

From: [Zoltan Toth](#)
To: [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov; [Jannatpour, Vivienne](#); [Williford, Willa](#); [Swallow, Ian](#); [Stewart, Ron](#); glen.segrue@bvsd.org; don.orr@bvsd.org; ellisl@bouldercolorado.gov; HyserC@bouldercolorado.gov; [Gardner, Deb](#); [Domenico, Cindy](#); [Jones, Elise](#); brocketta@bouldercolorado.gov; burtonj@bouldercolorado.gov; ness@bouldercolorado.gov; lisamorzel@gmail.com; shoemakera@bouldercolorado.gov; weavers@bouldercolorado.gov; yatesb@bouldercolorado.gov; youngm@bouldercolorado.gov; appelbaum@bouldercolorado.gov
Subject: Opposition to Twin Lakes development
Date: Tuesday, May 03, 2016 9:53:54 PM

Dear Elected and Appointed Officials,
With this email I would like to express my strong opposition to the rezoning, annexation, and high density housing development plans being contemplated by Boulder Valley authorities. I live in Northern Gunbarrel and occasionally visit the Twin Lakes area. My opposition to related Boulder County, Boulder City, and BVSC plans are based on the following arguments:

- Authorities should make every effort to preserve natural habitats - Twin Lakes is a prime example, land that should never be developed. We hurt our communities and the future generations by destroying natural buffer zones. Please never develop these lands.
- Affordable housing is a big concern for many of us. Creating an apparent dichotomy between, or pitting interests in preserving natural habitats vs affordable housing, in the context of the proposed Twin Lakes development, is a false, artificially framed question that is not constructive and does not serve the community's interest. Yes, we want affordable housing! Do we want it at a price of destroying natural habitat? No! The city and county should instead make affordable housing part of ALL development. Prime example - the just finished or completing apartment development efforts in Gunbarrel around and across King Scoopers - affordable housing should be made integral part of these developments, instead of considering affordable "enclaves". Creating "affordable enclaves" is not a socially responsible and sustainable way to address affordable housing needs.
- There are a number of other concerns that I share with groups opposing the planned development of the Twin Lakes parcels, such as
 - Conflict with BVCP plans
 - Hydrologic environment unsafe for development
 - Conflict with current zoning
 - Lack of local services
 - Traffic and parking concerns
 - Conflict with typical housing density in neighborhood

I hope you will reconsider your intentions and will

- Help area residents to save this natural habitat for the benefit of future generations
- Redirect and redouble your efforts at creating the needed affordable housing stock via requiring each developer to integrate such housing into their future proposed housing plans.

I appreciate you listening to local residents and I hope you will distance yourself

from special interests and act in the best interest of our entire community.

Respectfully

Zoltan Toth

zoltan.j2.toth@gmail.com

5579 Mesa Top Ct., Boulder

From: [Andy Baker](#)
To: [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov; ellist@bouldercolorado.gov; HyserC@bouldercolorado.gov; ZachariasC@bouldercolorado.gov; hirtj@bouldercolorado.gov; [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)
Subject: Denver Post: Colorado losing Los Angeles-sized area of open land per year
Date: Tuesday, May 24, 2016 8:27:32 AM

Dear Planners,

The Denver Post recently ran this article about the "Disappearing West" study and Colorado's natural lands being lost to a development boom:
<http://www.denverpost.com/2016/05/16/hundreds-of-miles-of-colorado-wilderness-lost-to-21st-century-development-boom/>

This is of particular interest to:

- 1) the Twin Lakes fields, which serve as a wildlife corridor, wetlands and buffer habitat
- 2) Hogan Pancost, which has documented threatened species on it.

Boulder truly must put very strong protections on its natural lands. This includes strong restrictions on annexation and development of green spaces. Otherwise, we will lose the things we've worked so hard and long to protect.

Especially applicable quotes in the article:

"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," he said. "If we are increasingly fragmented, that does not bode well."

"Interior Secretary Sally Jewell has cited the study, calling for a renewed emphasis on large-scale planning. Jewell warned against "a haphazard web of transmission lines, pipelines and roads" and that "if we stay on this trajectory ... national parks and wildlife refuges will be like postage stamps of nature on a map — isolated islands of conservation" that people visit like zoos to try to glimpse nature."

Saving open space would require "big-picture, roll-up-your-sleeves, get-input-from-all-stakeholders" planning, Jewell said, and cannot be done by simply creating new parks.

"We're losing a lot. We're losing the natural lands that Westerners and other folks appreciate," said David Theobald, a Colorado State University geographer and conservation biologist and the Conservation Science Partners senior scientist who led the study.

[Hundreds of miles of Colorado wilderness lost to 21st-century development boom](#)





Hundreds of miles of Colorado wilderness lost to 21st-century development boom

Hundreds of miles of Colorado wilderness lost to 21st-century development boom

Sincerely,

Andy

From: [Susan Davis Lambert](#)
To: [#LandUsePlanner](#); [Boulderplanningboard](#)
Cc: [Dave Rechberger](#); [Rolf Munson](#); [Brian Lay](#)
Subject: Twin Lakes Facilitated Discussions
Date: Tuesday, May 24, 2016 2:32:53 PM

Dear Planning Board and Planning Commission members,

As you may know, the Twin Lakes Action Group (TLAG) has been participating in facilitated discussions with BCHA and BVSD, as mandated by a City Council motion that passed on Feb. 29, 2016. The fourth discussion will take place tomorrow, May 25, at the Boulder Rural Firehouse in Gunbarrel at 6230 Lookout Rd from 3-6pm. I would like to invite you all to attend this discussion, and in fact any and all of the upcoming discussions. I think you would find the information exchange and discussion between the stakeholder group (TLSG) very interesting, and perhaps it would help to inform your upcoming decision regarding the Twin Lakes properties. There are very few, if any, local government officials attending these discussions, and it would be a wonderful show of support for this process to have more in attendance. You can find updates and info at this site:

<https://bouldercolorado.gov/bvcp/twin-lakes>

We are jointly discussing the multiple issues surrounding the Twin Lakes parcels owned by BVSD and BCHA. As you know, BCHA/BVSD have put in a request for a land use designation change to MXR (request #35), which would allow up to 18/units per acre. TLAG has put in a request for Open Space (request #36). The current BVCP land use designation allows for 2-6 units per acre.

The City Council motion language as passed stipulates the three stakeholders (BCHA/BVSD/TLAG) jointly formulate recommendations for studies to be done, and joint selection of the companies to do them, to answer pressing questions regarding the land parcels. We then will jointly formulate a recommendation for the land use to inform the BVCP staff.

As part of these discussions, the public is allowed to attend as well as submit public comments or questions to any of the stakeholders. I'm forwarding below a question I have submitted for Glen Segrue at BVSD regarding their 10-acre parcel at Twin Lakes, which they say they received as a school land dedication back in the 1960s.

Thank you,

Susan Lambert
TLAG Board Member
303-530-7151

Dear Mr. Segrue,

In an article published on 3/30/2011 in the Longmont Times-Call, it was reported that a 10-acre parcel of undeveloped land at Stearns Avenue and Glenmoor Road east of Boulder, belonging to the Boulder Valley School District, was being prepared for an eventual sale by adding sewer and

water lines.

http://www.timescall.com/ci_17737312

That parcel backs up to a small Boulder County residential neighborhood. The property was dedicated to Boulder Valley School District as a school site when this neighborhood was built back in the 1960s.

The article indicated BVSD wished to sell this property for the highest market value rate they could get.

The same article further states:

"After several years of selling unwanted properties, this is one of the district's last properties to be sold, [Joe Sleeper, BVSD's assistant superintendent of operations] said. The district also has sold Washington Elementary School to a developer and an 8.9-acre property in Lafayette to Peak to Peak Charter School.

Other unsold and unwanted properties include a piece of land in the Twin Lakes area that would need to be annexed for it to be of any value and a two-acre property in Gilpin County."

The piece of "unsold and unwanted" land in Twin Lakes is the very BVSD-owned parcel being discussed in these talks. BVSD now claims they want very much to develop this previously unwanted land into teacher housing, once they get a new land use designation and annexation.

My question to you Mr. Segrue, is: How did the BVSD-owned Twin Lakes property go from being unwanted land as cited in this article, to suddenly being a highly-valued piece of land that BVSD is fighting to develop?

Does it have anything to do with the fact that the fair market value of your 10-acre parcel will perhaps quadruple or more if annexation is achieved?

Thank you,

Susan Lambert
303-530-7151

From: [Christie Gilbert](#)
To: [Boulder County Board of Commissioners](#); council@bouldercolorado.gov
Subject: Twin Lakes Property
Date: Wednesday, June 29, 2016 11:14:39 AM

Hello. I was unable to attend the open house to review potential land use plans so I went to the website to take a look and to give feedback. I trust you all have looked at those as well. I find it interesting that the map versions with the highest density have open spaces indicated on the map and the lower density doesn't. It looks deceiving. I can live with the lowest density which I believe is a good compromise. But I must say, if it goes beyond that, it is clear to me the council and commissioners are not listening to the people of this community.

I've written you before and have attended many meetings that not only address the issue of affordable housing here but what is happening in other neighborhoods. I cannot believe the direction Boulder is taking to address an issue that has taken on a higher priority than the issues of the people who have helped to build this community. We have come back to Colorado to retire because we missed what we left 20 years ago.

My heart is broken - and I've heard council members share this same feeling about what is happening to Boulder. We did due diligence and knew when we bought our house that there was a potential for building on these lots. We never dreamed it would be the density that is being proposed and if we had known that the land use could change the drastically, we would not have made this choice. We moved here because it was affordable compared to the city and it is quiet. That will be gone if the density increases more than what was originally designed for this area.

I am so sad that the alternative is to leave Boulder and the home we only bought three years ago as our retirement forever home with our grandkids one mile away. So sad - worked so hard and now I feel we have to start all over again finding what we will be losing if this goes through. I only wished you cared about us as much as the folks who aren't here yet but need affordable housing. I don't believe it is an either/or but an and to meet both needs.

So sad,

christie
Christie Gilbert
christieg52@gmail.com

From: [Kristin Bjornsen](#)
To: [#LandUsePlanner](#)
Subject: Meadowlarks on the Twin Lakes fields
Date: Thursday, June 30, 2016 11:32:48 AM
Attachments: [image.png](#)

Dear Planning Commission,

In the coming weeks, it would be a great honor for me to share with you some of the beauty and ecological value of the Twin Lakes fields.

Rather than starting with a broad or abstract topic, I'll start with something small: the lovely news that a meadowlark's nest with eggs has been discovered in the tall grasses of the south Twin Lakes field.

This shy bird is seldom seen but has a strikingly beautiful [song](#).

Meadowlarks are protected by the Migratory Bird Treaty Act and, along with other grassland birds, are in great need of ecosystem protection and restoration, as discussed in this [article](#), "Protecting Migratory Birds Requires Focus on Habitat."

"The eastern and western meadowlarks are two gorgeous species that lives in open grasslands, meadows and prairies. These native grasslands are disappearing at an alarming rate, causing grassland-dependent wildlife to disappear, too," writes author Dani Tinker.

Right now, we are asking the Boulder Valley School District to only partially mow the south field, leaving strips or islands of grass to serve as habitat for the meadowlarks and other birds, mammals, and pollinators and to enable the continuation of wildlife studies.

According to the fire department, a partial mowing would acceptably mitigate fire risk while also protecting environmental value. I'm not sure, however, if BVSD will agree. (Currently, they plan to mow the entire field except for a small section around the nest.) BCHA has already mowed the entirety of the north field, without, I must say, answering our questions about partial mowing or giving us time to mark off saplings, shrubs, and dense flower patches. In any case, that is beyond my control.

What I would love to do, however, is to continue to send pictures, videos, and information, perhaps a "Faces of the Fields" series, that show the ecological value of these meadows.

To close this first email, here is a photo of a western meadowlark and a short poem excerpt from 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.*



All the best,

Kristin Bjornsen

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#95]
Date: Friday, July 08, 2016 11:19:26 AM

Name * Shane Williams

Email * tintala@gmail.com

My Question or Feedback most closely relates to the following subject: (fill in the blank) * TWIN LAKES INFILLING – VERY INAPPROPRIATE

Comments, Question or Feedback *

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, the traffic and pollution will keep me from riding bikes with my son . I use this open space everyday! the already horrible traffic is going to be worse. with no bus stops, or grocery stores or fuel within walking distance of the area,this will add more misery. KING SOOPERS is way too small already. Why didn't you build affordable housing on Lookout or Gunbarrel center, instead of luxury condos no one can afford.I will be using my vote to get you out of commission,you obviously are not deserving of this position and should impeached.You have no sensibilities nor do you consider any rights of residents. Were any of you even born here? I am trying to raise a family in Twin lakes, and we love our walks and rides , but the traffic is ALREADY a HUGE problem!! With your filthy plans the traffic will be unacceptable and the pollution will drive all the wildlife out of the area! At 3:00 pm, the traffic is backed up from Twin lakes down to 63rd, and all the way down the hill .this can never be reversed or changed!!My next intention will be to do everything I can to vote everyone of you out who condoned this.

Attach a File (optional)



[img_2333.jpg](#)

2.72 MB · JPG

Please check box below *

- I acknowledge receipt of the Open Records Notification



From: [Kristin Bjornsen](#)
To: [#LandUsePlanner](#)
Subject: Letter for Planning Commission
Date: Tuesday, July 12, 2016 10:38:55 AM
Attachments: [pc_letter.pdf](#)

Dear Planning Commission,

Please find attached a letter for your consideration.

Thanks for your time!

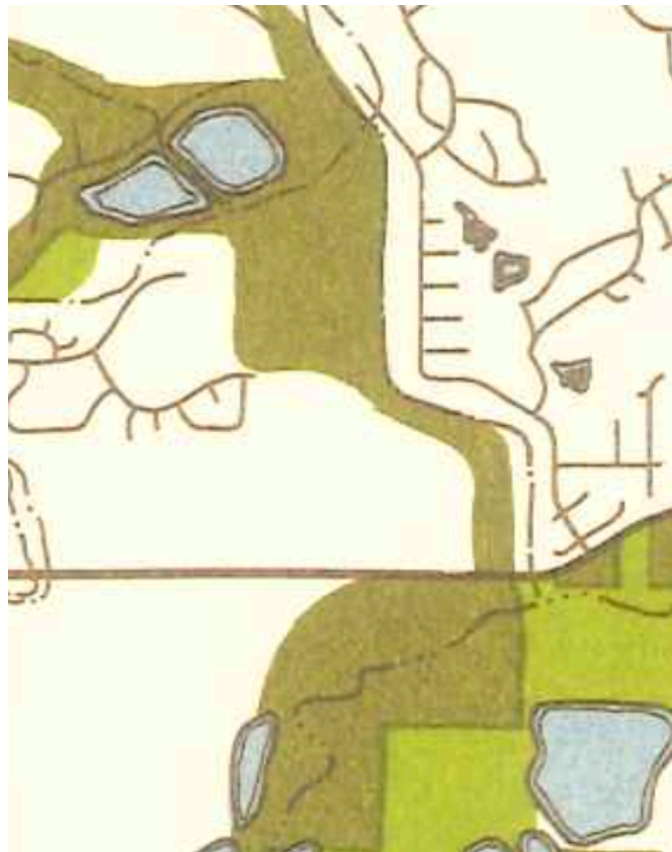
Kristin Bjornsen

Secrets from the Forgotten Comp Plans

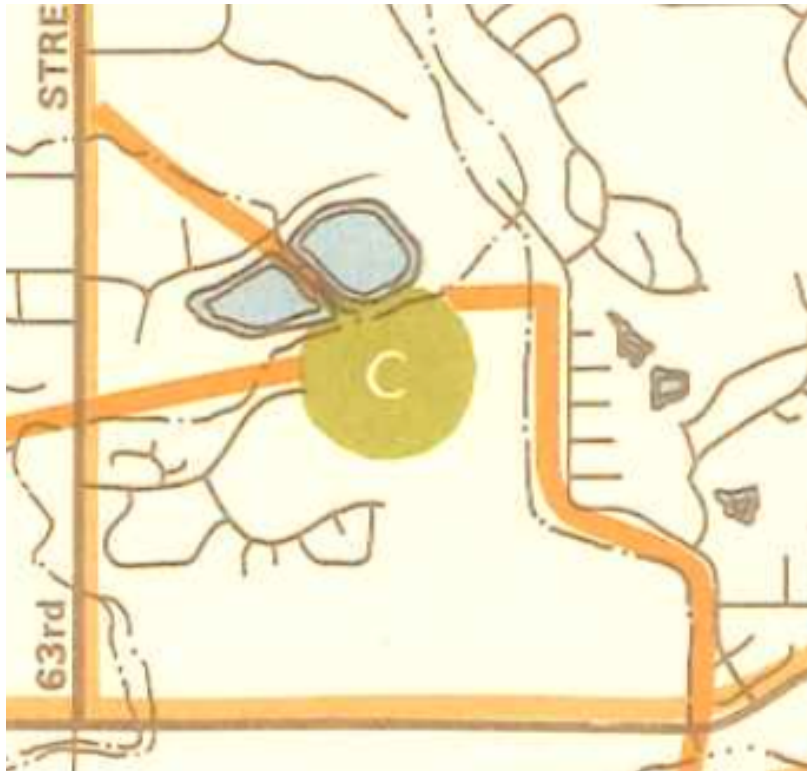
Dear Planning Commission members,

In the Boulder County Housing Authority's information packet for the Twin Lakes, it states that the north field (6655 Twin Lakes Road) has been designated as "appropriate for residential development, since the adoption of the original comp plan in 1977." We've heard this from other departments as well.

I wanted to check this out, so I requested the earliest comprehensive plans and discovered something surprising that even the BVCP planning staff were unaware of: Both the 1970 and 1977 comp plans show that the area south and east of the lakes was slated to be a greenbelt and 40-acre community park. Here are maps from the 1977 Boulder Valley Comprehensive Plan:



Planned greenbelt connecting the Twin Lakes with Walden Ponds



Planned 40-acre community park

Planners originally intended 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. They anticipated a school, kids' park, and a church immediately to the west of this.

For these reasons, as well as the deficiency in Gunbarrel services and infrastructure, the Planning Director in 1975 even recommended against a housing development proposal in the southeast area. The county and city parks and open space departments were unable to purchase this land at the time, although they reaffirmed the importance of this “link” to their plans.

Now all that remains of the wildlife corridor and this original vision are the Twin Lakes fields. Although there is a 100-foot-wide constriction point at the south end,



the corridor immediately opens up on both sides. Wildlife cameras and naturalists have found this corridor to be heavily trafficked by a range of animals, including birds, deer, coyotes, mountain lions, foxes, skunks, raccoons, and even this summer, a moose.

We now have the exciting opportunity to preserve this habitat connection and beloved natural land with an Open Space designation. An Open Space designation still allows the owner to develop the property at its current zoning of unincorporated Rural Residential (a zoning that BCHA knowingly bought into), but it indicates the desirability for Open Space acquisition and protection if the possibility arises.

Policy 3.04 “Ecosystem Connections and Buffers,” of the Boulder Valley Comprehensive Plan, states, “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.”

Let’s honor this commitment by choosing the most appropriate land-use designation.

If we keep snipping strands in the “web of life,” everything unravels. So I’m grateful that we have this opportunity to protect a priceless and irreplaceable resource that greatly benefits wildlife and the community alike.

Many thanks for your consideration!

All the best,

Kristin Bjornsen

From: [Annie Brook](#)
To: [#LandUsePlanner](#)
Subject: letter regarding Gunbarrel plans.
Date: Saturday, July 23, 2016 8:41:36 AM

Ethics, Loopholes, and Annexation of Gunbarrel

Did you notice we no longer teach civics in most public schools? That leaves teens to search for role models and ethic values in adventure novels, fantasy books and video games. Ethics used to be an accepted and expected part of citizen behavior, and there was a healthy pride in "doing the right thing."

Now, it seems Boulder city and county government is trying to annex county open space to establish contiguity to rural land they want to develop. Establishing a policy of "annexation through open space" would give cities throughout the county much greater annexation power, including giving Boulder the power to annex Gunbarrel neighborhoods without a citizen vote. Voting is standard procedure; however, by going through Boulder Open Space, it seems council and planning could avoid asking the local Gunbarrel community for permission to annex. This would increase regulations, create more fiscal ties with Boulder and, thus far, has shown little return in services for Gunbarrel.

Agencies' motive? It seems a loophole slide-around to further their plans to force Mixed Density Residential (up to 18 units per acre) housing onto two parcels of land on Twin Lakes Road. Parcels that research shows to be unsuitable for large-scale development due to drainage issues and without accessible services for such a project. There is strong community opposition to the destruction of these natural lands, and loopholes are a slippery and unethical way to proceed.

I wish this event was simply a fantasy novel, but to me it seems a serious case of government steamrolling and city and county departments avoiding "doing the right thing." America was founded on the right to vote, and creating a precedent that would allow government to circumvent standard procedure for annexation seems unethical.

--

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: [Susan Davis Lambert](#)
To: [#LandUsePlanner](#)
Subject: Meeting with the Public
Date: Sunday, July 24, 2016 8:56:51 PM

Dear Planning Commission members,

I thought you might be interested in the Twin Lakes Action Group's attorney correspondence with the Boulder County Attorney's office.

It appears both parties agree that the decision of whether to meet with interested members of the public, or representatives of citizens' groups, is up to individual Planning Commission members.

Any meetings of more than three members would need to comply with the open-meetings law, of course, and may be subject to disclosure if the subjects discussed reach the Commission at future meetings, but since the comp plan is legislative, there are no limits on communications with decision makers.

Thank you,

Susan Lambert
303-530-7151

> FROM: Mike Chiropoulos <mikechiropoulos@gmail.com>
>
> DATE: June 17, 2016 at 1:22:20 PM MDT
>
> SUBJECT: PLANNING COMMISSION GUIDELINES
>
> TO: Ben Pearlman <bpearlman@co.boulder.co.us>,
> mdoherty@bouldercounty.org
>
> CC: Dave Rechberger <dave@dmrgroupllc.com>, Kristin Bjornsen
> <bjornsenk@yahoo.com>
>
> Dear Ben and Mark,
>
> TLAG requested that I submit a response to the correspondence string
> with TLAG member Kristin Bjornsen titled "Clarification of Planning
> Commission Guidelines." TLAG's position is stated below. Please let me
> know of any questions or if you wish to discuss this matter further.
> TLAG Chair Dave Rechberger and Kristin are copied above.
>
> TLAG respectfully submits this response to the opinion expressed that
> the "greatest transparency and fairness" offers a rationale for
> attempting to limit communications between citizens or citizen's
> groups and Planning Commission members to the formal public process
> and hearings regarding the Twin Lakes properties.
>
> Informed decision-making depends on informed decision-makers. Members
> of a public commission should be encouraged to meet with citizens and
> citizen's groups absent a specific rule or policy that provides
> otherwise. TLAG is unaware of any such authority in the context of the
> BVCP Update process.

>
> Consequently, individual Planning Commission members retain the
> ability to meet with citizens leading up to Update meetings. Our
> understanding is that comprehensive plan updates are legislative
> processes under Colorado law. A cornerstone of our democracy is
> legislative officials hearing directly from citizens in advance of
> formal hearings to shape policies at the formative state and
> contribute to officials' understanding of local concerns. Meetings
> are essential to achieving the Planning Commission's BCCP Guiding
> Principle 7 (approved in 2012): "Actively engage the public in the
> planning process." This principle applies during the entire process.
>
> The formal nature and time constraints associated with public hearings
> tend to severely limit the ability of citizens to meaningfully convey
> information. Written submissions also have limitations. Meetings can
> be immensely valuable to provide for exchanges that deepen the
> understanding of local issues, and to facilitate positive outcomes.
> They can lead to discussions that better define and direct decisions,
> sometimes identifying middle ground between an applicant's request
> and community concerns.
>
> Past TLAG meetings with appointed and elected officials resulted in
> valuable and professional exchanges of information that we believe
> benefited all parties. TLAG coordinated those meetings so that only
> one request went to each official. For land use matters, the ability
> to tour the property with knowledgeable residents and engage in a
> dialogue are especially helpful for all participants.
>
> The free flow of information results in informed decision-making.
> Fairness is best served by allowing citizens to directly interact with
> public officials in democratic processes such as the BVCP Update. When
> the Boulder County Housing Authority is the applicant on the Twin Lakes
> Road
> parcel and various County and City officials have regular and ongoing
> contact with other stakeholders in this process. fairness and openness
> favors encouraging interaction between the public and the Planning
> Commission. Disclosure satisfies transparency.
>
> We ask that the County advise the Planning Commission that they may
> accept
> invitations to meet from TLAG or other members of the public, and
> express our hope that individual planning commission members are
> willing to meet to deepen their understanding of the issues.
>
> ###

> Sincerely,
>
> Mike Chiropolos
> Counsel to TLAG
>
> 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: [Kristin Bjornsen](#)
To: [#LandUsePlanner](#)
Subject: Letter for the Planning Commission
Date: Monday, July 25, 2016 11:20:35 AM
Attachments: [letterd_pc.pdf](#)

Dear Planning Commission members,

Please find attached a letter for your consideration.

Best regards,

Kristin Bjornsen

Dedication of the south Twin Lakes field

Dear Planning Commission members,

While reading through old subdivision files at the Land Use office, I unearthed something surprising: the south Twin Lakes field is a land dedication for Gunbarrel Green.

This means that as a requirement for building the Gunbarrel Green neighborhood, Everett and George Williams had to dedicate 10 acres for “future school and recreation use.” The Williams brothers gave the south Twin Lakes field to the Boulder Valley School District for a school site, 60 percent of which was anticipated to be a park.

Even the Land Use Department staff was unaware of this dedication. On three separate occasions they told me that no-way, no-how was this land a subdivision dedication. The oversight is understandable because the dedicated land lies about 500 yards west of the Gunbarrel Green plat (no appropriate site was closer). On March 8, I emailed the scanned dedication record to Land Use so it could aid the review process.

According to Article 7-1300 of the Boulder County Land Use Code, such dedicated lands are exacted from the developer “to serve the residents of that proposed subdivision or development.”

Sections 7-1303 and 7-1304 describe only two uses for the exactions: a park or a school. (Easements for roads and drainages are addressed in other sections.)

This is exciting news because Gunbarrel desperately needs parks and open space, especially to buffer the adjacent Twin Lakes Open Space. Its 1.4-mile loop trail receives the most visitors of **any** Parks and Open Space property, with 103,000 annual visitors in 2012.

How logical and lovely would it be to create a Greater Twin Lakes Open Space to protect an area the County website calls “biologically diverse both in and out of the water”?

This would align with both the dedication and Parks



The north field (6655 Twin Lakes Road) and the Twin Lakes. Parks and Open Space states: “With grasses, wildflowers and trees surrounding the wetlands, these areas are biologically diverse both in and out of the water.”



A kids' BMX track lies on the south field, which was dedicated to serve neighborhood families.

and Open Space's first acquisition criteria: "Land threatened by development that is near or adjacent to existing open space."

What's more, as I wrote a couple weeks ago, the original BVCP intent for the area adjacent the proposed school was a 40-acre community park and a greenbelt connecting the Twin Lakes to Walden Ponds.

Although dictionary definitions can be cliché, it seems appropriate here to close with one. "Dedicate" means "to set apart to a definite use."

The definite use was a school or park. A land-use designation of Open Space would uphold the integrity of our dedications.

Thanks for your time and best wishes,

Kristin Bjornsen

From: [Karen Rabin](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [Boulder County Board of Commissioners](#)
Subject: VOTE NO on #35: Do Not Increase Zoning Density of Twin Lakes Parcels
Date: Sunday, July 24, 2016 8:16:34 PM

Greetings Commissioners -

I understand that in the next few weeks you will be voting on a requested change to the Boulder Valley Comprehensive plan that would change zoning on the Twin Lakes parcels in Gunbarrel specifically to enable much higher density housing development than allowed under the current zoning.

This change, if approved, and after the planned annexation to the City of Boulder, would allow city-density development on property that is located in a rural-density neighborhood, and I urge each of you to reconsider your previous positions and reject this request for change.

My understanding is that the current Low Density Residential (LR) zoning designation, after annexation to the City, would allow for 2-6 units per acre. Since the properties total 20 acres, at the low end, that would allow 40 units, which matches the typical density in the surrounding neighborhoods. At the high end of that zoning designation, 120 units could be built. While that many new housing units would have a significant impact to the neighborhood, it is nonetheless reasonable when compared to the existing Twin Lakes neighborhood.

Changing the zoning to Mixed Density Residential (MXR) in order to build in excess of 120 units and as many as 360 units would have a dramatic negative impact on the neighborhood.

I urge you to step back and take a fair and balanced view. It is unimaginable that Boulder government leaders would allow private developers to build a high density development in the middle of a low density suburban neighborhood. This would have a detrimental impact on the neighborhood and is not fair to the current property owners and residents.

Please do not allow your passion for low income housing to impair your ability to be fair and reasonable and represent the interests of the voters and taxpayers of Boulder County.

If BCHA funding sources for some reason require higher density development, there are many suitable parcels already owned by the City and County of Boulder and BVSD that are not in existing neighborhoods, and thus could be rezoned to Mixed Density Residential without impacting current residents and neighborhoods. Many other suitable cheap agricultural parcels are available on the outskirts of Longmont, for example. Any of these parcels would allow development of both private market rate and "affordable" housing at the same time, creating new mixed-income neighborhoods and making progress toward both middle income housing and low income housing goals at the same time.

In summary, it is only fair that new development – whether "affordable" or not – only be allowed to proceed when it is compatible with the existing neighborhoods in which it is built.

I strongly urge you to act in the public interest by voting "No" on Request #35.

Sincerely,

Karen Rabin
4636 Tally Ho Trail
Boulder, CO 80301

From: H.Lee.Sturgeon
To: boulderplanningboard@bouldercolorado.gov; Boulder County Board of Commissioners; council@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: South Twin Lakes Field land-use designation
Date: Tuesday, July 26, 2016 9:29:06 AM

We wish to add our voices to that of the Twin Lakes Action Group requesting that the land-use designation for this parcel of land be Open Space!! The current density of the Gunbarrel area is already overloaded by housing and traffic. We don't need more density and certainly don't need more traffic.

Vinita and Lee Sturgeon
7034 Indian Peaks Trail
Boulder, CO

From: [Kay Rippy](#)
To: [#LandUsePlanner](#); council@bouldercolorado.gov
Subject: Twin Lakes building proposal
Date: Saturday, July 30, 2016 9:34:49 AM

Ladies & Gentlemen:

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

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

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

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

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

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

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

Sincerely,

Kay Rippy

Gunbarrel

From: [Paul Strupp](#)
To: [City of Boulder Planning](#); [BVCpchanges](#)
Cc: [Morzel, Lisa](#)
Subject: BVCP Update: 2810 Jay Road #29
Date: Saturday, July 30, 2016 2:55:29 PM

I am writing in objection to the continued consideration of the rezoning request 2801 Jay Road Prop #29 to change the zoning from PUB to MXR.

This proposal has already been **rejected** by the Planning Board because of the disjointed and incongruous development plan it initiates for the entire region northeast of 28th and Jay Road. Why do we need to keep revisiting this except for what must be the persistence of the developers?

If decisions are not made to be kept, then we also need to re-open the Proposal #30 which asks that the parcel be re-assigned to the Planning Reserve. If you really want to study what should be done with this area, let's consider all the options, not just one option which will lead to spot type planning that benefits the developer and not the neighborhood.

Nothing has changed in the last six months that has made the rezoning and development plan for Prop #29 a better idea or strategy. I, along with others from the neighborhood, will attend the meeting at Cavalry Bible Church Aug 8 to reiterate our objections to this non-thought-out approach to development of this key area of the city and county.

Thank you,

Paul Strupp
4192 Amber Place

From: [Jennie](#)
To: [City of Boulder Planning](#); [BVCChanges](#); [Morzel, Lisa](#)
Subject: Jay and 28th Street Development
Date: Sunday, July 31, 2016 9:38:36 AM

I am a neighbor of the property at 28th Street and Jay Road, where a community church now sits. I oppose the rezoning of this land to residential because we don't need any additional traffic in this area. Come see for yourself how jammed up this corner gets with the through traffic already here. Developing residences here will not increase bike users because it will not be a walkable neighborhood. We are bordering on being semi-remote, an island of suburbia, where everyone takes their car to get to the nearest stores and eateries. More residences here is not a good idea.

Jennie Crittenden
(303) 440-7889

From: [Peggy Bruehl](#)
To: [City of Boulder Planning](#); [BVCPchanges](#)
Cc: [Morzel, Lisa](#); [Peggy Bruehl](#)
Subject: BVCP Update: 2810 Jay Road #29
Date: Saturday, July 30, 2016 3:43:43 PM

Greetings,

My name is Dr. Margaret Bruehl. I live at 4192 Amber Place in the city of Boulder, Colorado. I have been a resident of the city of Boulder for over 25 years. I have lived in my current home in the neighborhood of 2801 Jay Road for nearly 24 years. I am writing in strong objection to the proposal to rezone 2801 Jay Road from PUB to MXR (2801 Jay Road Prop #29).

I strongly object to this rezoning for the following reasons:

1) This proposal has already been rejected by the Planning Board. The Planning Board rejected this proposal because they see potential MXR development in this region as disjointed and incongruous with the surrounding region northeast of 28th and Jay Road. Nothing has changed about the surrounding region nor the proposed new zoning. I support the original rejection by the Planning Board and encourage you to stay true to your original decision as part of the Boulder Valley Comprehensive Plan update.

2) The location is currently zoned RR by Boulder County, which allows for four single-family dwellings. Should the zoning change to MXR, the development which would occur goes far outside the original zoning. The RR is an appropriate designation for the location, as it matches the character of the existing nearby homes and properties. I respect the original characterization of the county zoning board and their designation of this property. I do not agree that it should change.

3) The location is currently zoned P by the Boulder Valley Comprehensive Plan (BVCP), which allows for public areas. The proposed rezoning goes directly against the BVCP intention for the property. I have great respect for the Boulder Valley Comprehensive Plan. I believe in its role as a guiding force for maintaining the integrity of beautiful Boulder Valley. I do not agree that this location should go against the BVCP.

4) Should the zoning change to MXR, the development which would occur represents a significant change to the character of the neighborhood. Our neighborhood reflects a well balanced mix of single family homes of varying sizes, along with homes on larger rural lots including horse properties. The proposed rezoning would allow excessive density, not in any way in keeping with the character of the neighborhood, nor is it reflective of our neighborhood appearance.

5) Should the zoning change to MXR, the development which would occur will result in traffic complications at the intersection of Jay Rd and 28th Street. With the density of development that is likely to happen, we can expect significant worsening of an already high traffic area. Development would require extensive traffic mitigations in order to ensure reasonable and safe access to and from any development as well as the need for turn lanes on and off of Jay Rd and/or 28th Street. The large number of people residing in development associated with MXR zoning would cause profound traffic problems for the residents of this neighborhood,

as well as for those people passing through our neighborhood north/south on 28th Street and east/west on Jay Rd.

6) Should the zoning change to MXR, the development which would occur will result in parking problems throughout the surrounding neighborhood. Typically, developments associated with MXR zoning include limited parking spaces, which will likely be too few for the density of any development. As a result, we can expect that residents of the developed location will certainly park on the streets of the surrounding neighborhoods. We've seen this effect near many MXR residential developments in Boulder. Again, this is not in keeping with the existing character of the neighborhood, nor is it reflective of our neighborhood appearance.

As a long time resident of the city of Boulder, I strongly object to 2801 Jay Road Prop #29 for the above reasons. I encourage the planning board (and the city of government) to remain true to your original rejection of this proposal as part of the Boulder Valley Comprehensive Plan update. Should ANY reconsideration occur, I strongly encourage you to reconsider re-opening 2801 Jay Road Proposal #30 which asks that the parcel be re-assigned to the Planning Reserve.

Thank you for your consideration,
Dr Margaret Bruehl
4192 Amber Place
Boulder, CO 80304
peggy.bruehl@gmail.com
(303) 447-2954

From: JerryG [<mailto:jesseg7@comcast.net>]
Sent: Sunday, July 31, 2016 4:22 PM
To: City of Boulder Planning <planning@bouldercolorado.gov>
Cc: tlag.inbox@gmail.com
Subject: Open space for Twin Lakes parcels

My wife and I moved to Gunbarrel from another State in 1992 when we retired. We picked the lot in Red Fox Hills and had a house built adjacent to the open fields. Over the years we have enjoyed watching the various activities in the fields. These fields are certainly a treasure to the entire community. On one occasion there was a female coyote and her five pups standing in a line behind our fence. Recently on the 4th of July there was a Mule Deer passing through from twin lakes and headed south, possibly toward Walden Ponds, as this is a wildlife corridor.

There is always activity in these fields. CU students are delivered here to study the types of grasses and other activities taking place in these fields. People come here to fly battery powered airplanes. People ride bicycles, walk dogs, sunbathe, and just enjoy the beautiful fields.

If building of any type is built in the two fields, then one of Gunbarrel's true treasures will be destroyed.

From: [annavillachica](#)
To: [City of Boulder Planning](#)
Subject: Do not develop Twin Lakes Rd
Date: Sunday, July 31, 2016 10:08:56 PM

7/31/16

Dear Boulder Valley Comprehensive Plan,

I am a current resident of Gunbarrel. I moved here in 1999 with my husband to the Twin Lakes area. I have loved living here for 17 years because of the rural uncongested feel that Twin Lakes offers. I am deeply saddened to hear of all the development that is being proposed in the 2 lots off of Twin Lakes Rd.

We love living here so much that in 2014 we moved to another house just a few blocks east here in Gunbarrel in Red Fox Hills. We, my husband and 2 kids and dog. all enjoy walking and biking, and what we really treasure is the wildlife that we have around us. From our backyard we see red tail hawks and bald eagles hunting prairie dogs, coyotes yipping at night, frogs, raccoons, kestrels, blue herons, deer, foxes, and a plethora of birds and other critters. We call this "The Nature Show", and we moved here because of it. We see the life cycles of all the animals and love to visit the owls at Twin Lakes (as do many others in the Boulder area and beyond). We love the rural feel of this place that we have made our home. We ride our bikes and run our dogs through these fields. It would be a DISASTER to allow high density construction here. This has already happened just North of us near Lookout Rd. & Spine Rd. How many of these newly constructed apartment units have been rented? Why was this area at Lookout & Spine not proposed for Affordable Housing at the time of construction? It is in walkable distance to shopping and dining.

I am a teacher and so is my husband - and yes we work at with high needs populations. I understand the need for affordable housing in Boulder, but the cost of filling up all available open spaces (especially in Gunbarrel that has little infrastructure) will ruin the whole reason that people want to live here. The idea that the school district is trying to "create affordable housing" for teachers is ludicrous. What will most definitely happen with this dense of housing is more people, more cars, more traffic, and wildlife will be severely lessened or even gone. Our reason for living here will be gone. Is it really all about money? Really all this more, more and more will make everything less.

Please rethink this plan. It is not what the community wants or needs. I implore you to change land use request #36 No Density to these 2 parcels. Please listen to the communities you will be impacting.

Sincerely,

Anna Villachica
4543 Tally Ho Tr.
Boulder, CO 80301

villachi@hotmail.com

Anna Villachica

Andy Taylor

villachi@hotmail.com

From: [Jessica Hartung](#)
To: [City of Boulder Planning](#)
Cc: [Ellis, Lesli](#)
Subject: Twin Lakes Parcels
Date: Monday, August 01, 2016 12:26:32 AM

Hello Planning and Development Services staff,

I appreciate that you are sorting through the competing interests to create objective recommendations consistent with the principles of our Boulder Valley Comprehensive Planning process. It is for this reason, the context of these Twin Lakes parcels can not be ignored as you determine your recommendations for request #36 to designate the Twin Lakes parcel previously owned by the Archdiocese as Open Space and request #35 for MXR.

The City of Boulder tax collections from Gunbarrel's Commercial and Industrial properties provide financial support to the City. In essence, the City has siphoned off the tax base of our community, while not providing services here like road maintenance, or a library, police and fire protection, or privileges such as representation. If the tax basis of our community, was being used FOR our community, things would be much different here. There might have been sidewalks when my kids were little so I could walk with a stroller to the grocery store. There might have been a place for the community gather, hear a concert, or have a celebration, or a branch library where I could give my kids better access to books. We have no facilities like that. Yet North Boulder's recent housing developments have a new branch library, even though they are much closer to the main library. It takes about an hour by public transportation to get to the Boulder Public Library from Gunbarrel, if you are lucky. Driving takes about 20 minutes. The North Boulder branch is just up the road on Broadway. Why has the Gunbarrel community been so poorly designed and haphazardly developed without adequate infrastructure? Boulder City and County pride themselves on exemplary planning. Yet Gunbarrel development hasn't been, and the plans that did happen by or with the residents have been primarily disregarded.

I am proud of Boulder's open space environment. It is one of the reasons we moved here, and I started a business here in Gunbarrel 18 years ago. We appreciate the low-key environment of Gunbarrel where light industrial is integrated with residential, and open space all in the same block. A recent visitor to the area from City of Boulder said, "You have room to breathe out here." That is what makes this community work. In the first 30 seconds of the video on the Boulder Planning and Development website it says ***"It is not by accident the city today is one of the most desirable cities. Our forefather's and foremothers had the foresight to see the value of protecting our natural lands and having that Open Space buffer."*** The people and the wildlife thrive when open space and wildlife corridors are preserved.

The purchasers of this land have forgotten or are not interested in understanding the context of Gunbarrel—its origins and character as a sub community. I believe the people in Gunbarrel and beyond will rally to protect what is here because it has so much potential to grow well, age well, and continue to be a low density environment. Now, in addition to the commercial taxes collected, Boulder is warping this planning process and potentially using Open Space as a vehicle to force fit ill-planned development in the heart of our community asset. We have a strong sense of connection to keeping a rural feel here, and there already has been too much recent development to be absorbed without additional infrastructure investments. The decisions you are providing recommendations for have real consequences for the community of Gunbarrel as a whole. We **need** planning, we need **more** planning, and we need planning that treats Gunbarrel as if it mattered.

I strongly encourage you to recommend request #35 be denied. MXR designation will create a mass of problems for the City and County, is inconsistent with the surrounding area, and will damage the wildlife habitats of the Twin Lakes open space. In no way has the environmental impact been adequately studied. If you recommend approving request #36 for open space, and it is accepted, all parties will be able to have time to think, plan and work through reasonable

solutions, and develop appropriate infrastructure for any future developments when the comp plan is updated again. We won't be able to "undo" a flawed development. Please recommend approving request #36 based on the overwhelming data about the value of this land — and if you feel there is insufficient data to prove that, that is exactly what the study period was for — investigation of the importance of this land, and why it should be treated not as a parcel waiting for development, but as something rarer and even more valuable.

Thank you for your honesty, integrity, and openness to input from the citizens who depend on your service.

Regards,
Jessica

Jessica G. Hartung
CEO and Founder

IntegratedWork.com

Facilitation • Learning Communities • Retreats • Keynotes • Coaching
office 303-516-9001 x202 • cell 303-818-6795 • fax 303-516-9806

From: [Angela](#)
To: [City of Boulder Planning](#)
Cc: [Ellis, Lesli](#); tlag.inbox@gmail.com
Subject: Twin Lakes Road Open Fields South of Twin Lakes
Date: Monday, August 01, 2016 11:13:02 AM

Dear Boulder Planning Board,

Please approve TLAG's land use change request (#36) for these two parcels.

For the following reasons I seriously request that Twin Lakes Open Fields, adjacent to LOBO trail, Red Fox Hills, Porthole Estates and the Twin Lakes Neighborhood be preserved as a wildlife corridor and converted to open space.

Every time I drive by the Twin Lakes open fields, I breath a deep, full bodied, sign of relief. Finally, after dealing with aggressive traffic, noise, exhaust fumes, and that horrid claustrophobic feeling from Boulder proper, I can relax. Catching a glimpse of the swift moving kestrels hunting for voles and field mice, or the wind majestically bending and waving the tall grasses in spring, make my heart sing and ease my mind. Yes, I love these open fields, the expansive peaceful feelings I experience while hiking LOBO trail; and, where I've watched our special Great Horned Owls hunt to feed their young. Yes, I have strong passionate feeling about the open fields, even though I live farther away in Twin Lakes Condominiums,

I purchased my home here 16 years ago, because of open spaces, quiet, bountiful nature, wildlife, and low density human population that contribute to my personal safety. Now that I'm a senior citizen, I've become very cautious while walking around the lakes. I stay on the perimeter of the paths to avoid being hit by speeding bicyclists, who seldom call out that they are behind you "on your left" or "on your right." And I always look behind me prior to walking to the other side of the path.

The reality that hundreds of additional citizens congested on Twin Lakes Road will bring many more cyclists and pitbull terriers is a formidable one. My personal safety is a great concern. Fortunately, for my health and vitality, Twin Lakes Condos has exercise room with weight training equipment, across the street from my building. At least 6 times a week, year round, I cross Twin Lakes Road to use the facilities.

Often this part of Twin Lakes Road is slick with ice. This dangerous road hazard, slows my walking pace, from rapid in the summer, to a careful slow gate in late fall, winter and early spring. There are no pedestrian walkways, safe over ramps, or stop signs. Today's drivers are frequently preoccupied with their mobile devices; or, driving too fast for road conditions. There is no way I can sprint across an icy street without slipping; and, no way a car driven at speed limit or under, and come to a complete stop on this icy road. With hundreds more cars using Twin Lakes Road my safety will be greatly diminished along with my ability to exercise and be healthy.

Also contributing to my personal health are Twin Lakes and LOBO trails. I enjoy nature photography, listening to birds sing, watching shy duck families, the herons, owls, kingfishers, bunnies, hiking, friendly neighbors, being caressed by trees and water splashing over the levy on windy days.

Hundreds more people in the Twin Lakes Area will detract from the beauty and safety of this area.

I think, for all concerned, wildlife and humans, highest and best use of the Twin Lakes Parcels, along with the entire Twin Lakes area should be as a Wildlife Sanctuary.

Please approve TLAG's land use change request (#36) for these two parcels and take the first steps toward converting this area into a Wildlife Sanctuary.

Sincerely,
Angela Green
4895 Twin Lakes Rd#5
Boulder CO, 80301
August 1, 2016

From: [Adli](#)
To: [City of Boulder Planning](#)
Cc: [Elis. Lesli](#)
Subject: Objection to BCHP's attempt to change land use designation in Twin Lakes
Date: Tuesday, August 02, 2016 5:26:22 PM

Hello,

I'm writing to you in order to voice my opposition to the request by BCHA to change the land use designation for the Twin Lakes Parcels. Not only do I think it's the wrong thing to do for several reasons (enumerated below,) the entire process to me has seemed very underhanded and biased. So many of the claimed tenets of the Boulder County Comprehensive Plan are being violated by the proposal, it makes one wonder how this is even being considered. Due to easily observable bias in the process, my faith in the Boulder city and county governments as a fair voice for their citizens is fast eroding, and as a result and I feel that I can no longer be silent on the matter. I had never thought of the Boulder government as corrupt/unethical before, but I'm unfortunately changing my mind.

I've lived in Gunbarrel since I first moved to Boulder in 2000, 16 years ago. First I lived in the Habitat Apartments, and then I purchased a condo across the street in the Willow Brook community. My wife was living in the Powderhorn condos on White Rock Circle at the time I met her, and has lived in Gunbarrel for 8 years. We met at Asher Brewing Company on Nautilus court. When we decided to purchase a house two years ago, the only neighborhoods we considered were in the Gunbarrel area. We purchased a house in Twin Lakes and plan on it being our home at least until our retirement in 30 years or so, probably longer.

Two of the main things that attracted us to the Gunbarrel area were the lower density and slower pace as compared to Boulder proper. We both grew up in Iowa and have a love for open space and wild-life that is currently prolific in the Twin Lakes area, but is now threatened by BCHAs proposals. We enjoy riding our bikes everywhere in Gunbarrel without having to worry about excessive traffic (I ride mine to work daily using the 63rd street multi-use path.) We also use the Twin Lakes open space on an almost daily basis to walk our dog, enjoy some peace and serenity and observe the wonderfully varied wild life resident in the area.

Before I get into the specific reasons I'm opposed to the land use designation change, let me state that I am firmly in support of affordable housing when it's done with appropriate thought behind it. I'm fully in support of affordable housing on the Twin Lakes Parcels, within the present designation. I understand that Boulder has a need for more affordable housing. Unfortunately, rather than mixing it in all over the city, this plan seems more like Boulder is willfully pushing a problem out to an area where the people have no representation on the City Council and can't object with the same strength as a community within the City.

The main reasons I am opposed to the land use designation change are as follows:

1. **PROPOSED DENSITY IS NOT APPROPRIATE FOR THE LOCATION.** Adding high density development in this area makes zero sense. There is very low walkability to services, stores, etc. This will add an extreme traffic burden to the very limited Twin Lakes Road. None of the designs I have seen included anywhere near enough parking. This will push parking out into the neighborhood and onto Twin Lakes road. Additionally, the proposed density will far outstrip any current affordable housing areas in Boulder, why does the City continually allow developers to pay their way out of putting affordable housing in new construction? I know many of those in council positions have close ties to developers, it seems that the voice of the people is being lost to their interests. Several large new developments were recently completed in Gunbarrel - why are none/few of these units designated affordable?
2. **POOR LOCATION FOR AFFORDABLE HOUSING.** Affordable housing should be in close proximity to city services, stores, transportation, etc. This is not the case with the Twin Lakes

Parcels. It is a long walk to the nearest bus stop and that bus stop is very limited in terms of schedule. The nearest grocery/convenience store is not an easily walk-able distance either and is already experiencing overcrowding issues due to the new development in Gunbarrel. Affordable housing of this kind of density should be located on a main transport corridor, not outside city limits where a car is almost a requirement. These parcels have a "Walk Score" of 18/100 and a "Transit Score" of 25/100. It's ridiculous that it's even being considered by a city that was trying to 'right-size' many streets in an effort to reduce car use.

3. LOSS OF OPEN SPACE/WILDLIFE. Gunbarrel has very little land designated as open space or parks. The city has done NOTHING with the parts of Gunbarrel currently within its limits in terms of creating public or open spaces. The city constantly talks about preserving open space, the environment, etc. but it seems that talk is hollow when it can help out its friends in development. The construction, increased traffic, increased human density, would all have a dramatic negative affect on the environment of the area.

Above all, the thing that is most disappointing to me is the way the proposals have been handled. Corruption in government is not something I ever thought I'd witness here in Boulder, but it definitely seems evident in this case. I'd like to hope I'm wrong, but to me the "Public Process" is nothing more than window-dressing and BHCA's proposal is a forgone conclusion that has already been decided by those in power. I'd like to hear the planning board's perspective on the following items:

1. Ethical issues at the BHCA including BHCA's portrayal of neighborhood residents who oppose the designation change as 'elitists' or 'NIMBYs' and improper attempts to get 3rd party agencies (who received money from BHCA) to influence the project by speaking on behalf of the change at meetings. Also BHCA's violation of the land use code when they installed a commercial sign on a residential property.
2. The denial of land use designation changes for former owners of the property specifically with regards to annexation of county open space by the city. The director of Open Space was "strongly opposed" until the city owned the property and now is for the annexation.
3. Violation of many tenets of the Comprehensive Plan inherent in BCHA's proposal, in particular the following: 7.13, calling for affordable housing to be "compatible, dispersed, and integrated with housing throughout the community."
4. The lack of neighborhood input into the selection of environmental and hydrological studies that was promised as part of the facilitated discussion process. Along those lines, the intentional BHCP invalidation of their wildlife study by mowing far more of the property than was recommended by the fire chief. Of course there will be no wildlife found after any habitat is razed.

There are many more concerns that I have, but it would fill a book and I have no reason to believe any of this will be read, much less considered. I have no hope that the voice of citizens will change what has been a corrupt process from the start.

Adli Waziri

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

Hi,

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

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

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

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

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

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

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

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

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

Sincerely,

Kay Rippy

Gunbarrel

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

Greetings,

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

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

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

Thanks,

Steve Albers

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

Name * shane williams

Email * tintala@gmail.com

Select a Subject * Land Use Planning

Comments *

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

Please check box below *

- I acknowledge receipt of the Open Records Notification

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

To Whom It May Concern:

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

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

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

Sincerely,

Thomas T. Veblen
Zip code 80301

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

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

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

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

Dear BVCP Staff:

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

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

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

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

Sincerely,

Sarah M. Bexell

(4803 Brandon Creek Drive)

Sarah M. Bexell, PhD

Institute for Human-Animal Connection | Research Associate Professor

University of Denver | Graduate School of Social Work | Adjunct

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

Contact: 303.871.3497 | Sarah.Bexell@du.edu

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

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

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

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

Jim D

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

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

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

Same thing happening in lafayette

Robert Mansour
(303) 641-8302

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

To Whom This May Concern

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

Sincerely,

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

VIEW ALL AVAILABLE RENTALS AT www.mockpm.com

August 8, 2016

To: Boulder County Commissioners & Planning Commission

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

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

Dear Commission & Council Members,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Margaret Flaherty, Property Owner (with rights)

Nick Flaherty, Property Owner (with rights)

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

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

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

Key Owl Habitat Threatened by Boulder County Bulldozers



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

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

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

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

people and not impact critical wildlife habitat.”

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

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

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

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

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

-30-

Background Information

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

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

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

Supporters of the Great Horned Owl Preserve to Date

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

Media Kit

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

Media Contact:

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

Interview Opportunities

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

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

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

Dear Governing Bodies and those who work within them:

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

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

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

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

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

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

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

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

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

-Is anyone taking these studies seriously???

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

How would you deal with this?

-How come you all seem to be in cahoots?

-Do any of you actually live in Gunbarrel?

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

Melanie

ps

Why I love Twin Lakes: My Top Ten

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

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

1. The North Field

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

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

--

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

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

<http://boulderowlpreserve.org>

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

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

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

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

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

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

Aug 8-12

I can meet anytime between 10 -2 on Tuesday

I can meet anytime on Wednesday

I can meet anytime after 10 on Thursday

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

I will appreciate your response and look forward to meeting.

Kind regards, ml

ml Robles, NCARB Architect LEED A-P

Principal Architect

Studio Points Architecture + research

Believing your dream.

303 443 1945

www.studiopoints.com

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

Dear Governing Bodies and those who work within them:

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

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

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

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

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

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

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

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

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

Hi,

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

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

Thanks,

Daphne McCabe, MBA MSW

Housing Stabilization Program

Phone: 720.564.2278

Fax: 303.648.4718

3460 Broadway

Boulder, CO 80304

HSPpaperwork@bouldercounty.org

www.BoulderCountyHHS.org



BOULDER COUNTY
**HOUSING
& HUMAN
SERVICES**



Hope for the future, help when you need it.

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

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

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

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

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

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

Joan

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

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

Hello,

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

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

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

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

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

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

Environmental Preservation designation)

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

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

Thanks,
A.J.

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

Please see the attached letter.

Regards.

August 8, 2016

Dear Boulder Valley Comprehensive Plan Staff and Board Members:

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

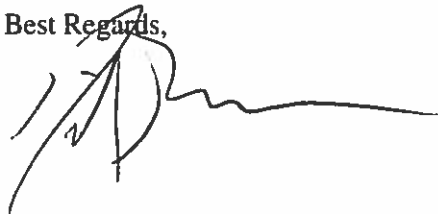
Specifically, the proposed apartment development on Twin Lakes Road will cause several problems to the immediate area, including:

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

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

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

Best Regards,

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

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

Dear Boulder/Boulder County planning staff,

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

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

Best regards,

Chris O'Brien

August 8, 2016

Dear Boulder/Boulder County planning staff,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Best regards,

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

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

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

Patty Nilsen

Sent from P@ty's iPhone

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

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

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

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

Sarah Nuese
4631 Starboard Drive

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

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

Sandy Stewart
649 Augusta Drive
Louisville CO 80027

Sent from [Mail](#) for Windows 10

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

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

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

John & Ursula Osborn
7273 Siena Way
Boulder

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

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

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

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

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

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

Sent from my iPhone

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

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

Sent from my iPhone

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

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

Sincerely,

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

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

Boulder County Property Address : -6655 and 6500 Twin Lakes Road and 0 Kalua Road

Name: Juliet Gopinath

Email Address: julietgopinath@yahoo.com

Please enter your question or comment: Dear Boulder County Planning Commission,

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

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

Best Regards,

Juliet Gopinath

Attach a File (optional):

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

- 96.39 kB

Public record acknowledgement:

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

Twin Lakes Studies a Sham

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Greetings Boulder Planners-

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

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

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

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

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

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

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

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

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

Tambre Rasmussen, CPI, Boulder Body Works

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

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

Dear County Planners,

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

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

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

Thank you,

Kami and Andy White

4399 Lariat Way Boulder, CO 80301

303-442-1761 land

877-442-1761 toll free

720-233-1909 cell

kwhite@corptravelservices.net

www.corptravelservices.net

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



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

To whom it should concern,

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

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

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

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

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

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

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

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

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

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

Dear Commissioners,

Please consider the attached letter for today's consent item

Best,

Kristin

TWIN LAKES ACTION GROUP

August 18, 2016

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

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

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

Dear Commissioners:

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

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

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

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

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

Respectfully,

Kristin Bjornsen
TLAG Boardmember

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

August 18, 2016

Boulder County Commission

Dear Commissioners:

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

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

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

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

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

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

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

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

Possible options if a proposed land use change is denied:

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

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

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

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

Sincerely,

/s

Mike Chiropolos
Attorney for TLAG

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

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

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

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

Greetings,

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

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

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

Thank you,

Diana Gamboa

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

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

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

Dear Planning Commission members,

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

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

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

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

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

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

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

Sincerely,

Isabelle

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

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

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

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

dave

David L Rechberger
Managing Director

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

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

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

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

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

Dear Staff,

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

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

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

best,

Mike

Mike Chiropolos
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mikechiropolos@gmail.com
303-956-0595

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

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

August 18, 2016

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

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

Dear BVCP Staff:

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

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

1. Introduction and Summary

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

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

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

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

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

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

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

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

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

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

The Boulder County Comprehensive Plan philosophy is that:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BVCP at 13-14 section 1.24(h).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Draft Report did not consider these facts.

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

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

BVCP at 27 (emphasis added).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The affected community must have a voice.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BCCP Goals at 2.

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

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

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

The sustainability element of the BCCP recognizes:

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

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

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

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

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

Two of the highlighted goals of the BCCP provide that:

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

BCCP Goals at 2 and 3.

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

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

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

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

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

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

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

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

As to the Draft Report charts

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

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

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

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

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

9. Additional input on the Draft Report

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

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

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

10. Conclusion

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

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

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

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

Respectfully,



Mike Chiropoulos
Attorney for TLAG

Principles of Wildlife Corridor Design

Monica Bond

Center for Biological Diversity

October 2003

Summary

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

Introduction

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

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

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

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

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

Corridor Evaluation

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

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

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

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

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

Step 5: Draw the corridor on a map.

Step 6: Design a monitoring program.

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

Specifics of Corridor Design

Corridor Features

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

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

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

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

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

Culvert Design

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

Vegetation Restoration

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

Management and Enforcement

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

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

Conclusion

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

Citations

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

Hello

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

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

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

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

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

Thank you

Karen

--

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

303.579.2616 mobile
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twitter.com/karenbordner
Skype: karen.bordner

Colorado State University Alumni Association
Board of Directors, Life Member

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Go Rams!

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

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

Sent from my iPhone

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

To Whom It May Concern:

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

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

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

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

Your serious consideration would be appreciated.

Jacqueline
Hooper

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

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

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

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

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

John Strichman
4636 Almond Lane
Boulder, CO 80301

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

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

Sincerely,

Mona H Carp
4633 Almond Lane
Boulder , CO 80301

(unincorporated Boulder County address)
303-530-0921

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

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

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

Name * Elizabeth Engelking

Email * betsye@comcast.net

Phone Number (optional) (303) 530-7550

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

Comments, Question or Feedback *

Hi,

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

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

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

Please check box below *

- I acknowledge receipt of the Open Records Notification

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

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

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

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

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

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

Regards, Elliott Smith

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

Mr. Smith,

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

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

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

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

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

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

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

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

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

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

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

Sent from my iPhone

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

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

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

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

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

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

Kate Chandler

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

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

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

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

Thank you for your time,

Kurt Schlomberg
4566 Tally Ho Trail
Boulder, CO, 80301

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

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

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

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

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

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

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

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

Kate Chandler

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

Name * Donald Griffin

Email * dongrif69@hotmail.com

Select a Subject * County Commissioners/Budget

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

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

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

Dear Governing Bodies and those who work within them:

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

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

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

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

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

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

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

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

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

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

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

-How come you all seem to be in cahoots?

-Do any of you actually live in Gunbarrel?

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

Melanie Whitehead

ps

Why I love Twin Lakes: My Top Ten

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

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

1. The North Field

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

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

--

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

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

<http://boulderowlpreserve.org>

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

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

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

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

<http://boulderowlpreserve.org>

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







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

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

Please don't take our fields away!
Melanie Whitehead

--

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

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

<http://boulderowlpreserve.org>

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

www.tlag.org



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

To Whom It May Concern,

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

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

Thank you,

Matt Samet
4818 Brandon Creek Dr.
Boulder, CO 80301

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

Dear Sir/Madam:

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

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

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

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

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

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

local resistance.

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

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

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

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

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

Elliott & Susan Smith, 950 Parkway Dr., Boulder

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

Hello Planners and Decision Makers,

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

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

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

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

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

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

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

Sincerely,

Nick Jancewicz

Software Engineer

4567 Tally Ho Trail

Boulder, CO 80301

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

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

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

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

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

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

Lisa Sundell - Twin Lakes Action Group Board Member

August 22, 2016

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

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

Lisa Sundell – Twin Lakes Action Group Board Member

TLAG consists of:

- **1257 Petition Signers**

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

- **19 neighborhoods**

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

- **1,098 Newsletter Subscribers**

- **423 Followers on FaceBook**

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

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

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

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

-Myrna

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

-Mike

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

-Tricia

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

-Leslie

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

-Shane

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

-Dan

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

-Shirley

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

-Margaret

Owl Preserve!!! **-Karen**

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

-Valerie

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

-Nile

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

-Mary

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

-Jeanne

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

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

-Barbara

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

-Gaye

No growth at all! **-Wendy**

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

-Daniel

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

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

- Mari

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

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

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

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

- Christopher

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

- Melanie

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

- **Lauren**

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

No Development. - **Patrick**

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

- **Tauna**

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

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

- **Nicola**

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

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

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

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

- **Robert**

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

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

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

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

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

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

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

Dirt > pavement - **Ryan**

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

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

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

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

- **Kate**

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

Jasmin

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

- **Kristine**

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

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

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

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

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

- **Doug**

Keep open space. - **Bret**

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

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

- **Tom**

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

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

Lets stop it! - **Michael**

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

Concerned about overcrowding. - **Bruce**

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

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

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

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

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

- **Jill**

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

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

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

- **Albert**

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

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

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

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

- **Mary Ann**

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

- **Annivk**

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

- **Christopher**

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

- **Diana**

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

- **Carol**

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

- **Molly**

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

- **Hilary**

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

- **James**

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

-**Debbie**

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

-Elsie

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

-Jacqueline

Wrong place for this kind of development

-Marc

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

-Kim

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

-Sheila

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

-Susan

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

-Nick

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

-Tim

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

-Emma

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

-Geri

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

-Ted

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

-Stephen

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

-Louis

Developers...bah. humbug.

-Sharon

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

-Suzanne

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

-Michelle L.

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

-Michelle P.

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

-Robert

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

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

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

character and space.

-Karyl

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

-Mark

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

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

-Donna

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

-James

I passionately support this petition.

-Ellen

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

Please.

-Kerstin

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

-Jamie

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

-Jane

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

-Yvonne

Please help protect the owls and open space!

- Kristin

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

-Karen

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

-Gail

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

-Sunny

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

-Judith

Please preserve this open space!

-Renata

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

-Elzbieta

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

-Bobby

No high-density housing in this area.

-John

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

-Richard

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

-Thomas

Do the right thing.

-Linda

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

-Jill

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

-Erik

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

-Kimberly

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

-Philip

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

-Kathryn

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

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

-Mike

THE AREA CANNOT HANDLE THE ADDITIONAL INFLUX OF PEOPLE.

-Bill

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

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

-Jason

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

-Christopher

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

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

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

-Stephen

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

-William

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

-Blair

Please preserve this nature area and keep Boulder beautiful.

-Lauren

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

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

-Constance

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

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

-Judith

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

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

-Ej

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

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

-Belinda and Terry

Don't turn Gunbarrel into a mini Longmont!

-Atilio

Former Gunbarrel resident now living in Niwot but frequent the Gunbarrel

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

-Linda

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

-Florence

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

-Sigal

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

-Oliver

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

-Christy

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

-Holly

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

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

-Robin

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

-John

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

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

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

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

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

-Veronique

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

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

-Samantha

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

-John

Stop annexation stop development leave us alone!

-Jill

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

-Janna

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

-Shonna

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

-Judith

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

-Chris

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

-James

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

-Richard

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

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

-Jennifer

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

-Alexandra

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

-Kara

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

-Kay

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

-Susan

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

-Darryl

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

-Corinne

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

-Tammy

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

-Paul

Perfect location for a neighborhood park!

-Stephen

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

-Shane

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

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

-Christy

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

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

-Laura

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

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

-Heidi

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

-Frank

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

-Diane

We need to preserve this land as it is now.

-Juaneta

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

-Chelsey

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

Enough congestion and development with "downtown Gunbarrel"

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

-Corinne

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

-Christiana

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

-Thomas

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

-Larry

I support open space and protecting our local wildlife.

-Kimberly

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

-Jude

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

-Gwynneth

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

-Jerry

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

-Caroline

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

-Jery

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

-Kathy

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

-Mark

PLEASE save this open space! Please.

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

-Jamie

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

-Jeff

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

-Nik

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

-Lindsay

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

-Adam

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

-Kay

Please leave it as open space.

-Dennis

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

-Elizabeth

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

-Ron

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

-Neil

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

-Ellen

I strongly appose any annexation - anywhere in Gunbarrel !

-Scott

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

-Christina

We need more services before more housing in Gunbarrel.

-Rory

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

ruining everything!

-Erin

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

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

-Carrie

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

-Jim

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

-Karen

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

-Katie

Peace and quiet, please. I love the wildlife!

-Karen

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

-Diana

We need to honor our small remaining wild spaces.

-Martha

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

-Annie

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

-Jim

No using open space for annexation!

-Jessica

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

-Elliott

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

-Brian

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

-Carol

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

-Bruce

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

-Brent

City council should be more thoughtful than to just decide for a community they are not involved in as far as deciding we should be railroaded into massive population and high density housing. Things here are perfect the way they are, except we (several of us) pay city taxes and have no close by city services! I mean seriously, no close library, no billable te. Center(even though s Boulder has 2 Rec centers, no close schools, NO SAFE BIKE PATHS TO CONNECT WITH THE CITY WE ARE SUPPOSEDLY A PART OF AND HAVE BEEN FOR DECADES! Seriously- our kids can't ride west of spine because it's too dangerous.. You know the local statistics... How about at least some cement pillars to stop cars from hitting cyclists? Let's NOT spend money on surveying how welcoming Boulder is and check with the community you want to make changes in...

-Rory

I live in Minneapolis, but generally visit Boulder once a year. I usually stay at Twin Lakes because of the peaceful and pastoral local, and the ability to take an enjoyable walk. Building high density housing on these 2 parcels will greatly reduce the attractiveness of the area to me. I may be forced to choose to visit elsewhere.

-Chris

Outrageous exploitation of our beautiful community. This cannot be allowed. Greed is *not* good, it's evil.

-Melanie

STOP city annexation & high den its growth! Enough already!

-Gwindolyn

Build if you must but do so within the current zoning. It is the height of insanity to ruin a neighborhood like this - and this kind of density will most definitely totally trash

the existing Twin Lakes community.

-Constance

Growth brings harm both to nature and the community. Leave this land alone, stop expanding Boulder, seek balance with nature.

-Zoltan

Please protect wildlife on the north field of Twin Lakes from the proposed development. This field should be part of Twin Lakes open space

-Renee

I have lived in Gunbarrel for 17 years since moving to Colorado - precisely because of it's Open Space and natural beauty. We need to leave as much nature undisturbed as possible to preserve the wildlife and ecosystem in which we all live.

Annexation by City of Boulder would create massive density that will disturb all living creatures in this area.

-Robin

Your open spaces are what are what is so desirable in your area. Continued development will liken you to any other overbuilt suburb!

-Mechele

Keep Boulder County County!

-Mary

Getting tired of dealing with incompetent Boulder liberals.

-Jack

Many many people use this area as their walk, run, dog walk, relaxing route.

Taking away that open space would be a big community loss.

-Sarah

You can't annex for the muni without letting us vote for/against it

-Robert

Add my voice to stop this!

-Nancy

Please leave this neighborhood the way it is. We're here because it has open spaces for wildlife and hiking. Do you really have to destroy that?

-Peter

We need to perserve the open space for the wildlife and owls that inhabit it.

We have already just had two HUGE apartment building put in gunbarrel please stop this growth!!! There are plenty of other better places to build! Don't try to annex this area in to "steal" the power plant from Xcel!! Leave gunbarrel alone!

-Stephanie

I am very opposed to the County's decision. The land should be preserved as is.

-Richard

I am so disappointed in the Boulder officials attempt at pushing this land use through without the vote of the people of Boulder. How can this be?

-Nancy

This land should be maintained as a park space for residents

-David

Boulder County and City need to listen to their citizens. They do not want

annexation. Leave them alone and do not grab their land!

-Janix

We are not interested in targeted annexation in our area or other areas especially those designed to increase the base for Boulder city municipal service.

-Robert

I am opposed to the development of twin lakes open space & annexation into the city of Boulder... Keep Boulder County.

-Carter

I am completely opposed to this land grab and annexation attempt. As a 30 year resident of Twin Lakes who moved here to enjoy the rural non-dense character of Gunbarrel I am very upset with what is happening to Gunbarrel, as far as development goes. Boulder County Commissioners LISTEN to your citizens we do not want to be annexed. Don't Boulderize Gunbarrel!

-Karyl

DO NOT EXPAND INTO OUR NEIGHBORHOOD! I GREW UP HERE AND LOVED THE NATURE AND SAFE CALM NEIGHBORHOOD. DON'T RUIN IT!!!!

-Alison

It's too crowded here already

-Scott

I grew up in twinlakes. Please don't take away our open space. This field has so many memories for me and all the kids in the neighborhood.

-Jerikalee

The reason we moved to twin lakes was because there was open space. We were not wanting to pay the high price to be part of the City of Boulder. We came for the wildlife and when I first moved here twin lakes road was dirt from red fox hills to spine road. Years ago the open space just north of mast road was developed and has changed the flavor of the neighborhood.

We as homeowners are told that our properties should suit the existing "flavor" of the neighborhood. Now our officials who we elected to preserve and protect our neighborhood have gone against our wishes and have not upheld the integrity of the office they are allowed to hold. They should all be recalled.

We need our open space for ourselves and future generations. I want to walk where there is wildlife and to take my grandson there to see the majestic beauty of the twin lakes. I strongly oppose what county commissioners are proposing and will probably do whether we approve of the plan or not. This must be stopped.

-Edna

Back office deals and annexation talks regarding Gunbarrel and Twin Lakes open spaces into Boulder City need to stop.

-Bryan

I support this petition and oppose the city's attempts to annex land for municipilization or for homeless housing.

-Robert

Please stop this annexation of open space.

-Allen

I support the Open Space option. It's the only one that makes sense. I support the owl family especially!

-Mary

Please stop this insanity. You want to put housing in a place that could flood, and where there could be an additional 200-300 more cars. Not only will this impact the wildlife at Twin Lakes but will add to the light pollution. This space is not easy walking distance from shopping or public transportation. If this is for low cost housing, it is a place where the residents without cars will be stranded..

-Patricia

Very questionable developments ... as both the previous land owners and the city's apparent determination before the sale that the land was unsuitable (hydration)...now an annexation?? bad idea . .this type of housing needs to be much closer to transportation and adequate shopping...I've seen this in several other areas in the country...(and this isn't even scratching the surface of the impact to neighboring animal life)...please re-consider

-RW

Increasing housing density in this area is a /bad idea/.

-Steven

Stop the nonsense !!!

-Missy

THIS MUST BE STOPPED. Too many people will be packed into our neighborhood and the levels of nature will decline and crime will increase. I love my neighborhood and do not want to lose our open space!

-Gabrielle

Let me know whatever I can do to help you stop the ill conceived and illegal plan of the Boulder City Council/Boulder County Commissioners joint government run by the Jones sisters. Time to elect Paul Danish and Kevin Sipple for County Commissioners.

-Chuck

Gunbarrel is the perfect mixture of neighborhood, commercial area, and rural landscape. Building more apartments would only reduce the wildlife we love through increased population, tighter living, a reduction of open spaces. It would begin the process of ruining the heart of why we live here.

-Courtney

Open space is a positive benefit for nature and people in our County; this space in particular is a wonderful resources for people and wildlife in the midst of existing development. Please don't annex and destroy this open space!

-Kelly

I've lived in the Twin Lakes area since 1984 because I love the density, nature, open space (I walk around the lakes often) and lifestyle. I've been fighting annexation since back then and will continue to do so. We are doing just fine out here and won't gain anything for the extra money we'd pay in taxes and such. It's getting crowded enough in the "downtown" Gunbarrel area. Please leave the more rural areas alone and don't do anything out of character.

-Laura

i am so disappointed in our elected officials who cater to builders and developers without thinking about the people or the land. Boulder is just tiring into another town with houses stacked on top of each other becisse someone can make money.

-Sarah

I endorse open space in Twin Lakes. We do not need affordable housing built there.

-Julie

I feel the development agreement is flawed because 1) the way it's being orchestrated appears to be legislative and administrative sleight of hand and 2) it greatly, and negatively, changes the character of this low density neighborhood and 3) it will negatively impact wildlife. Please stop this development.

-Mike

No more intrusion from the city of Boulder. Enough is enough. I do not want any more destruction of wildlife habitat. Just stop. It's bad enough that the city annexed our shopping area and forced us to pay taxes we never agreed to. What started the American Revolution? Taxation without representation. Keep the city of Boulder out of our backyard. Leave the wildlife some space and preserve the area we love.

-Claire

I support this petition and I oppose city of Boulder annexation of properties in Gunbarrel. I think Excel energy should be pushed hard to increase the percentage of energy we need by renewable means, but I have not confidence in the City of Boulder's ability to acquire and manage a municipal utility.

-Claudia

Please stop overpopulating Boulder and Gunbarrel and all of Boulder County!

-Greg

Stop destroying open space and neighborhoods!!!

-Elizabeth

Please do not ruin the quality of life for those who have been living here for years; we pay our taxes to keep space open and maintain a good living environment. We should get our share of the tax dollars working FOR us, not against us or make the traffic even worse on Jay Road.

-Howard

I didn't pay tax for open space so that it could be used to aid in city development projects. This is a perversion of county open space intent.

-Myrl

I'm totally against this over stepping of city council authority. It's time this city council worked to protect the environment. Instead of density at all cost. The sight is not even convenient for low income residents. There is no public transit. This is strictly a land grab.

-Gerald

The land becomes precious for the quality of life, giving a sense of openness

instead of the tight bound housing proposed. The development would be costly to the quality and pleasure of living near or walking near the area.

-George

Please leave the property alone - as is without housing.

-John

Enough already! We`re full.

-Jeff

This is an irresponsible plan that we will pay for dearly in terms of destruction of wildlife and wetlands. The City of Boulder is shameless and politically self-serving.

-Barb

The City should follow and abide by the Colorado Statutes!

-Nancy

Stop the tricks and law bending that will disrupt this habitat and open space forever.

-Harold

As representatives of the people of this county that voted you all in, I urge you to please hear what we're saying and do the right thing. Which is to preserve the space as open space, for our wildlife and for our environment, and not make this a personal agenda to just make some money. Thank you...

-Sandra

It is patently unethical to develop this land and I hope a lawsuit will ensue to prevent this from happening.

-Jane

This is a dangerous precedent to allow the change of Open Space.

-Thomas

There are several empty commercial size lots; 2 on Gunpark Dr. and 1 on Spine, that are much more suitable for 3 story apartment buildings and should be used instead.

-Walter

Gunbarrel is now high density with no park or other community recreational area. Adding 800 + more residents is just outrageous. Gunbarrel needs open space!

-Gina

THIS IS A HUGE MISTAKE! THE APARTMENTS NEAR THE GUNBARREL KING SOOPERS IS TESTAMENT TO THAT! HORRIBLE TRAFFIC, CONGESTION, AND NOT ENOUGH TRANSPORTATION FOR RESIDENTS WITHOUT CARS! YOU CANNOT JEOPARDIZE THE OPEN SPACE! THERE IS VERY LITTLE OF IT! THE OPEN SPACE AND WETLAND IN THIS AREA ARE CRITICAL WILDLIFE HABITAT! THIS IS ONE OF THE FEW PLACES IN THE COUNTY THAT HAS THIS MIX! THIS HORRIBLE DEVELOPMENT SCHEME WILL BE AN ENVIRONMENTAL DISASTER! IN ADDITION, IT IS NO ALLOWABLE UNDER THE ZONING IN PLACE NOW AND WE WHO LIVE HERE WILL FIGHT TO KEEP IT THAT WAY!!! STOP DESTROYING SENSITIVE AREAS - AND DO NOT EVEN ATTEMPT TO GO AGAINST THE SCIENCE HERE. THERE ARE OTHER PLACES MORE APPROPRIATE THAN TWIN LAKES WITH IT UNIQUE STRUCTURE AND RARE WILDLIFE! KEEP OUT OF TWIN LAKES! WE WILL DO WHATEVER IT TAKES TO NOT ALLOW BCHA AND BVSD TO CHANGE THE LAND USE DESIGNATION HERE. THIS IS A LOW AND SHODDY WAY TO TAKE WHAT WE HAVE HERE AND DESTROY IT WITH HIGH DENSITY HOUSING! YOU ARE WHORING TO DEVELOPERS AND NOT CONSIDERING THE RESIDENTS HERE NOW, THEIR NEEDS, AND WHAT IS GOOD FOR THE ENVIRONMENT! SHAME SHAME ON YOU!

-Maggie

Developing this property is violating a contract with the people of Boulder.

-Michael

Recent apartments added to Gunbarrel are already causing negative impact on traffic, retail, and services, several hundred more residents will have further negative impact.

-Byron

I chose Heatherwood 25 years ago because it was NOT in the City of Boulder. The City of Boulder are out and out bullies, actually more like thugs. I do not live in your damn city nor do I want. Leave me alone!!!!

-Timothy

From: [Deb Prenger](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Jones, Elise](#); [Giang, Steven](#)
Cc: [Deborah Prenger](#)
Subject: RE: Project #: SPR-16-0055: rFarm2 LLC Barn and Hoop house 4336 N. 63rd Street
Date: Monday, August 22, 2016 11:31:18 PM

To BOCC:

I just received a postcard notification for Project #: SPR-16-0055: rFarm2 LLC Barn and Hoop house 4336 N. 63rd Street that has "Determination Date: August 19, 2016" for new agricultural buildings. While I have concerns about the planned total building square footage which new buildings would total 12,850 this is comparable (especially with the existing 3,697 square foot buildings) to the St Julien Hotel Foot Print which has 16,500 square foot indoor and outdoor space. The bigger concern is on potential for air pollution. If there will be large amount farm animals such as chickens, pigs; cattle; and the potential of farm animal waste pollution and a waste management should be included. I grew up on a farm so I speak from experience.

Interesting the BOCC divergent plans within half mile distance (I live on Starboard Drive) – Large Agriculture Buildings and Large Urban Density Development within a walk.

I welcome the farm setting more than the increased density on Twin Lakes Road!

Deborah Prenger

Starboard Drive for 25 Years

Gunbarrel Resident for 30 Years

From: Deb Prenger [mailto:wegmom@hotmail.com]
Sent: Monday, August 22, 2016 10:58 PM
To: planner@bouldercounty.org; planning@bouldercolorado.gov; commissioners@bouldercounty.org; cdomenico@bouldercounty.org; ejones@bouldercounty.org; sgiang@bouldercounty.org
Cc: 'Deb Prenger' <Deborah.Prenger@outlook.com>
Subject: RE: 6655 and 6500 Twin Lakes Rd. and 0 Kalua Rd. (#35 and #36) NO Annexation, NO Density Changes

To Representatives of Boulder County:

My house on Starboard Drive has been home now for 25 years. I moved into my two story home which was built in 1991, chosen because the rural residential and lower density area. I have since 1986, resided in various areas of Gunbarrel – including the higher density areas in Gunbarrel – apartments and townhomes. One of the main reasons I have stayed in Gunbarrel is the unique small town and country feel. Even with all the development the past 10 years, it still feels like home. Even with more cars, more traffic, because the overall feel and not densely built like the Gunbarrel town center area. I shop less at the Gunbarrel King Soopers because lack of parking, excessive traffic to exit the shopping area. Instead, I drive further to Longmont, Louisville, Lafayette – as a last resort to the city of Boulder for groceries.

NO density change or land use designation in the area. This would not fit the area look and feel. Even at the current density, challenges already exist such as to support mobile device usage or **poor cellular voice coverage** for both AT&T and Verizon. Both networks have capacity issues, call drops occur when walking in the area (not using my voice over IP). This is a wide spread known issue with multiple residents along with the service providers.

NO annexation. The residents of Gunbarrel, not just Twin Lakes area have repeatedly voted against annexation since 1978. I, myself, voted against annexation. I would vote no to annexation again if I had that right. This approach seems unethical to use county open space to annex, especially with the public records memo's from Parks and Open Space Meetings and other public records.

From: [Diana Smith](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes property
Date: Monday, August 22, 2016 11:55:03 PM

Please submit this into the official County BVCP packet.
Thank you.

To Whom it May Concern,

I am a Boulder native of forty-nine years. Born and raised here. I grew up in Table Mesa, and over the years have also lived all around the city of Boulder to include North Boulder, downtown, and up in Boulder Heights up Lee Hill Road, and the last eighteen years here in the heart of Gunbarrel. In 1998 I purchased my first home, a condominium, in Gunbarrel. I chose Gunbarrel because of it's unique community, the value of my dollar, at the time, and it's more rural feel.

I realize that with time things change, the population grows, and the need for all different types of housing become evident. However, I plead you to please, try to honestly view this scenario from a Gunbarrel homeowners' viewpoint.

Recently, there has been a very sudden, and very large surge of residential construction in the heart of Gunbarrel. Three different apartment projects involving several hundred homes almost simultaneously seemingly overnight--580+, is that the final count? It seems to change each time I try to confirm. This may not seem like much to downtown Boulder folks, but please know it's all relative. Five hundred and eighty apartments at 1.8 average cars per unit is @ roughly one thousand more cars driving around in our tiny community! One thousand. This does not even take into account all of the other hundreds of additional people and cars streaming in and out of all of the commercial buildings. That is a tremendous, overnight change that has morphed our community overnight. I can't tell you how many conversations I've had with neighbors about how difficult it is just to find a parking space at King Soopers here. Hoping not to have to drive into Longmont to grocery shop in the future. I do my shopping around 9:00p.m.-ish just to keep it sane. This may seem trivial to you, but it's very disappointing and discouraging to all residents here.

Adding additional low-income housing and taking up the last bit of land most all of us enjoy around here would **push us over the edge**.

Honestly. Is it asking too much to preserve precious land that feeds the beautiful nature in the Twin Lakes area?

Is it asking too much to allow us to deal with the already huge, permanent change to our neighborhood with out having to even think of 500 MORE people, 1000 more cars coming in?

Fast forward five years. If this last precious piece of land is stuffed with several hundred more apartments, those in favor of this housing project will feel pleased, and accomplished. You will go back to your homes and feel satisfied.

In contrast, our lives here in Gunbarrel will be forever changed. Gunbarrel will be EXCEPTIONALLY HECTIC. For what? So this low-income housing project can be checked off your list? Surely there are other options.

Unless you all actually live in Gunbarrel as well, you'll never experience or be

impacted by this proposed massive influx of people in our tiny community. You would never know how greatly it would forever change this small community and what it is we are so adamantly holding onto.

I've lived here and walked around the beautiful, Twin Lakes area since 1998, for eighteen years. It is very unique, and it is one of the last remaining things that even partially compensates for the explosion influx of new people and congestion.

Please don't contribute to pushing Gunbarrel over the edge and making it so tight with people and cars that there's no turning back. I'm concerned for the welfare of the open space animals. How will it change with a thousand more people around?

All the new people moving into all these apartments that went up overnight and more to come? What is the impact of that many people on this land we savor? The only little nugget we have in our neighborhood. Now the health and enjoyment of that is being threatened. Why? Why did open space buy that land in the first place? So it could THRIVE AND BE ENJOYED. Not broken down and trampled on and overrun until it's nothing special any more.

In closing, I once heard that it was the opinion of your staff that "only a small group in Gunbarrel are opposing this project"--that is not true. I honestly do not know a single person in Gunbarrel who is not vehemently against the building of and exploitation of that lot off of Twin Lakes Road. Not a single person. We're all VERY CONCERNED and SADDENED by even the possibility of it. Please do not push Gunbarrel over the edge simply because you have a need. Consider our opinions--those of us who have lived here for a couple decades need to be heard. Do we have a voice? Do you care what we think? Do you understand what it feels like to already be overwhelmed with a new huge volume of people only to be threatened with hundreds more? It's bad enough already. Please do not push us beyond what is reasonable for this small town. Enough is enough. We do not have the infrastructure or room to support that "little bit more" that you're proposing.

Be honest with yourself, be fair in your reasoning, abiding by your own rules you make us answer to when we request similar building projects. Picture yourself living here. Put yourself in one of our homes for a minute. There is only so much that our few streets can take.

If you lived here, I am certain you would feel the same. There aren't just a "few of us in a group rallying against this"--we are in the thousands.

Please hear our voice clearly.

We're invested homeowners. We do care. We want what is best for this land, for what's left of our once rural community. Enough is enough.

We do not have the space to stuff more into!

From: georgehouse@comcast.net
To: [Giang, Steven](#); zachariasc@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: August 30th meeting information
Date: Tuesday, August 23, 2016 12:36:46 AM
Attachments: [may32016BCCmeeting.pdf.docx](#)
[Dear Ianmowing.pdf.docx](#)
[Dear Twin Lakes Stakeholder GroupJuly \(9\) \(3\).pdf.docx](#)

Dear Boulder County Commissioners, Boulder County Planning Commission, and BVCP Planning Staff,

Please note the attached documents and add them to the information packet for the August 30th meeting on land use change requests.

Thank you,

Donna George

It was mentioned at the April 19th Boulder County Commissioners meeting that the awarding of the RFP's for wildlife and hydrology studies on the properties at 6655 Twin Lakes Road, 6600 Twin Lakes Road, and 0 Kalua Road was for the development process for Boulder County Housing Authority (BCHA) and not for decisions concerning the land use designations of these three properties. I ask why the commissioners would approve funds for studies related to development on these properties before appropriate, extensive and detailed studies have been conducted on these properties to determine if they should even be built on or not. It seems to be a waste of the taxpayer's money. There was no opportunity for public comment at the April 19th meeting before decisions were made on awarding the contracts for the RFPs.

Boulder County Housing Authority's RFPs for hydrology and wildlife on these properties were written in reference to development occurring on the properties. I ask the commissioners to thoroughly review all proposals received on these RFPs and eliminate those that may have biased conclusions already written into them.

Studies need to be conducted on these properties that also investigate the potential use of these parcels as Open Space. Many residents (including myself) as well as TLAG put in requests for change of land use designation to Open Space for these three parcels in the upcoming Boulder Valley Comprehensive Plan (BVCP) update. At the April 19th Boulder County Commissioner's hearing it was stated that staff would be able to get additional information and experts related to the land use designation and four-body review of these properties. I assume that this would be for the purpose of providing adequate and accurate data to the BVCP staff and the four governing bodies so that they can make informed and unbiased decisions. So who do we ask to conduct these studies for accurately and thoroughly informing the land use designation decisions on these parcels for the upcoming BVCP update? The environmental studies conducted on the Twin Lakes properties need to be thorough and unbiased.

I am still perplexed as to why the county transferred this land to Boulder County Housing Authority before investigating other potential uses for the land that would benefit the Gunbarrel community.

Also, there are other potential sites where BCHA can build the public housing units. These sites are already annexed into the city and are much closer to the services, transportation, and amenities that the clients will need and therefore can access more easily. These sites include the Pollard Site (which the City of Boulder purchased using affordable housing funds) and the Boulder Community Hospital Site (which the City of Boulder also purchased).

All four governing bodies voted unanimously for land use change request #36 to move forward in the BVCP update process for further study. Request #36 is for the land use designations on the three Twin Lakes properties to be changed to Open Space. We need studies done on these properties concerning this request. Not just studies done concerning request #35 which asked for a land use designation change to mixed density residential for all three properties.

Please take this information into consideration.

Thank you,

Donna George

Dear Frank, Ian, and Glen,

I recently learned that the meadows on Twin Lakes Road in Gunbarrel will be mowed sometime next week. This is a reversal of BCHA/BVSD's commitment to put mowing on hold until their wildlife study is complete. The wildlife biologist had wanted to assess late-blooming flowers later in the summer season. Information on the contract for the study states:

6. Additional Site Surveys (Geo-Tech/Seasonal T & E Species Surveys)

FHU Staff have included additional field surveys in Task 6 to conduct surveys of the project parcels for T & E species that have specific blooming periods that occur later than the initial site survey. The Ute ladies'-tresses orchid and the Colorado butterfly plant are both considered federally threatened species and bloom in late July to mid-August. This task generally includes:

- a. A field visit to survey and coordinate with the contractor conducting Geo-Technical studies.
- b. Two additional field surveys to monitor the site for Ute ladies'-tresses orchid and the Colorado butterfly plant to confirm presence/absence during the blooming season.

Also a recent BCHA email update stated:

Biologists from Felsburg, Holt, and Ullevig are working to document the wildlife and habitat currently present on the two properties. They will combine this information with other existing publicly-available data on the parcels to produce a Wildlife Habitat Assessment Report, which will also include information gleaned from additional studies conducted later this summer during the blooming season for plants that are endangered, listed as special status species, or are of potential local concern.

My question is: How can these studies be completed if the fields are mowed? How will you assess the late blooming plants?

In addition, a complete and thorough wildlife study should, as a minimum, span at least a full year to cover all seasons, conditions, and migratory species. Maintaining the meadows in their most natural state possible is critical to conducting an accurate and thorough study.

Sincerely,

Donna George

Dear Twin Lakes Stakeholder Group (TLSG),

I sent a letter earlier to the TLSG concerning the first action of the council motion which states: "Jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area. The areas for study should include the suitability for urban development, desired land use patterns, and environmental constraints." The letter I sent is in the packet for the May 25th meeting. In this letter I noted that this first step has not been completed. Boulder County Housing Authority personnel have noted that the hydrology studies and wildlife studies presently being conducted are for informing any development on these properties and not for informing the land use change process. Deb Gardner, Boulder County Commissioner, stated during the April 19th Board of County Commissioner's business meeting that facilitation staff would be able to get additional expertise for the land use process. This has not been done. Where have Twin Lakes Action Group (TLAG), Boulder Valley School District (BVSD), and Boulder County Housing Authority (BCHA) jointly formulated recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area?

Most of the recommendations given by TLAG concerning the hydrologic and wildlife studies on these properties are not being conducted by the companies selected by BCHA to do the studies. When I recently talked to Norrie Boyd about why there were only three wells drilled on each of the North and South fields she reassured me that these wells were for determining the flow of ground water over the fields and that once they got data from these wells they would drill additional wells where the buildings will go to get more detailed information for the sites. There are no wells drilled on the eastern and southeast corner of the North field where there was recent flooding and the water table appears to be quite high. There was only mention of drilling wells in regard to how to proceed with development on the site and not in regard to how development would impact surrounding homes, wetlands, and wildlife. And that is one reason why there is a major flaw in this facilitated process.

When TLAG agreed to participate in these facilitated talks, land use change #36 requesting Open Space designation for these properties was to be fully investigated and considered. However, it appears that that is not the case since there are no studies being undertaken to investigate this option. Remember, the hydrology and wildlife studies presently being conducted on these properties are for informing BCHA of any constraints or mitigation needed for development on these properties. In fact, they jeopardized their own wildlife study by mowing the North field. They were going to mow the South field also but had to stop due to finding a meadowlark nest on the property. The only wildlife and hydrology studies informing the Open Space value of these properties is from information garnered from the neighboring citizens.

In addition, there have not been any other studies done such as traffic and recreation concerns for the Gunbarrel community. In contrast, the CU South site is receiving studies conducted by Biohabitats and Fox Tuttle paid for by the City of Boulder to inform the land use of that site. If these studies conclude that development can proceed on the CU site, then CU will conduct studies, similar to the ones that BCHA is currently conducting on the Twin Lakes site, which will inform the development process. Shouldn't the same process be in place for the Twin Lakes site? Shouldn't thorough, accurate, unbiased

studies be conducted on the Twin Lakes sites to adequately inform the staff, public, and governing bodies of the best use of these parcels for the Gunbarrel community and the corresponding appropriate land use designation.

Why has the TLSG facilitated process totally skipped over the first step outlined in the City Council motion of “jointly formulating recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area?” The facilitated process has totally skipped over this step and proceeded to step 2, “Jointly recommend the appropriate range of potential housing units with consideration given to intensity and community benefit, regardless of who holds title to the property”, which addresses density on the site. How can you proceed to this second step when you have not formulated and completed the studies required in step #1 that are needed to inform step #2? This is a broken process. My thoughts on this are that there is a predetermined outcome of development on these properties and not a genuine consideration of the Open Space land use change requests that TLAG and many citizens put in for these properties in the 2015 Boulder Valley Comprehensive Plan Update.

The city and county staff and government are taking their time in studying and planning the CU South and BCH sites. Studies and planning of the Twin Lakes site should not be railroaded through. They should be given adequate time and investigation into what the best use of these fields is for the Gunbarrel community.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Giang, Steven](#); zachariasc@bouldercolorado.gov
Subject: August 30th meeting packet information
Date: Tuesday, August 23, 2016 12:50:54 AM
Attachments: [Deer Fourth of July BOCC.pdf.docx](#)
[Fieldfloodmarch2016 final \(9\).pdf](#)

Dear Boulder County Commissioners, Boulder County Planning Board, and BVCP planning staff,

Please add the following documents to the information packet for the August 30th meeting on land use change requests.

Thank you,

Donna George

Below are some photos of a deer my family saw traveling through the North field at 6655 Twin Lakes Road on the Fourth of July.



Dear Boulder County Commissioners, Boulder County Planning Commission, Boulder City Council, Boulder Planning Board, and Boulder County Housing Authority,

I live at 4661 Tally Ho Court, adjoining the parcel of land owned by Boulder County Housing Authority at 6655 Twin Lakes Road. Early on Wednesday morning of March 30, 2016, I received a call from one of my neighbors who had noticed a stream of water running down the sidewalk on Twin Lakes Road by the south side of my house while waiting for her kids to get on the bus. At first I thought this could possibly be a water leak as our HOA is having work done on Red Fox Hill's sprinkler systems. Or possibly my own sprinkler system had a leak in it – although it is still shut down from the winter so I suspected not. When I went out to check on the situation I followed the flow of water to the back southwest corner of my lot and was quite shocked to see that the back of my fence was again flooding (as was the case last Spring during an extended period of rain) and water was flowing at a steady rate out onto the side walk in a southeasterly direction into the storm drain at the corner of Twin Lakes Road and Tally Ho Court. On further inspection I noticed that a good deal of water had pooled in the field behind my next door neighbor's house as well as further into the central part of the field at 6655 Twin Lakes Road. Water was also pooling by my raised vegetable beds along the back fence in my backyard. Another resident of Red Fox Hills subdivision noticed that the ONLY water running into the storm drains in the Red Fox Hills (RFH) neighborhood was coming from the flooded field at 6655 Twin Lakes Road. There was no other water within RFH running down the streets and into the storm drains – this was only happening at the northwest corner of Twin Lakes Road and Tally Ho Court. The water was not flowing down Tally Ho Court to the storm drain but only down Twin Lakes Road to the storm drain which is why my neighbor originally thought it was a problem with either Red Fox Hill's or my sprinkler systems.



I am quite concerned that the field is flooding early in the spring season. Last year the flooding occurred in May after about a week of steady rain. This year, flooding is occurring after a snowfall and a brief downpour the night before. The hydrology in our area has changed since the 2013 flood event. In the 17 years I have lived here *before* 2013 we never had any flooding in our backyard or along our back fence. However, this now appears to be a yearly event. Last year, the water flowed down the side walk by my house for at least a week after the initial flooding. I invite you all out to our area during periods of heavy precipitation to witness the flooding of the field at 6655 Twin Lakes Road and the continuous steady flow of water coming off the field and flowing down the sidewalk into the storm drain. In

addition to what is happening at my house, many homes along Tally Ho Court, Tally Ho Trail, and Bugle Court (where the storm drains flow out) are experiencing high sump pump output. My next door neighbor's house at 4673 Tally Ho Court experienced some flooding in their basement during this recent flooding event. Pictures of the wet carpet and the water pooling in the field directly behind their house are shown below.



Another neighbor on Tally Ho Court has noticed a 3 inch increase in the water table under his house from November 8, 2015 to March 31, 2016.

November 8, 2015 8-3/4" below floor level

March 31, 2016 5-3/4" below floor level



Ducks have begun to use the flooded field as a pond. Pictures of the ducks are attached. Also on Thursday, March 31, 2016, the day following the flooding of the field, I saw a pair of Great Blue herons spending time in the center of the field before the two flew off toward the Twin Lakes Open Space.



On Wednesday, the initial day of the flooding, I drove by Boulder Creek on 61st street to check on the creek flow. It appeared to be running at a normal level with no increased flow velocity or volume. In other words, this is not a flood event like the 2013 flood. Thorough hydrology studies of the Twin Lakes fields need to be completed before any decisions allowing development on the Twin Lakes Road parcels

occur. I am quite concerned about the hydrology conditions of the fields and what may happen if they are developed. Please take these hydrology issues seriously and come out and view for yourselves the conditions in the field. See below for additional pictures of the recent flooding of the field. I also have video of the flooded field from last May which I will send out soon.

Sincerely,

Donna George



From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Giang, Steven](#); zachariasc@bouldercolorado.gov
Subject: August 30th meeting information packet
Date: Tuesday, August 23, 2016 1:29:06 AM
Attachments: [POSAC annexation \(2\).pdf.docx](#)
[Are these parcels being treated differently than others in the Boulder Valley3 \(3\).pdf.docx](#)
[Feb 2nd talk.pdf.docx](#)

Dear Boulder County Commissioners, Boulder County Planning Commission, and BVCP planning staff,

Please add the attached documents to the information packet for the August 30th meeting on land use change requests.

Thank you,

Donna George

In a report of the building committee on Sacred Heart of Jesus parish relocation studies from November 12, 2006 concerning the property at 6655 Twin Lakes Road it states: "Annexation requires that the parcel have 1/6th of its property line congruent with existing city boundaries. Government property may be skipped under State law except in the case of open space. This means that a portion of the Boulder County open space would have to be annexed as a part of our annexation process. The Director of Boulder County Open space was strongly opposed to such a proposal and discussed the issue with Boulder County Commissioners." The Director of Boulder County Open Space was correct in his decision then as annexing through County owned Open Space is not only against state statute it is a very bad precedent to set for Boulder County.

One of Boulder County's acquisition criteria for Open Space is Land threatened by development that is near or adjacent to existing open space. Annexing County owned open space for the purpose of establishing the state's required 1/6th contiguity of adjacent lands does the opposite of this. It opens the door to development encroaching on Open Space lands. The Twin Lakes properties are land threatened by development that is adjacent to existing open space. Instead of annexing the Twin Lakes fields for the purpose of developing them, these fields should receive a land use change designation of Open Space and be preserved through creation of a Greater Twin Lakes Open Space. This is much more in line with Boulder County Parks and Open Space policies. Why would you annex Open Space lands to develop contiguity for annexing adjacent lands that instead should be preserved to protect and enhance the Open Space they abut. Especially when these fields provide important habitat and hunting grounds for the wildlife that inhabit the adjacent Open Space lands. These fields are much better suited as an addition to the Twin Lakes Open Space. Preserving the habitat, foraging, and wildlife corridor values these parcels provide protects the Twin Lakes Open Space. Development of these parcels will degrade the Twin Lakes Open Space.

Annexing through County owned open space in order to establish contiguity for annexation of the Twin Lakes parcels would set a precedent. In an October 2015 e-mail to other county officials, senior planner Pete Fogg wrote: "The County's open space policies have not supported annexation of open space to obtain contiguity to other properties, but would this also be the case here if the city wanted to annex the BCHA/BVSD parcels?" Why would BCHA and BVSD get special consideration for these properties? In addition to declining this opportunity to Sacred Heart of Jesus parish, in 2012 the planning staff informed an appraisal on the Archdiocese of Denver property that annexation of the property was a very low possibility and this informed the \$500,000.00 appraisal of the property.

Boulder County Housing Authority knew about the annexation constraints on the Twin Lakes property when they bought it in May of 2013. That is why the land was so cheap at \$470,000 for 10 acres. Compare this with the price of \$2,581,500 for the 13 acres in Louisville for the Kestrel development. Now BCHA wants to bend the rules and annex and up-zone the property in order to develop 120+ units of public housing. An additional 120+ units would be built on the BVSD properties to the south. No other developer could have done this, otherwise this property would have been sold right away and at a much higher price instead of being on the market for some time before BCHA bought it. Boulder County Housing Authority should adhere to the same rules any other developer has to.

So why would Parks and Open Space and the Land Use department give the green light in this instance where they had never done so before? The Archdiocese of Denver had approached Boulder County Parks and Open Space about purchasing the property for Open Space a few times. For some unknown reason, Parks and Open Space department decided that the land was not a suitable addition to their Open Space holdings even though it met all five criteria for Open Space acquisition. Instead, Parks and Open Space gave a "warm hand over" to Boulder County Housing Authority which in turn began to investigate purchasing the property. The Boulder County Land Use department was consulted about this purchase. The property was purchased in May 2013 using Boulder County general funds and not BCHA funds. The property was not transferred to BCHA until just prior to the submittal deadline for land use change requests in early October 2015. So since the Parks and Open Space department gave the "warm hand over" to BCHA and the Land Use Department was consulted on the purchase it might be assumed that everyone was "covering their behind" by advocating for annexing and development of these properties. Why would they recommend that BCHA purchase the property and then turn around and say that it could not be developed due to annexation constraints and Open Space potential? However, I recently learned of another reason for the strong push to annex and develop these properties.

Concurrent with this POSAC meeting there is a meeting of the Planning Board in the City Municipal Building. On the agenda for this meeting is "Public Hearing and recommendation to City Council regarding annexation of city-owned parcels and Elmer's Two-Mile Park as an enclave." In the packet for this meeting it states "In preparing for potential municipalization, the maps of the city boundaries have been scrutinized very thoroughly, and the separation plan requires that the properties be annexed for the city to provide electrical service. Therefore, these annexations have elevated in priority." They also show how city enclaves would be developed through these annexations and that these enclaves could be annexed without a vote in three years. It also states that "The city is starting with annexation of city owned properties with electrical service and enclaves." My guess is that the next step is annexing county owned Open Space and thereby creating additional enclaves. This could pave the way for annexing Gunbarrel without a vote and by doing so acquire the Gunbarrel substation and shore up the municipalization of electrical services in the City of Boulder. The annexation of the Twin Lakes parcels through County owned Open Space will pave the way and set a precedent for future annexations.

In last month's meeting POSAC member Cathy Comstock said she sensed an urgency from the citizens speaking on the Twin Lakes issue. This urgency is due to the fact that the vote on these land use designation changes for the Twin Lakes parcels could set a very bad precedent and affect Open Space lands in the future. Pete Fogg referred to the land use designation change request to mixed density by BCHA and BVSD for these properties in an e-mail on October 14, 2015 as "The first and crucial step..." If BCHA's and BVSD's land use change requests are approved in the upcoming BVCP update they will run with it. Annexation and up-zoning will quickly follow suit. The window of opportunity for preserving these parcels as Open Space for the Gunbarrel community will be lost. Is Boulder going to jeopardize Open Space lands and policies in order to develop affordable housing and get the muni on board?

The staff and governing bodies need to realize that the actions and policies put into place in order to achieve their goals (such as municipalization and affordable housing) can have detrimental effects on Boulder in the future. Annexation through County owned Open Space can subject our Open Space lands to encroachment of development and who knows possibly even development of the open space itself. (Austin article) Who was the Director of Parks and Open Space that strongly opposed annexing Open Space in order to achieve contiguity of adjacent properties? It was Ron Stewart, who now has given his approval to do so for the Twin Lakes properties. I ask Ron "Were you truthful then or are you truthful now because these two positions are opposite one another?" Citizens fought and worked hard in the past to pass the Open Space tax to preserve the Open Space lands for future generations. We should not jeopardize these lands through annexations for the purpose of passing special agendas such as municipalization and affordable housing. The policy of opposing annexation of County owned Open Space in order to establish contiguity of adjacent lands should be upheld. The Twin Lakes parcels are much better suited to an Open Space designation anyway and that does not require annexation!

I am very pleased to see that my change of land use request for 6655 Twin Lakes Road to go from Low density residential to Open Space (and Environmental Preservation) has been recommended for further analysis in the comprehensive plan update process. I am looking forward to the upcoming meetings where I will have adequate time to present all the information and arguments for supporting my request.

In this short time I would like to note the following. In the evaluation of Request #31 for 7097 Jay Road (which is about a half mile from the Twin Lakes parcels) the BVCP staff recommends that this proposal (to go from Open Space Area II/Area III to Low Density Residential) not be considered for further analysis for the following reasons:

1. This property does not meet the requirements for annexation: "Another requirement to be eligible for annexation is contiguity to the city service area. The property does not meet these criteria, as it is contiguous to properties in Area II and Area III only."

This also applies to the three Twin Lakes parcels. They have no contiguity at all with the City of Boulder and are surrounded by Area II properties as well as Open Space and on one corner Area III as well.

The second reason for not considering request #31 was quote: "The split Area II/Area III designations at 7097 Jay have been in place since 1978, and there are no changed conditions in the community or articulated in the request that would warrant the proposal to be considered as part of this update."

The 6655 Twin Lakes property has been zoned rural residential since 1954 and has low density residential and Open Space land use designations. The surrounding rural/suburban neighborhoods have been in place for 20+ years and are well established. Encroachment of the urban city by annexing and up-zoning of the Twin Lakes properties would be incompatible with adjacent land uses and neighborhood context.

The third reason for not considering request #31 was quote: "A low density residential designation on this property would be inconsistent with BVCP policies regarding compact urban form and well-defined community edges and not compatible with rural character of the neighborhood to the west and south."

The same holds true for the three Twin Lakes properties in regards to requests to change the land use designation to mixed density residential and attempt to annex these properties. These three properties are surrounded by unincorporated rural residential neighborhoods and Open Space – they are not near urban services or high density developments. Annexing adjacent

Open Space to get the required contiguity for these parcels is unprecedented and should not even be considered.

The BCHA and BVSD proposals are seeking to annex and up-zone land in unincorporated rural residential neighborhoods for the purpose of providing public housing. The siting for public housing should be near urban services and amenities that the residents can easily access. Finding cheap land (due to annexation and development restrictions on it), buying it and then bending rules within the system in order to annex, up-zone and develop it is poor practice and is not in keeping with the BVCP policies.

The BCHA and BVSD proposals to change the land use designation on the Twin Lakes parcels to Mixed Density should not be considered for further analysis for the same reasons as request #31 was not recommended for further analysis. The public housing authorities should not be given special exemption from adhering to BVCP policies, annexation rules, land use code, or other land use policies that other developers have to adhere to. The ~10 acre property at 6655 Twin Lakes Road would have sold for a considerable greater amount than \$470,000.00 if another developer had been able to annex the land and up-zone it as BCHA is attempting to do. The land was cheap for a reason – due to the annexation and development restrictions on it.

The August 13th meeting with BCHA and the December 7th BVCP listening session for Gunbarrel showed strong opposition and concern about the proposed developments on the Twin Lakes parcels. These parcels have been used by the community as Open Space providing passive recreation and scenic vistas to the citizens for decades. Many citizens put in proposals to change the land use designation on these properties to Open Space and/or Area III. The Boulder Valley Comprehensive Plan community outreach process is utilized to find out what the citizens want for the future of their community. Please listen to the citizens of Gunbarrel as you make your decisions on the land use change requests regarding these three properties.

Thank you for your time.

Donna George

I am very pleased to see that my change of land use request for 6655 Twin Lakes Road to go from Low density residential to Open Space (and Environmental Preservation) has been recommended for further analysis in the comprehensive plan update process. I am looking forward to the upcoming meetings where I will have adequate time to present all the information and arguments for supporting my request.

In the evaluation of Request #31 for 7097 Jay Road one of the reasons the request was denied was due to the fact that the property did not meet the requirements for annexation: "Another requirement to be eligible for annexation is contiguity to the city service area. The property does not meet these criteria, as it is contiguous to properties in Area II and Area III only." This also applies to the three Twin Lakes parcels. They have no contiguity at all with the City of Boulder and are surrounded by Area II properties as well as Open Space and on one corner Area III as well. Annexing adjacent Open Space to get the required contiguity for these parcels is unprecedented and should not even be considered.

Boulder County Housing Authority bought the property knowing the annexation and development restrictions on it. (See attachments) That is why the land was so cheap. Compare the price of \$470,000 paid for the ~ 10 acre parcel at 6655 Twin Lakes Road in May of 2013 to the \$2.58 million paid for the 13 acre Kestrel site in Louiseville in March of 2013. BCHA also knew that there were already 12 units of public housing just south of the BVSD property that BCHA themselves manage. The Twin Lakes property should not have been purchased for public housing on that fact alone. Public housing should be dispersed throughout the community – not concentrated all in one area. If Boulder Housing Partners purchases the two BVSD properties (see memos) and all three Twin Lakes properties get built there could be well up to 300 units of public housing in a two block area of a rural residential community which has no amenities or services that the residents would need. Prior to the Josephine Commons/Aspinwall complex built in Lafayette the greatest concentration of public housing units in one area was 30. Social service personnel say that dispersing public housing units in small quantities throughout a community is much better practice than concentrating a large group in one area.

Boulder County Housing Authority found cheap land in an environmentally sensitive area with annexation constraints on it and are trying to bend the rules and play the affordable housing card in order to annex and up-zone the area to put in an unprecedented amount of public housing units all in one area. They did not even conduct a feasibility study on the land before purchasing it. The actions of BCHA and BHP have more to do with economy of scale and more bang for the buck (I have even heard these terms spoken by personnel at various meetings) than what is best for the population being served or the surrounding community. This is because the Public Housing Authorities are indebted more to the LIHTC investors than to the citizens of Boulder. Public housing should be dispersed throughout the community and should be close to the amenities and services the residents need. For these reasons and more request #35 to go from low density residential to mixed density residential in order to build a large concentration of public housing all in one area violates section 7.03, 7.05, 7.13, and 8.03 of the Boulder Valley Comprehensive Plan. Request #35 also violates sections 2.01 (Unique Community Identity), 2.04 (Open Space Preservation), 2.06 (Preservation of Rural Areas and Amenities), 2.09(Neighborhoods as building blocks), 3.04 (Ecosystem Connection and Buffers), 3.06 (Wetland and riparian protection), 3.22

(Protection of High Hazard Areas), 3.24 (Protection of Water Quality), & 3.28 (Surface and Groundwater).

The August 13th meeting with BCHA and the December 7th BVCP listening session for Gunbarrel showed strong opposition and concern about the proposed developments on the Twin Lakes parcels due to a variety of concerns. These parcels have been used by the community as Open Space providing passive recreation and scenic vistas to the citizens for decades. Many citizens put in proposals to change the land use designation on these properties to Open Space. The Comp Plan community outreach process is utilized to find out what the citizens want for the future of their community. Please listen to the citizens of Gunbarrel as you make your decisions on the land use change requests regarding these three properties.

Thank you for your time.

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Giang, Steven](#); zachariasc@bouldercolorado.gov
Subject: Letter for August 30th Meeting
Date: Tuesday, August 23, 2016 8:57:38 AM
Attachments: [Aug30openspace.pdf.docx](#)

Dear Boulder County Commissioners, Boulder County Planning Commission, and BVCP planning staff,

Please add the attached letter to the August 30th meeting on land use change requests.

Thank you,

Donna George

The Twin Lakes fields have been used by the neighboring residents for passive recreation as Open Space for many decades. These meadows provide important habitat, forage, and wildlife corridor to the abundant wildlife species in the Twin Lakes Open Space area. The Twin Lakes Open Space is the heart and soul of Gunbarrel. These fields need to be preserved as Open Space in the upcoming Boulder Valley Comprehensive Plan (BVCP) update for the benefit of the Gunbarrel community and the wildlife that share these lands with them.

The Twin Lakes Open Space is the most visited Open Space in Boulder County. Expansion of the Twin Lakes Open Space by incorporating these fields into a Greater Twin Lakes Open Space is a logical and great idea for enhancing and protecting the Twin Lakes Open Space. These fields meet all 5 acquisition criteria for Boulder County Open Space. These criteria are:

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

These fields are now threatened by development and we need to act now to preserve them for the wildlife in the area and for future generations.

What is interesting is that the Parks and Open Space department and the Land Use department are not taking an active role in studying and evaluating these properties for inclusion into the Open Space holdings. Instead, they have made statements such as the fields are “devoid of wildlife” (which the neighboring residents know is not true). Just this 4th of July my family spotted a deer in the North field. If you read a lot of the documents written on these fields by the Land Use staff, there appears to be a definite slant toward annexation and development of these properties and not genuine and thorough analysis on the community benefit of an Open Space designation for these fields. This is not surprising since the Parks and Open Space department gave a “warm hand over” of the potential purchase of the North field to the Boulder County Housing Authority and the Land Use department was consulted on this purchase. What disturbs me about all this is that the county agencies appear to be working on a common agenda (developing affordable housing on these properties) and citizen involvement as well as logical and policy driven decisions have taken a back seat.

The founding fathers formed the three branches of government, judicial, legislative, and executive so that no one group would have complete control. These three branches provide a checks and balance to monitor any corruption or excessive power of any one branch. But what happens when government branches and agencies work together on passing through a predetermined agenda? Then it is the job of engaged citizens to bring this to light and fight for the rights of all citizens and to restore the checks and balance in government. I feel that even if they discovered an endangered species (such as the Preble’s meadow jumping mouse) in the Twin Lakes fields they would find a way around it by relocating it or some sort of mitigation. They are bound and determined to develop these properties. For to develop them they will need to annex them and the precedent set here will facilitate additional annexations for shoring up the muni. The requests for Open Space designation on these three parcels need to be given a fair and truthfully genuine analysis and consideration, not a cursory review for a predetermined outcome of development on these fields.

The Open Space tax can only be used to purchase properties within Boulder County. However, Boulder County Parks and Open Space have been able to purchase Open Space lands in Gilpin, Jefferson, and Weld counties using general funds. If Boulder county is able to purchase Open Space lands in neighboring counties why is it not purchasing lands in their own county that are presently being used by a large number of their citizens. The property at 6655 Twin Lakes Road was purchased using general funds in May of 2013. The land was transferred to Boulder County Housing Authority

(BCHA) in October 2015 without a proper public hearing or procedure. This property needs to be transferred back to Boulder County and evaluated as to what the best use of this property is for the Gunbarrel community, including evaluation of the property for Open Space designation in the BVCP update. Approximately 51 acres were recently acquired in Gold Hill for Open Space. Both the Twin Lakes properties and the Gold Hill property are cherished by their surrounding communities for passive recreation, wildlife, and scenic vistas. Gunbarrel should be given the same opportunity as Gold Hill in determining what properties are important to save for the benefit of their community.

Decisions made concerning annexing through County owned Open Space and up-zoning and building on hydrologically and environmentally sensitive areas adjacent to Open Space properties will have serious and lasting impacts on the preservation and maintenance of Open Space properties in the future. The end does not justify the means. Actions and decisions by staff and government (no matter how noble the cause) can have serious detrimental effects on Boulder in the future.

Sincerely,

Donna George

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 Nottinghill 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 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 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-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](#), 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=i2qzKJKBXd4>

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.

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- **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?

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Sincerely,

Kristin Bjornsen

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 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@dmrgroupllc.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](#), 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=i2qzKJKBXd4>

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, let 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 of 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 hydrolgy 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 Voucher 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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**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.

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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 shortcomings 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; hirtj@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](#); [shoemaker@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 proposed 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 you're 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@bvsd.org](#); [don.orr@bvsd.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

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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 Opper mann
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 it citizens. We ask that you reject the code changes at 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 Opper mann
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
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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 * • 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>

2801 Jay Road

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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.

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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]

..

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10 Disturbing Things Your Nails Reveal About Your Health

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

2801 Jay Road

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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.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](#)).
- 63% of Boulder County residents are now priced out of homeownership ([Boulder Daily Camera](#) – U.S. Census and regional real estate data).
- In places such as Lafayette, housing prices have risen 65% in just 5 years – the median home price in 2015 was \$444,900.
- Due in part to high housing costs, 23,000 people commute back and forth along Highway 36 to Boulder each day; 16,000 people along Highway 119; and 4,900 along smaller roads from Erie, Lafayette, and Louisville. Increasingly, commuting is having negative impacts on environment (carbon dioxide emissions and reduced air quality), health and well-being (stress and less time with family), and transportation networks (congestion and accidents). (Boulder County Transportation Department data).
- Boulder county's first responders (police and fire personnel in particular) are increasingly having to locate outside the county, placing additional strain on our safety systems and lessening the connection first responders feel to the communities they serve.
- The same is true for teachers and other school employees, child care providers, grocery store employees, restaurant workers, and many others who help provide services we need and want.
- The Twin Lakes proposal represents a once-in-a-generation partnership opportunity between the Boulder County Housing Authority and the Boulder Valley School District to provide affordable housing for teachers, teachers' aides, bus drivers, custodians, lunchroom staff, and other school employees who want to live near the schools in which they work.
- Because of the extremely competitive housing market, available land for housing of any kind is going fast, and what's left is skyrocketing in price.

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.

The health and well-being of our neighbors depends on our ability as a community to ensure affordable housing is available for those who

need it most. It is a reality that thousands more affordable homes are needed across our communities. We believe decisions made now will resonate for years to come.

For all these reasons, we ask that you approve 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 0 Kalua Road in Gunbarrel.

Thanks so much for your consideration,



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

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

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August 30, 2016

Dear Boulder County 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 0 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 (TLSTG) 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](#)).

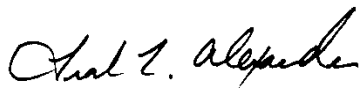
- 63% of Boulder County residents are now priced out of homeownership ([Boulder Daily Camera](#) – U.S. Census and regional real estate data).
- In places such as Lafayette, housing prices have risen 65% in just 5 years – the median home price in 2015 was \$444,900.
- Due in part to high housing costs, 23,000 people commute back and forth along Highway 36 to Boulder each day; 16,000 people along Highway 119; and 4,900 along smaller roads from Erie, Lafayette, and Louisville. Increasingly, commuting is having negative impacts on environment (carbon dioxide emissions and reduced air quality), health and well-being (stress and less time with family), and transportation networks (congestion and accidents). (Boulder County Transportation Department data).
- Boulder county’s first responders (police and fire personnel in particular) are increasingly having to locate outside the county, placing additional strain on our safety systems and lessening the connection first responders feel to the communities they serve.
- The same is true for teachers and other school employees, child care providers, grocery store employees, restaurant workers, and many others who help provide services we need and want.
- The Twin Lakes proposal represents a once-in-a-generation partnership opportunity between the Boulder County Housing Authority and the Boulder Valley School District to provide affordable housing for teachers, teachers’ aides, bus drivers, custodians, lunchroom staff, and other school employees who want to live near the schools in which they work.
- Because of the extremely competitive housing market, available land for housing of any kind is going fast, and what’s left is skyrocketing in price.

Along with 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.

The health and well-being of our neighbors depends on our ability as a community to ensure affordable housing is available for those who need it most. It is a reality that thousands more affordable homes are needed across our communities. We believe decisions made now will resonate for years to come.

For all these reasons, we ask that you approve 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.

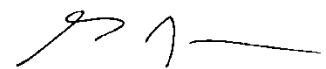
Thanks so much for your consideration,



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: Arbortrantics, 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

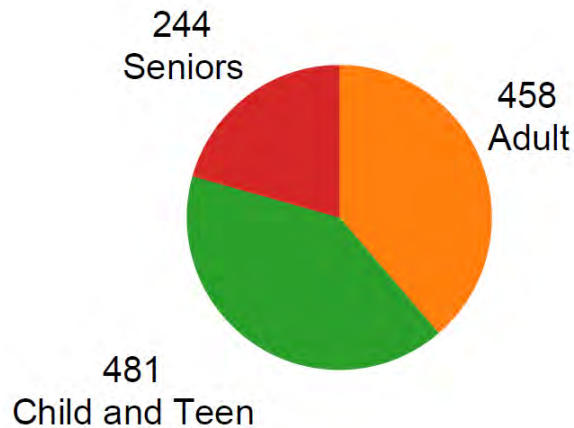
Farming/Landscaping: Botany Lane Greenhouse

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)

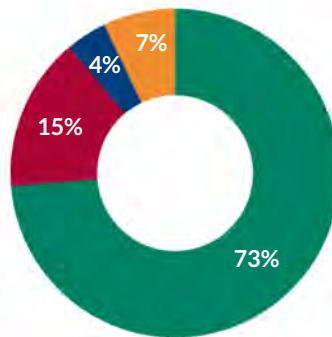
How much of your income do you spend on rent or mortgage each month?



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

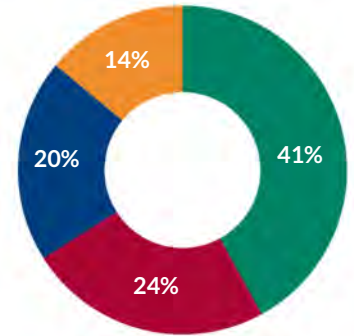
How serious is the lack of affordable housing in Boulder County?



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.

RENTAL VACANCY RATE

2%
approx

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



INCREASE IN MEDIAN HOME SALES PRICE

54%

OVER PAST 5 YEARS

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)



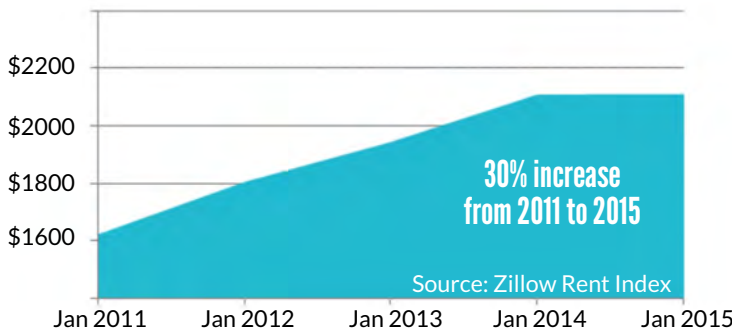
GUNBARREL RESIDENTS

636 IN POVERTY

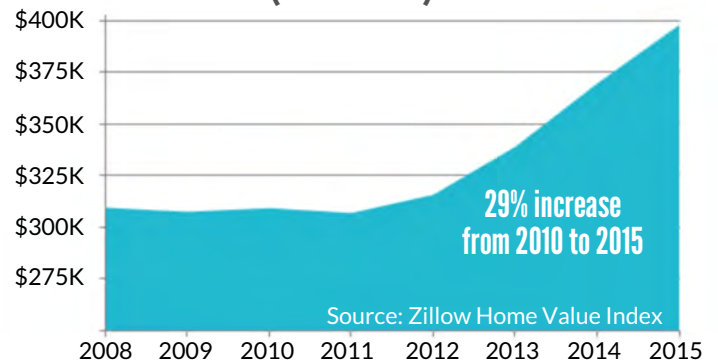
The poverty threshold for a family of 4 (2 adults, 2 children) is an annual income of \$24,008.

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

■ > 35% of income toward rent

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



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.



Hope for the future, help when you need it.

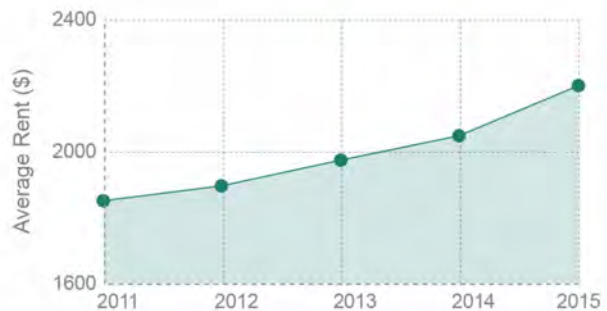


Boulder County - Median Home Values

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.

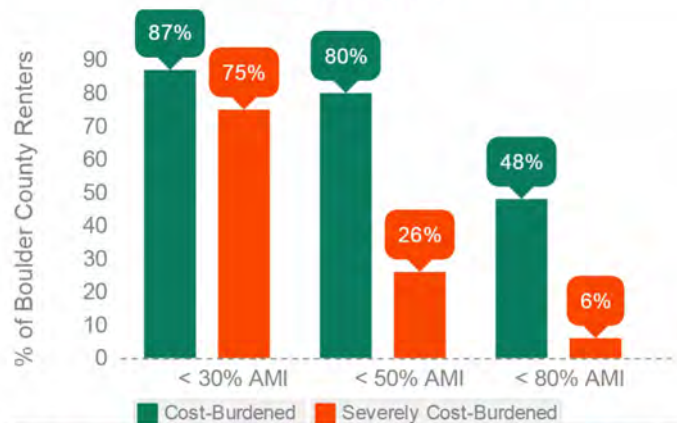
Boulder County's rental vacancy rate is 3.0%.

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

The Boulder County Housing Authority owns and manages

611

units of affordable housing in 7 Boulder County communities.

Families living in our properties see an average monthly increase in discretionary income of \$424.

Community-wide, that represents over \$3M per year for families to spend - locally - on household needs.

In 2016, we are working to bring to Boulder County

200

new units of affordable housing.

Our Louisville project will include 129 multi-family units and 71 senior units.

Looking ahead, BCHA has purchased 10 acres of land in Gunbarrel to develop more affordable housing in our community.

Since 2008, we've provided short-term rental assistance to

1846

families through our Housing Stabilization Program.

Families entering the program had an average savings of \$90. Average savings at exit were \$1,365, representing a 15-fold increase.

Since the HSP's inception, \$10.5M have been invested into the program.

We provided housing and financial counseling to

1340

Boulder County households in the first 9 months of 2015.

421 people attended individual appointments and 919 participated in classes.

Topics included renter and owner financial counseling, pre-purchase counseling, and reverse mortgage counseling.



Our Self-Sufficiency Matrix tracks family progress across 21 domains. With respect to housing, recent data shows 65% of clients who were at-risk at the time of their first evaluation were subsequently rated self-sufficient. Of all clients evaluated in the housing domain, 76% (293 total) were self-sufficient at the time of their most recent evaluation - approximately half of those "moved up" into the category and half had been there at the time of the first evaluation.

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%



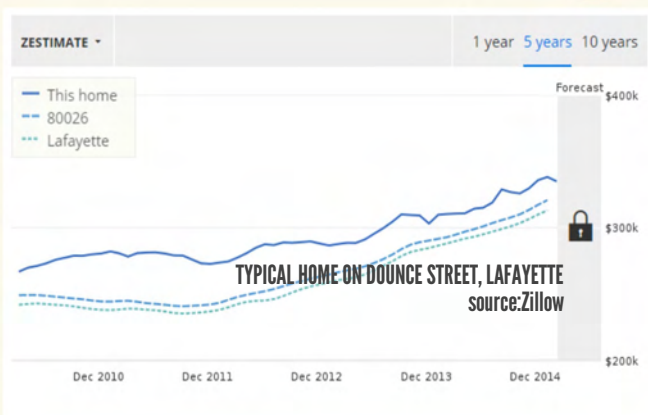
AVERAGE MONTHLY INCREASE IN DISCRETIONARY INCOME FOR LIHTC FAMILIES IN BOULDER COUNTY³

\$424

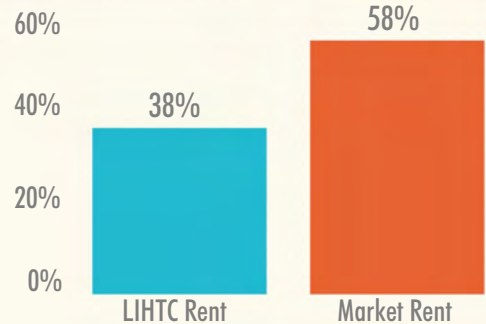
That is \$5088 per year to spend on basic necessities or to meet other family needs like education and transportation.



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



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



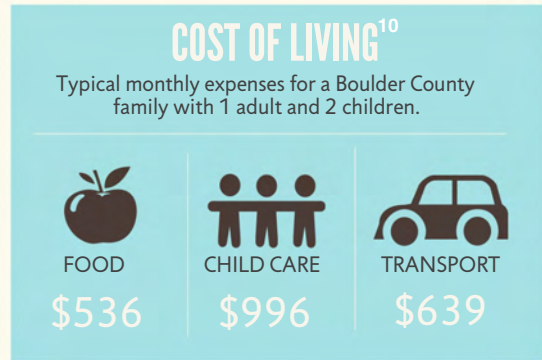
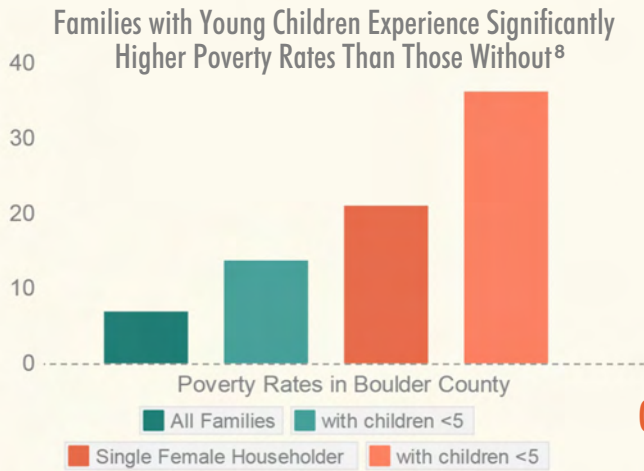
OCCUPATION RATE FOR LIHTC PROPERTIES IN THE PRIMARY MARKET AREA⁶

99% occupied with waitlists



WHO NEEDS AFFORDABLE HOUSING IN BOULDER COUNTY?

FAMILIES AND YOUNG CHILDREN



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 NEED IN BOULDER COUNTY

+ 2 CHARTS

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%

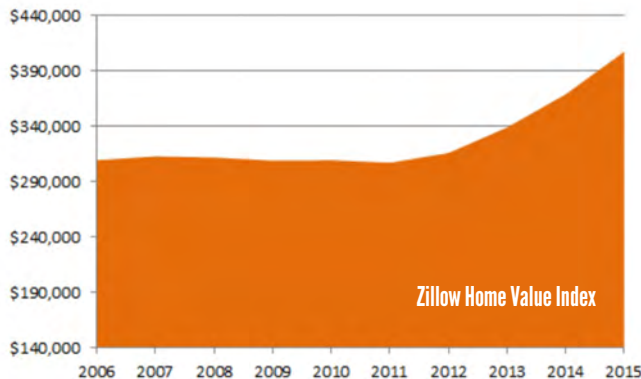


MEDIAN VALUE OF OWNER-OCCUPIED HOUSING

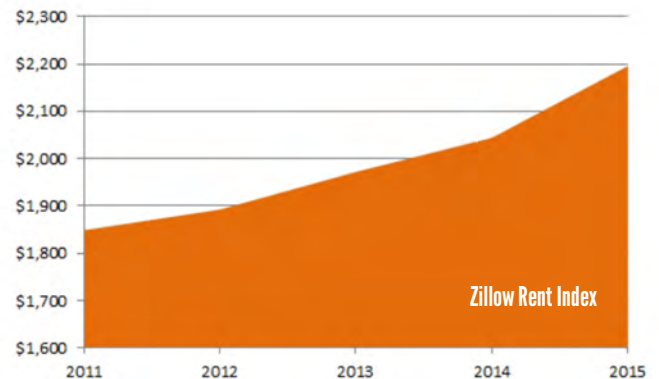
\$358,000



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

Land Use Planning Commission

Boulder County

Boulder County

1325 Pearl St.

2045 13th St

Boulder, CO 80302

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

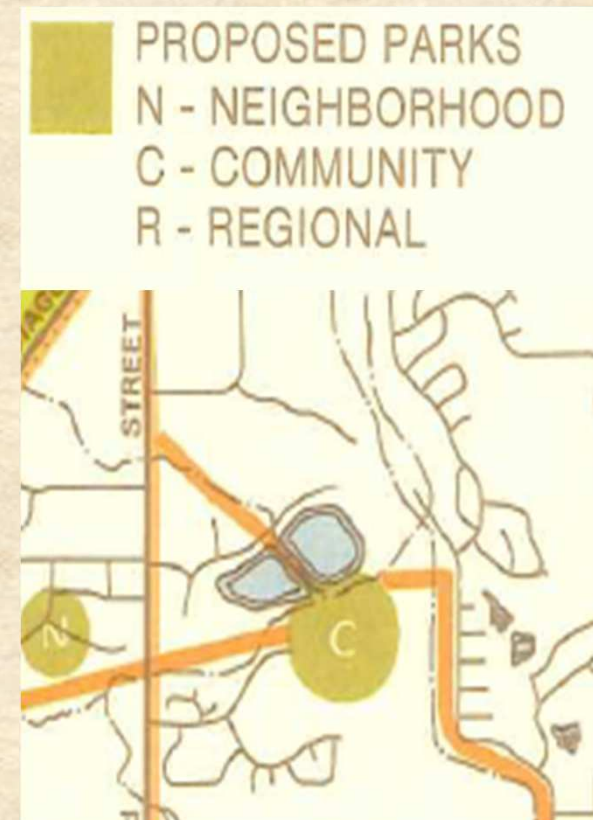
- Does not violate any aspects of BVCP
- Does not increase rural residential density
- Expands the ONE and ONLY space in Gunbarrel for gathering and recreation – it's the heart and soul of our community!
- Preserves and protects wetlands
- Preserves and protects agricultural lands of Statewide importance
- 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

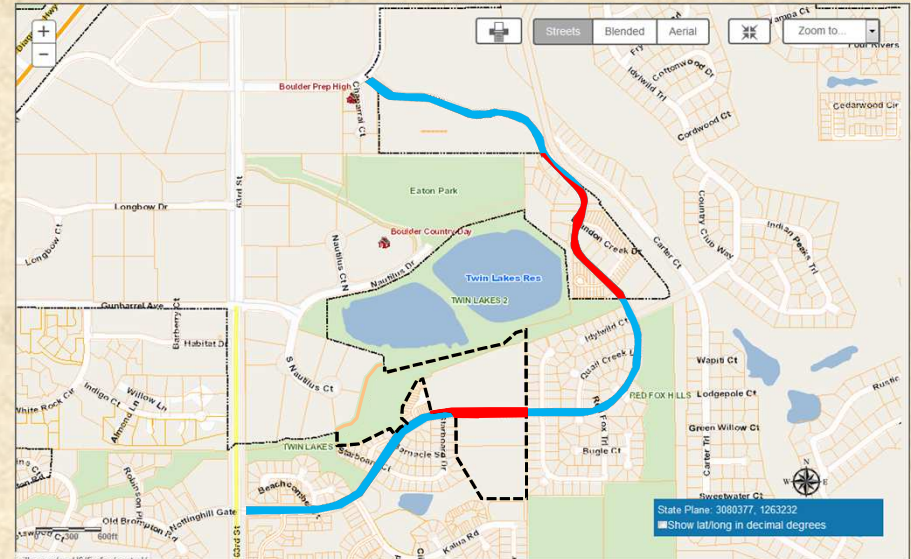
THE PARCELS ARE IN AREA II AND HAVE BEEN INTENDED FOR ANNEXATION SINCE THE 1970'S

- 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



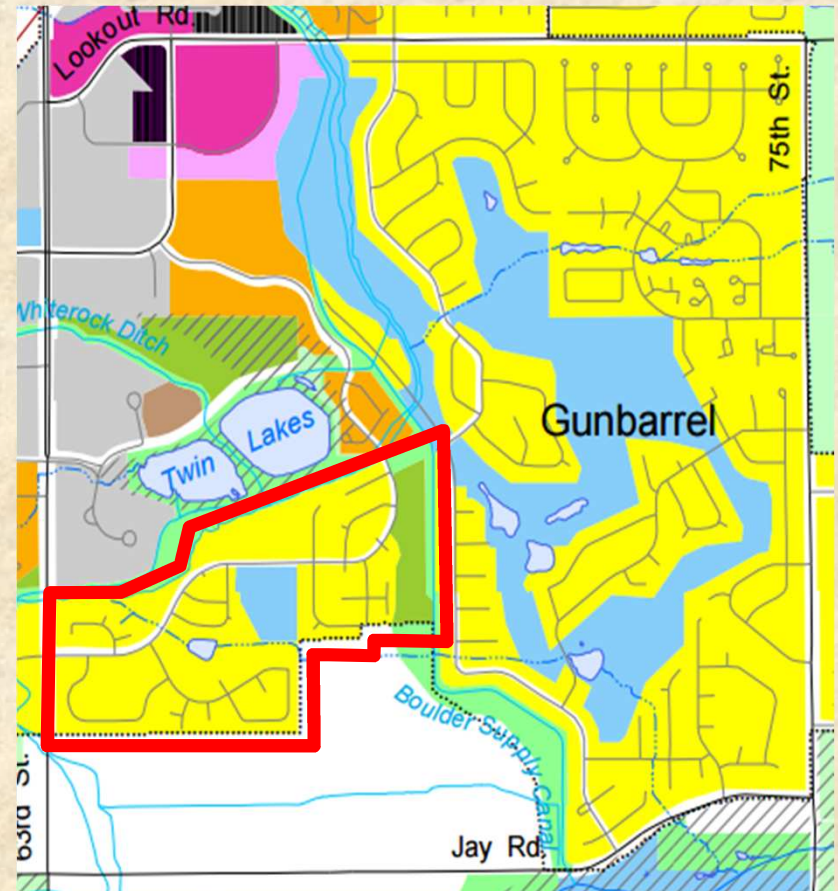
URBAN SERVICES (I.E. WATER, WASTEWATER, STORMWATER, ROADS) ARE READILY AVAILABLE



- 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

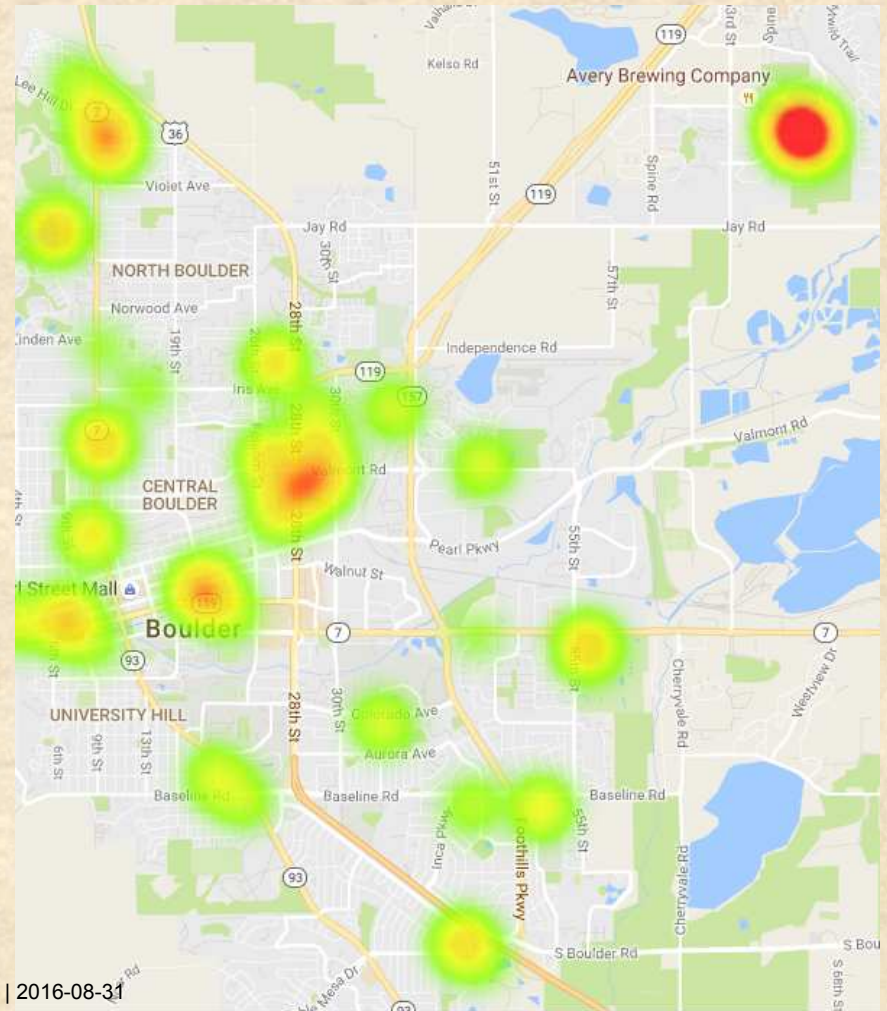
- Then why turn down development at 47th and Jay?
- Why is the Planning reserve never discussed?
- Fact: There is also a scarcity of accessible Open Space in Gunbarrel, and only 0.2% in the entire program
- Fact: The “City Park” that is always mentioned, Eaton Park, is 17 acres of SWAMP and construction 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**

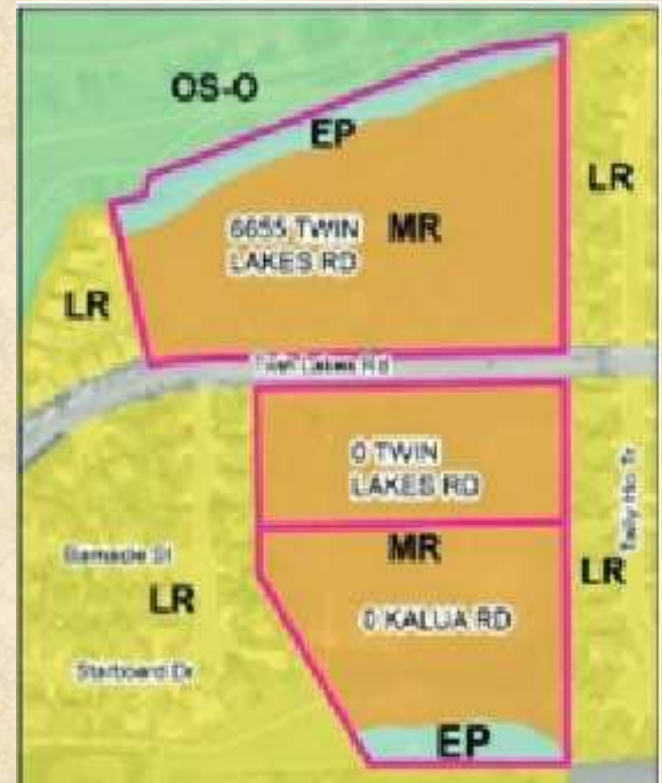
THE RECOMMENDED DESIGNATIONS FURTHER OTHER KEY BVCP POLICIES

- 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



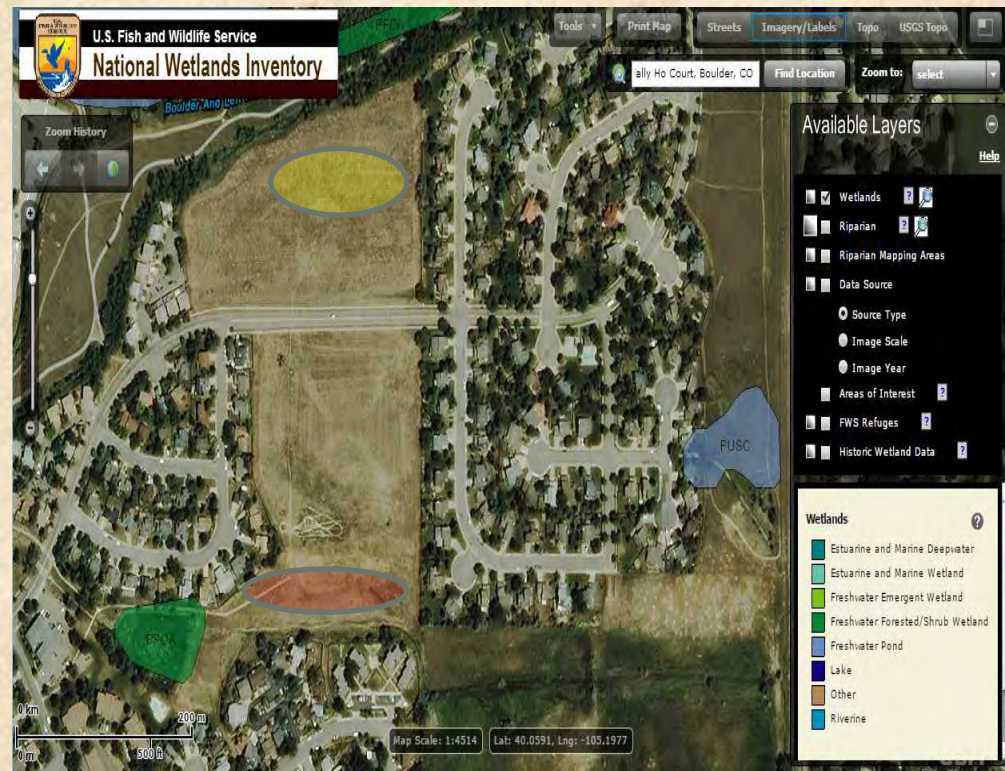
THE RECOMMENDED ENVIRONMENTAL PRESERVATION DESIGNATION PROTECTS THE DRAINAGEWAYS

- 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?

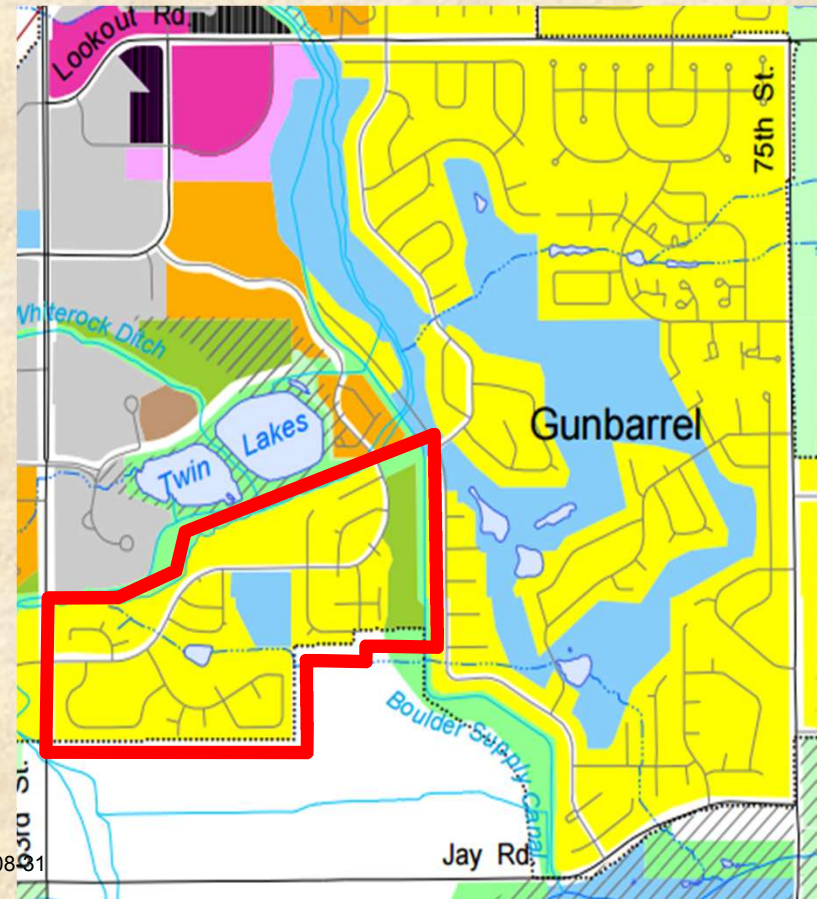


MXR IS NOT RECOMMENDED BECAUSE THE DESIGNATION ALLOWS UP TO 18 UNITS PER ACRE AND IS HIGHER THAN THE 6-12 DISCUSSED IN THE TLSG PROCESS

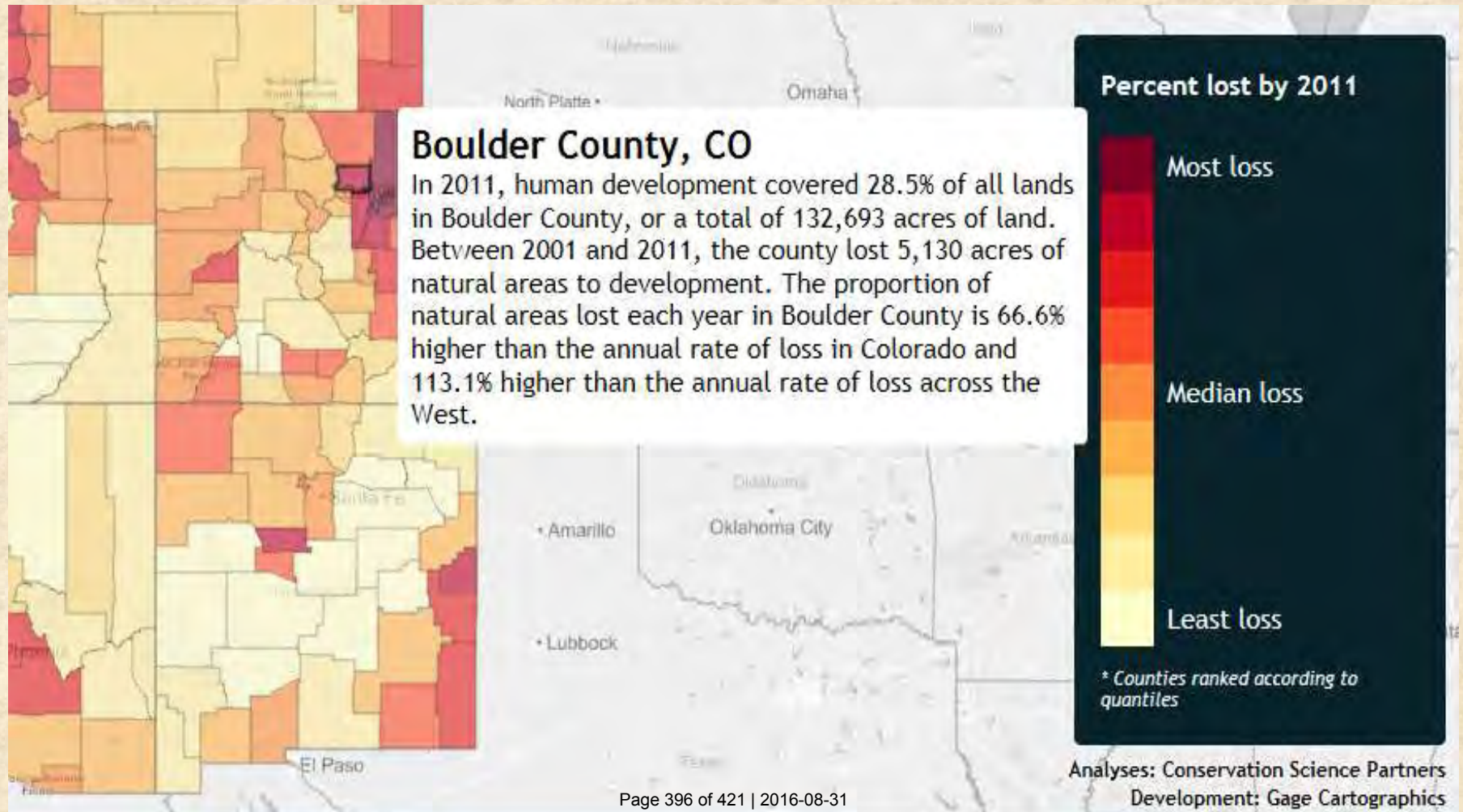
- GREAT! MXR is not recommended. But WHY MR?
- The TLAG Process discussed 0 units, 0-6 units and 6-12 units! MR is a ONE SIDED demonstration of the FAILURES of the FACILITATED DISCUSSIONS
- TLAG was CLEAR that LDR was the MAX Density, compromising from our zero density position.
- BCHA/BVSD started the 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; joness@bouldercolorado.gov; lisamorzel@gmail.com; shoemakera@bouldercolorado.gov; [Gardner, Deb](#); weavers@bouldercolorado.gov; yatesb@bouldercolorado.gov; youngm@bouldercolorado.gov; ellisl@bouldercolorado.gov; HyserC@bouldercolorado.gov; hirtj@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](mailto:alexandra.niehaus@boulderplanningboard.com)
To: [Domenico_Cindy](mailto:Domenico_Cindy@boulderplanningboard.com); [Gardner_Deb](mailto:Gardner_Deb@boulderplanningboard.com); [Jones_Elise](mailto:Jones_Elise@boulderplanningboard.com); glisi@boulderplanningboard.com; HyserC@boulderplanningboard.com; ZachariasC@boulderplanningboard.com; hirtj@boulderplanningboard.com; [Fogg_Peter](mailto:Fogg_Peter@boulderplanningboard.com); [Shannon_Abigail](mailto:Shannon_Abigail@boulderplanningboard.com); [Giang_Steven](mailto:Giang_Steven@boulderplanningboard.com); #LandUsePlanner@boulderplanningboard.com; [Stewart_Ron](mailto:Stewart_Ron@boulderplanningboard.com); [Jannatpour_Vivienne](mailto:Jannatpour_Vivienne@boulderplanningboard.com); [Alexander_Frank](mailto:Alexander_Frank@boulderplanningboard.com); [Swallow_Lan](mailto:Swallow_Lan@boulderplanningboard.com); glen.segrue@bvsd.org; don.orr@bvsd.org; appelbaum@boulderplanningboard.com; brocketta@boulderplanningboard.com; burtontj@boulderplanningboard.com; jones@boulderplanningboard.com; lissamorzel@gmail.com; sboemakera@boulderplanningboard.com; weavers@boulderplanningboard.com; yatesb@boulderplanningboard.com; youngm@boulderplanningboard.com
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.

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 to development 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.

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From: [Elizabeth Helgans](mailto:Elizabeth.Helgans@boulder.colorado.gov)
To: bvcpchanges@boulder.colorado.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 excepted 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 - Please vote no re-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

"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."

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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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Many thanks,

Annie

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From: [Elizabeth Helgans](mailto:Elizabeth.Helgans@boulder.colorado.gov)
To: bvcpchanges@boulder.colorado.gov
Subject: Neighborhood protection
Date: Wednesday, August 31, 2016 2:06:44 PM

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Thanks for taking the time to take input from everyone, not just those that can make the meetings.

-Elizabeth Helgans, Whittier resident