE need to SAVE these creatures and help them along.

Joye Fuller Boulder CO 80301 United States 2016-08-23 "I am concerned about the welfare of the Great Horned Owl and the habitat near Twin Lakes.. This is such a special place and would hate to see the hunting meadow destroyed.

"

Jane Weigle Longmont CO 80501 United States 2016-08-23 We must preserve open space respecting the land, flora & fauna in this fast growing, highly pressured front range area.

Erik Bernstein Boulder CO 80302-4001 United States 2016-08-24 The owls are an annual source of delight as the babies hatch and eventually fledge. This habitat is less than a mile from my house, accessible from the LOBO and Twin Lakes trails. It would be a shame to lose such a distinct, local natural habitat.

sophia bernstein Boulder CO 80301 United States 2016-08-24 I care deeply for wildlife and the

preservation of nature.

kim basher boulder CO 80305 United States 2016-08-25 "DO THE RIGHT THING!

"

Deb Reid Littleton CO 80127 United States 2016-08-25 "I have visited this Area several times- it is magical and beautiful! We all, must see Birds in nature- not just zoos! These owls

Are

Spectacular and part of what makes Boulder a special place. "

Pamela Amon Boulder CO 80301 United States 2016-08-26 "i have lived here in this neighborhood for 25 years. I love the natural habitat and open space. I am a frequent visitor of the owl preserve, and all nature around us here in our neighborhood. this will ruin the environment..

I am a native of Boulder county and am appalled at the local Government who have sold out to developers to line their own pockets. WE are being forced into an annexation to meet their requirements for their affordable housing. People need to stand together and expose these officials for what they are.

Criminals...out for profit. "

Donna Stewart Erie CO 80516 United States 2016-08-26 "Plowing crucial habitat for owls so that another land developer, and pocketed politicians, and line their pockets? Just plain wrong.

"

David Gould Boulder CO 80302 United States 2016-08-26 Im signing because I care and I LOVE owls!

Sheryl Hart Boulder CO 80301 United States 2016-08-26 I am one of the many fans of the owls, who have given me a window in to their world. When they are gone, they are gone!

Jennifer Wridt Longmont CO 80504 United States 2016-08-26 Boulder does not need more densely packed housing, it needs to preserve its natural resources and wildlife habitats!

Katherine Wootton LONGMONT CO 805036413 United States 2016-08-26 I lived in Twin Lakes for 25 years and hate to see the loss of what natural habitat that remains.

Julie Naumer Boulder CO 80301 United States 2016-08-26 Where else can you show your children the world of owls in their natural habitat! We see them nest and have babies. We see them hunt. And we find owl pellets to explore.

Helmuth Naumer Boulder CO 80301 United States 2016-08-26 We have enjoyed the Owls at Twin Lakes for years, it is a special place.

Sarah Long Boulder CO 80301 United States 2016-08-27 When I was a child, my family raised a baby horned owl. it was brought to my science teacher mother after falling out of its nest. Took over 2 years for him to reach maturity and move to the wild.

Deborah Kelly Boulder CO 80302 United States 2016-08-27 Humans need to live with their owl neighbors and owl neighbors need to live.

Lindsay Craig boulder CO 80305 United States 2016-08-27 "There are many reason.

Financially- Part of the value of Boulder and the surrounding communities is the wildlife and nature reserves. If we destroy these we also destroy monetary value in the community and drive housing prices down.

Ecologically- Owls help keep the prairie dogs in check. The prairie dogs are cute, but do we really want more of them? The repercussions of a reduced owl population cannot be foreseen. All things are connected in an ecosystem. Humans would probably be fine with reduced numbers of owls, but it would irreparably change the ecosystem of Boulder in unforeseeable ways.

Aesthetics- Life without beauty is largely meaningless drudgery. Human development near nature preserves will reduce the beauty of Boulder.

Safety– Increased developments will result in significantly more traffic. The nature preserves are an area where children and elderly people (as well as the rest of the population) tend to walk, bike and generally recreate. Increased traffic in a pedestrian heavy area may lead to increased accidents. A decrease in the aesthetic value of Boulder (and an increase in population density) will also discourage those who value aesthetics and tranquility to live in the city, changing the value system of the population over time, which will also have unforeseeable consequences.

Thank you for considering the thoughts and concerns of your constituents."

deborah marie Columbus NE 68601 United States 2016-08-28 PLEASE SAVE OUR WILDLIFE !!!! OUR OWLS ARE BEAUTIFUL AND DESERVE TO BE PROTECTED ALONG WITH ALL OUR TREASURED WILDLIFE
Becky York Boulder CO 80305 United States 2016-08-28 This land needs to be preserved!

Cynthia Goehring Westminster CO 80234 United States 2016-08-28 One of the great assets of Boulder County is how highly it values it's natural environment. We need to preserve that atmosphere, not destroy it.

Stacey Marie Grilli Broomfield CO 80020 United States 2016-08-28 I believe all life is Sacred and connected...every plant, critter, bug or person is valuable, to someone....we ripple onto and into one another.....

Betina Mattesen Nederland CO 80466 United States 2016-08-28 Remember, we are supposedly environmental leaders, as in Big Green Boulder. Let's actually walk the talk by giving these spectacular animals a place to hunt – a simple and fundamental need.

stuart geltner santa fe NM 87505 United States 2016-08-29 We need Owls! Not more buildings!

Diane Dorschner Boulder CO 80301 United States 2016-09-02 We need to save these types of areas as so many are being gobbled up by unnecessary building when the the development could be better placed in other areas of the city. Why not make it a community park for Gunbarrel for all of the new residents that have moved into the high density iarea behind King Soopers? S much better use of the land and saving the wildlife at the same time.

Laurie Weston Boulder CO 80301 United States 2016-09-04 This is a beautiful place to watch nature at its finest. These owls raise their young here every year and people flock to see the process. It's an amazing habitat and a true treasure in Boulder.

Jenny Devaud Boulder CO 80302 United States 2016-09-08 Tragic loss of natural habit in exchange for badly chosen location for housing. Another ridiculous decision.

Ruth Griffiths Powys ENG SY226UX United Kingdom 2016-09-11 I THINK HUMANS HAVE DONE ENOUGH DAMAGE TO NATURE! IT IS DISGUSTING THAT YOU ARE EVEN CONSIDERING DESTROYING THIS WILDLIFE HABITAT FOR A SPECIAL OWL!! STOP PUTTING HUMAN DEVELOPMENT FIRST ! JUST TO MAKE PROFITS! GET NATURE DIRECTIVES IN PLACE LIKE THE EU! BUILD THE HOUSES SOMEWHERE ELSE!

Evelyn Murphy-Welconish Boulder CO 80302 United States 2016-09-26 This affects me and my surrounding neighborhood. We don't want apartments that could hurt our owls

Rylee Keys Boulder CO 80301 United States 2016-09-26 I live in the neighborhood and love the presence of the owls and the open space of their habitat. These are both important to preserve and, unlike a prospective building site, cannot be moved. Preserve the habit and protect the owls.

Kim Marie Boulder CO 80304 United States 2016-09-26 I'm signing because it's time to stop raping and pillaging our Mother for the sake of money and greed.

Dorin Merrill Denver CO 80210 United States 2016-09-26 I support the Twin Lakes owl habitat!

Rob and Gail Gordon Boulder CO 80302 United States 2016-09-26 Save the owls, open space, and the environment.

James Hood Boulder CO 80301 United States 2016-09-26 These owls are an important part of our ecosystem. This is perfect example of our unfortunate impact on the wildlife and unexplored importance of each native inhabitant of these lands.

Janet Garcia Boulder CO 80301 United States 2016-09-26 Housing can be built somewhere else, but

once we displace the owls, they are gone forever.

Tauna Houghton Boulder CO 80301 United States 2016-09-26 These peaceful lakes are a key reason I continue to live in Gunbarrel. They are also a key reason the owls live there, too.

Jason Miller Boulder CO 80301 United States 2016-09-26 Save the owl habitat!

Jill Kreutzberg Longmont CO 80503 United States 2016-09-26 This place belongs to the owls, not for apts.

Elizabeth Mangin Denver CO 80211 United States 2016-09-26 Because I'm concerned about keeping all of our open spaces for our wildlife and for our environment. Haven't we taken enough already!

Charlie Shilling Boulder CO 80301 United States 2016-09-26 Allowing this to happen would basically be the most un-Boulder thing to happen in awhile. There are other places to build apartments.

Joan Harvey Boulder CO 8 United States 2016-09-26 Wildlife habitat is disappearing at a disturbing rate and Boulder should be a leader in both preserving nature and sustainable housing. The owls should not be sacrificed for development.

Sherrill Woodruff Broomfield CO 80020 United States 2016-09-26 The owls matter too!

Emily Reynolds Boulder CO 80304 United States 2016-09-26 Why can't the wretched development be stopped on Open Space? Must every Open Space be devoted to greedy developers?

Stephanie San German Denver CO 80237 United States 2016-09-26 As a voter it is important to me that our politicians value our wildlife. That is part of what draws people to want to live and work here. I am confident we can come up with a way to live and develop our land that honors wildlife and human activity. I like to think of Boulder as a City and County that is progressive and can lead the way in this creating this kind of a living environment.

Priscilla Eagye Boulder CO 80305 United States 2016-09-26 These owls are a local treasure.

cynthia weitzel overton NE 68863 United States 2016-09-26 Soon all open space will be gone if we never say no to endless development. Open space is a shared value we all have and a shared responsibility. Our wildlife depends on it

Anita Salvato Philadelphia PA 19145 United States 2016-09-26 I believe there is always a better solution than to destroy a natural habitat for the sake of an apartment dwelling. Suggestions have been made and are possible. We've got to rethink taking animals away from their natural habitats. They then become endangered and we wind up spending more money to save them. Save them now..save the owl.

Mary Kirk Boulder CO 80302 United States 2016-09-26 We need to think of nature and what it can give us not just of housing humans.

Michaela Holden Minneapolis MN 55401 United States 2016-09-26 I often visit this neighborhood and believe the habitat is a special place that deserves to be preserved.

cheryl warren Kalama WA 98625 United States 2016-09-26 Leave the Owl habitat as it is, there has to be other property available

annie Beal HASTINGS ENG TN34 2JA United Kingdom 2016-09-26 Surely there must be other places to bulldoze in such a huge state without having destroy such precious habitat so necessary to the Great Horned Owl????

sheila foster boulder CO 80301 United States 2016-09-27 The land and wild life are sacred. I will not support greed and graft.

lisa tranfagli Winthrop MA 02152 United States 2016-09-27 Leave. Wild life alone.

Shelah Summers Kalispell MT 59901 United States 2016-09-27 I LOVE owls! We NEED owls and they NEED to be here! Simple as that! LEAVE THEM ALONE!

Jude Blitz Boulder CO 80308 United States 2016-09-27 "I love walking and breathing and smelling and being in this wonder wildi-ish UNIQUE part of our County. One of the reasons I live here in Heatherwood. The OLWS are a magnet for so many of our greatest hopes for our ecosystem. LET IT, THEM, AND US

BE UNDEVELOPED, PLEASE. WE NEED THE OWLS MORE THAN SQUARE UNITS OF PEOPLE.

"

Tom Daly Boulder CO 80301 United States 2016-09-27 This neighborhood is too crowded already, we don't need more apartments and development.

Maggie Vanderhorn Boulder CO 80301 United States 2016-09-27 I value open space and the opportunity that it gives to wildlife like the owl to continue to thrive. Options such as this are becoming more and more scarce and we should preserve this while we can.

Kellie Anderson Angwin CA 94508 United States 2016-09-27 Because wildlife habitat has no feasible mitigation. We are out if options.

Sandra Bershad Boulder CO 80301 United States 2016-09-27 I am signing this campaign because I believe if these apartments are built it will devastate and disrupt the beautiful owl and wildlife sanctuary.

Jennifer Murnan Boulder CO 80302 United States 2016-09-27 I grew up in on this land and with the owls. I cannot imagine losing them. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Carol Abts Emmett ID 83617 United States 2016-09-27 Please dont destroy the habitat n living areas for these owls..put your apts away from our natural habitats n resources..you dont need t destroy their lives n homes..

Gail Highland Arvada CO 80004 United States 2016-09-27 I've been there and photographed them. They don't hurt anything.

Alan Hall Boulder CO 80301 United States 2016-09-27 I love my community, Heatherwood. My wife and I recently purchased a home here to raise our three sons. We love the open spaces and when we heard about the City of Boulder's illegal land grab in the Twin Lakes area through annexation, I felt I was back in California all over again. Each year my family looks forward to seeing the newly hatched owls near the lakes. It draws us to nature and help bind our community on common things, unlike the very divisive attempt to bus your homelessness problem, that your encourage with you asinine policies, into my backyard. No thank you. I live in Gunbarrel because I didn't want to live in NoBo near the homeless shelter. Don't bring your problems here and leave our owls alone.

ELAINE FLANIGAN Wallagrass ME 04781 United States 2016-09-27 PLEASE STOP THE BULLDOZING LET THEM LIVE FREE AND IN PEACE

Danielle Garnich Los Lunas NM 87031 United States 2016-09-27 "Stop putting ""progress"" ahead of Nature. Once gone it is highly likely it would ever return. Keep the balance intact please."

Susan Theiss Longmont CO 80501 United States 2016-09-27 Boulder county has a strong history of protecting open space and now that is at risk of changing. There are better locations in the area for the development that will work better for the owls and the people. Please protect the howls hunting meadows.

Chris Thomas Colorado Springs CO 80919 United States 2016-09-27 We don't have the moral right to destroy the homes of fellow Earthlings.

Natalie Spears Lyons CO 80540 United States 2016-09-28 These owls are a touch stone for people to deepen the connection to the natural world. It is through this connection that people genuine a develop love and genuine desire to care take the environment that supports us.

Debra Shaffer Denver CO 80212 United States 2016-11-03 I Give a HOOT!. Just think what it would be like not to see them . Besides people who don't like mice and snakes (which I do love them both) will be over run with out the owls.

Datch Baudisch Boulder CO 80301 United States 2016-12-27 We need to preserve our natural resources. Owls are a crucial part of the ecosystem. Also I want to be BOULDER PROUD when it comes to natural resources preservation and respect.

wendy gronbeck Longmont CO 80501 United States 2016-12-28 No use making more housing if we destroy the very reasons people want to live here. This is one of those reasons.

Annie Mayo Denver CO 80203 United States 2016-12-29 Hoot hoot!

Jesika Rose Fort Collins CO 80521 United States 2016-12-30 Wildlife habitats are more important to

protect than to keep destroying them for development.

Rachel Ellis Littleton CO 80127 United States 2017-01-04 Help the owls!!!

Keith Hoffman Boulder CO 80303 United States 2017-01-04 Deeply misguided project!

Ryan Lillis Boulder CO 80305-5725 United States 2017-01-04 Habitat loss is the most important issue affecting wildlife! Please don't build in this sensitive area!

Bob Pennington Mooresville IN 46158 United States 2017-01-05 The open space near the owls must be preserved.

Emilie Gunderson Windsor CO 80550 United States 2017-01-05 Save the owls.

Leslie Ireland Longmont CO 80503 United States 2017-01-05 the owls need this habitat! we need owls! the owls have been at twin lakes for many years - i lived on tally ho years ago and saw them frequently.

===== All signatures below

Name City State Postal Code Country Signed On

Ken Beitel "" United States 2015-11-21

Jeffrey Cohen Boulder Colorado 80301 United States 2015-11-21

Shirley Frewin Boulder Colorado 80301 United States 2015-11-21

David Kovsky Boulder Colorado 80301 United States 2015-11-21

Nichole Costa Colorado Springs Colorado 80923 United States 2015-11-21

Rolf Munson Boulder Colorado 80301 United States 2015-11-21

Lauren Bond kovsky Boulder Colorado 80301 United States 2015-11-22

Dennis Kaplan Mayfield Heights Ohio 44124 United States 2015-11-22

Gama Leong Petaling Jaya 11060 Malaysia 2015-11-22

Márcia Paiva Viçosa gap776lid Brazil 2015-11-22

ximena suarez lopez Gardena California 90247 United States 2015-11-22

Barbara Sergeant Leesburg Virginia 20176 United States 2015-11-22

Yasiu Kruszynski Chicago Illinois 60613-0011 United States 2015-11-22

Vanna Pagnozzi goddelau 64560 Germany 2015-11-22

susanna minacheili Thessaloniki 0033 Greece 2015-11-22

adele urbanek Mödling "" Austria 2015-11-22

Reggie De Man pittem 8740 Belgium 2015-11-22

Oki Mari 神奈川県 2470009 Japan 2015-11-22

jocelyne lapointe Terrebonne California j6w0b5 United States 2015-11-22

Helena Jonsson Stockholm "" Sweden 2015-11-22

Germa Prang Groningen 9736pr Netherlands 2015-11-22

Lilit Margaryan Erevan "" Armenia 2015-11-22

Lisette de Waard Lelystad Flevoland 8226 LJ Netherlands 2015-11-22

Inge Stadler 91161 Germany 2015-11-22

renate botzler München 81379 Germany 2015-11-22

paula martins 28203 Germany 2015-11-22

Japhette Bender Elim 7916rp Netherlands 2015-11-22

Maud Nilsson grästorpe 46795 Sweden 2015-11-22

stuart smith rotherham s66 9ns United Kingdom 2015-11-22

katina czyczelis Adelaide 5045 Australia 2015-11-22

Sabine Bohutyn 56070 Germany 2015-11-22

Anna Piecha zabrze 41-806 Poland 2015-11-22

Renate ludwig Zwickau 08062 Germany 2015-11-22

Agnieszka Chwalek Katowice 40-881 Poland 2015-11-22

Kinga Kaczmarek Kobierzyc Poland 2015-11-22

Silvia Steinbrecher 53881 Germany 2015-11-22

Liliana Czuber swietochlowice Poland 2015-11-22

Anna Miller Warszawa 02-392 Poland 2015-11-22
Sylvia Cybulska Bielsko-Biala 43-300 Poland 2015-11-22
Katarzyna Badura Bochnia "" Poland 2015-11-22
Barbara Sadlik Herzberg am Harz 37412 Germany 2015-11-22
baharak ghahraman MASHAD Armed Forces Pacific 91838 United States 2015-11-22
Agata Bernadetta Lublin "" Poland 2015-11-22
Susana Muñoz Madrid 28019 Spain 2015-11-22
Monika Kaim Dobra 34-642 Poland 2015-11-22
surem hero iran Iran, Islamic Republic of 2015-11-22
manja dührkopf büdelsdorf 24782 Germany 2015-11-22
Willem Kom Hoogezand 9602vd Netherlands 2015-11-22
NATACHA PENET Saint Etienne 42000 France 2015-11-22
Patti O'Rourke Boulder Colorado 80304 United States 2015-11-22
marilena zubani Brescia 25080 Italy 2015-11-22
Judit Spaeth Karlsbad 76307 Germany 2015-11-22
Jenny Eshjey Penang 14000 Malaysia 2015-11-22
Juani Muñoz España – Isla Menorca 12345 Spain 2015-11-22
Diana Tichem Spijkenisse 3208ab Netherlands 2015-11-22
MOREAU AGNES Saint-Cyr-sur-Loire 37000 France 2015-11-22
anna maria Belchatow Poland 2015-11-22
GIANFRANCESCO LORIO "" 13836 Italy 2015-11-22
Antonio Velasco Córdoba 14005 Spain 2015-11-22
LAURA TOLPEZNIKOVA 13836 Italy 2015-11-22
Lorenza Larivière Lyon 69300 France 2015-11-22
Karin Zimmermann "" 91217 Germany 2015-11-22
Marianne Beames 29640 Spain 2015-11-22
marianna benashvili Tbilisi Georgia 2015-11-22
hamard nathalie montpothier 10400 France 2015-11-22
Jasmine Cerfontaine Sambreville Belgium 2015-11-22
Nestor Berazategui Maipú 5515 Argentina 2015-11-22
ursula angelika zintel 67581 Germany 2015-11-22
Gabriela Murner 83125 Eggstätt Germany 2015-11-22
chantal wolf 65125 Italy 2015-11-22
Laura Guy Boulder Colorado 80301 United States 2015-11-22
sabine mayr innsbruck 6020 Austria 2015-11-22
Anja Möller evrenski 22523 Germany 2015-11-22
Jeeva Nadarajah singapore 650117 Singapore 2015-11-22
Donita Lowrey Denton Texas 76209 United States 2015-11-22
David Roederer Longmont Colorado 80503 United States 2015-11-22
Piotr Lukasz Kielce "" Poland 2015-11-22
Michelle Hayward Kempston mk42 7dp United Kingdom 2015-11-22
GODET ISABELLE ST QUENTIN 02100 France 2015-11-22
Marion Oswald Rahden 32369 Germany 2015-11-22
christa lohrig 41352 Germany 2015-11-22
aurelia girardi gioia del colle 70023 Italy 2015-11-22
Annette Berghammer München 81539 Germany 2015-11-22
isabel esteve Castelloli 08719 Spain 2015-11-22
giovanna nasca 96011 Italy 2015-11-22
EGBERT WOLTERS montfoort Utrecht 3417 bt Netherlands 2015-11-22
angelika+ thomas wegner 51399 Germany 2015-11-22

Elvira Sabatini 62012 Italy 2015-11-22
 Andrea Zebisch Rinn Austria 2015-11-22
 Cenisia Morlè 02040 Italy 2015-11-22
 JULIE JONES liverpool L33 4DR United Kingdom 2015-11-22
 Brigitte Hoin Aachen 52134 Germany 2015-11-22
 Marta Dziemidowicz Ostroleka Poland 2015-11-22
 adriano saponara Altamura 70022 Italy 2015-11-22
 Lisa Roybal Boulder Colorado 80304 United States 2015-11-22
 patrizia randolfi montreal California H1E3T2 United States 2015-11-22
 Michela Zilio Cartura 35025 Italy 2015-11-22
 Gabi Maschkötter Osnabrück 49074 Germany 2015-11-22
 Bobbi Parsley Atwood Illinois 61913 United States 2015-11-22
 Nelleke Schuringa Doetinchem 7009 Netherlands 2015-11-22
 Rolf Mense Puerto Lumbreras 30891 Spain 2015-11-22
 TAMARA PAKHOMOVA Santa Maria Capua Vetere 81055 Italy 2015-11-22
 Janelle Pollock La Boisse 01120 France 2015-11-22
 H Mol Poortvliet Nebraska 4693EG United States 2015-11-22
 Ann Swissdorf Indian Hills Colorado 80454 United States 2015-11-22
 Rose Moore Yale Michigan 48097 United States 2015-11-22
 Ana Espriella Longmont Colorado 80503 United States 2015-11-22
 Dr. Angela Fetzner Bad Kissingen 97688 Germany 2015-11-22
 Yvonne De waard Lelystad-Haven Flevoland 8226 Ij Netherlands 2015-11-22
 Greg Summers Longmont Colorado 80504 United States 2015-11-22
 Lucy Pérez Chilpancingo Guerrero 39000 Mexico 2015-11-22
 Maria Brygida de Waard Rygiel 52499 Germany 2015-11-22
 Alexandr Yantselovskiy Vyshneve 08132 Ukraine 2015-11-22
 adrienne jones goldcoast 4215 Australia 2015-11-22
 Sandra Robertson Denver Colorado 80261 United States 2015-11-22
 JANKA KAJABÁLÓS-CSEPU Tata Hungary 2015-11-22
 นันธิตา หอมนาน phayao Thailand 2015-11-22
 Joan Snedker Northampton NN4 6EW United Kingdom 2015-11-22
 sandra sheehy Dublin. 15 Ireland 2015-11-22
 Erika kaufman Littleton Colorado 80128 United States 2015-11-22
 Lisa Olsen Centennial Colorado 80112 United States 2015-11-22
 Sara Laura Bakane 64295 Germany 2015-11-22
 Shane Hofmann Louviers Colorado 80131 United States 2015-11-22
 Rini Twait Longmont Colorado 80504 United States 2015-11-22
 yulia gasparyan Tbilisi Georgia 2015-11-22
 Manuela arioli Milano 20146 Italy 2015-11-22
 Danuta Watola Kalety 42-660 Poland 2015-11-22
 Anna. Rita Proietti 00100 Italy 2015-11-22
 Candace S. Brown Boulder Colorado 80303 United States 2015-11-22
 sue sch. Florida Florida 89077 United States 2015-11-22
 Scott Medina Boulder Colorado 80303 United States 2015-11-22
 Concerned Citizen New City New York 10956-2406 United States 2015-11-22
 Dorsemont Magda 35100 Spain 2015-11-22
 Olivia Hudis Boulder Colorado 80304 United States 2015-11-22
 Jim Riley Longmont Colorado 80501 United States 2015-11-22
 Ольга Стелинговская Москва 127572 Russian Federation 2015-11-22
 Sue Frederick Longmont Colorado 80503 United States 2015-11-22

Wilma Lagrand Goes 4451 Netherlands 2015-11-22
 manuela wolter st-cruiz 50309 Costa Rica 2015-11-22
 sebastien levasseur CHERBOURG 50460 France 2015-11-22
 Marian Hall Longmont Colorado 80501 United States 2015-11-22
 Patty Penner Madison Wisconsin 53713 United States 2015-11-22
 Martina de Marco Raeren 4730 Belgium 2015-11-22
 Ulrike Werner Vienna 1030 Austria 2015-11-22
 Marcella Caravaglios Messina 98122 Italy 2015-11-22
 Julia weingardt Loveland Colorado 80537 United States 2015-11-22
 ROSANGELA ARAUJO são paulo "" Brazil 2015-11-22
 RITA SABBATINI roma 00100 Italy 2015-11-22
 MONICA PASKVAN Boulder Colorado 80301 United States 2015-11-22
 Mari Heart Boulder Colorado 80301 United States 2015-11-22
 angelina stoycheva Arguedas 31513 Spain 2015-11-22
 Melanie Look 49477 Germany 2015-11-22
 Trul Trullina Lugano Switzerland 2015-11-22
 Kim Shannon Longmont Colorado 80503 United States 2015-11-22
 Brian Miller Broomfield Colorado 80020 United States 2015-11-22
 Evie Cohen Lafayette Colorado 80026 United States 2015-11-22
 catherine cheneval LYON 73000 France 2015-11-22
 rene keller 47807 Germany 2015-11-22
 April Mondragon El Prado New Mexico 87529 United States 2015-11-22
 Eduardo Martín Rubio Hospitalet de Llobregat (Barcelona) 08902 Spain 2015-11-22
 chrislaure lagenette Martillac 33650 France 2015-11-22
 Diane Dickinson Neptune City New Jersey 07753 United States 2015-11-22
 vetro mina 92100 Italy 2015-11-22
 Rebecca Turnbull Longmont Colorado 80503 United States 2015-11-22
 N A edinburgh eh15 1le United Kingdom 2015-11-22
 Kathryn Olmsted Broomfield Colorado 80020 United States 2015-11-22
 Melissa Thornton Louisville Colorado 80027 United States 2015-11-22
 cecile christine paris 75012 France 2015-11-22
 sarita cohen Santa Fe, NM New Mexico 87501 United States 2015-11-22
 Paula Fitzgerald Longmont Colorado 80501 United States 2015-11-22
 Bruce Bechtold Phoenixville Pennsylvania 19460 United States 2015-11-22
 sarai A 48410 Spain 2015-11-22
 Maria de la Sierra Felipe ciudad real 13350 Spain 2015-11-22
 Irina Merabishvili Tbilisi "" Georgia 2015-11-22
 Amber Eichorn Longmont Colorado 80504 United States 2015-11-22
 CONCEPCION DIAZ RUIZ san fernando-cadiz 11100 Spain 2015-11-22
 Arlene Ruksza-Lenz Elmwood Park Illinois 60707-3531 United States 2015-11-22
 Pierre-Yves Bridoux Nancy 54000 France 2015-11-22
 patricia wood Málaga 29570 Spain 2015-11-22
 luc Roux Pontgibaud 63230 France 2015-11-22
 Marcia Maccaux Lafayette Colorado 80026 United States 2015-11-22
 Cynthia Franke Kassel 34127 Germany 2015-11-22
 Monique Angela Buijs Hoorn Noord-Holland 1628 BC Netherlands 2015-11-22
 Maria Elena Lozano M. Albacete 02005 Spain 2015-11-22
 Irene Huskisson Springdale Arkansas 72764 United States 2015-11-22
 Deroulou Hugo Bouffioulx 6000 Belgium 2015-11-22
 Danielle Hanif Webster Texas 77598 United States 2015-11-22

Petra Jakubzik Grevenbroich 41515 Germany 2015-11-22
 Justin Healey Edinburgh EH6 7EE United Kingdom 2015-11-22
 Lenka Říhová Prague Czech Republic 2015-11-22
 ALF ANY ETTENDORF 67350 France 2015-11-22
 Monika Tyssarczyk Skarszewy 83-250 Poland 2015-11-22
 SAMUELA CONTE Ispra 21027 Italy 2015-11-22
 Loredana Dumitru slatina "" Romania 2015-11-22
 AnnMarie Hodgson Barrie, Ontario L4N 2T8 Canada 2015-11-22
 Beatriz Fanton Bariri 17250000 Brazil 2015-11-22
 Yvonne Lopez Boulder Colorado 80301 United States 2015-11-22
 Laila Sunde Odda Nevada 5750 United States 2015-11-22
 pilar blas san sebastian 20009 Spain 2015-11-22
 penny rhodes Longmont Colorado 80501 United States 2015-11-22
 Torri Del Gaudio Eastbourne Bn21 4hf United Kingdom 2015-11-22
 ISABEL FERNANDEZ SEGOVIA 40100 Spain 2015-11-22
 Doni Stith Benton Arkansas 72015 United States 2015-11-22
 Marie Jose Bouey 33600 France 2015-11-22
 Linda Southern Boulder Colorado 80301 United States 2015-11-22
 Sophie Abu Paris 46005 Spain 2015-11-22
 Fanny Mabon GONNEVILLE SUR MER 14510 France 2015-11-22
 Kelley Dickson Boulder Colorado 80301 United States 2015-11-22
 Ana Calle Segovia Washington 40194 United States 2015-11-22
 Anke O. Schaller 99097 Germany 2015-11-22
 longinotti bruna BRESSO 20091 Italy 2015-11-22
 pol mesa 08226 Spain 2015-11-22
 carla poletti beverino sp Illinois 19020 United States 2015-11-22
 Caterina Spaccamonti Turin 10134 Italy 2015-11-22
 Kristina petrovic Nis Serbia 2015-11-22
 Lynn Carlsen Boulder Colorado 80301 United States 2015-11-22
 Pat Lehman Boulder Colorado 80304 United States 2015-11-22
 anna lo cascio palermo 90122 Italy 2015-11-22
 annie van-san houdeng-goegnie 7110 Belgium 2015-11-22
 Venta Vesna 42329 Germany 2015-11-22
 Jessica Finn Narrogin Western Australia 6312 Australia 2015-11-22
 Claudia Wallies-Klose 31311 Germany 2015-11-22
 Barbara Thomas-Kruse Alburtis Pennsylvania 18011 United States 2015-11-22
 LIsa Schaewe Nederland Colorado 80466 United States 2015-11-22
 zara c manchester m160ep United Kingdom 2015-11-22
 callie rennison Boulder Colorado 80305 United States 2015-11-22
 José Antonio Campillo Arias Toreno 24450 Spain 2015-11-22
 Pamela Sichel Lyons Colorado 80540 United States 2015-11-22
 Moriah Sucec Littleton Colorado 80123 United States 2015-11-22
 Денис Шабанин Moscow Russian Federation 2015-11-22
 Alicja Styrnik Egersund Norway 2015-11-22
 Atiye Özcümen Berlin 13599 berlin Germany 2015-11-22
 Adrienne Middleton Boulder Colorado 80305 United States 2015-11-22
 Andreas Thiel Munich 81545 Germany 2015-11-22
 karen sobel tUCSON Arizona 85750 United States 2015-11-22
 Ellen Kessler Littleton Colorado 80127 United States 2015-11-22
 Veronica Randall Longmont Colorado 80503 United States 2015-11-22

JoAnn Paris Saint-Lazare J7T 2L1 Canada 2015-11-22
pat hermans Venlo 5915gp Netherlands 2015-11-22
Silvia Yan Tallinn "" Estonia 2015-11-22
Jennifer Ballard Lafayette Colorado 80026 United States 2015-11-22
Karin Guenther 27474 Germany 2015-11-22
wendy leys antwerpen 2223 Belgium 2015-11-22
romina maja tirana 71 Albania 2015-11-22
Patrycja Wydra Katowice Poland 2015-11-22
Sylvie Larangeira Parmain 95620 France 2015-11-22
Robin Shirley Culloden West Virginia 25510 United States 2015-11-22
Elaine Renoire Loogootee Indiana 47553 United States 2015-11-22
Susan Welky Brook Park Ohio 44142 United States 2015-11-22
Monica Latosky Willowick Ohio 44095 United States 2015-11-22
Kitty Connell Longmont Colorado 80501 United States 2015-11-22
Goldie Schuler Albuquerque New Mexico 87110 United States 2015-11-22
brigitte vanbekbergen bruxelles 1060 Belgium 2015-11-22
QUESNEL Nathalie CALAIS 62100 France 2015-11-22
april strohmeier Mauston Wisconsin 53948 United States 2015-11-22
susana giraudo buenos aires 1663 Argentina 2015-11-22
morgan kanae hanford California 93230 United States 2015-11-22
James Head Cleveland Georgia 30528 United States 2015-11-22
Margaret Miller Hounslow TW5 0QJ United Kingdom 2015-11-22
Anne Harris-Cross Longmont Colorado 80501 United States 2015-11-22
Eve Nakwanzi New Braunfels Texas 78130 United States 2015-11-22
Laural Radmore Denver Colorado 80205 United States 2015-11-22
Kim Krusinski Erie Colorado 80516 United States 2015-11-22
Katherine Breen Boulder Colorado 80302 United States 2015-11-22
Brenda Lai Knoxville Tennessee 37914 United States 2015-11-22
Premila Stunkel Singapore 127466 Singapore 2015-11-22
paul tenhompel Boulder Colorado 80303 United States 2015-11-23
bos claudine poligny 39800 France 2015-11-23
deborah symonds des moines Iowa 50311 United States 2015-11-23
Dixie Howard House Springs Missouri 63051 United States 2015-11-23
Karin Waters Niwot Colorado 80502 United States 2015-11-23
amy moore san Jose California 95124 United States 2015-11-23
Jeanne Olsen Hinckley Minnesota 55037 United States 2015-11-23
Judi Dressler Louisville Colorado 80027 United States 2015-11-23
James Thurber Lafayette Colorado 80026 United States 2015-11-23
Lynnette Johansson Dalby 247 54 Sweden 2015-11-23
Lise Vandal Alma G8B 5V3 Canada 2015-11-23
Elli Johnson Boulder Colorado 80301 United States 2015-11-23
Sandra Charbonneau Steilacoom Washington 98388 United States 2015-11-23
Alexandra Wolff Nuremberg 90408 Germany 2015-11-23
Jennifer Hinton Longmont Colorado 80503 United States 2015-11-23
Cinzia Amiconi Cave Creek Arizona 85331 United States 2015-11-23
Andy Gup Boulder Colorado 80301 United States 2015-11-23
Carol Gup Boulder Colorado 80301 United States 2015-11-23
Elizabeth Guare menlo park California 94025 United States 2015-11-23
Sharon Thomas Thomasville North Carolina 27360 United States 2015-11-23
近藤 となみ 8200081 Japan 2015-11-23

Gary Gervais Merritt B.C. V1K 1M6 Canada 2015-11-23
 Monica Marinelli Lugano- Pregassona 6963 Switzerland 2015-11-23
 Lori Vega Hawaiian Gardens California 90716 United States 2015-11-23
 kimmy marshall north hollywood California 91601 United States 2015-11-23
 Heidi Miller Johnstown Pennsylvania 15902 United States 2015-11-23
 Tsering Ngodup Santiago 471108 India 2015-11-23
 rachael krygiel Imperial Missouri 63052 United States 2015-11-23
 Myra Brodett Muntinlupa 1780 Philippines 2015-11-23
 gloria reyes Pittsburgh Pennsylvania 15235 United States 2015-11-23
 Sarah Eastin Cortez Colorado 81321 United States 2015-11-23
 Don Walker Lakewood Colorado 80226 United States 2015-11-23
 Susana Kapodistrias Boulder Colorado 80301 United States 2015-11-23
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 JAMIE HART SANFORD Florida 32771 United States 2015-11-23
 Michele Vance Monroe Washington 98272 United States 2015-11-23
 Julio Antonio Santos Paniagua "" 62080 Mexico 2015-11-23
 Shawn Shea Arvada Colorado 80005 United States 2015-11-23
 Lorraine Baxter Dundee DD3 6SP United Kingdom 2015-11-23
 Janette Dalbeith Weston super mare bs22 6dq United Kingdom 2015-11-23
 celeste w. Covington Louisiana 70433 United States 2015-11-23
 Esther Garvett Miami Florida 33186 United States 2015-11-23
 Наталья Бортникова Магнитогорск 455008 Russian Federation 2015-11-23
 Kathy Johnson St.Paul Park Minnesota 55071 United States 2015-11-23
 Brenda Leap Loveland Colorado 80537 United States 2015-11-23
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 Claudia Schöngrundner 80339 Germany 2015-11-23
 Cari Lyttle Lakeside California 92040 United States 2015-11-23
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 Allison Horvath erie Colorado 80516 United States 2015-11-23
 Chelsea Walker Fullerton California 92831 United States 2015-11-23
 Marlo Schimpf Broomfield Colorado 80021 United States 2015-11-23
 Susan Conway Yachats Oregon 97498 United States 2015-11-23
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 Esther Lemoine Vaison-la-Romaine 84110 France 2015-11-23
 lisa connor Bolton BL1 6AA United Kingdom 2015-11-23
 Lydia Zink Hanover 67346 Germany 2015-11-23
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 Cheryl Early Sand Springs Oklahoma 74063 United States 2015-11-23
 Gloria Dalusung Nueva Ecija Philippines 2015-11-23
 daisy salcedo Colton California 92324 United States 2015-11-23
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 marielaure vignaud 16200 France 2015-11-23
 willieme nicolas Charleville-Mézières 08000 France 2015-11-23
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 Luciano Gabrieli Rome 00100 Italy 2015-11-23
 илья зуев Moscow Russian Federation 2015-11-23
 loredana buffoni 00137 Italy 2015-11-23
 Cosima Krueger-Cunningham Boulder Colorado 80302 United States 2015-11-23
 Anna Luneau liège "" Belgium 2015-11-23
 Marina Kotelnikova Moscow 121359 Russian Federation 2015-11-23

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 sabine mayr innsbruck "" Austria 2015-11-23
 Bianca Sodfried Purbach am Neusiedler See 7083 purbach Austria 2015-11-23
 Frances Rove Leawood Kansas 66206 United States 2015-11-23
 Connie Palladini San Jose California 95123 United States 2015-11-23
 Tatiana Ashastina Moscow Russian Federation 2015-11-23
 julie port slough SL1 6JR United Kingdom 2015-11-23
 Evelyne lampson 54350 France 2015-11-23
 christine schramm Offenbach 63526 Germany 2015-11-23
 Trixie Anton Düsseldorf 40227 Germany 2015-11-23
 kirsten Viera Longmont Colorado 80501 United States 2015-11-23
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 Irina Salauyeva Athens 15452 Greece 2015-11-23
 M. Batson Tucker Georgia 30084 United States 2015-11-23
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 Karen Harley Longmont Colorado 80501 United States 2015-11-23
 Gemma Quinton Derby DE1 1RG United Kingdom 2015-11-23
 Chardonnens-Haldimann Sonja Domdidier 1564 Switzerland 2015-11-23
 Chantal Buslot Hasselt Texas 78756 United States 2015-11-23
 Jonathan Sledz 60316 Germany 2015-11-23
 Laura Larkin Baton Rouge Louisiana 70808 United States 2015-11-23
 michon emmanuelle longes Florida 69420 United States 2015-11-23
 Brenna Heart Porter Ranch California 91326 United States 2015-11-23
 Sabine Eickhoff Menden (Sauerland) 58706 Germany 2015-11-23
 Keva Miles Boston Massachusetts 02121 United States 2015-11-23
 Nicolette Ludolphi Bremen 28239 Germany 2015-11-23
 Maria González Herrero 08027 Spain 2015-11-23
 Leigh Saunders Hastings 4122 New Zealand 2015-11-23
 Christ'l Stich Antwerp 2100 Belgium 2015-11-23
 petra bakker malaga 29631 Spain 2015-11-23
 jill nightingale Eugene Oregon 97402 United States 2015-11-23
 Gisela Heinzmann Berlin 10243 Germany 2015-11-23
 shari depauw Boulder Colorado 80305 United States 2015-11-23
 Margherita Giuffrida "" 20092 Italy 2015-11-23
 gerhard hess vienna 12300 Austria 2015-11-23
 KAREN DUNCANSON Carbondale Colorado 81623 United States 2015-11-23
 KONSTANTINOS STAMOS volos 38334 Greece 2015-11-23
 marion Nüssel Eschweiler 52249 Germany 2015-11-23
 Heike Vomberg Jülich 52428 Germany 2015-11-23
 nicole martin 56070 Germany 2015-11-23
 Angelika Scheidt "" 60326 Germany 2015-11-23
 MIQUEL MARCE 08240 Spain 2015-11-23
 Claudia Correia Portimão 8500 Portugal 2015-11-23
 suzanne unthank manchester Massachusetts m41 Oup United States 2015-11-23
 Natalie Eisenblätter Essen 45889 Germany 2015-11-23
 Javid Ahmed Twickenham tw1 1jr United Kingdom 2015-11-23
 Candy Frenzel 02977 Germany 2015-11-23
 Ольга Ткаченко Харьков Ukraine 2015-11-23
 Michael Kallies 65589 Hadamar-Oberzeuzheim 65589 Germany 2015-11-23
 ingrid voigt Schotten 63679 Schotten Germany 2015-11-23

krshna soneji St Albans AI1 1tj United Kingdom 2015-11-23
 faye pittsley wausau Wisconsin 54401 United States 2015-11-23
 Sylvia Gries Eppenbrunn 66957 Germany 2015-11-23
 thiele christin 09217 Germany 2015-11-23
 Andrea Heinze Gamsen Switzerland 2015-11-23
 erika wenger Ebikon Switzerland 2015-11-23
 Mimi Shannon Longmont Colorado 80503 United States 2015-11-23
 Sabine Aslani 94149 Germany 2015-11-23
 Lynne Rees Kansas City Missouri 64113 United States 2015-11-23
 maria teresa ferrero torino 10123 Italy 2015-11-23
 katia Rivi 29121 Italy 2015-11-23
 Marion Schiffers Brussels 4720 Belgium 2015-11-23
 Susanne Feuerriegel Schellerten 31174 Germany 2015-11-23
 Alena Zakharova Khabarovsk "" Russian Federation 2015-11-23
 Ivan Snajdar Crikvenica 51260 Croatia 2015-11-23
 James Glover Boulder Colorado 80301 United States 2015-11-23
 Pierre Menier Alma QC g8b 3l8 Canada 2015-11-23
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 Jeannine Kühn-Wiebershausen Oberaußem 50129 Germany 2015-11-23
 elizabeth banks douglasville Georgia 30135 United States 2015-11-23
 David Rechberger Boulder Colorado 80301 United States 2015-11-23
 Natalie Van Leekwijck Deurne 2100 Belgium 2015-11-24
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 Anastasia Horwith Arvada Colorado 80007 United States 2015-11-24
 Mari Dominguez Linden California 95236 United States 2015-11-24
 Jossie Moran Ocklawaha Florida 32179 United States 2015-11-24
 Rebecca Rumsey Louisville Colorado 80027 United States 2015-11-24
 Dakota Osborn Duenweg Missouri 64841 United States 2015-11-24
 Donna Hamilton Longmont Colorado 80503 United States 2015-11-24
 Sandy Wilder Boulder Colorado 80305 United States 2015-11-24
 Lorena Fox Boulder Colorado 80301 United States 2015-11-24
 SAKAGUCHI AKIKO tokyo 1540002 Japan 2015-11-24
 Drew Kilz Boulder Colorado 80301 United States 2015-11-24
 Dagmar Hünnes 22880 Germany 2015-11-24
 Guido Langenberg 41749 Germany 2015-11-24
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 Simone Maarouf Schmölln 04626 Germany 2015-11-24
 Lori Durfee Fair Oaks California 95628 United States 2015-11-24
 Anita Erhard 6840 Götzis Austria 2015-11-24
 Carola brünjes 28832 Germany 2015-11-24
 Sylwia Nozderko Kargowa 66-120 Poland 2015-11-24
 Margarete Hülsemann 34559 Germany 2015-11-24
 anne kloth 52224 Germany 2015-11-24
 David Andrews Sandton 2196 South Africa 2015-11-24
 Eileen Thomson Annan Wyoming DG12 6JL United States 2015-11-24
 Ellon Carpenter Tempe Arizona 85281 United States 2015-11-24
 Regina Wielsch Gemünden 35329 Germany 2015-11-24
 Stefanie Flanders Gateshead NE8 3QB United Kingdom 2015-11-24
 小山 えり奈 Tagajo-shi 985-0872 Japan 2015-11-24
 Monika Skala Nünchritz 01612 Germany 2015-11-24

Iris Mueller Nidderau Delaware 61130 United States 2015-11-24
 melanie watts 06130 France 2015-11-24
 MARIA PETEINARAKI heraklion city creta 71305 Greece 2015-11-24
 kathy clark Bellingham Massachusetts 02019 United States 2015-11-24
 Jessica Holland Irvine California 92612 United States 2015-11-24
 Ina Gerhold Großrosseln 66352 Germany 2015-11-24
 Helena Arimond "" 04207 Germany 2015-11-24
 Anneke Andries R'veer 4941JT Netherlands 2015-11-24
 Kurt und Rita Windler Mainz 55118 Germany 2015-11-24
 Jan Brooks Livingston Montana 59047 United States 2015-11-24
 Marianna Giordano 65372 Germany 2015-11-24
 Jennifer Bell Lafayette Colorado 80026 United States 2015-11-24
 Claudia Schoenfelder 35085 Germany 2015-11-24
 sieglinde frey Neusiedl am Steinfeld 2731 Austria 2015-11-24
 Andreas Oberländer Halle 06420 Germany 2015-11-24
 Sarah Vuu Espoo Finland Finland 2015-11-24
 Andreas Fadel Siegburg D 53721 Germany 2015-11-24
 Kristina Sedic Zagreb 10000 Croatia 2015-11-24
 Stephanie Faustino Toronto M2C2L4 Canada 2015-11-25
 Shane williams Boulder Colorado 80301 United States 2015-11-25
 Annelie Liedtke Essen 45307 Essen Germany 2015-11-25
 susan parrish Dallas Texas 75211 United States 2015-11-25
 Genevieve Simon Arusha Arusha Tanzania, United Republic of 2015-11-25
 ankie brunschot veldhoven 5501gh Netherlands 2015-11-25
 Daniela Bress Niedersachsen 38226 Germany 2015-11-25
 Mariela Carnero 5900 Argentina 2015-11-25
 Eden Wild Elk Grove California 95759 United States 2015-11-25
 Sofie Løve Forsberg Lundby 4750 Denmark 2015-11-25
 Susanne Hubl Korneuburg Austria 2015-11-25
 Adam Pastula Boulder Colorado 80301 United States 2015-11-25
 Ulrica Sjögren Sweden Sweden 2015-11-25
 Bruce Nygren Boulder Colorado 80301 United States 2015-11-25
 Lisa Shearer Boulder Colorado 80301 United States 2015-11-25
 Martin Streim Boulder Colorado 80301 United States 2015-11-25
 Kira Davis Boulder Colorado 80301 United States 2015-11-25
 John Spangler Denver Colorado 80211 United States 2015-11-25
 Theodore Spachidakis piraus 18535 Greece 2015-11-25
 Leslie Middleton Boulder Colorado 80301 United States 2015-11-25
 Beth Stevens Boulder Colorado 80301 United States 2015-11-25
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 Esmeralda martin martin 05270 Spain 2015-11-25
 Sally Anderson Boulder Colorado 80303 United States 2015-11-25
 Jeremie Yoder Broomfield Colorado 80021 United States 2015-11-25
 Stewart Guthrie Boulder Colorado 80301 United States 2015-11-25
 Antoinette Gonzales Victorville California 92392 United States 2015-11-25
 Elizabeth Remnant Boulder Colorado 80301 United States 2015-11-25
 Bonnie Clark Boulder Colorado 80302 United States 2015-11-25
 Martina Kallies Oldenburg 26817 Germany 2015-11-25
 Wendy Forster Lamesley NE11 0ET United Kingdom 2015-11-25
 Larry Utter Boulder Colorado 80304 United States 2015-11-25

Melissa Nogaski Lexington Kentucky 40509 United States 2015-11-25
Cynthia Lonas Glen Allen Virginia 23060 United States 2015-11-25
Milada Kostalkova Denver Colorado 80202 United States 2015-11-25
Carin Armstrong Boulder Colorado 80301 United States 2015-11-25
Breanna Lonas Glen Allen Virginia 23060 United States 2015-11-25
Niina Turunen Stockholm Sweden 2015-11-25
Scodellari Paola Roma 00199 Italy 2015-11-25
Lilian Dayan-Cimadoro waltham Massachusetts 02451 United States 2015-11-25
Elisabeth Bechmann St. Pölten 3100 Austria 2015-11-25
Marije terEllen Boulder Colorado 80304 United States 2015-11-25
Leslie Sutton Boulder Colorado 80301 United States 2015-11-25
Paula Earl Boulder Colorado 80303 United States 2015-11-25
Eydie Cady Longmont Colorado 80503 United States 2015-11-25
Jack Klarfeld Boulder Colorado 80301 United States 2015-11-25
Dave Stevenson Boulder Colorado 80301 United States 2015-11-25
Ruth Sherry Boulder Colorado 80301 United States 2015-11-25
Jennifer Garone Longmont Colorado 80503 United States 2015-11-25
samantha ricklefs Boulder Colorado 80301 United States 2015-11-25
A W Boulder Colorado 80301 United States 2015-11-25
Evan Perkins Boulder Colorado 80301-4032 United States 2015-11-25
Mike Chiropoulos Boulder Colorado 80303 United States 2015-11-25
sau tsang las vegas Nevada 89141 United States 2015-11-25
George Turner Boulder Colorado 80301 United States 2015-11-25
Michael Lightner Longmont Colorado 80503 United States 2015-11-25
Miho Shida Boulder Colorado 80301 United States 2015-11-25
Dara Houliston Boulder Colorado 80305 United States 2015-11-25
joy brown Phoenix Arizona 85006 United States 2015-11-25
Kim Zwicker Lynn Massachusetts 01902 United States 2015-11-25
Karl Fiderer Boulder Colorado 80301 United States 2015-11-25
Liliana Nealon Boulder Colorado 80301 United States 2015-11-25
Dean Enix Boulder Colorado 80301 United States 2015-11-25
Joyce Webb Boulder Colorado 80301 United States 2015-11-25
LYNEL VALLIER Boulder Colorado 80303 United States 2015-11-25
Sue Fellows Ross-on-Wye HR9 5LR United Kingdom 2015-11-25
Marion Friedl Singen 78224 Germany 2015-11-25
Janine Vinton Hastings 3915 Australia 2015-11-26
Yan Ei Ra Singapore Singapore 2015-11-26
Adrian Shiva Trincity - Trinidad and Tobago 2015-11-26
Gisela Gama 4350-149 Portugal 2015-11-26
Virginia Mendez North Miami Beach Florida 33160 United States 2015-11-26
Anne Pienciak Grand Junction Colorado 81501 United States 2015-11-26
Iryna Shevchenko Stockton California 95219 United States 2015-11-26
Mary Sterritt Boulder Colorado 80301 United States 2015-11-26
Robert Soto La Quinta California 92253 United States 2015-11-26
Barbara Idso Danville California 94526 United States 2015-11-26
Jordan Fournier Winnipeg R2H0M8 Canada 2015-11-26
Heather Daffue Bloemfontein 9301 South Africa 2015-11-26
Neil Ryding Warrington wa4 2gu United Kingdom 2015-11-26
Monika Koestler Aschau im Chiemgau 83339 Germany 2015-11-26
Corrina Parker Toowoomba 4350 Australia 2015-11-26

Αλεξία Μπίτσάκη Athens Greece 2015-11-26
 ulla rosenkilde Randers "" Denmark 2015-11-26
 Roberta Limoli-barufaldi Burlington Massachusetts 01803 United States 2015-11-26
 Andrea Knöpfler 30625 Germany 2015-11-26
 I Van Trijp Deventer 7437 Netherlands 2015-11-26
 Brigitta MacMillan Deal, Kent CT14 9QN United Kingdom 2015-11-26
 jessy kadmaer Hoogwoud New Hampshire 1718 mn United States 2015-11-26
 Nik Friedman TeBockhorst Boulder Colorado 80301 United States 2015-11-26
 Jenna Grobelny Boulder Colorado 80301 United States 2015-11-26
 Jennifer Turner-Valle Longmont Colorado 80503 United States 2015-11-26
 Guillermo Romero Satellite 53100 Mexico 2015-11-26
 sue boorman Longmont Colorado 80503 United States 2015-11-26
 Barbara Brandt Boulder Colorado 80301 United States 2015-11-26
 Beth Kemper MILLIKEN Colorado 80543 United States 2015-11-26
 Gela Seel San Anselmo California 94960 United States 2015-11-26
 Ashlyn Johnson Newport Beach California 92663 United States 2015-11-26
 Erika Reed Boulder Colorado 80303 United States 2015-11-26
 Chris Reed Boulder Colorado 80303 United States 2015-11-26
 Barbara Peterlin Chicago Illinois 60643 United States 2015-11-26
 Miia Suuronen Tampere 33100 Finland 2015-11-26
 Sherrie Stille Boulder Colorado 80301 United States 2015-11-27
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 Lori Scott Longmont Colorado 80504 United States 2015-11-27
 Tracy Clevenger Golden Colorado 80403 United States 2015-11-27
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 Lark Latch Boulder Colorado 80303 United States 2015-11-27
 Connie Mansour Boulder Colorado 80305 United States 2015-11-27
 Kari Armstrong Boulder Colorado 80302 United States 2015-11-27
 Mary Driscoll Arvada Colorado 80003 United States 2015-11-27
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 Sarah Hallowell Boulder Colorado 80304 United States 2015-11-27
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 William H. Miller Fort Collins Colorado 80521 United States 2015-11-27
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 Nicole Hugo Broomfield Colorado 80020 United States 2015-11-27
 Walter Szymanski Broomfield Colorado 80020 United States 2015-11-27
 Eva Fidjeland Orrefors 38040 Sweden 2015-11-27
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Kathy Kaiser Boulder Colorado 80301 United States 2015-11-27
 Sue Hirschfeld Boulder Colorado 80301 United States 2015-11-27
 Goran Abramic Valpovo 31550 Croatia 2015-11-27
 Malcolm Moreno Louisville Colorado 80027 United States 2015-11-27
 Jessica Sandler Boulder Colorado 80303 United States 2015-11-27
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 Angela Fricke 99752 Germany 2015-11-27
 beth armstrong Boulder Colorado 80301 United States 2015-11-27
 Christeen Anderson Crestview Florida 32539 United States 2015-11-27
 Elizabeth Lauro Tampa Florida 33624 United States 2015-11-27
 James McClure Colfax Washington 99111 United States 2015-11-28
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 Elizabeth Naughton Boulder Colorado 80305 United States 2015-11-28
 Suzanne Marienau Ozark Missouri 65721 United States 2015-11-28
 Patricia Billig Boulder Colorado 80305 United States 2015-11-28
 consuelo serena velasco strambino piemonte 10019 Italy 2015-11-28
 Laurel Dallenbach Boulder Colorado 80305 United States 2015-11-28
 Ann Stewart Zachwieja Boulder Colorado 80301 United States 2015-11-28
 Annette Wessberg Stockholm Sweden 2015-11-28
 Alev Viggio Boulder Colorado 80304 United States 2015-11-28
 Michelle Albert Boulder Colorado 80304 United States 2015-11-28
 Erin Collard Centennial Colorado 80015 United States 2015-11-28
 Zuppini Antonella Brescia 25136 Italy 2015-11-28
 Yolanda soto Los Angeles California 90031 United States 2015-11-28
 Leslie Herz Boulder Colorado 80301 United States 2015-11-28
 shawn meier Boulder Colorado 80301 United States 2015-11-28
 Holly Krivjansky Boulder Colorado 80301 United States 2015-11-28
 Julia Longland Winnipeg R2G 0B9 Canada 2015-11-28
 Fernande Fournier Luxemburg Luxembourg 2015-11-29
 CRUZ ISAR san fernando de henares 28830 Spain 2015-11-29
 Rick Krivjansky Boulder Colorado 80301 United States 2015-11-29
 Dee George Boulder Colorado 80301 United States 2015-11-29
 Lamya Deeb Longmont Colorado 80503 United States 2015-11-29
 Terttu Marin Helsinki Finland 2015-11-29
 Bonnie Vallier Boulder Colorado 80301 United States 2015-11-29
 rosangela de fatima da conceicao conceicao Praia Grande Brazil 2015-11-29
 Cathy Bassett Portland Oregon 97242 United States 2015-11-29
 Fiona Scott Wellington New Zealand 2015-11-29
 Scott Dixon Boulder Colorado 80301 United States 2015-11-29
 Ricardo vieira de souza Rio De Janeiro Brazil 2015-11-29
 Robert O'Dea Boulder Colorado 80305 United States 2015-11-29
 Fred Gluck Boulder Colorado 80301 United States 2015-11-29
 diana gomes lisboa 2130 Portugal 2015-11-29
 Nelly Vasquez madrid 28029 Spain 2015-11-29
 Cecília Maria D Aguiar Nunes Rio de Janeiro 20530 003 Brazil 2015-11-29
 Iara Bulso Porto Alegre, RS, República Federativa do Brasil "" Brazil 2015-11-29
 Natalia Mendiola Boulder Colorado 80301 United States 2015-11-29
 Mary Breitenstein Longmont Colorado 80503 United States 2015-11-29
 Alexandre Cezar Ribeiro Cacequi "" Brazil 2015-11-29

Maria Andruszkiewicz 52074 Germany 2015-11-29
 Keri Bowling Denver Colorado 80234 United States 2015-11-30
 Glenda Hilty Boulder Colorado 80301 United States 2015-11-30
 Jill Hammel Boulder Colorado 80301 United States 2015-11-30
 Bill Hammel Boulder Colorado 80301 United States 2015-11-30
 Kimberley McKibbin Amherstburg N9V2T7 Canada 2015-11-30
 Christine LABBE Gien 45500 France 2015-11-30
 Lia Ramos Lima Rio de janeiro "" Brazil 2015-11-30
 margarete marques Sao Paulo 01000035 Brazil 2015-11-30
 kate chandler Boulder Colorado 80301 United States 2015-11-30
 Jeremy Kalan Boulder Colorado 80304 United States 2015-11-30
 Kirsi Kesaniemi Lyons Colorado 80540 United States 2015-11-30
 RJoao Pires Lisboa 2625-087 - Póvo Portugal 2015-11-30
 Shawn Murphy Dallas Pennsylvania 18612 United States 2015-11-30
 maria estela de souza costa Várzea Grande MT Brazil 2015-11-30
 Elizangela Rodrigues Elizangela Tramandaí Vamos mudar iss Brazil 2015-11-30
 Inês Portela Nogueira Sobradinho--DF Brasil Ohio 73 050 180 United States 2015-11-30
 Heather M Bair Lafayette Colorado 80026 United States 2015-11-30
 Regina Maria Freire D Aguiar Rj Brazil 2015-11-30
 Kai Karah Madrone Lafayette Colorado 80026 United States 2015-11-30
 Weslyn Austin Boulder Colorado 80301 United States 2015-11-30
 Lynn Merrill Boulder Colorado 80301 United States 2015-11-30
 Bay Roberts Boulder Colorado 80304 United States 2015-11-30
 Diana Leavesley Longmont Colorado 80504 United States 2015-11-30
 Sari Ghiselli Boulder Colorado 80301 United States 2015-11-30
 Tiago Eduardo Zimmermann Blumenau Brazil 2015-11-30
 SuAnna Schamper Lafayette Colorado 80026 United States 2015-11-30
 PARRAVICINI MARCO MILANO 20159 Italy 2015-12-01
 Gerlinde Smith BOULDER Colorado 80301 United States 2015-12-01
 Amanda Poole Denver Colorado 80215 United States 2015-12-01
 aiello frank Boulder Colorado 80301 United States 2015-12-01
 HIME Oliver S.P Brazil 2015-12-01
 James Whittemore 4481 Applewood Ct Boulder Colorado 80301 United States 2015-12-01
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 Suzannah Shogren Boulder Colorado 80301 United States 2015-12-01
 Kevin Middleton Boulder Colorado 80301 United States 2015-12-01
 Barbara Distefano Niwot Colorado 80544 United States 2015-12-01
 Lora Bailey Louisville Colorado 80027 United States 2015-12-01
 Daryl Presley Boulder Colorado 80301 United States 2015-12-01
 Andrea Merrill Boulder Colorado 80301 United States 2015-12-01
 victoria arias león 38290 Spain 2015-12-01
 Ann Tagawa Boulder Colorado 80302 United States 2015-12-01
 Scott Lehmann Louisville Colorado 80027 United States 2015-12-01
 Marty Petersen Erie Colorado 80516 United States 2015-12-01
 Patrick Madden Boulder Colorado 80301 United States 2015-12-01
 Alan Haas Cambridge N1R 1B2 Canada 2015-12-01
 kazue groce smyrna Tennessee 37167 United States 2015-12-01

rick groce smyrna Tennessee 37167 United States 2015-12-01
sean little smyrna Tennessee 37167 United States 2015-12-01
Nancy Meredith Fort Lauderdale Florida 33317 United States 2015-12-02
Donna Norton Longmont Colorado 80503 United States 2015-12-02
Jennifer Cate Broomfield Colorado 80023 United States 2015-12-02
Constance Franklin Los Angeles California 90026 United States 2015-12-02
Evan Assenmacher Boulder Colorado 80301 United States 2015-12-02
Paula Hansley Louisville Colorado 80027 United States 2015-12-02
Rachel Homer Boulder Colorado 80302 United States 2015-12-02
Kevin Lane Boulder Colorado 80304 United States 2015-12-02
ann schnaidt Fort Collins Colorado 80524 United States 2015-12-02
Sonia Smith Boulder Colorado 80301 United States 2015-12-02
Courtney Foster Boulder Colorado 80301 United States 2015-12-02
Elise Hudson Boulder Colorado 80301 United States 2015-12-02
James Somets Jersey City New Jersey 07310 United States 2015-12-02
Janet Lewallen Boulder Colorado 80303 United States 2015-12-03
merri foster longmont Colorado 80501 United States 2015-12-03
Michael Price Erie Colorado 80516 United States 2015-12-03
Ana Alves Denver Colorado 80209 United States 2015-12-03
Jamey Andeson Boulder Colorado 80304 United States 2015-12-03
Kendall Hudson Boulder Colorado 80301 United States 2015-12-04
Juliana Cohen Boulder Colorado 80301 United States 2015-12-04
Tricia Dessel Boulder Colorado 80301 United States 2015-12-04
Sandra Ireland Boulder Colorado 80301 United States 2015-12-04
Lance Carl Boulder Colorado 80301 United States 2015-12-04
Robert Collins Boulder Colorado 80301 United States 2015-12-04
Terese DeLaney Boulder Colorado 80305 United States 2015-12-04
Matt Samet Boulder Colorado 80301 United States 2015-12-04
Penny Tompkins Boulder Colorado 80303 United States 2015-12-04
Shana Myers Louisville Colorado 80027 United States 2015-12-04
Allison Farrand Louisville Colorado 80027 United States 2015-12-04
Lisa Shik Boulder Colorado 80305 United States 2015-12-04
Patricia O'Neill Longmont Colorado 80503 United States 2015-12-05
William Young Boulder Colorado 80305 United States 2015-12-05
Sharon Mckeown Chiang Mai Thailand 2015-12-05
Kamilla Macar Boulder Colorado 80301 United States 2015-12-05
Carol Duncan Boulder Colorado 80303 United States 2015-12-05
John Hoemann Denver Colorado 80210 United States 2015-12-05
Dennis B Denver Colorado 80220 United States 2015-12-05
Bernice Hwang Boulder Colorado 80305 United States 2015-12-05
Casey Moyaert Broomfield Colorado 80023 United States 2015-12-05
Robyn Towler Loveland Colorado 80537 United States 2015-12-05
Taylor Epskamp Boulder Colorado 80303 United States 2015-12-05
Marisa Unger Longmont Colorado 80503 United States 2015-12-05
Alan Enos Boulder Colorado 80301 United States 2015-12-05
Richard Rowland Boulder Colorado 80305 United States 2015-12-05
Jena Johnson Boulder Colorado 80305 United States 2015-12-05
Kristin Vyhnal Chicago Illinois 60657 United States 2015-12-05
Steven Harshman Boulder Colorado 80302 United States 2015-12-05
Matthew Krenitsky Boulder Colorado 80304 United States 2015-12-05

Justin Vallelonga Boulder Colorado 80301 United States 2015-12-05
jenny wehinger boulder Colorado 80305 United States 2015-12-05
Puneet Pasrich Boulder Colorado 80303 United States 2015-12-05
tiffany everett Longmont Colorado 80504 United States 2015-12-05
Derek Curtis Boulder Colorado 80302 United States 2015-12-05
Madeline Allen Boulder Colorado 80305 United States 2015-12-05
joan jamison Lafayette Colorado 80026 United States 2015-12-05
Robin Kelly Boulder Colorado 80301 United States 2015-12-06
Jennie Burns Boulder Colorado 80305 United States 2015-12-06
bill bolduc Lafayette Colorado 80026 United States 2015-12-06
Guadalupe Gamallo Cavada 15864 Spain 2015-12-06
Melanie Whitehead Boulder Colorado 80301 United States 2015-12-06
Joel Glidden Golden Colorado 80401 United States 2015-12-06
Staci Burns Denver Colorado 80206 United States 2015-12-06
Matt Gustin Boulder Colorado 80304 United States 2015-12-06
Gianna Sullivan Lafayette Colorado 80026 United States 2015-12-06
Leila McMurray Lafayette Colorado 80026 United States 2015-12-06
Maureen Boyle Boulder Colorado 80305 United States 2015-12-06
Steve Levin Boulder Colorado 80304 United States 2015-12-06
Lisa Jones Boulder Colorado 80304 United States 2015-12-06
Sarah Peapples Boulder Colorado 80304 United States 2015-12-06
Kristine Leader Boulder Colorado 80301 United States 2015-12-06
Virginia Brown Aurora Colorado 80012 United States 2015-12-06
Andrea Bucholz Denver Colorado 80206 United States 2015-12-06
Cindy Parker Boulder Colorado 80301 United States 2015-12-06
kenny Leader Boulder Colorado 80301 United States 2015-12-06
Angela Green Boulder Colorado 80301 United States 2015-12-06
claudia liedtke Longmont Colorado 80503 United States 2015-12-06
Sarah Baldwin Louisville Colorado 80027 United States 2015-12-07
Kellie Coe Boulder Colorado 80301 United States 2015-12-07
Donna Begley Arvada Colorado 80002 United States 2015-12-07
Julie Poyton Boulder Colorado 80301 United States 2015-12-07
Keely Cormier Boca Raton Florida 33433 United States 2015-12-07
George Deriso Boulder Colorado 80301 United States 2015-12-07
Teresa Gulock-Mundy Boulder Colorado 80301 United States 2015-12-07
amy wong Boulder Colorado 80301 United States 2015-12-07
debbie pfalzgraf Longmont Colorado 80504 United States 2015-12-07
Jackie Thompson Boulder Colorado 80301 United States 2015-12-07
marcia minke Boulder Colorado 80303 United States 2015-12-07
Aria Mundy Boulder Colorado 80301 United States 2015-12-07
Cache Mundy Boulder Colorado 80304 United States 2015-12-07
andrea Guderian Boulder Colorado 80301 United States 2015-12-07
Marina Bean Albuquerque New Mexico 87109 United States 2015-12-07
Diana Kalan Boulder Colorado 80301 United States 2015-12-07
Nancy Neumann Boulder Colorado 80301 United States 2015-12-07
Laura Fleming Boulder Colorado 80301 United States 2015-12-07
Rachel Heassler Boulder Colorado 80302 United States 2015-12-07
Beverly Johnston Boulder Colorado 80303 United States 2015-12-07
MILLIE BUETHE Round Rock Texas 78681 United States 2015-12-07
Daniel Fenton Manchester New Hampshire 03104 United States 2015-12-07

Jeanmarie Redente Boulder Colorado 80303 United States 2015-12-07
Shannon Vance Broomfield Colorado 80023 United States 2015-12-07
Diana Roth Boulder Colorado 80304 United States 2015-12-07
Jarrod Weaton Longmont Colorado 80501 United States 2015-12-07
sarah kingdom Boulder Colorado 80302 United States 2015-12-07
Cheryl Silver Golden Colorado 80403 United States 2015-12-07
Stefanie Pabst Boulder Colorado 80301 United States 2015-12-07
Andreas Krammer Boulder Colorado 80301 United States 2015-12-07
Suzanne Westgaard Boulder Colorado 80301 United States 2015-12-07
Jane Baryames Boulder Colorado 80302 United States 2015-12-07
Kristine Perry Portsmouth New Hampshire 03801 United States 2015-12-07
Virginia Bowers Lafayette Colorado 80026 United States 2015-12-07
Robert Mullins Louisville Colorado 80027 United States 2015-12-07
STEVEN COE Wheat Ridge Colorado 80033 United States 2015-12-07
hannah coe Boulder Colorado 80301 United States 2015-12-07
Anastasia Nagel Denver Colorado 80246 United States 2015-12-07
Nancy French Boulder Colorado 80301 United States 2015-12-07
John Fleming Boulder Colorado 80301 United States 2015-12-07
kelly covrig Loveland Colorado 80537 United States 2015-12-07
Jayda Couch Denver Colorado 80210 United States 2015-12-07
Wes Lorenzen Boulder Colorado 80304 United States 2015-12-07
Lisa Gould Windsor Colorado 80550 United States 2015-12-07
Nils Edfors Boulder Colorado 80301 United States 2015-12-07
Beth Walter Boulder Colorado 80301 United States 2015-12-07
Kat Bevington Boulder Colorado 80304 United States 2015-12-07
Cathy Lund Denver Colorado 80203 United States 2015-12-07
Rebecca Maytubby Boulder Colorado 80304 United States 2015-12-07
John Stearns Boulder Colorado 80304 United States 2015-12-07
Karen Blatchford Lyons Colorado 80540 United States 2015-12-07
Clayton Gould Windsor Colorado 80550 United States 2015-12-07
Jon Mize Denver Colorado 80231 United States 2015-12-07
Lynn Fleming Boulder Colorado 80301 United States 2015-12-07
Lynn Linagen Lithia Florida 33547 United States 2015-12-07
David Uhlir San Jose California 95103 United States 2015-12-07
Patricia Loudin Boulder Colorado 80301 United States 2015-12-07
Bodo Blaczak Lafayette Colorado 80026 United States 2015-12-07
Ken Stephens Boulder Colorado 80301 United States 2015-12-07
Tracy Warner Boulder Colorado 80305 United States 2015-12-07
Christina Uhlir Boulder Colorado 80305 United States 2015-12-07
Abby Presley Boulder Colorado 80301 United States 2015-12-07
Rick Hunt Sacramento California 95842 United States 2015-12-07
Julia French Boulder Colorado 80301 United States 2015-12-08
Hailey Johnson South San Francisco California 94080 United States 2015-12-08
Amie Durden Boulder Colorado 80305 United States 2015-12-08
Benj Durden Boulder Colorado 80305 United States 2015-12-08
MJ Eslinger Denver Colorado 80237 United States 2015-12-08
Woody Green Lafayette Colorado 80026 United States 2015-12-08
Connie Knippelmeyer Boulder Colorado 80301 United States 2015-12-08
Ellie Kanaar Boulder Colorado 80304 United States 2015-12-08
David Williams Boulder Colorado 80304 United States 2015-12-08

Dean Coe Sandwich Massachusetts 02563 United States 2015-12-08
Karen Mitchell Denver Colorado 80232 United States 2015-12-08
Lynne Hoover Boulder Colorado 80304 United States 2015-12-08
karen fiand Denver Colorado 80231 United States 2015-12-08
David Burns Louisville Colorado 80027-1047 United States 2015-12-08
Sheryl Lehman Boulder Colorado 80301 United States 2015-12-08
Trew Mundy Boulder Colorado 80304 United States 2015-12-08
Duane Webster Boulder Colorado 80303 United States 2015-12-08
Mike Overstreet Boulder Colorado 80304 United States 2015-12-08
Darcy Gora Broomfield Colorado 80020 United States 2015-12-08
Jan Blanchard Boulder Colorado 80301 United States 2015-12-08
Patricia Morrison Erie Colorado 80516 United States 2015-12-08
Caroline Douglas Boulder Colorado 80304 United States 2015-12-08
Charlie Bachman Boulder Colorado 80301 United States 2015-12-08
Lee Woods Boulder Colorado 80302 United States 2015-12-08
Brooke Hinckley Marion Massachusetts 02738 United States 2015-12-08
Kristin Sanford Boulder Colorado 80301 United States 2015-12-08
Christine Manzo Louisville Colorado 80027 United States 2015-12-08
Rochelle Woods Denver Colorado 80205 United States 2015-12-08
Mark Edmonds Evergreen Colorado 80439 United States 2015-12-08
lorinne otte santa rosa California 95409 United States 2015-12-08
John Chapin Boulder Colorado 80302 United States 2015-12-09
Lisa Jones Denver Colorado 80219 United States 2015-12-09
Elise Winkler Boulder Colorado 80301 United States 2015-12-09
lindsay coe Boulder Colorado 80301 United States 2015-12-09
Janice Pringle Boulder Colorado 80301 United States 2015-12-09
Aimee Newfield Loveland Colorado 80537 United States 2015-12-09
Jessica Buskard Boulder Colorado 80301 United States 2015-12-09
margery mcsweeney boulder Colorado 80301 United States 2015-12-09
Mary Kraus Boulder Colorado 80305 United States 2015-12-09
leon schrecongost Denver Colorado 80229 United States 2015-12-09
t. brian mcsweeney Parthenon Arkansas 72666 United States 2015-12-09
Virginia tobey Providenciales United States Minor Outlying Islands 2015-12-09
Lisa Goodrich Boulder Colorado 80304 United States 2015-12-09
Yamilet SEMPE "" 03200 France 2015-12-09
Julia Makowski Salida Colorado 81201 United States 2015-12-09
Priya Krishnan Boulder Colorado 80304 United States 2015-12-09
Martha Henze Boulder Colorado 80305 United States 2015-12-10
Deepa Krishnan Potomac Maryland 20854 United States 2015-12-10
Patricia Steen Boulder Colorado 80301 United States 2015-12-10
michelle jung Boulder Colorado 80304 United States 2015-12-10
Hannah Loudin Denver Colorado 80211 United States 2015-12-10
Brian Lay Boulder Colorado 80301 United States 2015-12-10
Pamela Simpson Boulder Colorado 80301 United States 2015-12-10
Lindsey White Denver Colorado 80209 United States 2015-12-10
Joseph Hahn Broomfield Colorado 80021 United States 2015-12-10
Lenia Hahn Wheat Ridge Colorado 80033 United States 2015-12-10
Michele Clay Boulder Colorado 80301 United States 2015-12-10
Valerie Hotz Callis Boulder Colorado 80301 United States 2015-12-10
Tay Kim San Francisco California 94102 United States 2015-12-10

Linda Stull Boulder Colorado 80302-9341 United States 2015-12-10
Susan Stearns Boulder Colorado 80305 United States 2015-12-10
John Nowak Santa Ana California 92704-3726 United States 2015-12-11
Brittany Elliott Franklin Indiana 46131 United States 2015-12-11
pamela smith Iowa City Iowa 52245 United States 2015-12-11
Anna Hildebrandt Boulder Colorado 80301 United States 2015-12-11
Jeff Hildebrandt Boulder Colorado 80301 United States 2015-12-11
Juliet Gopinath Boulder Colorado 80301 United States 2015-12-11
Lennu Duncanson Boulder Colorado 80302 United States 2015-12-11
Matt Ferren Boulder Colorado 80301 United States 2015-12-11
Jordan Golden Boulder Colorado 80301 United States 2015-12-11
Mary Wallace Boulder Colorado 80302 United States 2015-12-11
Ann Kossack Westminster Colorado 80035 United States 2015-12-11
Erin Manning Boulder Colorado 80305 United States 2015-12-11
Judy McLaughlin Longmont Colorado 80501 United States 2015-12-11
Mikaela Madalinski Lafayette Colorado 80026 United States 2015-12-11
Angela Myers Boulder Colorado 80305 United States 2015-12-11
Eric Conrad Boulder Colorado 80304 United States 2015-12-11
Erin Saunders Lafayette Colorado 80026 United States 2015-12-11
Sarah Skigen Golden Colorado 80403 United States 2015-12-11
Kristyn myers Thornton Colorado 80241 United States 2015-12-11
Melissa Arthur Louisville Colorado 80027 United States 2015-12-11
Marc Volland Broomfield Colorado 80023 United States 2015-12-11
Sherri Schultz Boulder Colorado 80301 United States 2015-12-11
Jeffrey Lowell Boulder Colorado 80304 United States 2015-12-11
Oxana O'Banion Boulder Colorado 80301 United States 2015-12-11
Jessica Hodorowski Denver Colorado 80236 United States 2015-12-11
Stephanie Brudwick Longmont Colorado 80503 United States 2015-12-11
Dezideria Martinez Cain Lafayette Colorado 80026 United States 2015-12-12
Laura Coblentz Boulder Colorado 80302 United States 2015-12-12
Bruce Neale Boulder Colorado 80301 United States 2015-12-12
Ricardo Martinez Boulder Colorado 80301 United States 2015-12-12
Sara Graydon Loveland Colorado 80537 United States 2015-12-12
Judith Edgar Loveland Colorado 80538 United States 2015-12-12
Leslie Stinson co Colorado 80301 United States 2015-12-12
Tara Peltier Louisville Colorado 80027 United States 2015-12-12
John Malenich Boulder Colorado 80302 United States 2015-12-12
Stacie Schuchardt Broomfield Colorado 80020 United States 2015-12-12
Peter Welsch Boulder Colorado 80301 United States 2015-12-12
Wendi Hinrichs Erie Colorado 80516 United States 2015-12-12
kari robinson boulder Colorado 80302 United States 2015-12-13
Elizabeth Welsch Boulder Colorado 80301 United States 2015-12-13
Jane Maier Boulder Colorado 80301 United States 2015-12-13
Peter Richter Sunnyside New York 11104 United States 2015-12-13
Cathy Larson Lyons Colorado 80540 United States 2015-12-13
Heather Ryan Broomfield Colorado 80021 United States 2015-12-13
Cathy Fossum Chetek Wisconsin 54728 United States 2015-12-13
Nicole Belvill Wheat Ridge Colorado 80212 United States 2015-12-13
Zane Muhlestein Highland Utah 84003 United States 2015-12-13
Josh Oleson Boulder Colorado 80301 United States 2015-12-13

Tom Leskin Boulder Colorado 80301 United States 2015-12-13
Heather Richmond Boulder Colorado 80303 United States 2015-12-13
Charles Hayward Boulder Colorado 80301 United States 2015-12-13
jamie solveson Boulder Colorado 80301 United States 2015-12-13
Camilla Kristensen Fort Collins Colorado 80525 United States 2015-12-13
Meagan Borkowski Longmont Colorado 80501 United States 2015-12-13
Deborah Brummett Boulder Colorado 80301 United States 2015-12-13
R Bruce Rogers Boulder Colorado 80305 United States 2015-12-13
Lauren Frazier Boulder Colorado 80301 United States 2015-12-13
Kathleen Fredrickson Boulder Colorado 80301 United States 2015-12-13
jordan churchill nederland Colorado 80466 United States 2015-12-13
Linda Brothers Boulder Colorado 80301 United States 2015-12-13
Bradley Craig Longmont Colorado 80501 United States 2015-12-13
Adam Szczepanski Boulder Colorado 80301 United States 2015-12-13
Nancy Rynes Boulder Colorado 80026 United States 2015-12-13
Shalana Roberts Greeley Colorado 80634 United States 2015-12-13
kim gagnon calgary t3k 4m4 Canada 2015-12-13
Beth Medina SUPERIOR Colorado 80027 United States 2015-12-13
Kay Devers Longmont Colorado 80501 United States 2015-12-13
Kim VanHoosier-Carey Boulder Colorado 80301 United States 2015-12-13
Katie Connolly Denver Colorado 80215 United States 2015-12-13
Richard Mallows Rushden, Northants NN10 9RG United Kingdom 2015-12-13
Brian Helfrich Denver Colorado 80206 United States 2015-12-13
Lydia Daffenberg Las Vegas Nevada 89130-0141 United States 2015-12-13
Sara Kirkpatrick Boulder Colorado 80301 United States 2015-12-13
Lisa DeWitt Littleton Colorado 80120 United States 2015-12-13
Christina Gillease South Lyon Michigan 48178 United States 2015-12-13
Rosa Moncayo Boulder Colorado 80301 United States 2015-12-13
Julia Littlepage Frisco Colorado 80443 United States 2015-12-13
Paige Porter Boulder Colorado 80301 United States 2015-12-13
Suzie Frasher Denver Colorado 80209 United States 2015-12-13
Amanda Wallace Longmont Colorado 80504 United States 2015-12-13
Jay Pezoldt Longmont Colorado 80503 United States 2015-12-13
Kate Moinard Broomfield Colorado 80020 United States 2015-12-13
Barbara Johnson Boulder Colorado 80301 United States 2015-12-13
Terri Stewart Denver Colorado 80232 United States 2015-12-13
Allison Wilton Lafayette Colorado 80026 United States 2015-12-13
Matthew Hansen Granby Colorado 80446 United States 2015-12-13
Angela Garza Madison Wisconsin 53704 United States 2015-12-13
Connie Lubinsky Boulder Colorado 80301 United States 2015-12-13
Lara Goldman Boulder Colorado 80302 United States 2015-12-13
Ian W Minneapolis Minnesota 55406 United States 2015-12-13
holly Duncanson Minneapolis Minnesota 55406 United States 2015-12-13
Kate Olukalns Cornelius North Carolina 28031 United States 2015-12-13
Shawn O'Loane Lansing Michigan 48906 United States 2015-12-13
Emily Vaughn Boulder Colorado 80301 United States 2015-12-13
Kathryn Nicolella Golden Colorado 80403 United States 2015-12-13
Lois Liebherr Denver Colorado 80228 United States 2015-12-13
Jayne James Denver Colorado 80220 United States 2015-12-13
Colleen Dorczuk Arvada Colorado 80005 United States 2015-12-13

Jason Conger Boulder Colorado 80301 United States 2015-12-13
Donnamae Miller Mead Colorado 80542 United States 2015-12-13
Laina Macrae Brooklyn New York 11225 United States 2015-12-13
Alejandro Corrales Bogota "" Colombia 2015-12-13
Mindy King Bailey Colorado 80421 United States 2015-12-13
Aaron Vaughn Boulder Colorado 80301 United States 2015-12-14
Tasha Chaney Boulder Colorado 80301 United States 2015-12-14
Dawn Key Elizabeth Colorado 80107 United States 2015-12-14
Bridget Newman Boulder Colorado 80305 United States 2015-12-14
Barbara Hey-Smith Boulder Colorado 80301 United States 2015-12-14
Dee Raponi Williamsville New York 14221 United States 2015-12-14
Elizabeth Johnson Salt Lake City Utah 84103 United States 2015-12-14
Deb Jenkins Thornton Colorado 80602 United States 2015-12-14
lynda slipetz south elgin Illinois 60177 United States 2015-12-14
Joan Mazeika Plainfield Illinois 60544 United States 2015-12-14
Alexandra Hopkins Denver Colorado 80223 United States 2015-12-14
Lauren Gricci Erie Colorado 80516 United States 2015-12-14
Patricia Carr Manchester Center Vermont 05255 United States 2015-12-14
Becky Rothenberg Casper Wyoming 82601 United States 2015-12-14
Elimaris Gonzalez Colorado Springs Colorado 80920 United States 2015-12-14
CJ LAWRENCE Niwot Colorado 80503 United States 2015-12-14
Margaret Vest Boulder Colorado 80303 United States 2015-12-14
Kristen Kammerer Dallas Texas 75204 United States 2015-12-14
Cynthia Rizzo Princeton Massachusetts 01541 United States 2015-12-14
Katherine Schulz-Heik Boulder Colorado 80301 United States 2015-12-14
elizabeth peach Boulder, Colorado 80304 United States 2015-12-14
Carole Hossan Fort Collins Colorado 80524 United States 2015-12-14
Dorothy DePaulo Denver Colorado 80226 United States 2015-12-14
Jonathan Miller Boulder Colorado 80301 United States 2015-12-14
Carol Baum Louisville Colorado 80027 United States 2015-12-14
Ann wilson erie Colorado 80516 United States 2015-12-14
Diane Falten Royal Oak Michigan 48067 United States 2015-12-14
Kathe Lujan Lafayette Colorado 80026 United States 2015-12-14
Jeanne edwards Erie Colorado 80516 United States 2015-12-14
Karen Bordner Boulder Colorado 80301 United States 2015-12-14
Arnie Lehmann San Rafael 5603 Argentina 2015-12-14
rachel hamilton Boulder Colorado 80301 United States 2015-12-14
Peggy Wait Littleton Colorado 80125 United States 2015-12-14
Mary Ann Toledo Boulder Colorado 80301 United States 2015-12-14
Shelli Sittler Longmont Colorado 80503 United States 2015-12-14
Ellen Jardine Boulder Colorado 80304 United States 2015-12-14
Vicki Stansbury Parker Colorado 80134 United States 2015-12-14
Charles Lujan Lafayette Colorado 80026 United States 2015-12-14
Ali Zeljo Boulder Colorado 80304 United States 2015-12-14
Luke Naftz Arvada Colorado 80004 United States 2015-12-14
Amy Alpers Boulder Colorado 80301 United States 2015-12-14
Cynthia Carey Boulder Colorado 80301 United States 2015-12-14
Penelope Bartell Boulder Colorado 80301 United States 2015-12-14
Harlin Savage Boulder Colorado 80305 United States 2015-12-14
Beth Howard Boulder Colorado 80301 United States 2015-12-14

virginia redman dover-foxcroft Maine 04426 United States 2015-12-14
Hill Janet Boulder Colorado 80301 United States 2015-12-14
Shelley Stern Boulder Colorado 80305 United States 2015-12-14
Lisa Salazar Shasta Lake California 96089 United States 2015-12-14
Melissa Held Longmont Colorado 80501 United States 2015-12-14
Christina Roy Boulder Colorado 80301 United States 2015-12-14
Althea Harris Boulder Colorado 80301 United States 2015-12-14
Glenn Nevill San Francisco California 94110 United States 2015-12-14
Barbara Parr Erie Colorado 80516 United States 2015-12-14
Rose Ruggles Lafayette Colorado 80026 United States 2015-12-14
charlene nevill san francisco California 94110 United States 2015-12-14
Susan Lind Boulder Colorado 80301 United States 2015-12-14
Scott Beavers Boulder Colorado 80301 United States 2015-12-14
Sarah Furno McDonald Pennsylvania 15057 United States 2015-12-14
Deanna Meyer Sedalia Colorado 80135 United States 2015-12-14
deborah catalina wlms Oregon 97544 United States 2015-12-14
Sarah Buck Covington Louisiana 70435 United States 2015-12-15
Christine Sibona Denver Colorado 80223 United States 2015-12-15
Patricia Moreno Boulder Colorado 80301 United States 2015-12-15
Lindsey Wohlman Louisville Colorado 80027 United States 2015-12-15
Caroline Long Nederland Colorado 80466 United States 2015-12-15
Gwendolyn Tenney Longmont Colorado 80503 United States 2015-12-15
Margaret Southwell Fanwood New Jersey 07023 United States 2015-12-15
Brenda Glen Ardmore Oklahoma 73401 United States 2015-12-15
Kathryn Ruiz Nederland Colorado 80466 United States 2015-12-15
Kristina Chase Castle Rock Colorado 80109 United States 2015-12-15
K Bailey Aurora Colorado 80013 United States 2015-12-15
Pat Jeske Boulder Colorado 80303 United States 2015-12-15
Mary Dawson Denver Colorado 80201 United States 2015-12-15
Judith Smith Rocklin California 95765 United States 2015-12-15
Alana Stroud Phoenix Arizona 85027 United States 2015-12-15
Talia Roberts Phoenix Arizona 85083 United States 2015-12-15
Kevin Kalstrom Boulder Colorado 80304 United States 2015-12-15
Don Combee Niwot Colorado 80503 United States 2015-12-15
Jill Iwaskow Boulder Colorado 80302 United States 2015-12-15
Steven Smith Rocklin California 95765 United States 2015-12-15
Jeanne Auerbach Lafayette Colorado 80026 United States 2015-12-15
Lindsay Wolf Boulder Colorado 80306 United States 2015-12-15
Angela Barnes Longmont Colorado 80503 United States 2015-12-15
Michele Brulee Ventura California 93001 United States 2015-12-15
Ramon Cardena Sant Cugat del Valles 08172 Spain 2015-12-15
Lynn Schardt Garden Valley California 95633 United States 2015-12-15
Shawna Sharp Lafayette Colorado 80026 United States 2015-12-15
Brandon May Denver Colorado 80235 United States 2015-12-15
Carmen Ardan Boulder Colorado 80301 United States 2015-12-15
PY Holmes Ben Avon Pennsylvania 15202 United States 2015-12-15
Rebecca britt Nederland Colorado 80466 United States 2015-12-15
Tara Dubarr Boulder Colorado 80305 United States 2015-12-15
Laurie suter Sedalia Colorado 80135 United States 2015-12-15
Jonathan Pastor Madrid 28019 Spain 2015-12-15

Julie Bohler Boulder Colorado 80301 United States 2015-12-15
sheila grotzky boulder Colorado 80303 United States 2015-12-15
Tiffany Johnson Denver Colorado 80260 United States 2015-12-15
Farzin Lalezari Boulder Colorado 80302 United States 2015-12-15
Dennis Harris Denver Colorado 80234 United States 2015-12-15
Deborah King Boulder Colorado 80304 United States 2015-12-15
katrina vecchiarelli denver Colorado 80246 United States 2015-12-15
Sydney McMillan EDMONTON T5M 0B6 Canada 2015-12-15
trish oliver Toronto M5T 1V7 Canada 2015-12-15
Heather O'Brien Spotsylvania Virginia 22551 United States 2015-12-15
David Wright Boulder Colorado 80302 United States 2015-12-15
David Auerbach Philadelphia Pennsylvania 80301 United States 2015-12-15
Colleen Odechuck Castle Rock Colorado 80104 United States 2015-12-15
Elizabeth Watts Lynbrook New York 11563 United States 2015-12-15
Elizabeth Spreen Los Altos Hills California 94022 United States 2015-12-15
Shirley Lalezari Boulder Colorado 80302 United States 2015-12-15
James Townsend Boulder Colorado 80301 United States 2015-12-15
Erika Arias Denver Colorado 80260 United States 2015-12-15
Michelle MacKenzie San Carlos California 94070 United States 2015-12-15
Laura Cruz Denver Colorado 80261 United States 2015-12-15
Steven Janssen Boulder Colorado 80302 United States 2015-12-15
Karen Danko Boulder Colorado 80305 United States 2015-12-15
Dixie Elder Longmont Colorado 80504 United States 2015-12-15
diana trettin Boulder Colorado 80301 United States 2015-12-15
Tobias Bank Fort Collins Colorado 80526 United States 2015-12-15
Evon Holladay Denver Colorado 80222 United States 2015-12-15
Debra Sleigh Littleton Colorado 80126 United States 2015-12-15
Stephany Seay West Yellowstone Montana 59758 United States 2015-12-15
erin sharp Longmont Colorado 80503 United States 2015-12-15
Mirabai Nagle Boulder Colorado 80301 United States 2015-12-15
Stacy Wagner Denver Colorado 80210 United States 2015-12-15
Loretta Stadler Franklin Lakes New Jersey 07417 United States 2015-12-15
Gwynneth Aten Boulder Colorado 80301 United States 2015-12-15
Alexandra Rinaldi Castle Rock Colorado 80109 United States 2015-12-15
Eric Meleney Boulder Colorado 80304 United States 2015-12-15
Kacy Adams Littleton Colorado 80120 United States 2015-12-15
Jessica Nicolella Boulder Colorado 80301 United States 2015-12-15
edward adams Littleton Colorado 80121 United States 2015-12-16
jacob jepson Boulder Colorado 80305 United States 2015-12-16
Anita Rosinola Westmont New Jersey 08108 United States 2015-12-16
Shawn Holladay Denver Colorado 80222 United States 2015-12-16
Anuradha Singh Longmont Colorado 80503 United States 2015-12-16
Khandan Poureftekhar Boulder Colorado 80301 United States 2015-12-16
Jill Gallagher Franklin Lakes New Jersey 07417 United States 2015-12-16
Vallee Johnson Erie Colorado 80516 United States 2015-12-16
Mary Doubleday Wolcott Vermont 32250 United States 2015-12-16
Janet Runyon Plano Texas 75074 United States 2015-12-16
Erika Hansen-Dahlin Boulder Colorado 80303 United States 2015-12-17
Diane Stroz Chicago Illinois 60634 United States 2015-12-17
Sabine Ehrenfeld Chatsworth California 91311 United States 2015-12-17

Mary Ceallaigh Austin Texas 78756 United States 2015-12-17
Sonja Bjornsn Pacific Palisades California 90272 United States 2015-12-17
Nancy Eagleson Blacklick Ohio 43004 United States 2015-12-17
Skye Taylor Longmont Colorado 80504 United States 2015-12-17
susan wills Jamestown Colorado 80455 United States 2015-12-17
Louise Gray Summerland California 93067 United States 2015-12-17
Mary Sherman Kerneersville North Carolina 27284 United States 2015-12-17
Van Der Vynckt Montserrat 02700 France 2015-12-17
Nancy Keber Alexandria Virginia 22314 United States 2015-12-17
Denise Hintze Riverview Florida 33578 United States 2015-12-17
Hans valerius 04435 Germany 2015-12-17
Laurie Storm Buffalo New York 14207 United States 2015-12-17
Linn Wilder Boulder Colorado 80303 United States 2015-12-18
Roberta Olenick Vancouver V6R 2S6 Canada 2015-12-19
Barak Siman Ov Tel Aviv Israel 2015-12-19
Lidia Bergamaschi Forlì 47121 Italy 2015-12-19
Aimee Day Boulder Colorado 80301 United States 2015-12-20
Joey Lynn Waldport Oregon 97394 United States 2015-12-20
Justa Kruger Pretoria South Africa 2015-12-20
jennae sevvom Boulder Colorado 80304 United States 2015-12-20
Joy Hartley Boulder Colorado 80304 United States 2015-12-20
Kate Sladen Boulder Colorado 80305 United States 2015-12-20
Julie Debrey Rock Island Illinois 61201 United States 2015-12-21
Ali Van Zee Oakland California 94610 United States 2015-12-21
saundra holloway el cajon California 92022 United States 2015-12-21
Kathy Lenz Boulder Colorado 80305 United States 2015-12-21
Pam Miller North Highlands California 95660 United States 2015-12-21
Kelly Voss Lyons Colorado 80540 United States 2015-12-22
joseph schwartz Lyons Colorado 80540 United States 2015-12-22
Patricia Logan-Olson Longmont Colorado 80503 United States 2015-12-22
Pamela Jones Longmont Colorado 80504 United States 2015-12-22
Kristen Caliga Boulder Colorado 80301 United States 2015-12-22
Seth Caliga Boulder Colorado 80301 United States 2015-12-22
Andy Dube toronto M6J 2C8 Canada 2015-12-22
Sandra Sartor Longmont Colorado 80504 United States 2015-12-22
Kiara Cunningham trtrtr Minnesota 55315 United States 2015-12-22
Linda Logan Broomfield Colorado 80023 United States 2015-12-22
Michael Vladeck Boulder Colorado 80304 United States 2015-12-23
Shirley Aung Waterlooville PO7 6QD United Kingdom 2015-12-23
Dianne Gross El Dorado Hills California 95762 United States 2015-12-24
Petra Gassmann 39128 Germany 2015-12-24
Kathy Gynane Peterborough K9H 2H2 Canada 2015-12-28
Mary Thomas Davila Richmond California 94801 United States 2015-12-28
Animae Chi 5000 Australia 2015-12-28
Giana Peranio-Paz Haifa 34403 Israel 2015-12-28
Candy LeBlanc Placerville California 95667 United States 2015-12-28
Maria Teresa Schollhorn 2800 Argentina 2015-12-28
Allen Olson Minneapolis Minnesota 55409 United States 2015-12-28
Candy Bowman Sacramento California 95823-1931 United States 2015-12-28
Ljiljana Milic Belgrade Serbia 2015-12-28

Jason Bowman Placerville California 95667 United States 2015-12-28
 Raymond Bartlett Harborcreek Pennsylvania 16421 United States 2015-12-28
 Angel Warrior Jersey JE2 4NR United Kingdom 2015-12-28
 Ted Williams Ralls 79357 United States Minor Outlying Islands 2015-12-28
 Anne Montarou Plaisir 78370 France 2015-12-28
 K S Marktoberdorf Delaware 87616 United States 2015-12-28
 joy lydecker ocoee Florida 34761 United States 2015-12-28
 Birgitta Siponen Oulu 90100 Finland 2015-12-28
 Linda brockett Calderbank ml69sq United Kingdom 2015-12-28
 Herbert Staniek Wien Austria 2015-12-28
 Barbara Vieira Staten Island New York 10312 United States 2015-12-28
 Marianne Rehfeld Redwood City California 94061 United States 2015-12-28
 Ivana Dzobova Dublin Ireland 2015-12-28
 Elisabeth Hansson Uppsala "" Sweden 2015-12-28
 Ruth Litton South Yarmouth Massachusetts 02664 United States 2015-12-28
 Ed Vieira Staten Island New York 10312 United States 2015-12-28
 Mary Foley cork d15 Ireland 2015-12-28
 Stardust Noel Lillian Alabama 36549 United States 2015-12-28
 James Howie Renfrewshire pa3 4sf United Kingdom 2015-12-28
 Barbara Tomlinson Seattle Washington 98102 United States 2015-12-28
 Jeffrey Creech Burlington New Jersey 08016 United States 2015-12-28
 Krysta Ice Shawnee Kansas 66216 United States 2015-12-28
 Sheila Dillon Willmar Minnesota 56201 United States 2015-12-28
 Marco® Baracca Milano 20142 Italy 2015-12-28
 Lisa Neste High Pt. North Carolina 27265 United States 2015-12-28
 Stella Gambardella "" 00199 Italy 2015-12-28
 Lois Jordan Tucson Arizona 85749 United States 2015-12-28
 Ernst Mecke Helsinki FIN-00150 Finland 2015-12-28
 Meryl Pinque Bangor Maine 04401 United States 2015-12-28
 Paul Cole Lake Worth Florida 33460 United States 2015-12-28
 Bill Swisher Valley Center California 92082 United States 2015-12-28
 Philip Simon San Rafael California 94912 United States 2015-12-28
 James Mulcare Clarkston Washington 99403-2576 United States 2015-12-28
 Birgit Walch Hamilton L8W 0B1 Canada 2015-12-28
 Rebecca Tippens Colrain Massachusetts 01340 United States 2015-12-28
 Carol Jurczewski Riverside Illinois 60546 United States 2015-12-28
 Dori Cole Wheaton Illinois 60189 United States 2015-12-28
 Apolonia P Gdansk 80211 Poland 2015-12-28
 Pascal VERCKNOCKE 30200 France 2015-12-28
 Heather Little Grand Bay- Westfield E5K 3K1 Canada 2015-12-28
 Anna Jasiukiewicz Ostrów Wlkp. 63-400 Poland 2015-12-28
 Anthony Capobianco Bethel Park Pennsylvania 15102 United States 2015-12-28
 andrea frank beach park Illinois 60099 United States 2015-12-28
 Carol Thompson South Park Pennsylvania 15129-8955 United States 2015-12-28
 Veronica Poad Thatcham RG19 8JY United Kingdom 2015-12-28
 Anthony Montapert North Hollywood California 91602 United States 2015-12-28
 peter collins Boston Massachusetts 02110 United States 2015-12-28
 Chris Panayi Brighton, BN2 0HF United Kingdom 2015-12-28
 Jane Berrigan Bloomfield New Jersey 07003 United States 2015-12-28
 Donald Baumgartner Missoula Montana 59802 United States 2015-12-28

Cassandra OKUN Vienna 1030 Austria 2015-12-28
 Ma. Elena Guillermo Mérida 97115 Mexico 2015-12-28
 Marina Parfenova Moscow Russian Federation 2015-12-28
 Mariana Camino 7607 Argentina 2015-12-28
 Bob Thomas Myrtle Creek Oregon 97457 United States 2015-12-28
 norma laborie SAINT OUEN 93400 France 2015-12-28
 Kaatje Adams brabant 5555 AB Netherlands 2015-12-28
 dogan ozkan Fairbanks Alaska 99701 United States 2015-12-28
 Noemia Ventura Aveiro 3800 Portugal 2015-12-28
 Marie-Ange Berchem Altlinster L-6150 Luxembourg 2015-12-28
 Marc Schoenberg Farmington Hills Michigan 48336 United States 2015-12-28
 Mary Benesovsky Coquitlam V3J 2V1 Canada 2015-12-28
 yvette janssens aarschot Belgium 2015-12-28
 Sylvia Ruth Gray Salt Lake City Utah 84103 United States 2015-12-28
 Javier Rivera Brooklyn New York 11211 United States 2015-12-28
 Deborah Dahlgren East Hartford Connecticut 06118 United States 2015-12-28
 Sheila Desmond Cameron Park California 95682 United States 2015-12-28
 joyce schwartz altamonte springs Florida 32714 United States 2015-12-28
 julie sasaoka concord California 94518 United States 2015-12-28
 Sondra Boes Campbell California 95008-5123 United States 2015-12-28
 Alicia Jackson Vallejo California 94591 United States 2015-12-28
 Sandra Materi Casper Wyoming 82604 United States 2015-12-28
 Elizabeth Guthrie Webster New York 14580 United States 2015-12-28
 Charmaine Broad New York New York 10025 United States 2015-12-28
 Sonia Minwer-Barakat Requena Ubeda 23400 Spain 2015-12-28
 Steve Prince Eugene Oregon 97405 United States 2015-12-28
 Barbara Becker melville New York 11747 United States 2015-12-28
 Dawn M Pottsville Pennsylvania 17901 United States 2015-12-28
 eva luursema Amsterdam 1056xj Netherlands 2015-12-28
 Judith Hazelton Bennington Vermont 05201 United States 2015-12-28
 Paula Morgan Hollywood Florida 33019 United States 2015-12-28
 Kate Kenner Jamaica Plain Massachusetts 02130 United States 2015-12-29
 Janet Robinson Boca Raton Florida 33433 United States 2015-12-29
 Nelson Baker Bethesda Ohio 43719 United States 2015-12-29
 Bonnie Lynn MacKinnon Georgetown Texas 78626 United States 2015-12-29
 Henrik Thorsen København 2660 Denmark 2015-12-29
 Lanier Hines Redding California 96002 United States 2015-12-29
 Bruce Abbott Newark Delaware 19702 United States 2015-12-29
 Jim Brunton Tampa Florida 33612 United States 2015-12-29
 Rkachea Carpenter Papillion Nebraska 68046 United States 2015-12-29
 DAVID THIEKE Derwood Maryland 20855 United States 2015-12-29
 Katherine -3604 Bommarito St Louis Missouri 63129 United States 2015-12-29
 Jerry Peavy Chico California 95926 United States 2015-12-29
 Julien Kaven Parcou Victoria Mahe Seychelles 2015-12-29
 Tanaka Kazue Inage-ku Chiba 263-0043 Japan 2015-12-29
 Debi Bergsma Fontana California 92336-4106 United States 2015-12-29
 Jane Beattie Ketchum Idaho 83340 United States 2015-12-29
 Dawn Cumings Wayne Michigan 48184 United States 2015-12-29
 Wanda Huelsman Dayton Ohio 45449 United States 2015-12-29
 Peter Cummins 4878 Australia 2015-12-29

Robert Seltzer Malibu California 90265 United States 2015-12-29
Sandra Woodall San Antonio Texas 78212 United States 2015-12-29
Gail McMullen Los Angeles California 90027-3722 United States 2015-12-29
Raymond Zhang vancouver California v6p3w2 United States 2015-12-29
Mauricio Carvajal Santiago 9291583 Chile 2015-12-29
Gustavo Sandoval San Mateo California 94403 United States 2015-12-29
Angeles Madrazo Campeche 24120 Mexico 2015-12-29
Evelyn Badeau Calgary T3H 2R1 Canada 2015-12-29
Agnieszka Marszalek Arctic Bay X0A 0A0 Canada 2015-12-29
Judith Embry North Adams Massachusetts 01247 United States 2015-12-29
Lee Fister Allentown Pennsylvania 18104 United States 2015-12-29
Ellen G Sussex Wisconsin 53089 United States 2015-12-29
Maureen O'Neal Portland Oregon 97223 United States 2015-12-29
Anssi Haapala Turku 20810 Finland 2015-12-29
Lorenz Steininger "" 86558 Germany 2015-12-29
john pasqua ESCONDIDO California 92025-5005 United States 2015-12-29
Miriam Noemi Ivaldi Buenos Aires 01824 Argentina 2015-12-29
sue josmond sydney Australia 2000 Australia 2015-12-29
Cecilie Davidson Bremerton Washington 98311-9572 United States 2015-12-29
Unnikrishnan Sasidharan Cochin 682309 India 2015-12-29
Lorraine Barrie Kihei Hawaii 96753 United States 2015-12-29
Michael Hughey Vista California 92081 United States 2015-12-29
Bonnie Faith Cambridge Massachusetts 02139 United States 2015-12-29
ute trowell kalymnos 85200 Greece 2015-12-29
Piotr Marczakiewicz Goniadz 19110 Poland 2015-12-29
Dianne Douglas Phoenix Arizona 85042 United States 2015-12-29
andreas vlasiadis athens 17778 Greece 2015-12-29
Rhonda Carr Brisbane 4074 Australia 2015-12-29
Margie Fourie PORT ELIZABETH South Africa 2015-12-29
Dianne Douglas Phoenix Arizona 85042 United States 2015-12-29
Nolan Getsinger Idaho Falls Idaho 83406 United States 2015-12-29
Sandra Ferri Bäretswil 8344 Switzerland 2015-12-29
ISABEL CERVERA MADRID 28009 Spain 2015-12-29
simon hooper leigh-on-sea Minnesota essex ss92dh United States 2015-12-29
Barbara Stanton Rockville Maryland 20855 United States 2015-12-29
Filomena Viana melksham New York 10121 United States 2015-12-29
Devon De Sayles Staten Island New York 10303 United States 2015-12-29
Annie Wei Auckland 2025 New Zealand 2015-12-29
martyn bassett london New York cr4 2jq United States 2015-12-29
shelly hall LaGrange Ohio 44050 United States 2015-12-29
Angelica Chinellato Monthey 1870 Switzerland 2015-12-29
Bonna Mettie Paradise Michigan 49768 United States 2015-12-29
John Pinezich Longmont Colorado 80503-9398 United States 2015-12-29
Mireille Urbain 13000 France 2015-12-29
Julia Waller London SE24 9LR United Kingdom 2015-12-29
rhonda lawford morris Illinois 60450-7373 United States 2015-12-29
Jennifer Miller Stevensville Maryland 21666 United States 2015-12-29
Marc Grawunder Westerkappeln 49492 Germany 2015-12-29
Sharon S Bailey Richardson Texas 75081 United States 2015-12-29
sandra arapoudis Rhodos 85100 Greece 2015-12-29

Paula Myles Harwich Massachusetts 02645 United States 2015-12-29
 Priscilla Gallou Hermanville sur mer FRANCE 14880 France 2015-12-29
 Rucha Harde Nagpur 440022 India 2015-12-29
 Judy Moran Panama City Florida 32404 United States 2015-12-29
 Dennis Morley Old Bridge New Jersey 08857 United States 2015-12-29
 lynn tor shropshire sy11 United Kingdom 2015-12-29
 Phillip J Crabill Little Elm Texas 75068 United States 2015-12-29
 Gabriela Dragoi Hunedoara 331069 Romania 2015-12-29
 Monika Aniserowicz Cracow Poland 2015-12-29
 andrea bassett london cr4 2jq United Kingdom 2015-12-29
 Ruth Cain Clearwater Florida 33764 United States 2015-12-29
 Deborah Wells London SW2 5BA United Kingdom 2015-12-29
 andrea vazquez Morelia 58270 Mexico 2015-12-29
 Joey Walsh Chicago Illinois 60601 United States 2015-12-29
 Barbara Stamp Bloomington Minnesota 55438 United States 2015-12-29
 Connie Dunn Springville Tennessee 38256 United States 2015-12-30
 Sandra M Zwingelberg Denver Colorado 80209 United States 2015-12-30
 MARILYN DAVIES TYNONG 3793 Australia 2015-12-30
 Leslie Brown 2230 Australia 2015-12-30
 Laura Merchant 03020 Mexico 2015-12-31
 Emma Forrest Wolfville B4P2C1 Canada 2015-12-31
 Jess b Portland Oregon 97219 United States 2015-12-31
 Mariano Hernández 2000 Argentina 2015-12-31
 Lenore Reeves Mokena Illinois 60448 United States 2015-12-31
 Virginia Wood Boulder Colorado 80304 United States 2015-12-31
 Martha W Bushnell Boulder Colorado 80303-4732 United States 2016-01-01
 Brian Paradise Ponte Vedra Beach Florida 32082 United States 2016-01-01
 Jane Cummings Boulder Colorado 80301 United States 2016-01-01
 Patricia Vazquez Mexico City 15900 Mexico 2016-01-02
 Karen Miley Boulder Colorado 80301 United States 2016-01-03
 vickie stellato sturtevant Wisconsin 53177 United States 2016-01-03
 Gerard van Tol Ridderkerk 2986EV Netherlands 2016-01-03
 Miranda van Tol 2986EV Netherlands 2016-01-03
 Shelley Ottenbrite S Royalton Vermont 05068 United States 2016-01-05
 Kimberly Wiley Rochester New York 14612 United States 2016-01-06
 John D Williams Longmont Colorado 80501 United States 2016-01-09
 Mandi Papich Lafayette Colorado 80026 United States 2016-01-11
 Kimberly Gibbs Longmont Colorado 80503 United States 2016-01-11
 Jamie Ferguson Boulder Colorado 80304 United States 2016-01-11
 Julie MacLeod Boulder Colorado 80304 United States 2016-01-12
 Lacie Robedeau Boulder Colorado 80301 United States 2016-01-12
 Lisa Sundell Boulder Colorado 80301 United States 2016-01-12
 Carla Behrens Longmont Colorado 80503 United States 2016-01-12
 Brian Brown Las Vegas Nevada 89128 United States 2016-01-12
 Kimberley Rivero Boulder Colorado 80303 United States 2016-01-13
 Hal Trufan Charlotte North Carolina 28226 United States 2016-01-14
 Kim Mauppin Bloomingdale Georgia 31302 United States 2016-01-14
 Jean Hancock Boulder Colorado 80301 United States 2016-01-14
 tobin kaestner Boulder Colorado 80301 United States 2016-01-14
 ESTER DEEL Oakland California 94603 United States 2016-01-14

Jennifer Vance Boulder Colorado 80302 United States 2016-01-15
Chris Anderson Longmont Colorado 80501 United States 2016-01-15
Renata Frenzen Boulder Colorado 80301 United States 2016-01-16
– Coco Boulder Colorado 80304 United States 2016-01-16
Catherine Russell Boulder Colorado 80301 United States 2016-01-16
john evans ypsilanti Michigan 48197 United States 2016-01-16
Hillary Beckmeyer Lansing Michigan 48912 United States 2016-01-16
Amanda Lineberry Boulder Colorado 80301 United States 2016-01-16
Jim Disinger Boulder Colorado 80302 United States 2016-01-17
Danielle pollak Denver Colorado 80237 United States 2016-01-17
Gabriel DeMola Boulder Colorado 80305 United States 2016-01-17
suni ogle Westminster Colorado 80260 United States 2016-01-18
Lauren Byrne Denver Colorado 80206 United States 2016-01-18
Michael Cutter Denver Colorado 80236 United States 2016-01-18
Florence Bocquet Lafayette Colorado 80026 United States 2016-01-18
Ari Coats Denver Colorado 80233 United States 2016-01-18
Katherine Van Winkle Boulder Colorado 80304 United States 2016-01-18
Sweigh Emily Spilkin Boulder Colorado 80305 United States 2016-01-18
Christine Rudzinskis Denver Colorado 80239 United States 2016-01-18
Penelope Whittington Dayton Texas 77535 United States 2016-01-18
Mary Kay Engel Boulder Colorado 80301 United States 2016-01-18
Denise Daniel Longmont Colorado 80501 United States 2016-01-18
Madelaine Lumpkin Wheat Ridge Colorado 80033 United States 2016-01-18
Carly Tineo Central Islip New York 11722 United States 2016-01-18
Daniel Roberts St. Louis Missouri 63123 United States 2016-01-18
kim sheldon Cleveland Ohio 44130 United States 2016-01-18
Charlotte Smith Tyler Texas 75703 United States 2016-01-18
julie folley glos gl517jr United Kingdom 2016-01-18
Laura guida Longmont Colorado 80503 United States 2016-01-18
DARIA CARTER Lafayette Colorado 80026 United States 2016-01-18
Pascal AUDRAS 29870 France 2016-01-18
jamie smith higginsville Missouri 64037 United States 2016-01-18
donna marino boulder Colorado 80304 United States 2016-01-18
Peg Duffy Golden Colorado 80401 United States 2016-01-18
Carrie Fischer Boulder Colorado 80304 United States 2016-01-18
Peter Fabish Boulder Colorado 80304 United States 2016-01-18
Meg Stauffer Fort Collins Colorado 80526 United States 2016-01-18
Heather Ng Longmont Colorado 80503 United States 2016-01-18
Jeanette Scotti Millar Longmont Colorado 80503 United States 2016-01-18
Joy Sommerer Boulder Colorado 80302 United States 2016-01-18
Suzanne Wolf Boulder Colorado 80301 United States 2016-01-18
Melissa Chiariello Boulder Colorado 80301 United States 2016-01-18
Michael W Spatz Golden Colorado 80401 United States 2016-01-18
Bryan Eastin Lafayette Colorado 80026 United States 2016-01-18
Per Hultquist Louisville Colorado 80027 United States 2016-01-18
Lindsey Gillette Arvada Colorado 80003 United States 2016-01-18
Adam Prager Boulder Colorado 80304 United States 2016-01-18
Judy Irene Littleton Colorado 80123 United States 2016-01-18
Heidi Cuppari Boulder Colorado 80304 United States 2016-01-18
Laurie Lazar Boulder Colorado 80304 United States 2016-01-18

Tina Herr Boulder Colorado 80302 United States 2016-01-18
Susan Dickinson Broomfield Colorado 80020 United States 2016-01-18
JOANN DEVINE St. Louis Missouri 63109 United States 2016-01-19
Frank Pickell Longmont Colorado 80503 United States 2016-01-19
BRIAN COMERY Aurora Colorado 80014 United States 2016-01-19
angela montgomery denver Colorado 80246 United States 2016-01-19
Julie Martin Frederic Wisconsin 54837-8918 United States 2016-01-19
Mark Ruocco Boulder Colorado 80302 United States 2016-01-19
Carol Goerke Tempe Arizona 85287 United States 2016-01-19
Kari Nelson boulder Colorado 80304 United States 2016-01-19
Jennell Bantin-Johnson Colorado Speings Colorado 80921 United States 2016-01-19
Terri Fox Boulder Colorado 80305 United States 2016-01-19
Brittaney Caldwell Broomfield Colorado 80020 United States 2016-01-19
Patricia Roper Boulder Colorado 80301 United States 2016-01-19
nanci alpert boulder Colorado 80301-3795 United States 2016-01-19
kasia svec Boulder Colorado 80303 United States 2016-01-19
Patricia Rubio Boulder Colorado 80304 United States 2016-01-19
Regina Cowles Boulder Colorado 80304 United States 2016-01-19
Lucretia Holcomb Boulder Colorado 80302 United States 2016-01-19
William Kuepper Boulder Colorado 80301 United States 2016-01-19
Deborah Mullen Louisville Colorado 80027 United States 2016-01-19
Kathryn Harris Englewood Colorado 80113 United States 2016-01-19
Michael Gordon Aurora Colorado 80014 United States 2016-01-19
Bob Coontz Littleton Colorado 80122 United States 2016-01-19
Dori Detherow Longmont Colorado 80504 United States 2016-01-19
Keith Holecek Boulder Colorado 80302 United States 2016-01-19
Rich Sanchez Boulder Colorado 80307 United States 2016-01-19
Richard Karpiel Berthoud Colorado 80513 United States 2016-01-19
Janice Kriegel Boulder Colorado 80301 United States 2016-01-19
Ocean Byrne Boulder Colorado 80301 United States 2016-01-19
Mary Stuber Lafayette Colorado 80026 United States 2016-01-20
Sandra Bornman New Cumberland Pennsylvania 17070 United States 2016-01-20
Gavin Hart Saint Paul Minnesota 55113 United States 2016-01-20
Judy Stone Boulder Colorado 80304 United States 2016-01-20
Timothy Sheridan Longmont Colorado 80503 United States 2016-01-20
Linda Neldner Tipton Longmont Colorado 80503 United States 2016-01-20
Jennifer Sands Boulder Colorado 80302 United States 2016-01-20
Jamie Furstoss Boulder Colorado 80305 United States 2016-01-20
Rachel Leber Boulder Colorado 80305 United States 2016-01-20
Leslie Leddy Boulder Colorado 80301 United States 2016-01-20
Daniel Curtiss Boulder Colorado 80301 United States 2016-01-20
David Willey Boulder Colorado 80305 United States 2016-01-20
Beata Mazurkiewicz Louisville Colorado 80027 United States 2016-01-20
Celia Macedo Boulder Colorado 80308 United States 2016-01-20
Larke Krening Loveland Colorado 80537 United States 2016-01-20
briana brower Boulder Colorado 80302 United States 2016-01-20
wendy littlepage Denver Colorado 80223 United States 2016-01-20
Courtney Audy Loveland Colorado 80538 United States 2016-01-20
Júlia Lunk Boulder Colorado 80304 United States 2016-01-20
Stephanie Brooks Boulder Colorado 80304 United States 2016-01-20

Ljubisa Vitkovic Bethesda Maryland 20814 United States 2016-01-20
ken ingham Garrett Park Maryland 20896 United States 2016-01-20
megan macaraeg Edwardsville Illinois 62025 United States 2016-01-20
Christa Chilson Norman Oklahoma 73069 United States 2016-01-20
Julie Barr Golden Colorado 80401 United States 2016-01-20
Suneet Srivastava toronto M4m2m8 Canada 2016-01-20
Linda Rae Niwot Colorado 80544 United States 2016-01-20
Jannell Shaw Boulder Colorado 80305 United States 2016-01-20
Karen Bartolo Boulder Colorado 80301 United States 2016-01-20
Allison Knight Littleton Colorado 80122 United States 2016-01-20
Tessalin Green Boulder Colorado 80304 United States 2016-01-20
Dari Blake Littleton Colorado 80120 United States 2016-01-20
Kim Kapustka Boulder Colorado 80302 United States 2016-01-20
Glennis Smith Boulder Colorado 80304 United States 2016-01-20
antwinnette elliott Erie Colorado 80516 United States 2016-01-20
I Hernandez Rio Rancho New Mexico 87124 United States 2016-01-20
Jason Berkowitz Longmont Colorado 80503 United States 2016-01-20
Scott Bears Boulder Colorado 80301 United States 2016-01-21
Johnetta Meyer Broomfield Colorado 80020 United States 2016-01-21
Kenny Mullet Boulder Colorado 80303 United States 2016-01-21
Pat Hood Boulder Colorado 80304 United States 2016-01-21
Genna Brocone Lafayette Colorado 80026 United States 2016-01-21
Nicholas Pemberton Saint Paul Minnesota 55104 United States 2016-01-21
Lisa Rogers Boulder Colorado 80301 United States 2016-01-21
Dechen Hawk Boulder Colorado 80301 United States 2016-01-21
Cathie Martyny Boulder Colorado 80302 United States 2016-01-21
Jane Bowers Boulder Colorado 80302 United States 2016-01-21
Michelle Murphy Boulder Colorado 80302 United States 2016-01-21
Susan Foster Boulder Colorado 80302 United States 2016-01-21
Nehje Snow-Valin Longmont Colorado 80501 United States 2016-01-21
Lauren Schowe Boulder Colorado 80304 United States 2016-01-21
Barbara LeBlanc Louisville Colorado 80027 United States 2016-01-21
Robin Williams Titusville Florida 32780 United States 2016-01-21
Barbara McDaniel Lafayette Colorado 80026 United States 2016-01-21
Sarah Gramer Berquet 75007 Paris France 2016-01-21
Summer Lenderman Boulder Colorado 80301 United States 2016-01-21
Jeff Slutz Lafayette Colorado 80026 United States 2016-01-21
joao hooks Boulder Colorado 80306 United States 2016-01-21
Tia Kocianic Mentor Ohio 44060 United States 2016-01-21
Gus Cohen Boulder Colorado 80303 United States 2016-01-21
Rachel Mark-Bachus Longmont Colorado 80501 United States 2016-01-21
Janice Owens Longmont Colorado 80503 United States 2016-01-21
Samantha Meyer Boulder Colorado 80305 United States 2016-01-21
Emma Wilmore Boulder Colorado 80302 United States 2016-01-21
Kigin Hill Boulder Colorado 80302 United States 2016-01-21
Olivia Ashburn Castle Rock Colorado 80108 United States 2016-01-21
Seliena Sena Erie Colorado 80516 United States 2016-01-21
Linda Lehr Westminster Colorado 80031 United States 2016-01-21
Haley McTee Castle Rock Colorado 80108 United States 2016-01-21
Lexi Tonascia Boulder Colorado 80302 United States 2016-01-21

Darren McTee Castle Rock Colorado 80108 United States 2016-01-21
Nicholas Radovich Montrose Colorado 81401 United States 2016-01-21
Jessica Gilman Golden Colorado 80401 United States 2016-01-21
max absher Littleton Colorado 80128 United States 2016-01-21
Violetta Klimek Lafayette Colorado 80026 United States 2016-01-21
Aubree Smith Littleton Colorado 80126 United States 2016-01-21
Dalys Hill Fort Collins Colorado 80526 United States 2016-01-21
connie carroll-hopkins Boulder Colorado 80305 United States 2016-01-22
Elizabeth Pancoast Lafayette Colorado 80026 United States 2016-01-22
Gemma Huang Denver Colorado 80211 United States 2016-01-22
Mark Stobbs Boulder Colorado 80303 United States 2016-01-22
Beth Huesing Boulder Colorado 80301 United States 2016-01-22
Maya Kumar Boulder Colorado 80301 United States 2016-01-22
Kelsey Novak Longmont Colorado 80503 United States 2016-01-22
Renee Bornstein Alameda California 94501 United States 2016-01-22
Jennah Synnestvedt Boulder Colorado 80304 United States 2016-01-22
Sasha McTee Denver Colorado 80234 United States 2016-01-22
Kellie mcTee Castle Rock Colorado 80108 United States 2016-01-22
Jenna Watkins Katz Boulder Colorado 80303 United States 2016-01-22
Joseph Ubriaco Boulder Colorado 80304 United States 2016-01-22
Gregg Eisenberg Louisville Colorado 80027 United States 2016-01-22
Leaf Running-rabbit Ward Colorado 80481 United States 2016-01-22
Irene Sinel Parker Colorado 80134 United States 2016-01-22
Rima M Aurora Colorado 80013 United States 2016-01-22
Michael Travers Boulder Colorado 80308 United States 2016-01-22
Lauren Griffin Lafayette Colorado 80026 United States 2016-01-22
Gena Cline Boulder Colorado 80526 United States 2016-01-22
Abby Leuchten Boulder Colorado 80301 United States 2016-01-22
Eliza Dubose Longmont Colorado 80503 United States 2016-01-22
Siddarth Kamath Chennai 600018 India 2016-01-23
Doug Wiebe Boulder Colorado 80301 United States 2016-01-23
Stacey Anderson Fort Collins Colorado 80524 United States 2016-01-23
Stephanie Rose Englewood Colorado 80113 United States 2016-01-23
Tina Fields Boulder Colorado 80301 United States 2016-01-23
Hailey Leader Boulder Colorado 80301 United States 2016-01-23
Natalie Platil Thornton Colorado 80241 United States 2016-01-23
Claudia Burgess Boulder Colorado 80304 United States 2016-01-23
Gregory VanHoosier-Carey Lafayette Colorado 80026 United States 2016-01-23
Kelly Keisler Eau claire Wisconsin 54701 United States 2016-01-23
Sandra Ringener Sparks Nevada 89434 United States 2016-01-23
Christine Ferraro Boulder Colorado 80304 United States 2016-01-24
Sandy Shea Crested Butte Colorado 81224 United States 2016-01-24
Ed Hall Littleton Colorado 80122 United States 2016-01-24
Sarah Krolick Boulder Colorado 80304 United States 2016-01-24
Pam Brown Westminster Colorado 80030 United States 2016-01-24
margaret phillips Marshchapel Colorado fl United States 2016-01-24
Carol Keeley Boulder Colorado 80305-5436 United States 2016-01-24
Cynthia Madore South Paris Maine 04281 United States 2016-01-24
Jerica McTee West Jordan Utah 84088 United States 2016-01-25
Jim Kellogg Chino Hills California 91709 United States 2016-01-25

Michelle Ross Denver Colorado 80204 United States 2016-01-26
Karrie McMillan Tampa Florida 33617 United States 2016-01-26
Dianne Douglas Phoenix Arizona 85042 United States 2016-01-26
Averie Maddox Arcadia California 91007 United States 2016-01-26
Lori Plaster Lancaster Texas 75146 United States 2016-01-26
Jean Hehn-Bradley Atascadero California 933422 United States 2016-01-26
janis millu Reno Pennsylvania 16343 United States 2016-01-26
charlotte cunningham chubbuck Idaho 83202 United States 2016-01-26
Alicia Glickman Boulder Colorado 80303 United States 2016-01-26
Cyndi Salinas Schaumburg Illinois 60194 United States 2016-01-26
Tama Abbey New Albany Indiana 47150 United States 2016-01-26
Alice DiTullio Boulder Colorado 80301 United States 2016-01-26
Belinda.smith@imperial.nhs.uk Smith Feltham Tw13 7 jn United Kingdom 2016-01-26
Gaye Kelly Petaluma California 94954 United States 2016-01-26
Nancy Meute Panama City Florida 32405 United States 2016-01-26
Liz Porter Desertmartin BT455LF United Kingdom 2016-01-26
Wendy King Dronfield S18 8QL United Kingdom 2016-01-26
Lisa MacLean Dartmouth B2Y 2X2 Canada 2016-01-26
Ana Morris LV Nevada 89141 United States 2016-01-26
Cheryl Wilson Hendersonville North Carolina 28792 United States 2016-01-26
debraann severns Howell Michigan 48855 United States 2016-01-26
Carol Wojdyla Boulder Colorado 80301 United States 2016-01-26
Stephanie Roland Broomfield Colorado 80021 United States 2016-01-26
Nancy Smith La Mirada California 90638 United States 2016-01-26
Hannah Pritchett Fowlerville Michigan 48836 United States 2016-01-26
Michelle Slusher Boulder Colorado 80303 United States 2016-01-26
Linda Miller Boulder Colorado 80303 United States 2016-01-26
Patti Giordana Boulder Colorado 80301 United States 2016-01-26
abhi ktori niwot Colorado 80503 United States 2016-01-26
Tranz Walker Carson City Nevada 89701 United States 2016-01-26
Lora Schultz Bloomington Illinois 61701 United States 2016-01-26
Steve Eckert Boulder Colorado 80304 United States 2016-01-26
Brandon Blanc Arvada Colorado 80007 United States 2016-01-27
Jaime Roth Boulder Colorado 80302 United States 2016-01-27
James Madsen Denver Colorado 80209 United States 2016-01-27
Sarah Keeyes Boulder Colorado 80304 United States 2016-01-27
Vicente Vialpando Denver Colorado 80212 United States 2016-01-27
tanya shimer Jamestown Colorado 80455 United States 2016-01-27
Karen Southard Brighton Colorado 80601 United States 2016-01-27
Stephanie Southard Brighton Colorado 80601 United States 2016-01-27
wallace sobel Boulder Colorado 80304 United States 2016-01-27
Julie Hock Longmont Colorado 80501 United States 2016-01-27
Keith Economidis Boulder Colorado 80301 United States 2016-01-27
Antoni Carradine Littleton Colorado 80120 United States 2016-01-27
Carol Barrow Denver Colorado 80215 United States 2016-01-27
Amanda Nottingham Mobile Alabama 36608 United States 2016-01-27
Tammy Babino Littleton Colorado 80123 United States 2016-01-27
Tracey DeSousa Erie Colorado 80516 United States 2016-01-27
Judith Miller Littleton Colorado 80127 United States 2016-01-27
Shellie Honemann Boulder Colorado 80303 United States 2016-01-27

Klaus Matten Aurora Colorado 80012 United States 2016-01-27
Tina Toth Broomfield Colorado 80023 United States 2016-01-27
Margaret Hallisey Boulder Colorado 80302 United States 2016-01-27
Melissa Moore Littleton Colorado 80123 United States 2016-01-27
Sharlene Somerville London N5W 6B3 Canada 2016-01-27
Don Stedman Aurora Colorado 80016 United States 2016-01-27
Paralee Walls Boulder Colorado 80301 United States 2016-01-27
Ines Nedelcovic Rego Park New York 11374 United States 2016-01-27
Amelia Labbe Scotts Valley California 95066 United States 2016-01-27
kim waterson Stanton California 90680 United States 2016-01-27
wendy kelly bham b338uq United Kingdom 2016-01-27
Elise Zuppas-miller Wooster Ohio 44691 United States 2016-01-27
Andrrw Casswy Boulder Colorado 80306 United States 2016-01-28
bradley lewis Broomfield Colorado 80023 United States 2016-01-28
Hayley Somers Lakewood Colorado 80214 United States 2016-01-28
Victoria Samuel Aurora Colorado 80011 United States 2016-01-28
charlotte phillips Hilo Hawaii 96720 United States 2016-01-28
tracy rogers chattanooga Tennessee 37419 United States 2016-01-29
margaret kane Longmont Colorado 80503 United States 2016-01-29
Eric Weddell Slidell Louisiana 70458 United States 2016-01-29
Jane Harris Boulder Colorado 80305 United States 2016-01-30
Emma Schaefer Longmont Colorado 80503 United States 2016-01-30
Ellen-Alisa Saxl Boulder Colorado 80301 United States 2016-01-30
Pamela Weber Boulder Colorado 80301 United States 2016-01-30
Michelle Edwards Boulder Colorado 80301 United States 2016-01-30
Judith St Clair Boulder Colorado 80301 United States 2016-01-30
Karen shay Boulder Colorado 80301 United States 2016-01-30
Claude Gianetto Gianetto Boulder Colorado 80301 United States 2016-01-30
Valerie Walker Ely Nevada 89301 United States 2016-01-30
Katy Wirth Boulder Colorado 80301 United States 2016-01-30
Debra Croghan Scottsdale Arizona 85262 United States 2016-01-30
pamela deis Boulder Colorado 80301 United States 2016-01-31
Deborah Belote Longmont Colorado 80503 United States 2016-01-31
Martha Clark Boulder Colorado 80301 United States 2016-01-31
dorothy yewer Scarsdale New York 10583 United States 2016-01-31
Ellen Mendlow Brooklyn New York 11217 United States 2016-02-01
Maya Lakhani Coquitlam Ve0 4E6 Canada 2016-02-01
Lynn Israel Boulder Colorado 80305 United States 2016-02-01
Susan Mccausland Boulder Colorado 80304 United States 2016-02-01
Saundra Holloway san diego California 92111 United States 2016-02-01
Joel Kaplan Wayne Pennsylvania 19087 United States 2016-02-01
Jennifer Skiendzielewski Boulder Colorado 80303 United States 2016-02-01
Sheri Smith Boulder Colorado 80302 United States 2016-02-01
kyle Farook Irvine California 92606 United States 2016-02-01
Patty Dellinger Longmont Colorado 80504 United States 2016-02-01
Edie Stone Boulder Colorado 80302 United States 2016-02-01
myles goldin Boulder Colorado 80302 United States 2016-02-01
Rose McEwen Castile New York 14427 United States 2016-02-01
Marjy Berkman Princeville Hawaii 96722 United States 2016-02-01
Kerstin Eckmann 20144 Germany 2016-02-01

Christine Cerqueda Paranaque 1 Philippines 2016-02-01
Finn Frode Hansen Taastrup Denmark 2016-02-01
Valerie Bear Meadow Grove Nebraska 68752 United States 2016-02-01
Keith Laposh Dacono Colorado 80514 United States 2016-02-01
MILDRED KAPLAN Wayne Pennsylvania 19087 United States 2016-02-01
gynette cathey Elsberry Missouri 63343 United States 2016-02-01
Patrick ORourke Nederland Colorado 80466 United States 2016-02-01
Tim Blagen Boulder Colorado 80301 United States 2016-02-01
Annette Yuan Boulder Colorado 80303 United States 2016-02-01
Debbie C. Boone Wilmington North Carolina 28412 United States 2016-02-01
Felicity Alligood Haines City Florida 33845 United States 2016-02-01
Kenneth vogelsberg Liberty New York 12754 United States 2016-02-01
Kristina Stamatis Boulder Colorado 80305 United States 2016-02-01
Jeff Brierly Goshen Ohio 45150 United States 2016-02-01
Gail Margolis Boulder Colorado 80304 United States 2016-02-01
Lawrence Scrima Aurora Colorado 80012 United States 2016-02-01
Debra Henry Spokane Washington 99208 United States 2016-02-01
Elma Tassi Athens 111 43 Greece 2016-02-01
Annamaria Laverty Boulder Colorado 80304 United States 2016-02-01
sean edwards Boulder Colorado 80305 United States 2016-02-01
Brad Pugh Louisville Colorado 80027 United States 2016-02-01
Rochelle Prowell Lafayette Colorado 80026 United States 2016-02-01
Kevin Sadaj Rochester Michigan 48309 United States 2016-02-01
Fernanda Litt Superior Colorado 80027 United States 2016-02-01
Laura Wynfield Lafayette Colorado 80026 United States 2016-02-01
Maria Falcon Somerville Massachusetts 02145 United States 2016-02-01
Gene Weber Boulder Colorado 80301 United States 2016-02-01
Anne Clarke Provo Utah 84601 United States 2016-02-01
Abhijeet Kulkarni Davis California 95618 United States 2016-02-01
Karlene Dancingwolf Lafayette Colorado 80026 United States 2016-02-01
alexandra kustow brooklyn New York 11201 United States 2016-02-01
D Franklin Edgewater Park New Jersey 08010 United States 2016-02-01
Ryan Pollock Boulder Colorado 80301 United States 2016-02-01
Lena Schäfer 24143 Germany 2016-02-01
Maggie Calkins Monte-Carlo 98000 Monaco 2016-02-01
Jette Guyette McKinleyville California 95519 United States 2016-02-01
Joe Ward Farmington New Mexico 87401 United States 2016-02-01
Katherine ORourke Boulder Colorado 80301 United States 2016-02-01
James Dodd Lakewood Colorado 80215-1142 United States 2016-02-01
Kathleen Christensen Boulder Colorado 80303 United States 2016-02-01
Michaela Hinerman Centennial Colorado 80015 United States 2016-02-01
Susan Sommers Longmont Colorado 80504 United States 2016-02-01
Phyllis Writz Littleton Colorado 80128 United States 2016-02-01
Angie mashaw Boulder Colorado 80301 United States 2016-02-01
Michele Donay Boynton Beach Florida 33436 United States 2016-02-01
Melissa Bronson Larkspur Colorado 80118 United States 2016-02-01
marie antobenedetto natick Massachusetts 01760 United States 2016-02-01
Nancy Yarosis Benson North Carolina 27504 United States 2016-02-01
Margaret Strumpf Boulder Colorado 80301 United States 2016-02-01
lorraine green Lafayette Colorado 80026 United States 2016-02-01

Sherril Hanson Boulder Colorado 80301 United States 2016-02-01
Patricia Lemmon Longmont Colorado 80503 United States 2016-02-02
chris glover Chesterfield Virginia 23832 United States 2016-02-02
Dayna Conner Terra Bella California 93270 United States 2016-02-02
Brett Ochs Boulder Colorado 80301 United States 2016-02-02
Jillian Curry Denver Colorado 80237 United States 2016-02-02
Keith Bernoski Denver Colorado 80237 United States 2016-02-02
SUZANNE LAROCQUE-TETREULT Boulder Colorado 80301 United States 2016-02-02
Ann Pruitt Boulder Colorado 80301 United States 2016-02-02
Gabriel Guereca denver Colorado 80216 United States 2016-02-02
Susanne Lebon Zürich Switzerland 2016-02-02
Sharon Larocque Boulder Colorado 80304 United States 2016-02-02
Spencer Morgan Bellingham Washington 98229 United States 2016-02-02
Robert Love Longmont Colorado 80503 United States 2016-02-02
kathy Sumpter Longmont Colorado 8501 United States 2016-02-02
Nancy Reighter Castle Rock Colorado 80104 United States 2016-02-02
Mary Carpenter Louisville Colorado 80027 United States 2016-02-02
April Green Lafayette Colorado 80026 United States 2016-02-02
Rhonda Lynn Duncan Louisville Colorado 80027 United States 2016-02-02
Tanya Vallianos Fort Collins Colorado 80524 United States 2016-02-02
Ksenia Daniels Boulder Colorado 80301 United States 2016-02-02
Kimberly santos Lafayette Colorado 80026 United States 2016-02-02
Erica Norris Sterling Virginia 20164 United States 2016-02-02
Linda Seib Akron Ohio 44319 United States 2016-02-02
Mari Clements Boulder Colorado 80304 United States 2016-02-02
Joshua Smith Aurora Colorado 80011 United States 2016-02-02
Elina Day Lafayette Colorado 80026 United States 2016-02-02
Chris MacKrell Long Beach California 90804-6909 United States 2016-02-02
Rebecca Wasserman Longmont Colorado 80503 United States 2016-02-02
Carmel Grier Yarmouthport Massachusetts 02675 United States 2016-02-02
Kevin Gallagher Boulder Colorado 80304 United States 2016-02-02
Catherine Woods Fort Collins Colorado 80521 United States 2016-02-02
Monica Manev Puyallup Washington 98375 United States 2016-02-02
gemma meekison Kirkcaldy ky26rl United Kingdom 2016-02-02
Elizabeth Thomas Irvington New Jersey 07111 United States 2016-02-02
Michelle Aduleit Port Jervis New York 12771 United States 2016-02-02
karen sandburg Boulder Colorado 80301 United States 2016-02-02
david stein Sarasota Florida 34239 United States 2016-02-02
Giarda Antonietta Milano 20133 Italy 2016-02-02
Paula Nailon Tucson Arizona 85712 United States 2016-02-02
Jenny Devaud Boulder Colorado 80302 United States 2016-02-02
Nadene Pettry Idaho Springs Colorado 80452 United States 2016-02-02
sue boorman Longmont Colorado 80503 United States 2016-02-02
Heather Sakai Boulder Colorado 80302 United States 2016-02-02
Dayna Schueth Boulder Colorado 80304 United States 2016-02-02
Stephen Haydel Boulder Colorado 80302 United States 2016-02-02
Sara Breschi Livorno 57100 Italy 2016-02-02
kimberly Subulski Boulder Colorado 80305 United States 2016-02-02
Jennifer Banyan Boulder Colorado 80305 United States 2016-02-02
Diana Reed Livingston Texas 77351 United States 2016-02-02

Laurel Griffin Paonia Colorado 81428 United States 2016-02-02
Sherry Sommer Louisville Colorado 80027 United States 2016-02-02
Grant Bender Gunnison Colorado 81230 United States 2016-02-02
Beth Erlander Boulder Colorado 80304 United States 2016-02-02
Alan Starnier Nederland Colorado 80466 United States 2016-02-02
Courtney Provost Boulder Colorado 80303 United States 2016-02-02
Max Fuochiciello Trinitapoli (BT) 76015 Italy 2016-02-02
J Siv Littleton Colorado 80126 United States 2016-02-02
Debra Termini Oceanside New York 11572 United States 2016-02-02
Ryan Lewis Boulder Colorado 80304 United States 2016-02-02
Liliana De Cao Mantova 46100 Italy 2016-02-02
Cheri Belz Boulder Colorado 80304 United States 2016-02-02
hollie rogin Boulder Colorado 80304 United States 2016-02-02
joy schultz Littleton Colorado 80120 United States 2016-02-02
Sandra Siegel Niwot Colorado 80503 United States 2016-02-02
Elaine Hemphill Boulder Colorado 80301 United States 2016-02-02
Katherine Streicher Boulder Colorado 80303 United States 2016-02-02
Nicole Bushman Fountain Colorado 80817-4721 United States 2016-02-02
tracey holderman boulder Colorado 80301 United States 2016-02-02
charlotte friedman Longmont Colorado 80503 United States 2016-02-02
Elizabeth Barnes Hazlehurst Georgia 31059 United States 2016-02-02
Sher Alltucker Longmont Colorado 80501 United States 2016-02-02
georgina kolber Denver Colorado 80218 United States 2016-02-02
James Van Dyk Lyons Colorado 80540 United States 2016-02-02
Heather King Ottawa K2P 2R2 Canada 2016-02-03
Polly Peacock Downingtown Pennsylvania 19335 United States 2016-02-03
Steve dunsford Whitney K0J 2M0 Canada 2016-02-03
Anita Inverarity Aberdeen AB14 0UR United Kingdom 2016-02-03
Vickie Emms Anola R0E0A0 Canada 2016-02-03
Gilbert Lachance Ottawa K1S 1B8 Canada 2016-02-03
Pamela Breska Ballston Spa New York 12020 United States 2016-02-03
Mary MacDonald Chicago Illinois 60606 United States 2016-02-03
Chris Thompson Oshawa L1K 1L4 Canada 2016-02-03
david cuccia Columbus Ohio 43230 United States 2016-02-03
Tom McIntosh Surrey B.C. v4p 1r9 Canada 2016-02-03
Jacque Tros Hastings New Zealand 2016-02-03
Thorsten Dohr 52074 Germany 2016-02-03
Tracie Louise Springbrook 4213 Australia 2016-02-03
Annora Foster San Angelo Texas 76904 United States 2016-02-03
Lisa C Laine Oshawa Ontario L1J 6L4 Canada 2016-02-03
Mary Ann Mazzarella Conway South Carolina 29527 United States 2016-02-03
Vivian G Punxsutawney Pennsylvania 15767 United States 2016-02-03
david parry Ottawa k1c 7e3 Canada 2016-02-03
kerry lynne vandaele sault ste marie p6b 1h6 Canada 2016-02-03
Peggy Forbes Whitby L1R2C2 Canada 2016-02-03
marlon Cairenius Whitby L1P1B8 Canada 2016-02-03
Kathleen Cain Boulder Colorado 80303 United States 2016-02-03
Trisha Barron Romulus Michigan 48174 United States 2016-02-03
Anita Pollak Westford Massachusetts 01886 United States 2016-02-03
Barry Jones Nesbit Mississippi 38651 United States 2016-02-03

Louis Perzia London N5V 3K8 Canada 2016-02-03
Donna Martin Gimli, Manitoba R0C 1B0 Canada 2016-02-03
Megan Ramos Boulder Colorado 80301 United States 2016-02-03
Kellie Matthews Boulder Colorado 80301 United States 2016-02-03
Michelle Mistelske Tucson Arizona 85716 United States 2016-02-03
melanie pennock danville California 94526 United States 2016-02-03
Michael Schwartz Boulder Colorado 80304 United States 2016-02-03
Rebecca Gschwend Conifer Colorado 80433 United States 2016-02-03
shelly bohin Boulder Colorado 80301 United States 2016-02-03
D LePage Salem Massachusetts 01970 United States 2016-02-03
suzi gessert Williamsburg Virginia 23188 United States 2016-02-03
natalia kushner Boulder Colorado 80305 United States 2016-02-03
Vincent Wayland Boulder Colorado 80303 United States 2016-02-03
kitty walton Decatur Georgia 30033 United States 2016-02-03
Redbird Stormcrow Jacksonville North Carolina 28540 United States 2016-02-03
Marlon Paul Bruin Den Burg 1791 DR Netherlands 2016-02-03
Alexa Coupens Arvada Colorado 80003 United States 2016-02-03
James Harrington Boulder Colorado 80304 United States 2016-02-03
Daniela Bourass 50679 Germany 2016-02-03
Genevieve tham Boulder Colorado 80304 United States 2016-02-03
marilena bellon Udine 20100 Italy 2016-02-03
Scott P Mast Boulder Colorado 80304 United States 2016-02-03
Betty Thompson Oshawa LiG 5K8 Canada 2016-02-03
Miriam Kalliomaki Barrie L4N5T7 Canada 2016-02-03
Laurent Mondamert Boulder Colorado 80301 United States 2016-02-03
Laurie Search San Lorenzo California 94580 United States 2016-02-03
Betsy Collins Carmel California 93923 United States 2016-02-03
Kerrie Martin Aspen Colorado 81611 United States 2016-02-03
John McKnight Chandler Arizona 85226 United States 2016-02-03
derek sweeney Erie Colorado 80516 United States 2016-02-03
Hildy Kane Boulder Colorado 80304 United States 2016-02-03
Jordyn Collins Flagstaff Arizona 86004 United States 2016-02-04
Betty C. North Aurora Illinois 60542 United States 2016-02-04
Lane Davis Fort White Florida 32038 United States 2016-02-04
Audrey Gunn Boulder Colorado 80301 United States 2016-02-04
Love Mercury Boulder Colorado 80305 United States 2016-02-04
Zori Levine Boulder Colorado 80304 United States 2016-02-04
Mark Ramirez Longmont Colorado 80501 United States 2016-02-04
Jesse Beltis Bend Oregon 97701 United States 2016-02-04
Erin Donnelly Boulder Colorado 80304 United States 2016-02-04
miche bacher Longmont Colorado 80026 United States 2016-02-04
Stephanie Joy Arvada Colorado 80002 United States 2016-02-04
Shannon Noling Boulder Colorado 80303 United States 2016-02-04
Cameron Kenne Broomfield Colorado 80020 United States 2016-02-04
Amanda Moon Longmont Colorado 80504 United States 2016-02-04
Jessie Barnes Boulder Colorado 80302 United States 2016-02-04
Ken Webster Boulder Colorado 80301 United States 2016-02-04
Mara Lee Boulder Colorado 80304 United States 2016-02-04
Steve Pyle Boulder Colorado 80301 United States 2016-02-04
Andrea Holloway Boulder Colorado 80302 United States 2016-02-04

Carly Pasenow Cincinnati Ohio 45244 United States 2016-02-04
 Michael Greene Boulder Colorado 80304 United States 2016-02-05
 Valerie Zygmunt Greenwich Connecticut 06831 United States 2016-02-05
 Christiana Scott Boulder Colorado 80301 United States 2016-02-05
 Curt Taylor Long Lake Wisconsin 54542 United States 2016-02-05
 Diane Alpern Boulder Colorado 80303 United States 2016-02-05
 Allison Scott Denver Colorado 80206 United States 2016-02-05
 Margarita Rubiera Boulder Colorado 80301 United States 2016-02-06
 Laurel Lewis Longmont Colorado 80503 United States 2016-02-07
 Mitra Snyder Brookner Florida 32622 United States 2016-02-07
 miya sakai Lafayette Colorado 80026 United States 2016-02-07
 Paige Berry Boulder Colorado 80304 United States 2016-02-08
 Julie Goldberg Boulder Colorado 80304 United States 2016-02-08
 Loren Matilsky Boulder Colorado 80304 United States 2016-02-08
 Kyle Lange Boulder Colorado 80301 United States 2016-02-08
 aryl hatt-todd Boulder Colorado 80304 United States 2016-02-08
 Nancy Cranbourne Boulder Colorado 80304 United States 2016-02-09
 Glen Venezio San Juan Puerto Rico 00911 United States 2016-02-14
 D D Phoenix Arizona 85042 United States 2016-02-16
 Tina Selsmark Jystrup Denmark 2016-02-16
 Carla Renders heppen "" Belgium 2016-02-16
 yukari oi tokyo 167-0022 Japan 2016-02-16
 Elizabeth Forrester Caledonia N3w1L1 Canada 2016-02-16
 Adriana Schmidtova Prague "" Czech Republic 2016-02-16
 chantal baas because no animal has to be tortured and live in p 6444cb Netherlands 2016-02-16
 John Suplanski La Palma California 90623-1961 United States 2016-02-16
 Charles Garabedian Boulder Colorado 80301 United States 2016-02-16
 Angelique Curran Laguna Niguel California 92677 United States 2016-02-16
 Cisco Quintero Erie Colorado 80516 United States 2016-02-16
 Rosy Donnadiw Montebello California 90640 United States 2016-02-16
 Dieter Bruhn Boulder Colorado 80301 United States 2016-02-16
 jen murphy boulder Colorado 80301 United States 2016-02-16
 Dave Settle Boulder Colorado 80303 United States 2016-02-16
 Mike Costa Boulder Colorado 80301 United States 2016-02-16
 Deb Mizner Boulder Colorado 80301 United States 2016-02-16
 Brian Welconish Boulder Colorado 80301 United States 2016-02-16
 Erin Williams Boulder Colorado 80303 United States 2016-02-16
 Lisa Cornacchia Longmont Colorado 80503 United States 2016-02-16
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 Susan Hall Westminster Colorado "" United States 2016-02-16
 Stephen Kinsch Boulder Colorado 80301 United States 2016-02-16
 Diana Smith Boulder Colorado 80301 United States 2016-02-16
 susan fattor Boulder Colorado 80301 United States 2016-02-16
 Alice Hall Corvallis Oregon 97330 United States 2016-02-16
 Ann Harris Rhymney Np22 5nf United Kingdom 2016-02-16
 E K Greensboro North Carolina 27401 United States 2016-02-16
 Anne Roan Boulder Colorado 80301 United States 2016-02-16
 u b Boulder Colorado 80301 United States 2016-02-16
 Dee Marie Boulder Colorado 80301 United States 2016-02-16
 Doug Sabanosh Boulder Colorado 80301 United States 2016-02-17

Kristen Moegling Louisville Colorado 80027 United States 2016-02-17
 Alacoque Arbetman Boca Raton Florida 33496 United States 2016-02-17
 Olivia Murphy-Welconish Boulder Colorado 80301 United States 2016-02-17
 Irene Radsack Anoka Minnesota 55303 United States 2016-02-17
 Sarah Lockhart Denver Colorado 80214 United States 2016-02-17
 Caroline Chilson Loveland Colorado 80537 United States 2016-02-17
 TaL kemalov Tel aviv "" Israel 2016-02-17
 Ian Stevenson Boulder Colorado 80301 United States 2016-02-17
 Charlie Brockway Boulder Colorado 80305 United States 2016-02-17
 Maia Bogert Boulder Colorado 80301 United States 2016-02-18
 Kelly Strand Boulder Colorado 80305 United States 2016-02-18
 MICHAEL KOPPER Boulder Colorado 80301 United States 2016-02-18
 Kathleen Lessman Longmont Colorado 80503 United States 2016-02-18
 Adrien Smith Boulder Colorado 80301 United States 2016-02-18
 Laurie bogert Half Moon Bay California 94019 United States 2016-02-18
 Brett Hall Arvada Colorado 80005 United States 2016-02-18
 Esra Kellermanns Lafayette Colorado 80026 United States 2016-02-18
 Sharon Houghton Boulder Colorado 80303 United States 2016-02-18
 may si Mount Pleasant Pennsylvania 15666 United States 2016-02-18
 Michael Green Boulder Colorado 80301 United States 2016-02-18
 Bradin McElhaney Boulder Colorado 80305 United States 2016-02-18
 Rick Pawlenty Saint Cloud Minnesota 56303 United States 2016-02-20
 Benjamin Sease Boulder Colorado 80301 United States 2016-02-20
 Riley Butler Boulder Colorado 80301 United States 2016-02-21
 Heather DiPaolo Bourne Massachusetts 02559 United States 2016-02-21
 Ella McConnell Boulder Colorado 80301 United States 2016-02-21
 Anthony Lewandowski Canonsburg Pennsylvania 15317 United States 2016-02-22
 Fran Katnik Boulder Colorado 80303 United States 2016-02-22
 Sandy Tobin Erie Colorado 80516 United States 2016-02-22
 Pattijo Miller Milliken Colorado 80543 United States 2016-02-23
 Melissa Klein Longmont Colorado 80503 United States 2016-02-23
 Alacia Acton Empire Michigan 49630 United States 2016-02-23
 Jennifer Otten Longmont Colorado 80503 United States 2016-02-23
 vin fiorillo massapequa New York 11758 United States 2016-02-23
 Liz Mandel Boulder Colorado 80304 United States 2016-02-25
 Dorothy Bass Boulder Colorado 80301 United States 2016-02-26
 Debbie Cumbo Dallas Pennsylvania 18612 United States 2016-02-26
 Kristen Aldretti Boulder Colorado 80301 United States 2016-02-27
 Mariano Hernández Cañada de Gómez 2500 Argentina 2016-02-27
 Mike Smith Boulder Colorado 80301-3862 United States 2016-02-27
 ZHeli Yu Boulder Colorado 80301 United States 2016-02-27
 salli farrin Boulder Colorado 80301 United States 2016-02-27
 caroline hogue boulder Colorado 80301 United States 2016-02-27
 IVAN SHPAKOV Brooklyn New York 11214 United States 2016-02-27
 Kim Patterson Bowmanville L1C3K3 Canada 2016-02-28
 Tamara Kerner Boulder Colorado 80304 United States 2016-02-28
 alison Cooper Todmorden OL14 5EJ United Kingdom 2016-02-28
 Kelly Walsh Boulder Colorado 80302 United States 2016-02-28
 Penny Bunnell Land O'Lakes Wisconsin 54540 United States 2016-02-28
 Dave Dodson Scottsdale Arizona 85251 United States 2016-02-29

Lissa McIntyre Lafayette Colorado 80026 United States 2016-02-29
Dianelyris Melendez Boulder Colorado 80301 United States 2016-02-29
Heather Anthony Boulder Colorado 80302 United States 2016-02-29
Karen Conduff Boulder Colorado 80302 United States 2016-02-29
Suzanne Beckerman Seattle Washington 98109 United States 2016-03-01
Elise Edson Boulder Colorado 80304 United States 2016-03-02
Denise Berthiaume canton Michigan 48187 United States 2016-03-12
Diane Strassberg Boulder Colorado 80301 United States 2016-03-17
Caroline Beaker Firestone Colorado 80520 United States 2016-03-17
michael middleton Boulder Colorado 80302 United States 2016-03-21
Leslie Weber Boulder Colorado 80303 United States 2016-03-22
Jenny Natapow Boulder Colorado 80305 United States 2016-03-23
Mel Green Managua 15034 Nicaragua 2016-03-29
barbara schmitt denver Colorado 80222 United States 2016-03-29
Lorraine Dumas Lexington Kentucky 40511 United States 2016-03-29
Laura Wilson Thornton Colorado 80241 United States 2016-03-30
Jacqui Lipschitz Rochester New York 14620 United States 2016-04-01
Timothy Keyser Ravenna Ohio 44266 United States 2016-04-02
Jenny Arenholz Aurora Colorado 80017 United States 2016-04-02
Art Arenholz Aurora Colorado 80017 United States 2016-04-02
Brigid Norton Columbus Ohio 43228 United States 2016-04-03
Dorothy Davis Rockville Maryland 20852 United States 2016-04-03
Kay Rippey Boulder Colorado 80301 United States 2016-04-04
edward mathers Boulder Colorado 80305 United States 2016-04-04
Jon Anderson Louisville Colorado 80027 United States 2016-04-05
Allen Bese Boulder Colorado 80301 United States 2016-04-05
Jeff Grantham Boulder Colorado 80301 United States 2016-04-06
Sarah Gibbons Lafayette Colorado 80026 United States 2016-04-06
Diana Gibson Boulder Colorado 80305 United States 2016-04-08
Kathryn Middleton Denver Colorado 80212 United States 2016-04-11
Jeffrey Hansen Boulder Colorado 80304 United States 2016-04-12
Sergio Padilla Somoto 00505 Nicaragua 2016-04-12
altagracia Suazo Algete 28110 Spain 2016-04-12
Antoinette Cabral Santa Monica California 90402 United States 2016-04-13
Maria Santiago Boulder Colorado 80301 United States 2016-04-13
Jessie Wright Oceanside California 92054 United States 2016-04-13
Callie Berman Longmont Colorado 80503 United States 2016-04-13
Heidi Haas Louisville Colorado 80027 United States 2016-04-13
Adelaine Pearson Yuma Arizona 85365 United States 2016-04-13
Lindsay Dunham Martin Elizabeth Illinois 61028 United States 2016-04-13
Jessica Mann Carbondale Illinois 62901 United States 2016-04-13
Doug Abramson Longmont Colorado 80503 United States 2016-04-13
Christina Cook Denver Colorado 80226 United States 2016-04-13
L Kennedy Ffx Sta Virginia 22039 United States 2016-04-13
Rensselear Resch Boulder Colorado 80301 United States 2016-04-13
Matthew Cox Louisville Colorado 80027 United States 2016-04-13
Rachel Cox Louisville Colorado 80027 United States 2016-04-13
Eliza McCutchen Boulder Colorado 80301 United States 2016-04-13
Heidi Jensen Golden Colorado 80401 United States 2016-04-14
Jocelyn Diles Boulder Colorado 80302 United States 2016-04-14

Erik Ahl Denver Colorado 80260 United States 2016-04-14
 John Poorman Boulder Colorado 80305 United States 2016-04-14
 Lisa Sarvey Boulder Colorado 80302 United States 2016-04-14
 Marcelino Miret Marte 08915 Spain 2016-04-14
 Alison Whitlock Bridgend CF31 2HF United Kingdom 2016-04-15
 maureen plant stoke staffordshire st44nu United Kingdom 2016-04-15
 cynthia dahlen Kirkland Washington 98034 United States 2016-04-16
 Jenna DeVary Boulder Colorado 80301 United States 2016-04-17
 Nicole Kramer Longmont Colorado 80503 United States 2016-04-17
 Kevin Natapow Boulder Colorado 80305 United States 2016-04-19
 Alex Varno Helsinki Finland 2016-04-20
 Reg Sarhh Helsinki "" Finland 2016-04-20
 Genesa Falcao Boulder Colorado 80301 United States 2016-04-21
 ribert gulley Boulder Colorado 80301 United States 2016-04-21
 Christine Adams Boulder Colorado 80304 United States 2016-04-22
 Julie Brooks Traverse City Michigan 49685 United States 2016-04-23
 Anna Friedman Brooklyn New York 11206 United States 2016-04-24
 Yvette Chopty Surrey V3R 7R9 Canada 2016-04-24
 Maia South Cayce South Carolina 29033 United States 2016-04-28
 Lisa Shinn Reading Pennsylvania 19604 United States 2016-04-29
 karen rathbone Birmingham B44 9BY United Kingdom 2016-04-29
 casey crabtree Janesville Wisconsin 53548 United States 2016-05-01
 Mike Pardee Boulder Colorado 80301 United States 2016-05-04
 Sayoko Brodbeck Boulder Colorado 80301 United States 2016-05-05
 Paul Kosenski Lafayette Colorado 80026 United States 2016-05-05
 Kristi Fenrich Superior Colorado 80027 United States 2016-05-05
 Theresa Yvette Soutiere Juneau Alaska 99801 United States 2016-05-05
 Emma Schneidkraut Haverhill Massachusetts 01832 United States 2016-05-05
 Kelly Ross Lafayette Colorado 80026 United States 2016-05-06
 Taylor Canon Osage Beach Missouri 65065 United States 2016-05-13
 Martin Brodsky Boulder Colorado 80301 United States 2016-05-15
 Ian Roberts Lafayette Colorado 80026 United States 2016-05-15
 Haley McNabb Boulder Colorado 80301 United States 2016-05-17
 Margaret O'Connor Tucson Arizona 85745 United States 2016-05-23
 Anna Polaris Beverly Hills California 90210 United States 2016-06-02
 Lawren Rudley Blackwood New Jersey 08012 United States 2016-06-02
 P Bowen bastrop Texas 78612 United States 2016-06-02
 Janice Banks Center Barnstead New Hampshire 03225 United States 2016-06-02
 gabriela seabra 37802 Portugal 2016-06-02
 jeanne. rogers westfield Vermont 05874 United States 2016-06-03
 Nyack Clancy Manhattan New York 10016 United States 2016-06-03
 Jennifer Smell Coaldale Pennsylvania 18218 United States 2016-06-03
 Éric Hittra 67610 France 2016-06-03
 Doris Fröschl 80993 München 80993 Germany 2016-06-03
 Leslene Dunn Johannesburg 7700 South Africa 2016-06-03
 sylvie auger Trois-Rivières G8Y 6S9 Canada 2016-06-03
 Cal Mendelsohn Nanuet New York 10954 United States 2016-06-03
 catherine gaspard Brussels 1070 Belgium 2016-06-03
 M R Hamden Connecticut 06514 United States 2016-06-03
 Maria Tüchler Kirchbach "" Austria 2016-06-03

Cat Hendrixson Rockford Illinois 61114 United States 2016-06-03
 Andre Ferro Helmond 5707RN Netherlands 2016-06-03
 Lisa Mazzola Tampa Florida 33612 United States 2016-06-03
 pablo bobbe 1013 Argentina 2016-06-03
 MESUT SUBASI istanbul 34149 Turkey 2016-06-03
 Beth McHenry Parksley Virginia 23421 United States 2016-06-03
 Lindsay Kemp Derby DE23 1DF United Kingdom 2016-06-03
 Ludo Stassijns Lebbeke 9280 Belgium 2016-06-03
 Barbara Garris 90419 Germany 2016-06-03
 RICK SLOAN HENDERSON Tennessee 38340 United States 2016-06-03
 Barbara DelGiudice Burien Washington 98166-1802 United States 2016-06-03
 Janet Grunke Colgate Wisconsin 53017 United States 2016-06-03
 Maria Teresa Schollhorn 1428 Argentina 2016-06-03
 elsie venegas Santiago 8205495 Chile 2016-06-03
 Cheryl A. Aaron Chicago Illinois 60637 United States 2016-06-03
 Juliana Diaz Fresno California 93705 United States 2016-06-04
 Fran Fulwiler Portland Oregon 97213 United States 2016-06-04
 Joan Walker Bishop California 93514 United States 2016-06-04
 Carol Bischoff Junction City 6461GD Netherlands 2016-06-04
 daniela oliveira Luxembourg 3635 Luxembourg 2016-06-04
 Bartlomiej Tomczak Grabow 99150 Poland 2016-06-04
 Theresia Pointner Hlg.Kreuz/W "" Austria 2016-06-04
 Mrs M -- New York 12065 United States 2016-06-04
 Krista Slavin Keego Harbor Michigan 48320 United States 2016-06-05
 Marie Wakefield Newport Oregon 97365 United States 2016-06-05
 Jeremy Horst Boulder Colorado 80305 United States 2016-06-19
 Suze Bragg Boulder Colorado 80301 United States 2016-06-22
 Dagmar L. Anders El Ejido 04700 Spain 2016-06-25
 Jaclyn Diaz Boulder Colorado 80301 United States 2016-07-10
 Lisa Torres Miami Florida 33186 United States 2016-07-10
 Janice Trahan Philadelphia Pennsylvania 19148, United States 2016-07-24
 Nicholas McDaniell Delta V4c 3w7 Canada 2016-07-25
 Megan Roemer Boulder Colorado 80304 United States 2016-08-06
 Tonya McKinney Hayden Alabama 35079 United States 2016-08-08
 Marion Hitzenhammer Klagenfurt Alabama 05021 United States 2016-08-08
 aletia trepte san diego California 92115 United States 2016-08-08
 R Johnson Thousand Oaks California 91360 United States 2016-08-08
 Rosemary Heagrtly Boulder Colorado 80305 United States 2016-08-08
 Crystal Lohman Boulder Colorado 80302 United States 2016-08-08
 vicki grossman Boulder Colorado 80304 United States 2016-08-08
 dawn adams Casper Wyoming 82601 United States 2016-08-08
 Billie Gutsell Boulder Colorado 80305 United States 2016-08-08
 Amanda Jasper Boulder Colorado 80305 United States 2016-08-08
 Courtney Phillips Boulder Colorado 80304 United States 2016-08-08
 Jan Higa Boulder Colorado 80305 United States 2016-08-08
 Laura Slythe Boulder Colorado 80301 United States 2016-08-08
 Theodora Grace Boulder Colorado 80302 United States 2016-08-08
 Connie Maley Ottawa K1L 6G6 Canada 2016-08-08
 Amy Fortunato Boulder Colorado 80306 United States 2016-08-08
 Sondra Boes Campbell California 95008-5123 United States 2016-08-08

Tanya Kasper Wimberley Texas 78676 United States 2016-08-08
Michelle Grayson Boulder Colorado 80305 United States 2016-08-08
Michael Luna-Victoria Boulder Colorado 80301 United States 2016-08-08
Glenn Graham Redwood City California 94062 United States 2016-08-08
heather mertes Pleasanton California 94588 United States 2016-08-08
Joy Miller Boulder Colorado 80305 United States 2016-08-08
Christina Hill Arvada Colorado 80004 United States 2016-08-08
Julie Phillips Boulder Colorado My husband and United States 2016-08-08
Kathryn Painter Boulder Colorado 80305 United States 2016-08-08
Riddell Roper Moosup Connecticut 06354 United States 2016-08-08
Anne Mitchell, Attorney at Law Boulder Colorado 80302 United States 2016-08-08
erin burke Haledon New Jersey 07508 United States 2016-08-08
Sarah K Mitchell Boulder Colorado 80303 United States 2016-08-08
Leigh Kornfeld Boulder Colorado 80301 United States 2016-08-08
Michael Mitchell Boulder Colorado 80303 United States 2016-08-08
Julia Paine Boulder Colorado 80305 United States 2016-08-09
Daniel Urist Boulder Colorado 80305 United States 2016-08-09
Sarah Branstetter Boulder Colorado 80305 United States 2016-08-09
Marie Adams Boulder Colorado 80303 United States 2016-08-09
Lauren Mengert Wood-Ridge New Jersey 07075 United States 2016-08-09
Corinne McKay Boulder Colorado 80305 United States 2016-08-09
Stacey Gottesman Wayne New Jersey 07470 United States 2016-08-09
bob mengert Ocean City Maryland 21842 United States 2016-08-09
Ron Beetham Boulder Colorado 80301 United States 2016-08-09
kathleen Adair Boulder Colorado 80305 United States 2016-08-09
Ada Urist Boulder Colorado 80305 United States 2016-08-09
Julie Mutuc Boulder Colorado 80308 United States 2016-08-09
Nancy Holder Boulder Colorado 80305 United States 2016-08-09
Jane Engel Boulder Colorado 80303 United States 2016-08-09
michelle column hong kong Hong Kong 2016-08-09
Tammy Wixon Hasbrouck Heights New Jersey 07604 United States 2016-08-09
Wanda Stephan New Orleans Louisiana 70123 United States 2016-08-09
Nancy Joy Hasbrouck Heights New Jersey 07604 United States 2016-08-09
Louisa Baker Boulder Colorado 80305 United States 2016-08-09
Thaissa Rane Boulder Colorado 80305 United States 2016-08-09
Peter Mutuc Boulder Colorado 80305 United States 2016-08-09
Dawn Lynn Cheyenne Wyoming 82001 United States 2016-08-09
Kat Oldfield Boulder Colorado 80301 United States 2016-08-09
Janice Bothe Middletown New Jersey 07748 United States 2016-08-10
Scot Corn Boulder Colorado 80303 United States 2016-08-10
Gary Ball Boulder Colorado 80301 United States 2016-08-10
connie schwab Boulder Colorado 80301 United States 2016-08-10
carol olden Longmont Colorado 80503 United States 2016-08-11
Celanie Pinnell Boulder Colorado 80301 United States 2016-08-11
martha mcpherson Evergreen Colorado 80439-4811 United States 2016-08-11
Marta Zatorska Wroclaw Poland 2016-08-11
Anne Burns Boulder Colorado 80303 United States 2016-08-11
LEONARD WEED Boulder Colorado 80304 United States 2016-08-11
Janet Hickey Middletown New York 10940 United States 2016-08-11
Melissa Arthur Boulder Colorado 80304 United States 2016-08-12

홍길동 홍길동 korea "" Korea, Republic of 2016-08-13
 Joan Kolessar Nazareth Pennsylvania 18064 United States 2016-08-13
 Catherine Zuckerman Decatur Georgia 30032 United States 2016-08-13
 Grazia Gambalunga 06110 France 2016-08-13
 Heidi Walderra verden 27283 Germany 2016-08-13
 Heike Lessmann 31812 Germany 2016-08-14
 Silvia Müller 70173 Germany 2016-08-14
 Adrianna Kuriata Carlisle LOR 1H4 Canada 2016-08-14
 Renee Walker Arena Wisconsin 53503 United States 2016-08-14
 Christine Mohr Wanze "" Belgium 2016-08-15
 Liu Wai Ling N.T. nil Hong Kong 2016-08-15
 Melanie Kotze Cape Town 7500 South Africa 2016-08-15
 Heike Karimzadeh 30455 Germany 2016-08-16
 Erin Mallon Longmont Colorado 80501 United States 2016-08-16
 Gary Nelson Boulder Colorado 80301 United States 2016-08-16
 Kelsey Moore Lafayette Colorado 80026 United States 2016-08-16
 Lisa Kerns Denver Colorado 80214 United States 2016-08-17
 Rosy Sanchez Mexico 12000 Mexico 2016-08-18
 María Piza 1730 Mexico 2016-08-18
 Wendy L Hall Arvada Colorado 80003 United States 2016-08-18
 Jeanette Martin Longmont Colorado 80503 United States 2016-08-21
 Daniela OBERTI BERGAMO 24128 Italy 2016-08-21
 Peter Gengler Boulder Colorado 80302 United States 2016-08-21
 Jaime Kessler-Gengler Boulder Colorado 80302 United States 2016-08-21
 Susan Brown Broomfield Colorado 80021 United States 2016-08-21
 Sheila Liewald Boulder Colorado 80301 United States 2016-08-22
 Daniela Rossi Pomezia Idaho 83756 United States 2016-08-22
 Neely Quinn Boulder Colorado 80305 United States 2016-08-22
 Kyoko Saegusa Boulder Colorado 80301 United States 2016-08-22
 Joye Fuller Boulder Colorado 80301 United States 2016-08-23
 Jane Weigle Longmont Colorado 80501 United States 2016-08-23
 Cheryl Wahlheim Boulder Colorado 80303 United States 2016-08-23
 Lester Branch 2016-08-24
 Erik Bernstein Boulder Colorado 80301-6059 United States 2016-08-24
 Sophia Bernstein Boulder Colorado 80301 United States 2016-08-24
 Jennifer Watkins Vienna Virginia 22180 United States 2016-08-25
 Kimberly Basher Boulder Colorado 80301 United States 2016-08-25
 Deb Reid Littleton Colorado 80127 United States 2016-08-25
 Glenda ORourke Boulder Colorado 80301 United States 2016-08-25
 Jan Bachman Arvada Colorado 80005 United States 2016-08-25
 David Gould Boulder Colorado 80302 United States 2016-08-25
 Linda Olson Littleton Colorado 80120 United States 2016-08-25
 Donna Stewart Erie Colorado 80516 United States 2016-08-26
 Pamela Amon Boulder Colorado 80301 United States 2016-08-26
 Megan Carnarius Boulder Colorado 80303 United States 2016-08-26
 HEIDI MITKE Boulder Colorado 80301 United States 2016-08-26
 Sheryl Hart Boulder Colorado 80301 United States 2016-08-26
 Jill White Boulder Colorado 80301 United States 2016-08-26
 Jennifer Wridt Longmont Colorado 80504 United States 2016-08-26
 Elaine Becker Roanoke Virginia 24018 United States 2016-08-26

marion lee columbus Ohio 43205 United States 2016-08-26
Emily Kellagher Boulder Colorado 80301 United States 2016-08-26
Katherine Wootton LONGMONT Colorado 805036413 United States 2016-08-26
Dave Carlson Boulder Colorado 80305 United States 2016-08-26
Rena Levi Detroit Michigan 48226 United States 2016-08-26
Julie Naumer Boulder Colorado 80301 United States 2016-08-26
Helmuth Naumer Boulder Colorado 80301 United States 2016-08-26
Kristen Degener Rogers Arkansas 72758 United States 2016-08-27
Tracy Bischoff Niwot Colorado 80544 United States 2016-08-27
Sarah Long Boulder Colorado 80301 United States 2016-08-27
Deborah Kelly Boulder Colorado 80302 United States 2016-08-27
Lindsay Craig Longmont Colorado 80501 United States 2016-08-27
Katherin Matolcsy Eagle River Alaska 99577 United States 2016-08-27
Barbara Comstock Longmont Colorado 80503 United States 2016-08-27
Stacey Govito Beaufort South Carolina 29906 United States 2016-08-28
deborah marie columbus Nebraska 68601 United States 2016-08-28
Tori Carpenter Louisville Colorado 80027 United States 2016-08-28
Betsy Gaums Boulder Colorado 80301 United States 2016-08-28
Becky York Boulder Colorado 80305 United States 2016-08-28
Cynthia Goehring Denver Colorado 80234 United States 2016-08-28
Stacey Marie Grilli Broomfield Colorado 80020 United States 2016-08-28
joan milford mansfield Texas 76063 United States 2016-08-28
Betina Mattesen Nederland Colorado 80466 United States 2016-08-28
Angie Mashaw Boulder Colorado 80301 United States 2016-08-28
Kacie Griffith Boulder Colorado 80302 United States 2016-08-28
Jean Plant Stafford st16 1ne United Kingdom 2016-08-28
stuart geltner santa fe New Mexico 87505 United States 2016-08-29
Angela Mailander Fairfield Iowa 52556 United States 2016-08-29
Martha Russell Stanfordville New York 12581 United States 2016-08-29
Milan Nikolic Alexandria Virginia 22311 United States 2016-08-30
Christine M. Hurley Boulder Colorado Unit E United States 2016-08-30
Victoria harvey Longmont Colorado 80503 United States 2016-08-30
Jonathan Wallace Boulder Colorado 80304 United States 2016-08-31
Josh Goldstein Boulder Colorado 80304 United States 2016-08-31
Diane Dorschner Boulder Colorado 80301 United States 2016-09-02
Gary Kasper Wimberley Texas 78676 United States 2016-09-02
mitzi frank Sharon Center Ohio 44274 United States 2016-09-03
Sara Victoria N.Y. New York 10034 United States 2016-09-03
Kristen Gentala Aurora Colorado 80015 United States 2016-09-03
Kris Koff Littleton Colorado 80120 United States 2016-09-03
Alice Liu New York New York 10003 United States 2016-09-04
Laurie Weston Boulder Colorado 80301 United States 2016-09-04
Jake Smith Boulder Colorado 80301 United States 2016-09-04
Betty Pappas Lehigh Valley Pennsylvania 18103 United States 2016-09-05
Jenny Devaud Boulder Colorado 80302 United States 2016-09-08
Ruth Griffiths Powys SY226UX United Kingdom 2016-09-11
Brigitte St Jean Lincoln E3B 7G9 Canada 2016-09-11
Glennis Whitney Rockhampton 4701 Australia 2016-09-12
Sara Graziosa East Canaan Connecticut 06024 United States 2016-09-12
Maria Schneider Munich 80333 Germany 2016-09-12

celine duburg anchen montevideo Uruguay 2016-09-12
Dessislava Tzenova Vercelli 13100 Italy 2016-09-12
Francisca Brechbuehler Zurich 8032 Switzerland 2016-09-13
Joy Toney RICHMOND California 94803 United States 2016-09-13
Ruhee Baltz Surrey SM45RB United Kingdom 2016-09-15
christin reni milano 20122 Italy 2016-09-15
Mariana Lukáčová Moldava nad Bodvou Slovakia 2016-09-15
marga huber Budel-schoot 6023EJ Netherlands 2016-09-16
Jade Hibberd 3000 Australia 2016-09-17
Nigel Griffiths Sheffield S6 United Kingdom 2016-09-20
Cricket Babajian Boulder Colorado 80301 United States 2016-09-26
Paige Cantliffe Boulder Colorado 80303 United States 2016-09-26
Raquel Rizo Denver Colorado 80221 United States 2016-09-26
James Vanatta Louisville Colorado 80027 United States 2016-09-26
Evelyn Murphy-Welconish Boulder Colorado 80302 United States 2016-09-26
Jamie Shultz Morgantown West Virginia 26508 United States 2016-09-26
Rylee Keys Boulder Colorado 80301 United States 2016-09-26
Kim Marie Boulder Colorado 80304 United States 2016-09-26
Blair Chandler Boulder Colorado 80304 United States 2016-09-26
Dorin Merrill Denver Colorado 80210 United States 2016-09-26
Rob and Gail Gordon Boulder Colorado 80302 United States 2016-09-26
James Hood Boulder Colorado 80301 United States 2016-09-26
Molly Marienthal Boulder Colorado 80301 United States 2016-09-26
Cerah hedrick Boulder Colorado 80305 United States 2016-09-26
Douglas Wisoff Lafayette Colorado 80026 United States 2016-09-26
Traci Hyland Westborough Massachusetts 01581 United States 2016-09-26
Lisa Sleeth Boulder Colorado 80302 United States 2016-09-26
Laura Shaffer Louisville Colorado 80027 United States 2016-09-26
Brittany Hromi St. Charles Illinois 60175 United States 2016-09-26
David Hatcher Boulder Colorado 80301-5540 United States 2016-09-26
Janet Garcia Boulder Colorado 80301 United States 2016-09-26
Tauna Houghton Boulder Colorado 80301 United States 2016-09-26
Jason Miller Boulder Colorado 80301 United States 2016-09-26
Jill Kreutzberg Longmont Colorado 80503 United States 2016-09-26
Liz Bokram Aspen Colorado 81611 United States 2016-09-26
Elizabeth Mangin Denver Colorado 80211 United States 2016-09-26
Charlie Shilling Boulder Colorado 80301 United States 2016-09-26
Tracy Goldenberg Boulder Colorado 80305 United States 2016-09-26
Gary Krebs Ringwood New Jersey 07456 United States 2016-09-26
Deborah Bronstein Boulder Colorado 80303 United States 2016-09-26
Laura Chickering Colorado Springs Colorado 80921 United States 2016-09-26
Joan Harvey Boulder Colorado 80302 United States 2016-09-26
Sherrill Woodruff Broomfield Colorado 80020 United States 2016-09-26
Patricia Craig Franktown Colorado 80116 United States 2016-09-26
Cecily Wilson Boulder Colorado 80304 United States 2016-09-26
Jacob Marienthal Boulder Colorado 80301 United States 2016-09-26
Emily Reynolds Boulder Colorado 80304 United States 2016-09-26
Peter Ketels Boulder Colorado 80306 United States 2016-09-26
Stephanie San German Longmont Colorado 80504 United States 2016-09-26
Linda Toukan Boulder Colorado 80304 United States 2016-09-26

Sue Ash Boulder Colorado 80303 United States 2016-09-26
M. Alexandria Rainey Gower Boulder Colorado 80301 United States 2016-09-26
Karen Brant Toronto M1N 2E4 Canada 2016-09-26
Priscilla Eagye Boulder Colorado 80305 United States 2016-09-26
Monica Nguyen Broomfield Colorado 80020 United States 2016-09-26
cynthia weitzel overton Nebraska 68863 United States 2016-09-26
Anita Salvato Philadelphia Pennsylvania 19145 United States 2016-09-26
Kathy Rockwell Morton Pennsylvania 19070 United States 2016-09-26
Mary Kirk Boulder Colorado 80302 United States 2016-09-26
August Allen Milford Connecticut 064602670 United States 2016-09-26
Karen Gregory Boulder Colorado 80306 United States 2016-09-26
Susan Fairweather ST AUSTELL PL25 3EN United Kingdom 2016-09-26
Karen Lloyd Biloxi Mississippi 39532 United States 2016-09-26
Lola chau Forest Hills New York 11375 United States 2016-09-26
Tara Jourabchi Boulder Colorado 80301 United States 2016-09-26
Jennifer Mearing Longmont Colorado 80504 United States 2016-09-26
Gina Geisel Boulder Colorado 80304 United States 2016-09-26
Barbara Walklate Leigh St10 4sw United Kingdom 2016-09-26
Michaela Holden Minneapolis Minnesota 55401 United States 2016-09-26
Mary Mayers Saint Petersburg Florida 33716 United States 2016-09-26
Leah Haut New Haven Connecticut 06511 United States 2016-09-26
rachel davis Aberfan cf48 4rl United Kingdom 2016-09-26
Jenny Fortsch Prescott Arizona 86301 United States 2016-09-26
Jean Weiskotten Whitefish Montana 59937 United States 2016-09-26
Lisa Lopez Northglenn Colorado 80233 United States 2016-09-26
Edith Yelland N. Fort Myers Florida 33917 United States 2016-09-26
cheryl warren Kalama Washington 98625 United States 2016-09-26
Genevieve Launay Paris (FRANCE) Alaska 75013 United States 2016-09-26
Katherine Heldman Louisville Colorado 80027 United States 2016-09-26
Logan Melton Boulder Colorado 80301 United States 2016-09-26
Wendy Dore-Sutton London N2 0ED United Kingdom 2016-09-26
annie Beal HASTINGS TN34 2JA United Kingdom 2016-09-26
Carol Walz Westminster Colorado 80030 United States 2016-09-26
Amy Holder Newton New Jersey 07860 United States 2016-09-26
Katrina Yurenka Jaffrey New Hampshire 03452 United States 2016-09-26
kathleen kirchner Parker Colorado 80138 United States 2016-09-26
Patricia Jabbari Boulder Colorado 80304 United States 2016-09-26
Charissa Banna Boulder Colorado 80303 United States 2016-09-26
Susannah Gelbart Las Vegas Nevada 89149 United States 2016-09-26
Sheila Foster Boulder Colorado 80301 United States 2016-09-27
lisa tranfagli Winthrop Massachusetts 02152 United States 2016-09-27
Linda Blair Missoula Montana 59801 United States 2016-09-27
Shelah Summers Kalispell Montana 59901 United States 2016-09-27
Judith Blitz Boulder Colorado 80301 United States 2016-09-27
Thomas Daly Boulder Colorado 80301 United States 2016-09-27
Maggie Vanderhorn Boulder Colorado 80301 United States 2016-09-27
Rick Meier Muskegon Michigan 49441 United States 2016-09-27
J Tracy Denver Colorado 80210 United States 2016-09-27
Kellie Anderson Angwin California 94508 United States 2016-09-27
Sandie Bershad Boulder Colorado 80301 United States 2016-09-27

Jennifer Murnan Boulder Colorado 80302 United States 2016-09-27
Kelly Sweeney Glencoe California 95232 United States 2016-09-27
G griego albuquerque New Mexico 87112 United States 2016-09-27
Carol Abts Emmett Idaho 83617 United States 2016-09-27
Tracey Sobel Boulder Colorado 80304 United States 2016-09-27
Gail Highland Arvada Colorado 80004 United States 2016-09-27
Melissa Wolak Boulder Colorado 80301 United States 2016-09-27
Patti Gehring Sheridan Wyoming 82801 United States 2016-09-27
Joseph zawislan Boulder Colorado 80305 United States 2016-09-27
Alan Hall Boulder Colorado 80301 United States 2016-09-27
Mari Temmer Boulder Colorado 80301 United States 2016-09-27
arturo ruiz 77507 Mexico 2016-09-27
Leslie WEise Monument Colorado 80132 United States 2016-09-27
nicky able Sevenoaks Tn15 7by United Kingdom 2016-09-27
Vera Kebsch-Müller 71034 Germany 2016-09-27
leslie niquette west springfield Massachusetts 01089 United States 2016-09-27
devin miller taos New Mexico 87571 United States 2016-09-27
ELAINE FLANIGAN Wallagrass Maine 04781 United States 2016-09-27
Stephanie Grimmond Longmont Colorado 80504 United States 2016-09-27
Danielle Garnich Los Lunas New Mexico 87031 United States 2016-09-27
SUSAN ZAPOLSKI ERIE Pennsylvania 16503 United States 2016-09-27
Carey Weinheimer Longmont Colorado 80503 United States 2016-09-27
Karen Cavey Chanhassen Minnesota 55317 United States 2016-09-27
Susan Theiss Longmont Colorado 80501 United States 2016-09-27
Heather Rubin Fort Collins Colorado 80521 United States 2016-09-27
Maria Ribeiro St Helier JE2 3YA Jersey 2016-09-27
Mark Ware Denver Colorado 80209 United States 2016-09-27
Augusta Carr Scarbrough Ashland City Tennessee 37015 United States 2016-09-27
Brionna Gripentrog Golden Colorado 80403 United States 2016-09-27
Stephanie Sullivan Denver Colorado 80206 United States 2016-09-27
Sjoran Fitzpatrick Indian Hills Colorado 80454 United States 2016-09-27
Anna Stolecka Warszawa 02691 Poland 2016-09-27
Terri Albright Boulder Colorado 80304 United States 2016-09-27
Chris Thomas Colorado Springs Colorado 80919 United States 2016-09-27
Emma Morley Fort Collins Colorado 80525 United States 2016-09-27
Ellen Zachary Denver Colorado 80211 United States 2016-09-28
Susan Sorg Grand Rapids Michigan 49534 United States 2016-09-28
Natalie Spears Lyons Colorado 80540 United States 2016-09-28
Robin Riley Lincoln Nebraska 68507 United States 2016-09-28
jonathan alexander Bletchley mk2 3qb United Kingdom 2016-09-28
Cher Oteyza Chantilly Virginia 20151 United States 2016-09-28
Carole Knapton smith Harrogate HG2 7EJ United Kingdom 2016-09-29
todd resley lakewood Colorado 80228 United States 2016-09-30
Louise Dyer Kendal LA9 7DJ United Kingdom 2016-09-30
Kierstin Chambers Gastonia North Carolina 28054 United States 2016-10-01
Nina Jagtiani Boulder Colorado 80304 United States 2016-10-02
Wesley Clawson Boulder Colorado 80301 United States 2016-10-02
Deb Wills Oakland California 94610 United States 2016-10-20
Debra Shaffer Denver Colorado 80212 United States 2016-11-03
Ashley Carlisle Gordon Georgia 31031 United States 2016-11-19

Tayton Alvis Hillsborough North Carolina 27278 United States 2016-11-19
Petra Jones Sydney 2204 Australia 2016-11-22
Datch Baudisch Boulder Colorado 80301 United States 2016-12-27
Teresa Foster Longmont Colorado 80503 United States 2016-12-27
Kristin Seplavy Longmont Colorado 80504 United States 2016-12-27
Kirsten Snobeck Boulder Colorado 80301 United States 2016-12-27
Ruth Remple Longmont Colorado 80503-9263 United States 2016-12-28
Mary Hitchko Santa Cruz California 95062 United States 2016-12-28
Zora Grund Arvada Colorado 80004 United States 2016-12-28
Wendy Gronbeck Longmont Colorado 80501 United States 2016-12-28
Kathryn Irby Gulfport Mississippi 39507 United States 2016-12-29
Christine Krebs Jessup Maryland 20794 United States 2016-12-29
Jonathan Sharley Louisville Colorado 80027 United States 2016-12-29
Annie Mayo Denver Colorado 80203 United States 2016-12-29
Jesika Rose Fort Collins Colorado 80521 United States 2016-12-30
Jennifer Wilson Phoenix Arizona 85008 United States 2017-01-01
Julie Vida Estes Park Colorado 80517 United States 2017-01-02
Steve Smith Mequon Wisconsin 53092 United States 2017-01-03
Rebecca Giuntoli Austin Texas 78737 United States 2017-01-03
Josette Villecco Boulder Colorado 80305 United States 2017-01-04
Hamilton Donna Longmont Colorado 80503 United States 2017-01-04
Lisa Gross Brooklyn New York 11218 United States 2017-01-04
Shannon White Littleton Colorado 80127 United States 2017-01-04
Rachel Ellis Littleton Colorado 80127 United States 2017-01-04
Emmy Mostoller Denver Colorado 80232 United States 2017-01-04
Sarah Doty Evergreen Colorado 80439 United States 2017-01-04
Keith Hoffman Boulder Colorado 80303 United States 2017-01-04
Lisa Flynn Longmont Colorado 80504 United States 2017-01-04
Ryan Lillis Boulder Colorado 80305-5725 United States 2017-01-04
Amy Thompson Broomfield Colorado 80021 United States 2017-01-04
Robert Pennington Longmont Colorado 80504 United States 2017-01-05
Sara Grein Denver Colorado 80246 United States 2017-01-05
Emilie Gunderson Windsor Colorado 80550 United States 2017-01-05
Leslie Ireland Longmont Colorado 80503 United States 2017-01-05

Please check box below *

• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#148]
Date: Thursday, January 05, 2017 10:26:26 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Terra Grantham |
| Email * | jethr001@hotmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | circumvented democracyThe city with developers have so invested itself into this development plan that it feels guilty and liable if changes are made from public input. School, church, paved bike path, rec center, mass transit, open space, wildlife corridor, horned owls, housing density, park, drainage, parking, |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#149]
Date: Thursday, January 05, 2017 10:39:42 PM

Name * Donna George

Email * georgehouse@comcast.net

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

You cannot stifle the truth. It will come out!

The Twin Lakes parcels should not be developed due to a number of very legitimate reasons (including but not limited to a wide variety of hydrology, wildlife, infrastructure, and policy issues) that have been presented to staff and governing bodies over the past several months. New information is being discovered that will also support leaving the Twin Lakes properties undeveloped.

I am tired of BCHA and BVSD waving the affordable housing flag in order to promote development on unsuitable property for this purpose. The North field should never have been transferred to BCHA. A feasibility study and site analysis was not performed on the property prior to its purchase for development of public housing. This land has environmental and annexation constraints on it that BCHA was aware of before purchasing the property and continues to ignore.

If this was not an affordable housing development would any of the changes in land use that BCHA and BVSD are requesting ever get past even the first round of votes? There have been a number of other requests by private individuals for changing the land use designation on their own properties in order to build affordable housing and they have been denied. Also, when the Archdiocese of Denver wanted to build on the North field the Boulder County Open Space director was adamantly opposed to annexing through County Open Space in order to establish the needed state required 1/6th contiguity for annexation.

These parcels should remain as Open Space/Park for the Gunbarrel Subcommunity as was the intention written in the original Boulder Valley Comprehensive Plan. Gunbarrel has significantly less park land compared to the other subcommunities in the Boulder Valley. The Gunbarrel citizens deserve and demand a legitimate, honest, thorough planning of their community in which they play a major role. They will not tolerate being railroaded by hidden agendas.

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Mike Chiropolos - BVCP-15-0001: Boulder Valley Comprehensive Plan Update
Date: Thursday, January 05, 2017 10:42:19 PM

Boulder County Property Address : Twin Lakes Parcels 6655 Twin Lakes Road, 6500 Twin Lakes Road and 0 Kalua Road

If your comments are regarding a specific docket, please enter the docket number: BVCP-15-0001: Boulder Valley Comprehensive Plan Update

Name: Mike Chiropolos

Email Address: mike@chiropoloslaw.com

Phone Number: (303) 956-0595

Please enter your question or comment: See attached letter: TLAG provides select comments on staffs "Key Facts" regarding the Twin Lakes parcels and the BVCP Update in advance of the Rehearing before the Planning Commission

Attach a photo or document (optional):

https://bouldercounty.wufoo.com/cabinet/ejdtMngz/0iijJmrtdrU%3D/tlag_rehearing_comments_1_5_17.pdf - 494.51 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.

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#150]
Date: Thursday, January 05, 2017 10:56:46 PM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Hilary Maybee |
| Email * | hilary.maybee@comcast.net |
| Phone Number (optional) | (720) 202-7853 |
| Address (optional) |  4962 10th St Boulder, CO 80304 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>Please approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there. As someone who lives in an affordable rental in Boulder, I know how difficult it is to find affordable housing in Boulder county. I grew up in Boulder and the affordable housing programs are the only way I could possibly live in The area that has always been my home.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#151]
Date: Thursday, January 05, 2017 11:20:58 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Brian Lay |
| Email * | brian_m_lay@yahoo.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | See attached Letter. |
| Attach a File (optional) | <div> january_5_comments.pdf 250.96 KB • PDF</div> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#152]
Date: Thursday, January 05, 2017 11:25:19 PM

Name * Mark George

Email * mark.msg7@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

The Twin Lakes land parcels should be designated as open space for the Gunbarrel community. The land parcels meet the five criteria for Boulder County open space acquisition, they have been used for recreational and educational purposes by the Gunbarrel community for decades, they support a variety of wildlife, runoff from these land parcels in their natural state sustain Federally designated wetlands, and in their natural state they mitigate and reduce the effects of flooding due to a high water table.

I'm a civil and environmental engineer with a federal agency, who often participates in siting studies and analyzes the environmental effects of proposed development projects on previously undeveloped land, and the characteristics I listed for the Twin Lakes land parcels are indisputable.

From my observations, BCHA and BVSD have chosen to ignore these facts in their desire to advance this project on the Gunbarrel community and these land parcels. They have also chosen to ignore zoning and annexation laws which were written to avoid leap frog or spot annexations, especially through public open space lands.

BCHA and BVSD have not justified selection of the Twin Lakes land parcels for development and when pressed, only talk about an "affordable housing crisis." This may hold some sway in local public opinion and be championed by developers looking to profit, but won't hold any merit for siting studies and in justifying why the Twin Lakes land parcels are the preferred site over other alternative sites.

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#153]
Date: Thursday, January 05, 2017 11:35:38 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Scott Dale |
| Email * | scott@sdaledaleproperties.com |
| Phone Number (optional) | (303) 449-1231 |
| Address (optional) |  7035 Rustic Trail Boulder, CO 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |

Comment: *

Putting a higher density zone amidst a lower density zone with no adjacent services such as shopping, recreation, or mass transit is very poor land planning, amateur at best. Medium and higher density zones belong in urban zones such as the commercial/retail part of Gunbarrel. The logic here is that it intensifies traffic through existing neighborhoods and further impacts such things as noise, crime, air quality, and other natural resources.

Affordable housing needs are valid but the planners need to recognize that affordability comes in more relative forms than just the bottom tier. I believe that there is as much if not more demand in the Boulder area for housing that is affordable to families making \$80k-\$150k than there is for those making \$30-\$40K. Boulder is adding jobs every month that pay in the \$80-\$150K range. There are very limited options for housing these workers in Boulder so they end up in other towns and commute.

So let's address both needs with one project. Approve the land use for a modified version of low density single family housing that allows for an increased number of accessory cottages, shall we say. These backyard cottages may be stand-alone or above detached garages. They are only to be used (rented) by low-income occupants that come from a controlled list administered by the local housing authority.

The rental income goes to the main house property owner. These 2-unit properties would not be designed to look like duplexes, they would look like nice single family dwellings with a cute cottage in the back or side yard. The income that goes to the homeowner makes that home more affordable. \$1,000/month translates to about \$230K in mortgage principal in today's lending market. Think about it. Now a home costing \$800K has the same affordability as one costing \$570K while also providing a cute 2BR cottage to a low-income couple or small family for only \$1000/mo.

In conclusion, this is a great solution that addresses two affordability problems, does not ruin the neighborhood as much as other options on the table, and blends low and middle income citizens together into the fabric of one community.

Scott Dale
Scottsdale Properties

Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#154]
Date: Thursday, January 05, 2017 11:55:35 PM

Name * Donna George

Email * georgehouse@comcast.net

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

The request for a land use change on the Twin Lakes parcels to Open Space (Request #36) was unanimously voted by all four governing bodies to move forward for further analysis in the 2015 BVCP update process and yet this analysis never took place. Request #36 was shelved (more like thrown in the trash) and a proper analysis on this request was never conducted by staff. Instead, the analysis effort was directed to Request #35, submitted by BCHA and BVSD for a Mixed Density designation. Request #35 did not receive a unanimous vote by the Boulder County Planning Commission to move forward for further analysis in the process. What happened to Request #36? As one of the many citizens who took time to submit a request for an Open Space designation of the Twin Lakes parcels, I am requesting that a thorough, fair, and honest analysis on Request #36 take place. The citizens of Gunbarrel deserve a fair and honest process in this matter and not a broken and compromised one.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#155]
Date: Thursday, January 05, 2017 11:58:02 PM

Name * Stephen Whitehead

Email * whitestep@gmail.com

Phone Number (optional) (303) 443-7725

Address (optional)  6521 Barnacle Street
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I urge the Planning Commissioners and the Boulder City Council to deny Land Use Request #35 and to approve Land Use Request #36 relating to the parcels of land off of Twin Lakes Road.

The proposed increase in density would negatively affect the surrounding neighborhoods by increasing the frequency and severity of flooding and the huge increase in traffic would endanger people and animals all along Twin Lakes Road.

This area is too far from crucial services that low income and senior citizens will need to access.


I feel that there is a need for affordable housing in Boulder, but I think it should be dispersed throughout the city, and be more centrally located, rather than crammed into one high (or "medium") density housing project in Twin Lakes.

Please rethink this ill-fated project and deny Land Use Request #35.

Thank you,
Stephen Whitehead

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#156]
Date: Friday, January 06, 2017 12:13:04 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Cathy Osborn |
| Email * | cathyosborn@yahoo.com |
| Phone Number (optional) | (720) 660-0727 |
| Address (optional) |  303 Pearl st 5 Boulder, co 80302 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I believe this plan for Twin Peaks Road, for new affordable housing, should be approved. It is so hard for teachers to find residency close to Boulder and this would help alleviate some of that problem. I 100% believe in affordable housing, as the rates keep skyrocketing in comparison to the average living wages given in Colorado. Please let this land be used to help the people who add value to all of our lives – teachers, police, bus drivers, etc. Thank you. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#157]
Date: Friday, January 06, 2017 2:10:12 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | J. Lawson |
| Email * | jl49444@outlook.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | It is my opinion that affordable housing in this area would benefit the county as well as small families, college students, veterans, and more. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#158]
Date: Friday, January 06, 2017 2:25:20 PM

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Dennis Whalen |
| Email * | Dennis.W.Whalen@gmail.com |
| Address (optional) |  57 Aspen Way Nederland, CO 80466 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | At the Nederland Food Pantry we recently conducted a survey of our customers and found that most people were spend 60%–90% of their income for housing. These are mostly people who work. Having more affordable housing available will enhance their lives greatly and allow them to continue living and working in the greater Nederland area. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#159]
Date: Friday, January 06, 2017 2:59:40 PM

Name * Suzanne Crawford

Email * suzcraw2001@yahoo.co

Phone Number (optional) (720) 984-4097

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Planning Commission:

For the last 12 years I have been the CEO of Sister Carmen Community Center, a Family Resource Center serving low income residents of East Boulder County. Over the years, but especially over the last 3-4 years, rents have continued to increase and it has become more and more difficult for people to find affordable housing. It is not uncommon for us to hear that a family has lived in the same rental for several years but will have to move because the landlord suddenly increased the rent \$300-500 per month. It can be nearly impossible to find another "affordable" rental in this market. Some get lucky, but many end up paying 50-75% of their income for housing, which leaves precious little for childcare, food, medical expenses, and utilities. Others choose to move out of Boulder County. The more people who are forced to move further away from jobs and/ or schools, the more impact there is on traffic and the environment.

Boulder County needs more affordable housing. I hope you will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.

Sincerely,

Suzanne Crawford


Please check box below *

☒ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#160]
Date: Friday, January 06, 2017 3:38:26 PM

Name * Betsey Martens

Email * martensb@boulderhousing.org

Address (optional)  4800 Broadway
Boulder, CO 80304
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Commissioners,

My experience with affordable housing development in Boulder goes back to 1987 to the Poplar project and spans 29 years and dozens of projects, highlighted perhaps by our recent experience at 1175 Lee Hill. In every instance, having managed our properties from 1 to 20 years, the worries and objections about density, property values, infrastructure, school crowding, geology, hydrology and crime have not been borne out. And let me be clear I am not trying to make generic very genuine concerns expressed by neighbors. Instead, I am making the strong argument that thoughtful development done well by a developer with a track record like BCHA can respond to and mitigate, and very often improve, the worries of a neighborhood.

The University of Colorado at Denver is just wrapping up a study for us that examines the data on these very questions. I will share the study highlights with you as soon as it's published.

There are not other, better sites to pursue. If we have policy concern that 42,000 households in Boulder County are spending too much money on rent, then this is the time and the place to respond – thoughtfully, carefully and with great sensitivity to the needs of the neighbors.

Betsey Martens

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#161]
Date: Friday, January 06, 2017 4:18:49 PM

Name * Stephanie Hobbs

Email * stephaniehobbs@msn.com

Phone Number (optional) (720) 938-7530

Address (optional)  3240 Iris Avenue #110
Boulder, Colorado 80301
United States

This comment relates to: * BCHA/Twin Lakes

Comment: *

I am a 46 year old single woman living with a disability that I incurred at the age of four. My life didn't turn out exactly how I thought it would. I always dreamt I would have a spouse, children and be able to work. But I am a strong, kind, honest member of this community striving to make the best of both my situation and that of others. I look forward to the day when I can get my affairs in order so I can integrate further into this community I love and help others through volunteering and advocacy work. I may not be able to maintain substantial gainful employment but there is so much more that I can achieve in life. I am blessed with talents, skills and a heart that wants to help others, but first I need to work to make some fundamental changes in my life and the lives of others like myself and I need to ask your help in making these changes.

You see right now I am living in abject terror much of the time. The energy I should be using to improve my health, connect with others and give back to my community is being consumed instead by anxiety because it is likely only a matter of time before I will be living on the street with a myriad of chronic health conditions. In essence I am afraid for my life and the lives of others. I am fortunate to be receiving Section 8 Housing through the Boulder County Housing Association. I am a good tenant who has lived in the same unit for 14 years, but although I have been loyal to my landlord all of these years and despite the fact that I take the utmost care of his property, I sense things changing. And although I allow my landlord to not make certain repairs lest he increase my rent making my unit ineligible for Section 8, he attempted to increase my rent by one third last year alone. I am so grateful to my landlord for providing a safe place for me all of these years, but I feel as if my life is literally in this one person's hands. I know I am not alone in this fear and so I am asking that we come together as a community and join hands to create a safety net against this dangerous and scary situation. I love my community with all of my heart, but it is changing in ways that terrify me. I see some of the values it is most known for, compassion and inclusiveness, on the verge of being lost.

We are blessed to live in one of the most beautiful places, however the very things that make it so stunning restrict the areas in which housing can be built. The Gunbarrel property is one, if not the, last options we have. It is close to a grocery store and bus stops. In fact, when I first moved to Boulder in 2001, I was taking the bus to Gunbarrel several times a week to receive treatment at the acupuncture school and had no difficulties in doing so despite having both physical and cognitive impairments. I even considered moving into a community there before finding my current residence. The bottom line is we need roofs over people's heads. I just want the security that comes with having my basic needs met. I and so many people like me do not have a Plan B. Plan B is the street. As I stated earlier, I yearn for the stability that will enable me to give back to my community. I look

forward to the day when my energy isn't wasted by worry and can be fully incorporated into having the highest level of functionality possible. I dream of living in an environment amongst others whom I can form supportive relationships with and feel some sort of connection. Therefore I am asking the Planning Commission to approve the proposal from the Boulder County Housing Authority and the School District and support changing the land use designation on the Twin Lakes properties to Medium Density so that affordable housing can be built there.

Thank you for taking the time to listen.

Sincerely, Stephanie Hobbs

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#162]
Date: Friday, January 06, 2017 9:33:48 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Leslie Stinson |
| Email * | lesdiane22@yahoo.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>The only reason you want twin lakes is so you can annex more property. You are the greediest and most corrupt people around. The only reason there are any housing issues is because you decided you needed one of the wealthiest companies in the world to move here!</p> <p>Use the in-lieu money you've taken to pay some rent!</p> <p>There are lots of empty apartments here you greedy bastards!</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#163]
Date: Saturday, January 07, 2017 7:34:30 AM

Name * Amber Lane

Email * waterislife@comcast.net

This comment relates to: * Affordable off grid communities

Comment: *

Looking at Standing Rock...there is a way to build community for the cost of an average home in Boulder.


An off grid yurt community, with aquaponics/ year-round greenhouses, composting toilets, pedal powered washers, wind generators, community kitchen, community electric car, goats/chickens/farm area, wind/solar and pedal powered with own power planet...would make self-sufficiency possible for many people willing to live minimally. Yurts are less than \$15,000 (about half the cost of rent for a year). Most families cannot afford the up front costs to live in such a way – but would love to if given the opportunity.

Boulder could buy some land, get some grants and build a yurt community for a fraction of the Twin Lakes project. Offer 0% interest loans for individuals and families up to \$25,000 to start building on a plot in the yurt village.


I would be happy to develop a powerpoint presentation to share what I learned from Standing Rock, that could be easily applied to a yurt community.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#164]
Date: Saturday, January 07, 2017 3:03:52 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Jim Lefebvre |
| Email * | jim.lefebvre@bvsd.org |
| Phone Number (optional) | (303) 667-1928 |
| Address (optional) |  Boulder, Colorado 80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I can't imagine what it would look like to see 240 homes squeezed into such a small space. The rest of the homes and even apartments in the area are spaced out. These lots aren't even near anything. I would think that you'd want it near shopping and transportation. It honestly makes me scratch my head. I absolutely support low income housing but let's find a more suitable place to put it. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#165]
Date: Saturday, January 07, 2017 3:04:20 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Adam P |
| Email * | ajmail2011@gmail.com |
| Address (optional) |  80301 United States |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I am opposed to the Twin Lakes change request; as I think it will alter the character of that neighborhood, be a loss of the land that is currently used as open space (never to be regained – which is against the ethics Boulder usually promotes), it is against the purpose (school or park) that the South Lot was originally intended for when it was donated, and the land itself is not conducive to lower income housing (isolated with the nearest bus stop and shopping not within a convenient walking distance.)</p> <p>Thank you for your efforts and consideration.</p> |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#166]
Date: Saturday, January 07, 2017 3:34:25 PM

Name * Gary Baines

Email * baines@live.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

There was a time, way back several years ago, when it was considered progressive to support having more open space in Boulder County. Now, if you support keeping these fields as open space, you're looked upon as a reprobate -- especially by the powers that be in Boulder-area government. Is it so much to ask to keep a semi-rural setting semi-rural? And when a significant amount of affordable housing could have easily -- and sensibly -- been included in the recent construction around the Gunbarrel King Soopers -- but inexplicably wasn't -- one has to wonder if government is working for citizens, or just special interests.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#167]
Date: Saturday, January 07, 2017 4:55:36 PM

| | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Patricia Steen |
| Email * | psteen13@rcn.com |
| Phone Number (optional) | (202) 669-5359 |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | <p>I think this is a very inappropriate location for the housing you are proposing.</p> <p>Assuming that the residents have cars, there is no place for parking. Assuming they don't have cars, there is no public transportation easily reached.</p> <p>Why oh why did you not designate some of the units in Gunbarrel for this purpose? With buses, grocery stores, restaurants, post office etc.. all within walking distance, it seems 100% more appropriate.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#169]
Date: Sunday, January 08, 2017 3:00:31 PM

Name * Edwin Kase

Email * edkase@yahoo.com

Phone Number (optional) (303) 530-7160

Address (optional)  6752 Twin Lakes Road
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

I think the development planned for Twin Lakes is totally inappropriate. It is higher density than is characteristic for the surrounding neighborhood. Also it consumes some of the last open space within (not surrounding Gunbarrel).

The location is not ideal given the long walking distance from the 205 bus route, the grocery store, and other amenities.

Also, the current infrastructure (streets, storm sewer, water service) is stressed already. Additional development will exacerbate these issues.

Finally, building on the lots, with their high water table, will create water problems for the buildings built there as well as the surrounding neighbors.

Other than the fact the land was acquired at low cost, there are no redeeming qualities that make it suitable for this type of development.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#170]
Date: Sunday, January 08, 2017 4:23:39 PM

| | |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Liz Koon |
| Email * | hastings55@gmail.com |
| This comment relates to: * | Twin Lakes Rd. Change Request |
| Comment: * | I think this is a poorly designed project. The Twin Lakes area is not the place for low income housing. That needs to be closer to services, grocery stores, etc. |
| Please check box below * | <ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#171]
Date: Sunday, January 08, 2017 8:23:00 PM

Name * gwynneth aten

Email * gwynaten@gmail.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: * see attached

Attach a File (optional)




[gunbarrel_development.docx](#)

14.81 KB • DOCX

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#172]
Date: Sunday, January 08, 2017 11:04:37 PM

| | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Leanette Ashcraft |
| Email * | leanette.ashcraft@gmail.com |
| Phone Number (optional) | (303) 664-5214 |
| Address (optional) |  723 Mead st Louisville, co 80027 United States |
| This comment relates to: * | Policy Updates |
| Comment: * | Please delete my previous comment dated 1/7/2017. It was not my intention to have go public as I was in a manic state at the time and did not realize I was submitting it. That said, I still believe that your projects are overpriced for the people who really need good places to live, but I do understand that you have no choice but to charge high rents in that it is very expensive to build housing these days. |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#173]
Date: Sunday, January 08, 2017 11:17:11 PM

Name * Lukas McNeil

Email * lukasthescotmcneil@yahoo.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *


If there is going to be ANY building of "affordable housing" in Boulder County – Twin Lakes area or otherwise – it should be for AMERICAN families NOT school teachers and other public service personnel only. That is ridiculous! The regular work a day men and women who don't have a government job with government benefits. The last time I checked, teachers get paid for the whole year, yet get to take summers off. Do our law enforcement forces get to take summers off? Do they get special housing projects built for them? How about fire fighters? Do they get summers off and special housing projects built for them? NO! They don't. Teachers make a GREAT salary for the little amount of work they actually successfully complete. So, NO! I don't think the Twin Lakes housing community should be built unless ALL units are fairly priced and open to the public at large. I think it's ridiculous on it's face to suggest our tax money should go to help people who are already over paid with our tax money! How dare you!?!? I am not in favor of this plan. At all.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#174]
Date: Monday, January 09, 2017 8:03:28 AM

Name * Timothy Cunningham

Email * twc151home@yahoo.com

Address (optional)  4368 Park Ct.
Boulder, CO 80301
United States

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Please, please, do not build on the Twin Lakes open space. There are options for affordable housing that do not require annexing open space. The annexation of open space runs contrary to the ethos of Boulder. We love our open space and wild areas. Twin Lakes is ALWAYS busy with residents enjoying the outdoors. It is the most widely used open space in the County! Affordable housing should be sited closer to community services such as grocery shopping and other commercial areas citizens use every day. Why not use the open space in downtown Gunbarrel? Why not acquire and rehab existing properties? Why not increase County-sponsored affordable housing in the mobile home parks we have throughout our area? These actions make a lot more sense than developing our park.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#175]
Date: Monday, January 09, 2017 9:15:13 AM

Name * Betty Martinez

Email * bettymartinez22@outlook.com

This comment relates to: * Twin Lakes Rd. Change Request

Comment: *

Dear Planning Commission,

You may have noticed a surge in emails last week. This is because last Wednesday, the County sent the attached email to all its "clients" (people who receive services), practically BEGGING people to write to the planning commission supporting their Twin Lakes development agenda.

I am low-income, and I OPPOSE this development project. I oppose it both because I love Boulder's wildlife and because it makes no sense in this isolated location.

I am tired of the County bombarding me with these extremely slanted emails.

I am tired of the County giving misinformation and exploiting people who are low-income in this way.

And I'm tired of them ignoring all of us who want to protect the Twin Lakes.

Thank you, dear Planning Commission, for all your time!

Regards,

Betty Martinez

Attach a File (optional)



[letter.pdf](#)

759.35 KB • PDF

Please check box below *

- ☐ I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#176]
Date: Monday, January 09, 2017 6:01:38 PM

Name * Jessica Hartung

Email * jessica@integratedwork.com

Phone Number (optional) (303) 516-9001

This comment relates to: * BVCP –Gunbarrel

Comment: *

Hello,
Just attended another BVCP meeting. What I would like to know is:

Where in these scenarios and plans are the needs and interests of those who live and work in Gunbarrel represented?

Here are the notes from the Gunbarrel listening sessions. According the description of how the BVCP process works, which staff are happy to explain to me again and again, the needs of citizens are taken into account from the input received at open houses and listening sessions. Here is the record of the Gunbarrel session:

https://www-static.bouldercolorado.gov/docs/Gunbarrel_and_Area_III_Listening_Session_Summary_Notes-1-201512280814.pdf?_ga=1.50144932.308673689.1324272674

In what way, exactly, are the needs and concerns expressed represented by the plans and scenarios developed by staff?

Please check box below *

☐ I acknowledge receipt of the Open Records Notification

From: Dave Rechberger
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov
Subject: Transportation Letter
Date: Tuesday, January 10, 2017 2:21:37 PM
Attachments: [TLAG 1 10 Letter.pdf](#)

Hello all –

TLAG asks that you all please review the attached letter related to the upcoming re-hearing on the 18th.

Thank you for your time.

Dave – TLAG Chair

January 9, 2017

Dear Planning Commission, County Commissioners, Planning Board, and City Council members,

First of all, happy New Year.

In advance of the January 18 Planning Commission hearing, the Twin Lakes Action Group, on behalf of its 1,600-plus members, would like to thank you for the steps you've taken to ensure a secure, tamper-proof speaking procedure.

To further safeguard the democratic process for the hearing, we would like to make two additional requests.

First, we respectfully ask that County staff refrain from providing transportation solely to those who have agreed to speak in favor of the Medium Density land-use change request.

Failing that, in the interest of fairness and parity, we ask that if staff provides transportation to Medium Density speakers, then they also provide transportation to the rest of the public, including Open Space speakers.

There is a reason for this first request: TLAG recently learned, through open-records requests, that for the August 30 hearing, County staff told select people that if they agreed to speak in favor of the Medium Density amendment, the County would provide them with transportation to the County Courthouse, parking, and return transportation. A County staff person then provided transportation to four or five people on August 30. (See Appendix for an example of one of the records returned.)

Many TLAG members—especially those with no car, limited gas money, or a trepidation for driving and parking downtown at night—would have loved to avail themselves of free transportation to Pearl Street and back home to their doorsteps. But no such offer was forthcoming.

The second request is that County officials refrain from exhorting citizens, organizations, and private contractors to speak in favor of the Medium Density land-use change request.

County officials have done this before every Twin Lakes hearing to date. The most recent email that we know of (since we tend to discover these emails by chance or through CORA requests) appears in the Appendix.

Three of the many troubling aspects of this practice are:

- The emails are propaganda. The biased, misleading, and one-sided communications fail to present any information about hydrology, wildlife, distance from services, and so forth. Government is supposed to represent *all* citizens and to provide objective information. Government cannot and should not lobby for itself.
- The emails are an abuse of power. The County is using taxpayer money, its database of citizens' contact information, and its political weight to pressure people to contact elected officials in support of a particular stance. Often, these people depend on the County for contracts and services or have received only half the information—the County's version of events.
- The emails are anti-democratic. By soliciting people to contact representatives and speak at public hearings, the Housing Authority is waging an astro-turf campaign. In the process, they are trying to trample true grassroots groups like TLAG.

So we ask, for the umpteenth time, that this practice stop.

TLAG is eager to move forward with a fair, impartial process, and we are grateful for your attention to these important matters—matters that extend far beyond TLAG to the very foundation of Boulder's and our country's democratic institutions.

Sincerely,

Dave Rechberger
TLAG Chairman

APPENDIX

From: [Williams, Jim C.](#)
To: [Williams, Jim C.](#)
Subject: FW: contacts for flyer
Date: Tuesday, November 29, 2016 12:24:21 PM

From: Crosswy, Maggie
Sent: Friday, August 26, 2016 11:37 AM
To: McNeil, Jezal; Draving, Emily; Durso, Kristin; Faughnan, Mollie
Cc: Williams, Jim C.; Campbell, Chris
Subject: RE: contacts for flyer

Hi all!

There are 7 or 8 folks from JC and Aspinwall who have signed up to speak. Thanks again for your help! We are working on transportation options to get them to the meeting on Tuesday evening.

One option is to see if a few of you would be able to drive them from JC to Boulder (using the county cars) and back? We are asking Risk Management if this is do-able.

The other option is a van/driver rental. If we go this route, we thought it would be nice if one (or more) of y'all could join them (and potentially speak at the hearing, too). It might be helpful to have someone from BCHA with them in the van to answer any last minute questions and to make them feel a bit more comfortable. We would do it, but need to be at the Courthouse for the entire hearing.

Can you let us know your thoughts?

Thank you!!



Dear friend,

As a client of Boulder County services, you may know the work of the Boulder County Housing Authority. In the midst of soaring home prices and rental rates, we're working hard to build more affordable housing across Boulder County.

As someone who may know the impacts of high housing costs in Boulder County, we could use your help at this moment.

In one of our most recent proposals, we've partnered with the Boulder Valley School District in the hopes of building up to 240 affordable homes on 20 acres of vacant fields we own near Twin Lakes in Gunbarrel, and among other amenities we've proposed including wildlife buffers, bike paths, and walking trails to Twin Lakes. The affordable homes would be for teachers, janitors, bus drivers, and other school district employees as well as many others in our community who are struggling with high housing costs. At the same time, there is opposition to our proposal from neighbors in the Twin Lakes area.

This is a critical time. The Boulder County Planning Commission will meet on January 18th to vote on our Twin Lakes proposal. They've asked for the public to weigh in. Will you tell them what you think? There are three ways you can do so:

- 1. **Sign our statement of support, if you haven't already** (takes 15 seconds): [here is the link](#).
- 2. **Submit a comment online to the Planning Commission** (you only need to provide name, email address, and comments, but please be sure to indicate you're submitting for the "Twin Lakes Change Request"): [here is the link](#). While you can do this up to January 16th, If you submit prior to January 5th, your comments will be considered for the staff recommendation to the Planning Commission.

Here are a few ideas for what to share with them:

- What have your experiences been with the cost of housing in Boulder County?
- There have been questions about whether or not the Twin Lakes area in Gunbarrel is a suitable place for affordable housing residents to live ("distance from grocery stores, schools, bus stops," etc.). What are your thoughts on that? The nearest grocery store is under a mile away, and the nearest bus stop is under a half-mile away. Do you think people who struggle with high housing costs are generally able or unable to get to the services they need?
- If you support our proposal for affordable housing at Twin Lakes in Gunbarrel, please let the Planning Commission know you hope they "will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there." Or anything to that effect in your own words.

3. **Come to the Jan. 18 meeting and speak.** You could address the same ideas as above. Sign-up online begins Jan. 12 at noon on [this page](#) (look for the "Twin Lakes" box and click on it). You can speak for 2 minutes (or 4 minutes if you "pool" your time with someone else). Your approximate speaking time will be published on a list January 17 at noon (again, please look on [this page](#) for the list - select the "Twin Lakes" box); [here are more details](#) about the Jan. 18 meeting.

Want to know more? Please visit our [Twin Lakes web page](#).

Thanks for anything you're able to do to help. We wish you a very happy new year!

Sincerely,
Norrie Boyd, Deputy Director, Boulder County Housing Authority

Equal Housing Opportunity: The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of handicapped Initial Status in the admission or access to, or treatment or employment in, its federally assisted programs or activities, within all materials and publications made available to applicants, tenants, and employees.



The banner features a blue header with seven white icons and their corresponding service names: Family & Children Services (two people), Housing (a house), Food Assistance (an apple), Financial Assistance (a dollar sign), Elder Services (an elderly person with a cane), Health Coverage (a first aid kit), and Education & Skill Building (a person reading). Below the header, the text "Hope for the future, help when you need it." is displayed in a large, friendly font. To the right of the text is the Boulder County Housing & Human Services logo, which includes a stylized house icon and the text "BOULDER COUNTY HOUSING & HUMAN SERVICES" and "Boulder County". Below the text and logo, the contact information is listed: "Boulder County Housing and Human Services · hoinfo@bouldercounty.org", "www.BoulderCountyHousing.org", "720.564.2267 · TTY: 1.800.659.3656", and "3400 Broadway, Boulder, CO 80304".

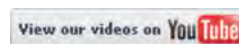
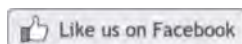
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HOUSING
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SERVICES

Boulder County

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3400 Broadway, Boulder, CO 80304

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Sent by nboyd@bouldercounty.org in collaboration with



From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Public Comment: Boulder Valley Comprehensive Plan [#177]
Date: Tuesday, January 10, 2017 7:31:49 PM

| | |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name * | Philip Ohmes |
| Email * | philipohmes@yahoo.com |
| Address (optional) |  80302 United States |
| This comment relates to: * | Policy Updates |
| Comment: * | <p>It would in general be a very good idea to find places to build affordable housing. The infrastructure though does require the ability of the people to use public transportation from about 6 AM to 10 PM M–Sat. Sometimes a shuttle service from a close by RTD stop could be a better solution, much like is used in many industrial parks to shuttle workers to and from their workplace after they get off of a Regional bus. Then also sidewalks and bike lanes that are pedestrian friendly and well lit areas to walk.</p> |
| Please check box below * | <ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification |

From: Kristin Bjornsen
To: [Oeth, Amy](#)
Subject: Re: question for land-use change requests
Date: Tuesday, January 10, 2017 9:52:23 PM

Many thanks, Amy. Responses #1 and #2 in the second attachment answered my question. It might be worthwhile including those in the final staff packet, since I know others have been wondering the same thing, but totally your call, of course.

Thanks!

Kristin

> On Jan 10, 2017, at 2:51 PM, Oeth, Amy <aoeth@bouldercounty.org> wrote:

>

> Hi Kristin,

>

> The attached documents relate to your question and should answer to your question.

>

> Please let me know if you have further questions.

>

> Thank you,

>

> Amy Breunissen Oeth, AICP

>

> Long Range Planner II|Boulder County Land Use Department

> 2045 13th Street, Boulder, CO 80302

> Office: 720-564-2623

> aoeth@bouldercounty.org

> www.bouldercounty.org/lu

>

> -----Original Message-----

> From: Kristin Bjornsen [<mailto:bjornsenk@yahoo.com>]

> Sent: Monday, January 09, 2017 8:14 PM

> To: Oeth, Amy

> Subject: Re: question for land-use change requests

>

> Hi Amy,

>

> Thanks for your very thoughtful response!

>

> To answer your question, the error message I got was something like "Form Could Not Be Submitted at This Time" or "Form Failed to Load", with smaller text below that. I've only seen the error one time.

>

> I had looked at Question #28 from the "key facts" document, but it didn't entirely address my question. In an email, POS (and also the BOCC) had mentioned that this open space parcel was different from other open space parcels because no funds were used to acquire it, or something like that (maybe because it was a dedication?). So that was what I couldn't remember and was hoping staff could explain.

>

> Thanks!

>

> Kristin

>

>

>> On Jan 9, 2017, at 11:49 AM, Oeth, Amy <aoeth@bouldercounty.org> wrote:

>>

>> Hi Kristin,

>>

>> Thank you for your comment and question. Can you please provide more information regarding your comment saying that the form was not loading on your computer? Was this the BVCP comment form on the BVCP webpage or the Land Use Planner form? Did you receive a particular error message? I saw that you submitted comments through the BVCP comment form previously, and we have not received any other comments saying the form isn't working. We would like to have a better understanding of what the issue may be.

>>

>> Your comment will be added to the comment packet for comments received after Jan. 5. and will be included in the comment appendix of the staff packet that goes to Planning Commission next week, along with those received before the January 5 deadline for comments contributing to staff analysis for the January 11 report.

>>

>> To answer your question, please see question #28 of the Key Facts document (also copied below):
<http://www.bouldercounty.org/doc/landuse/bvcp150001twinlakesfaq.pdf#page=19>

>>

>> 28. One of the paths for annexation contiguity for the BCHA and BVSD parcels is annexation of a county-owned parcel used as a trail corridor. This parcel located to the northwest of 6655 Twin Lakes Rd. is managed as open space. What would be the effect of annexing this parcel, and would it set a precedent of using open space to support development?

>> • No. Annexation of the trail corridor parcel (Outlot 7 of the original Twin Lakes subdivision plat) would not set a precedent of using open space to support development. Annexation of the trail corridor, or of open space, would only change the jurisdiction in which the land is located. The ownership or management would not change. Therefore, if the Boulder County-owned trail corridor parcel in question was annexed, the parcel would remain county-owned and still be maintained as a trail corridor available for public use.

>> • Regarding setting precedence, this is a fairly unique situation in which there is county owned land used as open space within a community service area. A community service area is an area planned for annexation and development. Any request for annexation of county owned property interest would be considered based on the specific circumstances of the request, and its consistency with the Boulder Valley Comprehensive Plan (BVCP) and Boulder County Comprehensive Plan (BCCP). In this case:

>> 1. The BVCP and BCCP support a compact urban development pattern 2. The BVCP anticipates all Area II land will be annexed into the service area 3. There is a demonstrated need for affordable housing in the community, and addressing that need is consistent with BVCP policy 4. The county has agreed previously to allow open space land in which it owns an interest to be annexed within a city's planning area Therefore, in this case the county would support and pursue potential annexation of open space to facilitate affordable housing development on the BCHA and BVSD parcels.

>> • State statute (C.R.S. 31-12-104(a)(1)) allows a municipality to ignore certain types of property (roads, state-owned land, etc.) for purposes of contiguity, but does not allow a municipality to ignore county-owned open space to gain contiguity. This provision does not, however, preclude a county from seeking or allowing annexation of property that is used for or managed as open space, as long as all the statutory requirements for annexation are met.

>> • Boulder County-owned open space may only be annexed at the request of the county. Given the unique circumstances described above that would need to exist, the small portion of county open space in a community service area, and the county's deep commitment to the policies of the BVCP and BCCP, the county would only support annexation of open space in rare instances.

>> • In recognition of the long history around annexation in Gunbarrel and lack of interest of unincorporated neighborhoods in annexation, the city and county have not moved forward with annexation and have adopted policy language specific to Gunbarrel (BVCP Policy 1.24 Annexation: h).

>>

>> Amy Breunissen Oeth, AICP

>>

>> Long Range Planner II|Boulder County Land Use Department

>> 2045 13th Street, Boulder, CO 80302

>> Office: 720-564-2623

>> aoeth@bouldercounty.org

>> www.bouldercounty.org/lu

>>

>> -----Original Message-----

>> From: Kristin Bjornsen [<mailto:bjornsenk@yahoo.com>]
>> Sent: Friday, January 06, 2017 12:07 PM
>> To: Oeth, Amy
>> Subject: question for land-use change requests
>>
>> Dear Amy,
>>
>> I tried to submit a question for staff regarding the Twin Lakes land-use change requests. The form wasn't loading on my computer, however.
>>
>> The question I'm staff can address in their Jan. 11 recommendations is this: BCHA has said on record that it intends to seek annexation via the open space parcel to the north. So my question is: In what ways is this open space property different from other open space properties in the POS system?
>>
>> Thanks for your help!
>>
>> Kristin
>
> <Ltr to A Niehaus (9-13-16).pdf><FW_ Please! I Need Answers to These Important Questions!.pdf>