

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#17]  
**Date:** Sunday, December 04, 2016 4:46:26 PM

---

Name *	Mark Fuller
Email *	<a href="mailto:mark_fuller@centurylink.net">mark_fuller@centurylink.net</a>
Phone Number (optional)	(303) 579-3238
Address (optional)	 7458 Park Place Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I'm opposed to the housing at Twin Lakes open space land. It is a wildlife refuge where we have seen owls, fox, eagles, egrets and other species. development of this area will cause drastic changes to their environments. Please do not build on this sacred land
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#18]  
**Date:** Monday, December 05, 2016 11:30:29 AM

---

Name *	Richard Auletta
Email *	<a href="mailto:rauletta@gmail.com">rauletta@gmail.com</a>
Phone Number (optional)	(303) 530-3640
Address (optional)	 5981 Wellington Road Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

Comment: \*

RE: Twin Lakes Reconsideration Hearing Wednesday, Jan. 18, 2017

Irrespective of the rationale or legality of converting open space to additional housing in the Gunbarrel/Twin Lakes area bounded by Jay Road, 75th, and Lookout there is not sufficient infrastructure to support the increase traffic and public transport needs.

Already the recent new high density housing in Gunbarrel around Lookout Road around Spine Road has dramatically increased traffic on roads that are not designed or intended to support the increase in traffic all of which travels between Gunbarrel and the City of Boulder.

While one might expect most of the traffic to travel on 119 (The diagonal), instead the traffic increase has been on Spine Road, Jay Road, and 75th as drivers avoid the congestion on 119 Diagonal Highway.

Jay, 75th, Spine, 61st, 63rd need to be upgraded 4-lane divided limited access highways with separated cycling pathways to meet the peak demand for car, truck, commuter, and cycling traffic.

For example the intersection of Jay Road and Spine has become an extremely dangerous intersection in the past year, both for drivers and also for the increased cyclists commuting to Boulder. I have witnessed many drivers running red lights, not to mention a dramatic increase in speeding vehicles on roads that are now as congested as any in Boulder County or the City of Boulder.

With the ever promised but never finished bike path connection from Spine to Jay never finished the dramatic increase of commuting cycling on Spine and Jay (45 mph) is a tragedy waiting to happen. Mornings and evenings on Jay between Spine and 119 is now a meat grinder of cars, trucks, and cyclists with cars passing turning cars on the shoulder.

In addition RTD has not increased or extended the operational hours of the 205 and 205T routes. Since there is little public transport on weekend evenings there has been a dramatic increase in weekend evening and late night drivers returning from a night out in Boulder on 119, Spine, Jay, 75th, 63rd, and 61st, and Valmont.

If Boulder County and the City of Boulder have decided to create a satellite city and bedroom community for low wage employees to service the Boulder 1% in Gunbarrel then Boulder County and the City of Boulder should improve the infrastructure to support the commuter and community that is being created first, then add the low wage worker housing.

I also believe the conversion of open space created by the citizens and their tax dollars when changed by fiat by elected officials is not only wrong and an irredeemable fracture of the public trust, but criminal and is evidence of malfeasance, misfeasance and nonfeasance by public officials.

What is the point of purchasing land placed in the public trust as open space if at any time for any reason it can simply be converted to some other purpose at the whim of a public official. If twin lakes can be converted then is any Boulder County and City of Boulder existing or future open space safe? A very dangerous precedent would be set, both now and in the future.

How about a few 50 story high rises in the City of Boulder, say in Chautauqua Open Space first?

– Richard Auletta

Please check box below \*

• I acknowledge receipt of the Open Records Notification

**From:** Rebecca Bradford  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); #LandUsePlanner  
**Subject:** Land in South Boulder  
**Date:** Monday, December 05, 2016 5:21:57 PM

---

Hello to you,

Please count me as one of the citizens concerned about the land in South Boulder and the University of Colorado's intention to develop it.

There are many reasons why developing this property is totally out of the question. I'm sure you've heard or will hear about them soon. These reasons are valid, sound and must not be ignored.

I implore you to listen carefully to the evidence showing how terribly wrong it will be to develop the land in South Boulder. Please investigate what is true and with integrity. If you haven't done it already, come visit this beautiful piece of property. Remember you are the stewards and the peaceful warriors of this land.

Thank you for your time.

Rebecca Faith Bradford  
4753 W.Moorhead Circle  
Boulder 80305  
303-588-0550

**From:** Katie Wahr  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); #LandUsePlanner  
**Subject:** CU South  
**Date:** Tuesday, December 06, 2016 8:03:52 PM

---

I am writing to express my concern over the proposed annexation and subsequent development of the CU South property. I came away from the community meeting last night (12/5) with the distinct impression that CU will not allow the City to complete the necessary flood mitigation unless they are granted the annexation they desire; they appear to be using this property as leverage. I am shocked and saddened that the need to protect our community from the dangers of floodwaters is contingent upon the University acquiring approval for annexation. We absolutely need to do something to mitigate the future threat of flooding so as not to have a repeat of the disastrous floods of 2013, but is this really the right way to do it? Doesn't CU, as a major entity of this community, have an obligation to amend its land accordingly when failure to do so poses a serious threat to residents? It is my understanding that CU will not even allow the City to use the portion of this property that was initially identified as being the most suitable for mitigation efforts, inasmuch as they want to use that land for development. Are we really going to let the self-interest of this one entity dictate the future safety of our residents? Especially when, as I have recently learned, the land wasn't even slated to become CU property in the first place.

Beyond this need for flood mitigation, I am strongly opposed to the annexation and subsequent development that CU is proposing. I have lived in Boulder for all 34 years of my life, and have watched it change from a roomy town with very little congestion to a town that has been filled with people far beyond where it was ever designed to be...I truly feel that Boulder has surpassed its population capacity. Our infrastructure was simply not designed to support the number of people who have moved here. The traffic that this development would bring into CU South would have a tremendously negative impact on South Boulder, an area that is already overrun with cars during rush hour and at the beginning and end of school days. And an influx of CU students into the quiet, family-oriented neighborhood of Tantra and South Creek would dramatically change the feel and quality of life in this area.

And last but possibly the most important issue of all: the open space. Our open spaces are so precious to this community. They are one of the major attributes that draw people to Boulder, and one of the characteristics that make it so unique and special. The CU South Open Space provides commuters into Boulder on US 36 with beautiful views of the mountains. It is surrounded by designated Open Space to the east and to the south, providing a large natural buffer between areas of dense human impact. The open space is home to a variety of wildlife and thriving wetlands...wetlands make up less than 1% of all the land in the area, yet are required by up to 80% of all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

This piece of land is, for me, one of the most special places in Boulder. I take one to two walks a day out on this property with my dog, and the time I spend there is often the highlight of my day. The peace that I feel when I am out there surrounded by grass and trees and beautiful views of the mountains is one of my strongest tethers to this earth. It is quiet and beautiful and I have tremendous gratitude for living in a city that preserves natural resources such as this. The thought of losing this land to one more development project is absolutely devastating to me. Once we build on our open spaces, we cannot reverse what we have done and these limited resources are lost.

I urge you to please consider denying the University's request for annexation of this property. This will give the city and its residents a few more years to think over whether or not CU's plan for development is truly something that we as a city want for ourselves; it will also give the University time to put together a more detailed plan so that the city can truly understand what it is that the University has planned for the land upon being granted the annexation.

I know that you are feeling pressure from at-risk residents to expedite the flood mitigation process and ensure their protection as quickly as possible, but please consider the long-term and irreversible impacts to our city that will occur if you proceed with this in the way that CU is pushing you to. Please urge CU to work with you on flood mitigation in an ethical, principled way, so that our residents can have the protection they need without having to sacrifice this beautiful, precious piece of land to the University's desire for growth.

Thank you,

~Katie Wahr

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#19]  
**Date:** Wednesday, December 07, 2016 11:14:22 AM

---

Name *	Katie Wahr
Email *	<a href="mailto:katiewahr@gmail.com">katiewahr@gmail.com</a>
Phone Number (optional)	(303) 834-0757
Address (optional)	 4760 W Moorhead Cir Boulder, CO 80305 United States
This comment relates to: *	CU South

**Comment: \***

I am writing to express my concern over the proposed annexation and subsequent development of the CU South property. I came away from the community meeting last night (12/5) with the distinct impression that CU will not allow the City to complete the necessary flood mitigation unless they are granted the annexation they desire; they appear to be using this property as leverage. I am shocked and saddened that the need to protect our community from the dangers of floodwaters is contingent upon the University acquiring approval for annexation. We absolutely need to do something to mitigate the future threat of flooding so as not to have a repeat of the disastrous floods of 2013, but is this really the right way to do it? Doesn't CU, as a major entity of this community, have an obligation to amend its land accordingly when failure to do so poses a serious threat to residents? It is my understanding that CU will not even allow the City to use the portion of this property that was initially identified as being the most suitable for mitigation efforts, inasmuch as they want to use that land for development. Are we really going to let the self-interest of this one entity dictate the future safety of our residents? Especially when, as I have recently learned, the land wasn't even slated to become CU property in the first place.

Beyond this need for flood mitigation, I am strongly opposed to the annexation and subsequent development that CU is proposing. I have lived in Boulder for all 34 years of my life, and have watched it change from a roomy town with very little congestion to a town that has been filled with people far beyond where it was ever designed to be...I truly feel that Boulder has surpassed its population capacity. Our infrastructure was simply not designed to support the number of people who have moved here. The traffic that this development would bring into CU South would have a tremendously negative impact on South Boulder, an area that is already overrun with cars during rush hour and at the beginning and end of school days. And an influx of CU students into the quiet, family-oriented neighborhood of Tantra and South Creek would dramatically change the feel and quality of life in this area.

And last but possibly the most important issue of all: the open space. Our open spaces are so precious to this community. They are one of the major attributes that draw people to Boulder, and one of the characteristics that make it so unique and special. The CU South Open Space provides commuters into Boulder on US 36 with beautiful views of the mountains. It is surrounded by designated Open Space to the east and to the south, providing a large natural buffer between areas of dense human impact. The open space is home to a variety of wildlife and thriving wetlands...wetlands make up less than 1% of all the land in the area, yet are required by up to 80% of

all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

This piece of land is, for me, one of the most special places in Boulder. I take one to two walks a day out on this property with my dog, and the time I spend there is often the highlight of my day. The peace that I feel when I am out there surrounded by grass and trees and beautiful views of the mountains is one of my strongest tethers to this earth. It is quiet and beautiful and I have tremendous gratitude for living in a city that preserves natural resources such as this. The thought of losing this land to one more development project is absolutely devastating to me. Once we build on our open spaces, we cannot reverse what we have done and these limited resources are lost.

I urge you to please consider denying the University's request for annexation of this property. This will give the city and its residents a few more years to think over whether or not CU's plan for development is truly something that we as a city want for ourselves; it will also give the University time to put together a more detailed plan so that the city can truly understand what it is that the University has planned for the land upon being granted the annexation.

I know that you are feeling pressure from at-risk residents to expedite the flood mitigation process and ensure their protection as quickly as possible, but please consider the long-term and irreversible impacts to our city that will occur if you proceed with this in the way that CU is pushing you to. Please urge CU to work with you on flood mitigation in an ethical, principled way, so that our residents can have the protection they need without having to sacrifice this beautiful, precious piece of land to the University's desire for growth.

Thank you.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** Joyce Jenkins  
**To:** [Council](#); [boulderplanningboard](#); [Boulder County Board of Commissioners](#)  
**Subject:** Proposed development of Twin Lakes Fields--Adverse Impact  
**Date:** Friday, December 09, 2016 12:45:17 PM

---

Boulder City Council  
Boulder City Planning Board  
Boulder County Commissioners  
Boulder County Planning Commission--via online submission form

Ladies and Gentlemen:

In the "left hand doesn't know (or perhaps care) what the right hand is doing" category, I point out that a bike path from the LoBo trail to Spine on Twin Lakes Road is to be constructed next spring at the cost of \$1m. Already approved. The bike path will do at least 3 things: 1) narrow the street for automobile traffic; 2) slow down through traffic; and 3) if high-density development is allowed on the Twin Lakes parcels, vehicular traffic will be dramatically increased on Twin Lakes Road--resulting in congestion which will produce greater safety risks for bikers, pedestrians and drivers alike. Another reason development of the fields is a bad idea--because it is a bad fit for the neighborhood.

--Joyce Jenkins  
4848 Brandon Creek Drive, Boulder 80301  
720-431-2547

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Spam: Public Comment: Boulder Valley Comprehensive Plan [#20]  
**Date:** Friday, December 09, 2016 12:47:54 PM

---

Name *	Joyce Jenkins
Email *	<a href="mailto:joycejnkns@msn.com">joycejnkns@msn.com</a>
Phone Number (optional)	(720) 431-2547
Address (optional)	 4848 Brandon Cr Dr Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

Boulder City Council  
Boulder City Planning Board  
Boulder County Commissioners  
Boulder County Planning Commission--via online submission form

Ladies and Gentlemen:

In the "left hand doesn't know (or perhaps care) what the right hand is doing" category, I point out that a bike path from the LoBo trail to Spine on Twin Lakes Road is to be constructed next spring at the cost of \$1m. Already approved. The bike path will do at least 3 things: 1) narrow the street for automobile traffic; 2) slow down through traffic; and 3) if high-density development is allowed on the Twin Lakes parcels, vehicular traffic will be dramatically increased on Twin Lakes Road--resulting in congestion which will produce greater safety risks for bikers, pedestrians and drivers alike. Another reason development of the fields is a bad idea--because it is a bad fit for the neighborhood.

--Joyce Jenkins  
4848 Brandon Creek Drive, Boulder 80301  
720-431-2547

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

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#21]  
**Date:** Tuesday, December 13, 2016 3:30:55 PM

---

Name *	David Hughes
Email *	<a href="mailto:jamesdavidhughes@gmail.com">jamesdavidhughes@gmail.com</a>
Phone Number (optional)	(773) 405-0238
Address (optional)	 South Boulder (near CU south) , CO United States
This comment relates to: *	CU South

**Comment: \***

It's astonishing to me to learn that development on this property is even being considered. Having done some more research I understand there is a long history at this property. Having lived in South Boulder for 9 years I've always viewed it as open space (just like our other beautiful open spaces) that would never be developed. I've read about all the considerations (flooding, impacts on fraiser meadows, etc.) and have not seen one thing about how it would impact traffic patterns on Table Mesa. Table Mesa (I live 1/2 block south on 46th street) has become extremely crowded and dangerous, even more so since the build out of Summit Middle School (another initiative opposed by this neighborhood). I cannot imagine navigating the road if there were huge development. Please listen to us citizens as we voice our collective concerns and oppose this project.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#22]  
**Date:** Wednesday, December 14, 2016 8:03:59 PM

---

Name \* Kristin Bjornsen

Email \* [bjornsenk@yahoo.com](mailto:bjornsenk@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission members,

Thanks for your dedication to Boulder's comprehensive planning!

For the Dec. 21 meeting, I read the proposed policy changes for Housing, and although some suggested changes seem like great ideas, several of them are alarming.

Below, I've included the two most troubling proposals first and then have commented on some of the others.

Thanks for your time!

Sincerely,

Kristin Bjornsen

1)

Local Solutions to Housing Diversity

"The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of affordable housing projects, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character). The purpose in identifying and applying alternative review standards for certain developments is to provide a more flexible, streamlined, predictable, and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamline d administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity."

COMMENTS:

\*\*This is disturbingly vague. What will the alternate processes and standards of review entail? For example, two-body approval instead of four-body? Fewer opportunities for public comment? Processes and regulations exist for a reason and to provide checks and balances for the many important issues Boulder faces.

\*\*This is inequitable. Everyone deserves a "streamlined" and "predictable" review. If inefficiencies, red tape or unnecessary regulations currently exist, Boulder should improve them for everyone, not

just preferred developers.

\*\*This is asking for carte blanche. BHP, BCHA and other organizations are basically asking for freedom to do whatever they want. Yet BHP's own 2014 survey found "a number of comments about the lack of community engagement"—so many comments, in fact, that it was considered a prevailing theme. For BCHA, public confidence is more abysmal still. With public trust at such a low, why would we give these agencies MORE power?

2)

Potential New Policy: Community Benefit of Affordable Housing Key Policy Choice:

"Staff is currently in discussions with Boulder Housing Partners regarding a new policy that explicitly recognizes affordable housing as a community benefit that should receive special consideration, including:

- regulatory changes that unlock more "diverse housing" opportunities.
- priority review to meet funding timelines and improve overall project feasibility.
- clear guidance on areas open to community input."

COMMENTS:

\*\*We already have a policy that recognizes the benefit. Policy 7.01 states, "The city recognizes that affordable housing provides a significant community benefit" and states that regulations, policies, and programs will be put in place to ensure affordable housing. Notably, 7.01 CREATES regulations and programs—it doesn't give agencies a free pass AROUND regulations.

\*\*This is anti-democratic. Looking at the highlighted section, "clear guidance on areas open to community input," this implies that some areas would be CLOSED to community input. Why would citizens have zero voice in some areas of their government? We are a democracy, with a government by and for the people. The housing authorities seem to be translating the name "Authority" into Authoritarian.

3)

Potential New Policy: Disposition of City Land

"Prior to the disposition of any city or county owned land, the city and county will consider the potential for affordable housing. The benefit of providing housing will need to be balanced with all other benefits of selling the land and any regulatory considerations."

COMMENTS:

\*\*Unintended consequences? Although this policy seems innocuous, I am concerned about the County and the City selling Open Space land in order to develop it for housing. They could simply say that the land is no longer appropriate for their POS or OSMP portfolio (much the way the County is "blackwashing" the Twin Lakes) and then sell it for housing. So I think this policy should be written more specifically to remove the risk of open space being converted to housing or land-banked for housing.

4)

7.10 Balancing Housing Supply with Employment Base

"Expansion of the Boulder Valley housing supply should reflect to the extent possible current and employer locations, projected employer workforce housing needs, industrial/commercial development sites/workforce housing needs, the resulting variety of salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families by fostering mixed-use and multi-family development proximate to transit, employment or services, and by considering the conversion of commercial and industrial zoned or designated land to residential use."

COMMENTS:

\*\*Great idea to convert commercial/industrial zoned land to residential.  
Need to also slow job growth and make growth pay its way. This policy talks only about increasing housing. To restore a jobs-housing balance, it is also important to slow job growth and to make sure growth is paying its own way through appropriate commercial linkage fees and other impact fees (and on-site affordable housing).

5)

#### 7.13 Integration of Permanently Affordable Housing

"Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community and whenever possible affordable units should be provided on the site of and integrated into all new housing developments.

#### COMMENTS:

\*\*Excellent idea! Please find a way to close or limit the cash-in-lieu option, so that developers provide affordable housing on site. We're told that cash-in-lieu results in more units, but according to the city's own numbers, it has actually resulted in less than 4% more units (and that's including other revenue sources than cash in lieu). At the same time, cash in lieu smells wrong to people and has resulted in concentrated, segregated developments (sometimes on cheap, improperly acquired land) that benefit nobody.

6)

#### Potential New Policy: Reducing Overall Housing Cost

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage net zero energy use investments to reduce overall housing costs

#### COMMENTS:

\*\*Also stabilize property taxes. This is a growing reason many low- to middle-income families and seniors are having a hard time keeping their houses.

7)

#### Potential New Policy: Discourage New Large Single Family Homes

Recognizing that achieving affordable housing for low, moderate, and middle incomes is partly related to home size, and that existing neighborhoods are finding their character altered by new large homes, the city will discourage new homes that exceed size limits.

#### COMMENTS:

\*\*Great idea!

8)

"Key Policy Choice: Should the city continue to preserve existing parks, and/or to look for opportunities to redevelop them as other affordable housing types (e.g., small lot housing)? The City of Boulder does not have land available for new Manufacture Home Parks, so "development of new" language is suggested for removal. Should this policy also discuss potential new configurations of affordable housing in manufactured home parks?"

#### COMMENT:

\*\*Preserve mobile home parks! Why would we redevelop them? They provide affordable housing and close communities and actually coexist with nature surprisingly well, by allowing mature trees and animal movement (I'm thinking of Orchard Grove here.)

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#23]  
**Date:** Thursday, December 15, 2016 9:34:38 AM

---

Name *	Martin Streim
Email *	<a href="mailto:mstreim@earthlink.net">mstreim@earthlink.net</a>
Phone Number (optional)	(303) 955-7809
Address (optional)	 4659 Tally Ho Trl Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

My name is Martin Streim and I live at 4659 Tally Ho Trail. My property is adjacent to one of the parcels that is being reviewed for a land use designation change. The average density of my neighborhood (Red Fox Hills) is less than 4 units per acre. Before I bought my home three years ago, I did my due diligence. I contacted the school district and the Denver Archdiocese. They provided me with no information as to any future plans. And then I looked at the BVCP. I felt reassured that SHOULD development occur it would be WITHIN the LDR designation. My wife and I discussed this before our purchase and determined we could live with that type of development,

If the proposed MDR land-use change is approved, we will be looking directly out our kitchen window at a density over 3 times that of my neighborhood. How is that in keeping with the tenets of the Boulder Valley Comprehensive Plan that seeks to maintain community character??

Although our preference is for Open Space, a housing development built at the current density (LDR) that provides up to 6 units per acre is reasonable. BCHA as evidenced by a memo from Frank Alexander (see attached) says, "At the current intended zoning, the site could accommodate 20-60 units". He then goes on to say, "The site is well positioned from a pricing and affordable housing perspective". Finally, Mr. Alexander notes, "For the purpose of this memo, we have assumed a total of 50 units, which is a reasonable size for a LIHTC financed project, and fits within the current proposed zoning. At a full price purchase of \$490,00, this would result in land costs of \$9,800/unit, compared to \$18,000 at Alkonis, and an industry standard of \$15,000-\$25,000". Why are you not looking at the assumptions that BCHA made when they purchased the site? The BVSD site is comparable except that they paid ZERO for their property. These two organizations KNEW what the rules were when they bought or were GIVEN the property. Additionally, the BVSD property should only be used for the purposes stated in the DEDICATION.

Why are you not enforcing the tenets of the comprehensive plan that call for, "Permanently affordable housing that is compatible, dispersed, and integrated with housing throughout the community"? If built at the MDR designation it will not be dispersed - it will be the most highly concentrated project in the county. Nor will it be physically integrated into the community. County Planning Commissioner Michael Baker recently said at the County deliberation, "I just can't support this. It's like up-zoning an area in the middle of a residential area. It's changing the density for one part of the community to the detriment of another part of the community, and I think that it's wrong."

If you approve this MDR designation, the message you are sending to the citizens of the City and Boulder County is that the BVCP is a visionary document that dreams "big" but lacks enforcement when it comes to the affected local neighborhoods.

Attach a File (optional)



[2.11.13\\_bocc\\_memo\\_Supafrank\\_2.pdf](#)

65.71 KB · PDF

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#24]  
**Date:** Thursday, December 15, 2016 4:18:38 PM

---

Name \* Martin Streim

Email \* [mstreim@earthlink.net](mailto:mstreim@earthlink.net)

Phone Number (optional) (303) 955-7809

This comment relates to: \* Policy Updates

Comment: \*

I am concerned about BVCP policy updates specifically with regard to the following section,

"The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamlined administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity."

As a county resident, I am concerned that adjacent city property or property considered for annexation could be developed without regard to established setbacks, height requirements, and other current standard zoning requirements.

Additionally, any changes to BVCP policy should NOT have any bearing on current land use requests.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** George Weber [<mailto:gw@gwenvironmental.com>]  
**Sent:** Thursday, December 15, 2016 4:53 PM  
**To:** Boulder County Board of Commissioners  
**Subject:** BVCP update process -- Flatirons/S. Campus is located in High Hazard Gross Dam hazard zone

Commissioners --

Please add to the BVCP Update Process 'issues for consideration list' that the:

- **Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.**

Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

### **Questions for BVCP Update Process Agency and Citizen Decision-Maker Consideration**

**1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard?** Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

**2. Are the design specifications for the City's current first choice of a structural flood control dam, at U.S. Highway 36 sufficient to accommodate potential Gross Dam failure floodwaters?**

**3. Assuming Denver Water Department (DWD) is successful in accomplishing its planned expansion of Gross Dam and Reservoir from 37,000-acre feet to 119,000-acre feet (<https://grossreservoir.org/about-the-project/>):**

- **Is the design of the University of Colorado's (CU) structural flood control berm sufficient to protect future development in the mined area from potential floodwaters in the event of potential failure of the enlarged High Hazard Gross Dam and reservoir?**

- **Are the design specifications for the City's current first choice for a structural flood control dam at U.S. Highway 36 sufficient to accommodate potential failure of the planned High Hazard Gross Dam and reservoir enlargement?**

**4. Would relevant public agency decision-makers be making wise decisions, if, for this site vulnerable to potential High Hazard Gross Dam failure, they were to:**

- **Change the land use designation of the Flatirons (South Campus) property to other designations enabling subsequent annexation by the City?**

- **Provide costly infrastructure and services to the site?**

- **Develop to the intensive land uses the University of Colorado has proposed in the future on multiple occasions?**

### **Discussion and Documentation**

The attached study developed by the Dam Safety Branch, Office of the State Engineer, Colorado Division of Water Resources (revised 12/31/1988) indicates the entire Flatirons (South Campus) site, with the exception of the small portion located on the slope to the

west, as located in the hazard zone from potential failure of the High Hazard Gross Dam.

Gross Dam holds a 'High Hazard' rating (<https://data.colorado.gov/Water/DWR-Dam-Safety-Data-Base-Gross-Reservoir/e4kc-7d5e/data>).

4.2.14.1 "**High Hazard Dam**" is a dam for which loss of human life is expected to result from failure of the dam. Designated recreational sites located downstream within the bounds of possible inundation should also be evaluated for potential loss of human life. ([http://water.state.co.us/DWRIPub/Documents/ds\\_rules07.pdf](http://water.state.co.us/DWRIPub/Documents/ds_rules07.pdf), p.5)

I contacted the Dam Safety Engineer, Division 1 on 12/1/16 and asked if they possessed or knew of a more recent revision of the attached assessment, and if so, could they provide me a copy. They responded that:

- Denver Water Department (DWD) developed a revision dated 8/19/15;
- Revision is proprietary, thus the State Dam Safety Branch can not release it to the public;
- DWD contact for obtaining a copy is Rebecca J. Franco; and
- Dam Safety Branch destroyed earlier studies to minimize the potential for confusion in emergency response planning and implementation if failure occurs.

I contacted Ms. Franco by telephone and email to ask for a copy of the 8/19/15 revision. In addition, I explained that I wanted it to submit the most recent information on the dam safety hazard to the Boulder Valley Comprehensive Plan (BVCP) update process, rather than the older study in my files.

On 12/5/16, Beth Roman, Raw Water Diversion Program Manager, Source of Supply, DWD, responded by email that they:

- Were unfamiliar with both the 1988 study that the State Engineer's staff forwarded to me in February 1995, and DWD's 2015 revision that the State Engineer cited in December 2016;
- Do not release information like this to the public due to security concerns; and
- Would share any information like this with local disaster mitigation and response agencies to support their emergency planning and response activities.

The [DWR Dam Safety Data Base – Gross Reservoir](#) indicates an inundation map prepared in 1/1/2007, also more recent than the attached 1988 study.

Please note that I did not identify that the Environmental Impact Statement, Moffat Collection System Project (<http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/>) addressed potential impacts of the planned Gross Dam and Reservoir expansion on downstream dam safety issues.

George Weber  
George Weber, Inc. Environmental  
[www.gwenvironmental.com](http://www.gwenvironmental.com)  
303-494-8572 - [gw@gwenvironmental.com](mailto:gw@gwenvironmental.com)  
1275 Chambers Drive, Boulder, CO 80305

DIVISION OF WATER RESOURCES  
OFFICE OF THE STATE ENGINEER

BY \_\_\_\_\_

DATE \_\_\_\_\_

TITLE \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_

Mr. WEBER,

HERE IS THE DAM BREAK INUNDATION MAPPING  
FOR GROSS DAM FROM ELDORADO SPRINGS THRU  
BOULDER. I HOPE THIS WILL BE OF USE  
TO YOU. PLEASE CALL IF YOU HAVE ANY MORE  
QUESTIONS.

MARK HAYNES.



OFFICE  
OF THE  
STATE  
ENGINEER

**Division of Water Resources**

DEPARTMENT OF NATURAL RESOURCES  
818 CENTENNIAL BUILDING  
1313 SHERMAN STREET, ROOM 818  
DENVER, COLORADO 80203

MARK R. HAYNES - P.E.  
SENIOR WATER RESOURCE ENGINEER  
DAM SAFETY BRANCH

OFFICE: 303-866-3581  
HOME: 303-798-0197

V. APPENDIX

B. Summary of Inundation Study

The failure of Gross Dam and the resulting flood inundation was originally modeled in 1980 using the U.S. Army Corps of Engineers Flood Hydrograph Computer model "HEC-1". Downstream channel cross section information and the attached flood inundation map was based on 7-1/2 minute U.S.G.S. quadrangle maps. The original analysis assumed the worst case conditions of the dam failing under initially full reservoir conditions simultaneously with the peak inflow from the Probable Maximum Flood (PMF) of 41,000 cfs.

The HEC-1 program is somewhat limited in that it assumes all flow is subcritical and generally overestimates flood stages in supercritical reaches. It also does not consider backwater effects, however this was corrected in the original analysis by adjusting flood boundaries upward at constrictions. The breach analysis was checked in November of 1988 with the National Weather Service computer model "DAMBRK" using breach geometry and failure times that are more consistent with those recommended by the Federal Energy Regulatory Commission (FERC). The "DAMBRK" breach analysis also utilized a revised PMF based on Hydrometeorological Report No. 55A which had a peak inflow into Gross Reservoir of approximately 90,000 cfs. The revised analysis produced a peak outflow from the Gross Dam breach that was nearly equal to that of the initial analysis. The original analysis was therefore retained to produce the attached flood inundation mapping. The use of the PMF inflow is very conservative when compared with the 100 year flood near Gross Reservoir which is approximately 3200 cfs.

The original analysis assumed that the reservoir was full to elevation 7282 (top of flashboards) and that the outlet works was operating at 1200 cfs. The breach was assumed to fully develop in 5 minutes and was initiated at elevation 7293.5 (3.5 feet above the top of the dam). The breach was modeled as a trapezoidal shaped breach as shown in Figure B-1. The bottom width was 100 feet wide at elevation 7033 and the side slopes of the breach were 1H:1V.

Mannings roughness coefficients used in the downstream flood routing were input consistent with the cross section and generally ranged from .035 to .060 in the center of the channel to .05 to 0.1 in the overbank sections. There are two downstream reservoirs that would definitely be overtopped and breached under the worst case conditions assumed in the analysis, but their contribution to the flood was not considered to be significant. These are Baseline and Valmont reservoirs and have a total combined storage of only 18,800 acre-feet. The flood routing was terminated at the confluence

B-1

Last Rev. 12/31/88

Gross Dam and Reservoir

B. Summary of Inundation Study (Cont.)

of Boulder Creek with St. Vrain Creek approximately 35 miles downstream of Gross Dam. At this point it had taken over three hours for the floodwave peak to arrive and at this time local authorities will have had ample time to react to the actual conditions of any emergency.

Flood inundation information at some of the critical cross sections is summarized in Table B-1 below.

TABLE B-1

GROSS DAM BREAK FLOOD INUNDATION INFORMATION

<u>Time From Beginning of Break</u>	<u>Location</u>	<u>Distance Below Dam (Miles)</u>	<u>Discharge (cfs)</u>	<u>Comment</u>
0Min.	Dam	0	35,365	Breach Begins
5Min.	Dam	0	3,469,000	Peak Outflow
8Min.	Eldorado Spgs	7.65	-	Floodwave Arrives
16Min.	Eldorado Spgs	7.65	2,128,000	Peak of Floodwave
19Min.	Turnpike	13.27	-	Floodwave Arrives
29Min.	Turnpike	13.27	1,387,000	Peak of Floodwave
32Min.	Valmont Butte	17.41	-	Floodwave Arrives
52Min.	Valmont Butte	17.41	820,000	Peak of Floodwave
57Min.	N. 95th St.	23.63	-	Floodwave Arrives
1H 32Min.	N. 95th St.	23.63	464,000	Peak of Floodwave
1H 30Min.	Mineral Road	28.96	-	Floodwave Arrives
2H 22Min.	Mineral Road	28.96	372,000	Peak of Floodwave
2H 22Min.	Confluence St.	34.64	-	Floodwave Arrives
3H 22Min.	Vrain Cr.	34.64	283,000	Peak of Floodwave

*MWS Dam Break  
 put in data for storage  
 pull cross sections from USB  
 stayed below cross section  
 then plot which is fine  
 No correction between flood plan  
 & engineers who generate the stuff*

B-2

Last Rev. 12/31/88

Gross Dam and Reservoir

# STATE OF COLORADO

**OFFICE OF THE STATE ENGINEER**  
 Division of Water Resources  
 Department of Natural Resources  
 1713 S. Main Street, Room 818  
 Denver, Colorado 80203  
 Phone (303) 866-3581  
 FAX (303) 866-3589



Roy Romer  
 Governor  
 James S. Lochhead  
 Executive Director  
 Hal D. Simpson  
 State Engineer

## FAX COVER SHEET

**PLEASE DELIVER THE FOLLOWING PAGES TO:**

**TO:** MR. GEORGE WEBER @ 494-8572

**OFFICE:** \_\_\_\_\_

**FROM:** MARK HAYNES

**TOTAL NUMBER OF PAGES INCLUDING THIS COVER SHEET:** 5

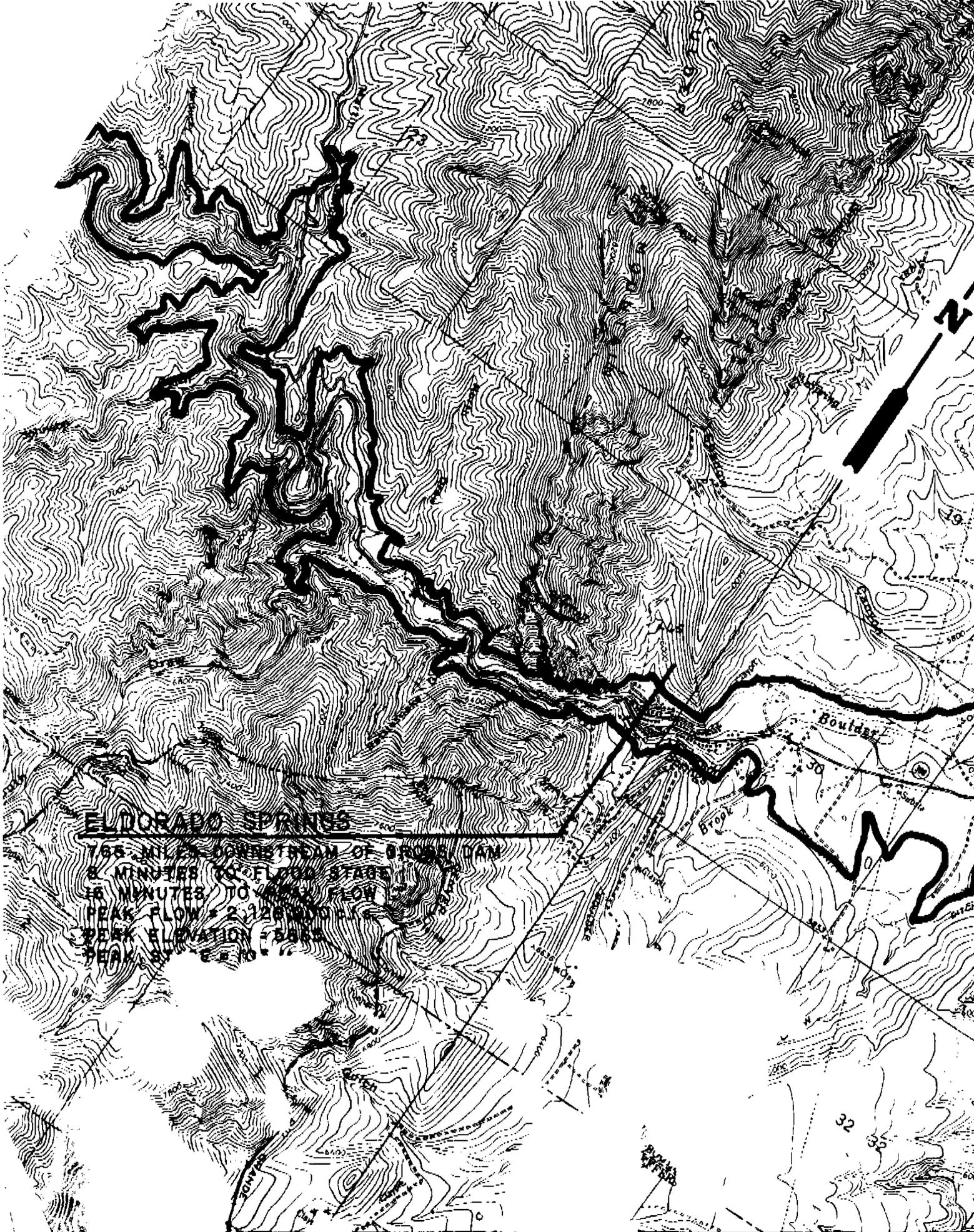
**DATE:** 2/17/95 @ 10:20 A.M.

**IF YOU DO NOT RECEIVE ALL OF THE PAGES AS INDICATED OR QUALITY IS UNACCEPTABLE, PLEASE CALL US BACK AS SOON AS POSSIBLE.**

**Telephone:** (303) 866-3581

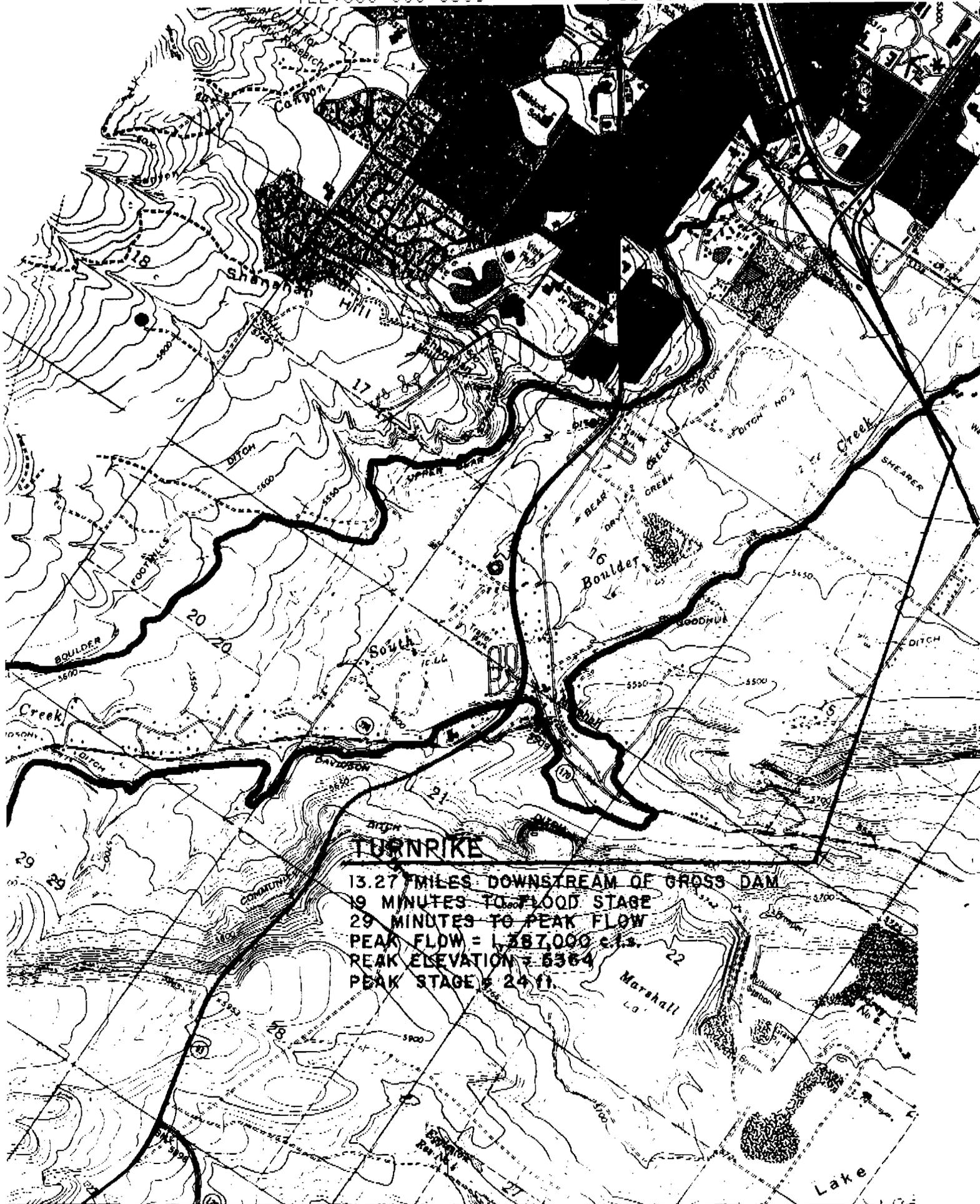
**Fax Number:** (303) 866-3589

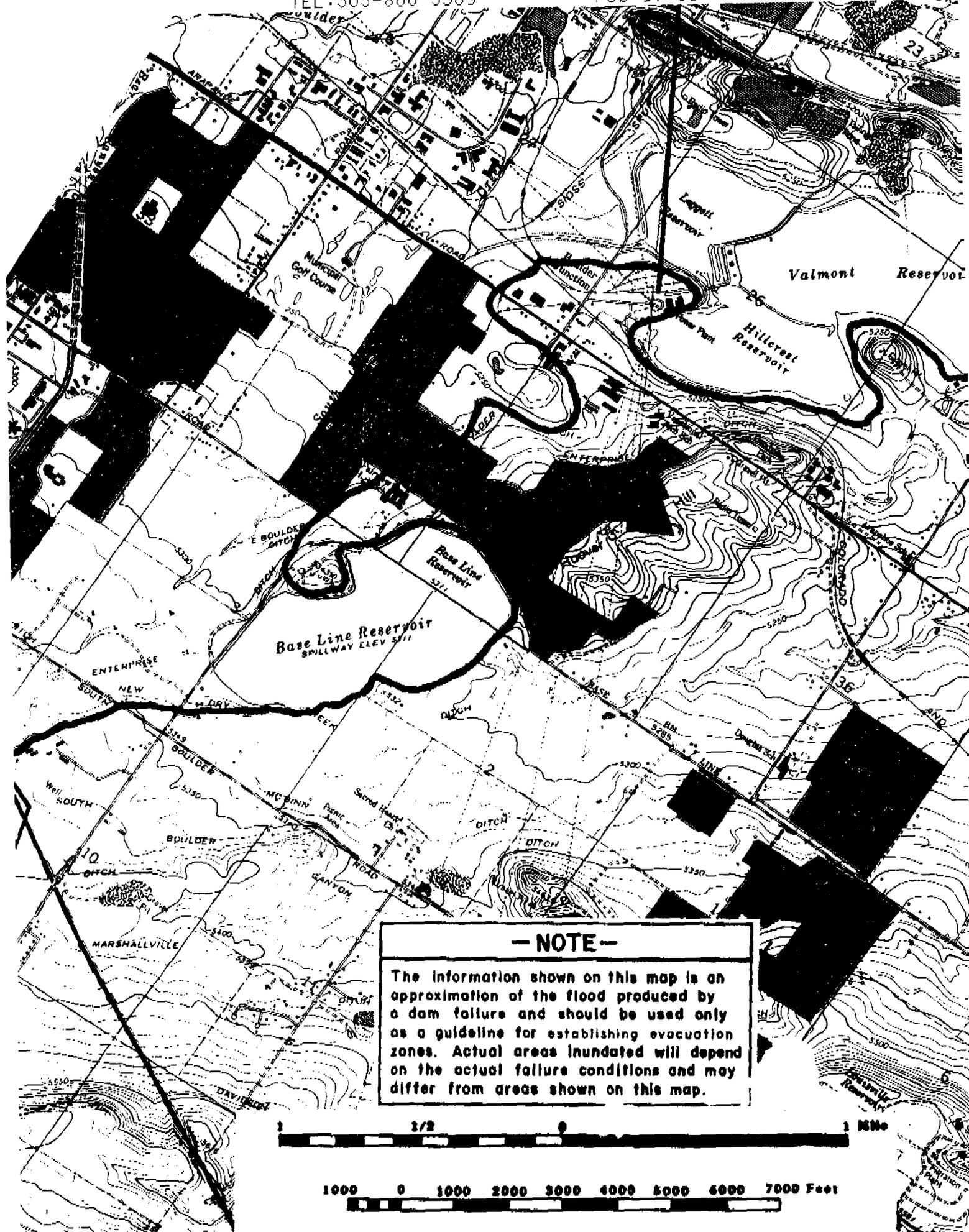
**MESSAGE:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

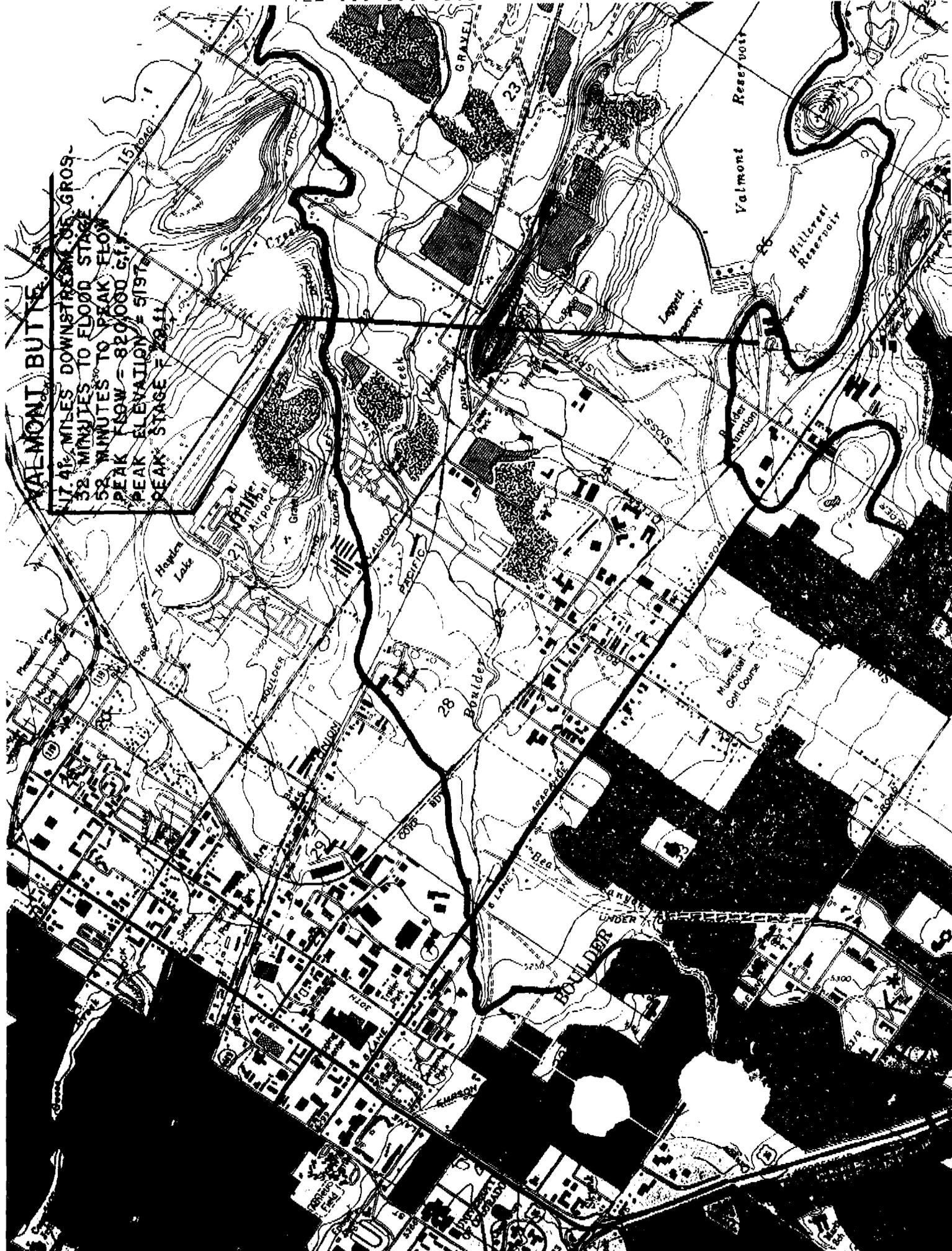


**ELDORADO SPRINGS**

7.65 MILES DOWNSTREAM OF CROSS DAM  
 8 MINUTES TO FLOOD STAGE  
 16 MINUTES TO WASH FLOW  
 PEAK FLOW 2,328 CFS  
 PEAK ELEVATION 5,666  
 PEAK WATER TEMP 42°F





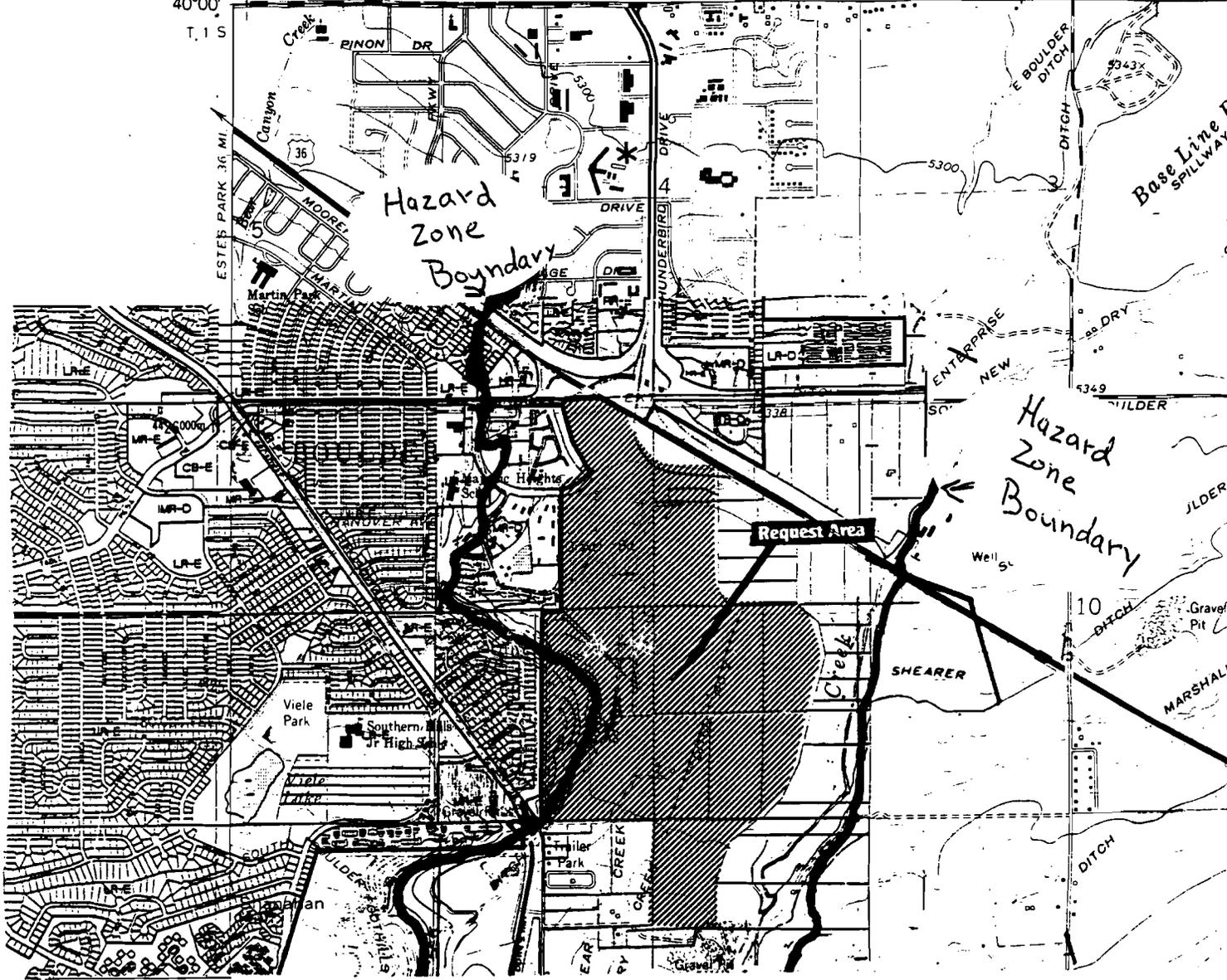


**VALMONT BUTTE**  
 17.41 MILES DOWNSTREAM OF GROSS-  
 32 MINUTES TO FLOOD STAGE  
 52 MINUTES TO PEAK FLOW  
 PEAK FLOW = 820,000 CFS  
 PEAK ELEVATION = 5197'  
 PEAK STAGE F 20-11

1964 (11 SE BOULDER)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

105°15' 40°00' T.1 S 479000m. E. 480 2 080 000 FEET (CENTRAL) 482 12'30"

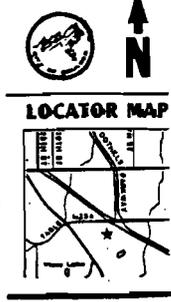


Gross Dam Failure  
Inundation Study

~~TURNPIKE~~  
~~13.27 MILES DOWNSTREAM OF GROSS DAM~~  
~~19 MINUTES TO FLOOD STAGE~~  
~~29 MINUTES TO PEAK FLOW~~  
~~PEAK FLOW = 1,387,000 c.f.s.~~  
~~PEAK ELEVATION = 5364~~  
~~PEAK STAGE = 24 ft.~~

Original Inundation Study  
On file at Colorado Office  
of Emergency Services

- PROJECT NAME:  
Women of the West/South Boulder Creek Annex.
- LOCATION:  
near SW corner of Hwy. 36 and Table Mesa
- APPLICATION & PROPOSED DEVELOPMENT:  
AZ-95-2 - ANNEXATION/INITIAL ZONING
- ZONING:  
County (Boulder County Zoning)
- APPLICANT:  
Flatiron Park Company
- CASE MANAGER/STAFF CONTACT:  
Alice Royer



**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from George Weber -  
**Date:** Thursday, December 15, 2016 5:05:13 PM

---

Boulder County Property Address : 1275 Chambers Drive  
Name: George Weber  
Email Address: gw@gwenvironmental.com  
Phone Number: (303) 494-8572  
Please enter your question or comment: Planning Commissioners and Supporting Staff --

Please add to the BVCP Update Process 'issues for consideration list' that the:

- Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.

Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

#### QUESTIONS FOR BVCP UPDATE PROCESS AGENCY AND CITIZEN DECISION-MAKER CONSIDERATION

1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard? Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

2. Are the design specifications for the City's current first choice of a structural flood control dam, at U.S. Highway 36 sufficient to accommodate potential Gross Dam failure floodwaters?

3. Assuming Denver Water Department (DWD) is successful in accomplishing its planned expansion of Gross Dam and Reservoir from 37,000-acre feet to 119,000-acre feet (<https://grossreservoir.org/about-the-project/>):

- Is the design of the University of Colorado's (CU) structural flood control berm sufficient to protect future development in the mined area from potential floodwaters in the event of potential failure of the enlarged High Hazard Gross Dam and reservoir?

- Are the design specifications for the City's current first choice for a structural flood control dam at U.S. Highway 36 sufficient to accommodate potential failure of the planned High Hazard Gross Dam and reservoir enlargement?

4. Would relevant public agency decision-makers be making wise decisions, if, for this site vulnerable to potential High Hazard Gross Dam failure, they were to:

- Change the land use designation of the Flatirons (South Campus) property to other designations enabling subsequent annexation by the City?

- Provide costly infrastructure and services to the site?

- Develop to the intensive land uses the University of Colorado has proposed in the future on multiple occasions?

## DISCUSSION AND DOCUMENTATION

The attached study developed by the Dam Safety Branch, Office of the State Engineer, Colorado Division of Water Resources (revised 12/31/1988) indicates the entire Flatirons (South Campus) site, with the exception of the small portion located on the slope to the west, as located in the hazard zone from potential failure of the High Hazard Gross Dam.

Gross Dam holds a 'High Hazard' rating (<https://data.colorado.gov/Water/DWR-Dam-Safety-Data-Base-Gross-Reservoir/e4kc-7d5e/data>).

4.2.14.1 "High Hazard Dam" is a dam for which loss of human life is expected to result from failure of the dam. Designated recreational sites located downstream within the bounds of possible inundation should also be evaluated for potential loss of human life. ([http://water.state.co.us/DWRIPub/Documents/ds\\_rules07.pdf](http://water.state.co.us/DWRIPub/Documents/ds_rules07.pdf), p.5)

I contacted the Dam Safety Engineer, Division 1 on 12/1/16 and asked if they possessed or knew of a more recent revision of the attached assessment, and if so, could they provide me a copy. They responded that:

- Denver Water Department (DWD) developed a revision dated 8/19/15;
- Revision is proprietary, thus the State Dam Safety Branch can not release it to the public;
- DWD contact for obtaining a copy is Rebecca J. Franco; and
- Dam Safety Branch destroyed earlier studies to minimize the potential for confusion in emergency response planning and implementation if failure occurs.

I contacted Ms. Franco by telephone and email to ask for a copy of the 8/19/15 revision. In addition, I explained that I wanted it to submit the most recent information on the dam safety hazard to the Boulder Valley Comprehensive Plan (BVCP) update process, rather than the older study in my files.

On 12/5/16, Beth Roman, Raw Water Diversion Program Manager, Source of Supply, DWD, responded by email that they:

- Were unfamiliar with both the 1988 study that the State Engineer's staff forwarded to me in February 1995, and DWD's 2015 revision that the State Engineer cited in December 2016;
- Do not release information like this to the public due to security concerns; and
- Would share any information like this with local disaster mitigation and response agencies to support their emergency planning and response activities.

The DWR Dam Safety Data Base – Gross Reservoir indicates an inundation map prepared in 1/1/2007, also more recent than the attached 1988 study.

Please note that I did not identify that the Environmental Impact Statement, Moffat Collection System Project (<http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/>) addressed potential impacts of the planned Gross Dam and Reservoir expansion on downstream dam safety issues.

Thank you for your consideration --

George Weber  
George Weber, Inc. Environmental  
[www.gwenvironmental.com](http://www.gwenvironmental.com)  
303-494-8572 - [gw@gwenvironmental.com](mailto:gw@gwenvironmental.com)  
1275 Chambers Drive, Boulder, CO 80305

Attach a photo or document (optional):

[https://bouldercounty.wufoo.com/cabinet/ejdtMngz/tmX1xyYqLc4%3D/gross\\_dam\\_potential\\_failure\\_study\\_123188.pdf](https://bouldercounty.wufoo.com/cabinet/ejdtMngz/tmX1xyYqLc4%3D/gross_dam_potential_failure_study_123188.pdf)

- 828.58 kB

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#25]  
**Date:** Saturday, December 17, 2016 3:11:38 PM

---

Name *	Patrick Madden
Email *	<a href="mailto:psmadden@comcast.net">psmadden@comcast.net</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>You don't change the rules mid stream if you don't like the way the game is playing out. That's called cheating. Twin Lakes has more suitable uses than medium density. Time to walk away from that idea and work within the current designation and system, and not change it to your whims.</p> <p>There are folks that are willing to work with you, if you're willing to listen.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#26]  
**Date:** Tuesday, December 20, 2016 2:09:55 AM

---

Name \* Juliet Gopinath

Email \* [julietgopinath@yahoo.com](mailto:julietgopinath@yahoo.com)

Address (optional)  Boulder, CO 80301  
United States

This comment relates to: \* Policy Updates

Comment: \*

Dear Planning Commission,

I am writing with comments concerning the proposed changes to the Boulder Valley Comprehensive Plan. I cannot believe that changes to the BVCP plan are being considered for a land use change request currently under review. You should stay with the current BVCP plan policies until all land-use change request reviews are completed. Many of the changes are not well thought through and disenfranchise your constituents. However, there are a few that display foresight and give some hope for optimism. Specific comments follow each proposed change.

1. Local Solutions to Housing Diversity

"The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of affordable housing projects, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character). The purpose in identifying and applying alternative review standards for certain developments is to provide a more flexible, streamlined, predictable, and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will endeavor to create a culture of problem solving for affordable housing, where potential solutions could include streamline d administrative processing; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity."

Comment: The BVCP plan has made Boulder the place it currently is, a highly desirable area with good quality of life. I do not agree with the proposed change for the following reasons:

1. It does not specifically state how the review process will be changed. The specifics of a review process need to be included in a proposed change.
2. All development applications need to be considered equally. Creating a streamlined process for affordable housing is unfair to both the other applicants proposing development and the communities that can be impacted. The point of the BVCP is not to ram the agenda of the county commissioners down the throats of residents, but to work with everyone on a good solution.
3. The BVCP is for the citizens; it is not for the BHP, BCHA to rewrite for their own agenda. This change smacks of this sentiment. Consider your residents!

## 2. Potential New Policy: Community Benefit of Affordable Housing Key Policy Choice:

"Staff is currently in discussions with Boulder Housing Partners regarding a new policy that explicitly recognizes affordable housing as a community benefit that should receive special consideration, including:

- regulatory changes that unlock more "diverse housing" opportunities.
- priority review to meet funding timelines and improve overall project feasibility.
- clear guidance on areas open to community input."

Comment: The community deserves to be able to comment on all aspects of affordable housing. The proposed change seems to indicate that the community will not be able to comment on certain subjects. We are paying taxes, and as part of that, we have the right to comment on the use of our tax dollars for affordable housing. Policy 7.01 already states the community benefits of affordable housing, as well as the fact that regulations, policies and programs will be put in place to support this goal. This change is unnecessary as it is already covered in the existing comprehensive plan. You know citizens have a right to comment on what their tax dollars are used for!

## 3) Potential New Policy: Disposition of City Land

"Prior to the disposition of any city or county owned land, the city and county will consider the potential for affordable housing. The benefit of providing housing will need to be balanced with all other benefits of selling the land and any regulatory considerations."

Comment: Does this mean our beloved open space could be sold and developed for affordable housing? This would be an absolute disaster and generate an outcry of large proportions. This change is not acceptable and should not be considered.

## 4) 7.10 Balancing Housing Supply with Employment Base

Expansion of the Boulder Valley housing supply should reflect to the extent possible current and employer locations, projected employer workforce housing needs, industrial/commercial development sites/workforce housing needs, the resulting variety of salary ranges, and the demand such developments bring for housing employees. Key considerations include housing type, mix, and affordability. The city will explore policies and programs to increase housing for Boulder workers and their families by fostering mixed-use and multi-family development proximate to transit, employment or services, and by considering the conversion of commercial and industrial zoned or designated land to residential use."

Comments: The policy revision that would encourage conversion of commercial or industrial zoned land to residential is a good one. However, job growth needs to be balanced with the needs for housing and the infrastructure of the community. Simply building more houses will not solve the problem.

5) 7.13 Integration of Permanently Affordable Housing "Permanently affordable housing, whether publicly, privately or jointly developed and financed should be dispersed throughout the community and whenever possible affordable units should be provided on the site of and integrated into all new housing developments.

Comments: This is a well-thought policy change, assuming that you can limit or close the cash-in-lieu loop hole. According to city numbers, the cash-in-lieu program has resulted in <4% more units than had the program not been in place. Cash-in-lieu has driven concentrated, segregated developments that do not align with this policy and needs to be looked at carefully in the context of

the comprehensive plan.

6) Potential New Policy: Reducing Overall Housing Cost

Evaluate plans and investments for their impact on household cost, and consider ways to reduce the combined cost of housing, utilities, and/or transportation. Encourage net zero energy use investments to reduce overall housing cost

Comments: This is a well-thought out policy change.

7) Potential New Policy: Discourage New Large Single Family Homes

Recognizing that achieving affordable housing for low, moderate, and middle incomes is partly related to home size, and that existing neighborhoods are finding their character altered by new large homes, the city will discourage new homes that exceed size limits.

Comments: This is a well-thought out policy change.

8) “Key Policy Choice: Should the city continue to preserve existing parks, and/or to look for opportunities to redevelop them as other affordable housing types (e.g., small lot housing)?

The City of Boulder does not have land available for new Manufacture Home Parks, so “development of new” language is suggested for removal. Should this policy also discuss potential new configurations of affordable housing in manufactured home parks?”

Comment: You should preserve mobile home parks, as they provide truly affordable housing and close communities. Do not redevelop them.

Regards,

J. Gopinath

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Alexander, Frank](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Twin Lakes Wildlife Corridors and Buffers - BCHA and BVSD  
**Date:** Thursday, December 22, 2016 4:27:53 PM  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[image007.png](#)  
[Twin Lakes Wildlife Corridors and Buffers - BCHA and BVSD.pdf](#)  
[image001.png](#)

---

Dear Boulder County Planning Commission members,

We have recently been at work on a proposal in response to your requests for a series of wildlife buffers and corridors on the Boulder County Housing Authority and Boulder Valley School District Twin Lakes properties in Gunbarrel. We understand the importance of these corridors and buffers for wildlife movement, drainage and water quality protection, and setbacks for neighbors to the east of our properties, and we are committed to including them as part of a plan for development of affordable homes on the parcels should you approve the staff-recommended Medium Density land use designation.

The attached draft technical memorandum and concept drawings will provide further detail, but please don't hesitate to reach out with any questions you may have. We will also be sharing these documents with the other three BVCP decision-making bodies as well as with Twin Lakes-area neighbors and those on the interest list for affordable homes on the property.

We very much appreciate your consideration of our request, and we wish you the happiest of holidays.

Sincerely,

Frank Alexander, Director  
Boulder County Housing Authority

Norrie Boyd, Deputy Director  
Boulder County Housing Authority

Don Orr, Chief Facilities Officer  
Boulder Valley School District



December 22, 2016

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

As part of our request for a Boulder Valley Comprehensive Plan land use designation change on our properties near Twin Lakes in Gunbarrel, the Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD) are providing the attached proposal to include significant wildlife buffers across these properties. The proposed wildlife buffers came out of discussions at the September 21<sup>st</sup> Planning Commission hearing during which many Commissioners expressed a desire to have a north-south wildlife buffer (and others) defined and included as part of any land use designation change for the properties. We took these discussions to heart and are committed to including the following wildlife buffers should you approve the staff recommendation of a medium-density land use designation for the parcels. The proposed wildlife buffers include:

- A 70-foot wide landscaped zone to provide a buffer from the Boulder and White Rock Ditch centerline on the northern edge of the BCHA property.
- An approximate 160-foot wide landscaped zone to provide a buffer from the southern parcel boundary of 0 Kahlua Rd. to facilitate wildlife movement and potentially areas needed for drainage and water quality best management practices.
- A 70-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels (note that this is similar to the existing opening at the southeastern corner of the 0 Kahlua Rd. parcel).
- Site-appropriate native landscaping, micro-topography grading, cover, etc., to provide natural wildlife habitat in all three corridors.

Please see the attached draft technical memorandum and concept drawings for more detail on our proposed wildlife buffer. We appreciate your consideration of this information as part of our proposal. Please don't hesitate to reach out with any questions.

Sincerely,

Handwritten signature of Frank Alexander in black ink.

Frank Alexander, Director  
Boulder County Housing Authority

Handwritten signature of Norrie Boyd in black ink.

Norrie Boyd, Deputy Director  
Boulder County Housing Authority

Handwritten signature of Don Orr in blue ink.

Don Orr, Chief Facilities Officer  
Boulder Valley School District



# Proposed Wildlife-Recreation Trail Hybrid Concept

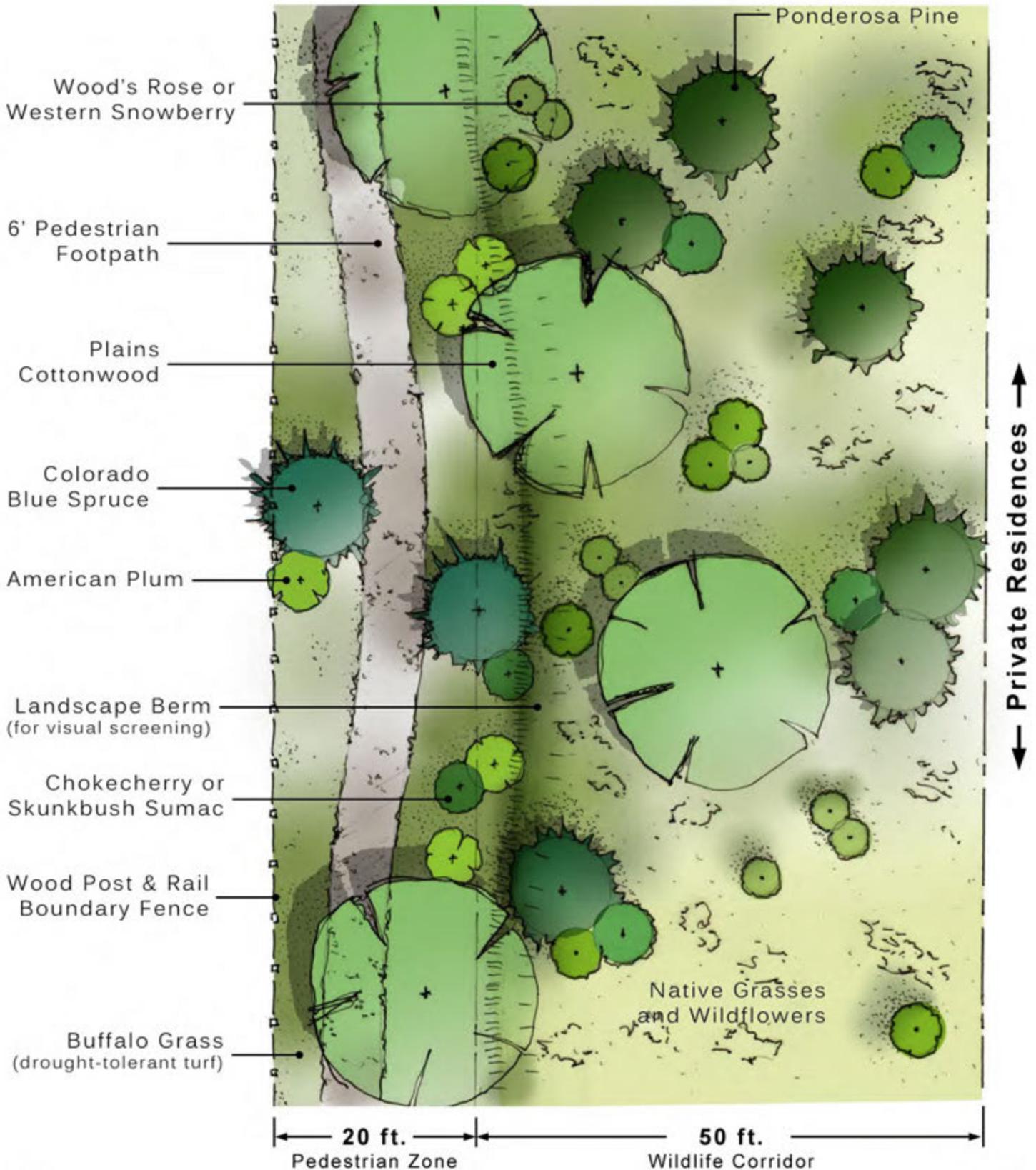


## Existing Conditions



# BCHA Property Wildlife-Recreation Hybrid Concept

## Typical Section for Plant Layout



1  
2  
3  
4  
5

# BOULDER COUNTY WILDLIFE CORRIDORS TECHNICAL MEMORANDUM FOR 6655 TWIN LAKES ROAD, 6500 TWIN LAKES ROAD, AND 0 KALUA ROAD



6  
7  
8  
9  
10  
11

***Prepared for:***

Boulder County Housing Authority  
2025 14<sup>th</sup> Street  
Boulder, CO 80302



12  
13  
14

***Prepared by:***



15  
16  
17  
18  
19  
20  
21  
22  
23  
24

Felsburg Holt & Ullevig  
6300 South Syracuse Way, Suite 600  
Centennial, CO 80111  
303-721-1440

FHU Reference No. 116168-01

December 2016

1

2 **TABLE OF CONTENTS**

3 Page

4 **1.0 INTRODUCTION** ----- **2**

5     1.1 Site Description ----- 2

6 **2.0 WILDLIFE MOVEMENT CORRIDORS** ----- **5**

7     2.1 Importance of Wildlife Corridors ----- 5

8     2.2 Existing Wildlife Corridors across the Project Parcel Boundaries ----- 5

9 **3.0 BCHA’S EFFORT TO INTEGRATE WILDLIFE MOVEMENT CONCERNS** ----- **7**

10     3.1 Summary of Wildlife Corridor Protection Areas ----- 7

11     3.2 Northern Wildlife Corridor ----- 8

12     3.3 Southern Wildlife Corridor ----- 8

13     3.4 Eastern Wildlife Corridor ----- 8

14     3.5 Potential Trail Connections ----- 11

15     3.6 Trail Design Elements ----- 11

16     3.7 Other Site Planning Enhancements ----- 11

17 **4.0 LITERATURE CITED** ----- **12**

18 **LIST OF FIGURES**

19 Figure 1 Project Location and Vicinity Map ----- 3

20 Figure 2 Project Site Map ----- 4

21 Figure 3 Twin Lakes Wildlife Movement ----- 6

22 Figure 4 Proposed Wildlife Corridors ----- 9

23 Figure 5 Wildlife Corridors with Topography ----- 10

24 **LIST OF APPENDICES**

25 Appendix A – Wildlife Centric Corridor Design Graphics

26 Appendix B – Recreation Centric Corridor Design Graphics

27 Appendix C – Hybrid Corridor Design Graphics

28

1 **1.0 INTRODUCTION**

2 This wildlife corridor technical memorandum was compiled for the Boulder County Housing  
3 Authority (BCHA) to identify preliminary areas that are compatible for wildlife and residents to  
4 travel through 6655 Twin Lakes Rd, 6500 Twin Lakes Rd, and 0 Kalua Rd without barriers, such  
5 as privacy fencing or vertical structures. This memorandum is meant to support site design and  
6 to facilitate concerns from the community about wildlife movement through the aforementioned  
7 parcels.

8 This memorandum uses information provided as part of, and expands upon recommendations  
9 identified in, the *Boulder County Habitat Assessment for 6655 Twin Lakes Road, 6500 Twin  
10 Lakes Road, and 0 Kalua Road* (FHU 2016).

11 *1.1 Site Description*

12 The project site consists of three parcels of land bisected by Twin Lakes Rd:

- 13 • 6655 Twin Lakes Rd is 9.97 acres in size and is undeveloped. The parcel is owned by  
14 BCHA, and has a Boulder County Assessor Parcel Identification Number of  
15 #146311300011.
- 16 • 6500 Twin Lakes Rd is 3.95 acres in size and is also undeveloped. 6500 Twin Lakes Rd  
17 is owned by Boulder Valley School District (BVSD), and has a Boulder County Assessor  
18 Parcel Identification Number of #146311300009.
- 19 • 0 Kalua Rd is 6.08 acres in size and is undeveloped. 0 Kalua Rd is owned by BVSD, and  
20 has a Boulder County Assessor Parcel Identification Number of #146314200001.

21 The project is located in Boulder County, Colorado, in Sections 11 and 14, Township 1 North,  
22 Range 70 West (Latitude 40.05908° and Longitude -105.19868°). See **Figure 1: Vicinity Map**.

23 The project site is bordered by residential developments to the south, east, and west. The Twin  
24 Lakes Open Space, Boulder and Left Hand Ditch, and Boulder and Whiterock Ditch are located  
25 north of 6655 Twin Lakes Rd, and the 6500 Twin Lakes Rd parcel is located to the south, just  
26 south of the paved Twin Lakes Rd. The 6500 Twin Lakes Rd parcel is also bordered by  
27 residential developments to the east and west and the paved Twin Lakes Rd abuts the parcel to  
28 the north. The 0 Kalua Rd parcel abuts the 6500 Twin Lakes Rd parcel to the south.

29 The 0 Kalua Rd parcel has residential developments to the east, west, and south along with a  
30 drainage ditch just north of the southern residential properties. The Coen/Johnson Trust, a large  
31 undeveloped parcel of land owned by the Gunbarrel Public Improvement District and managed  
32 by Boulder County Parks and Open Space, is also located outside of the project site to the  
33 southeast (**Figure 2: Project Location and Vicinity Map**).

**Figure 1 Project Location and Vicinity Map**

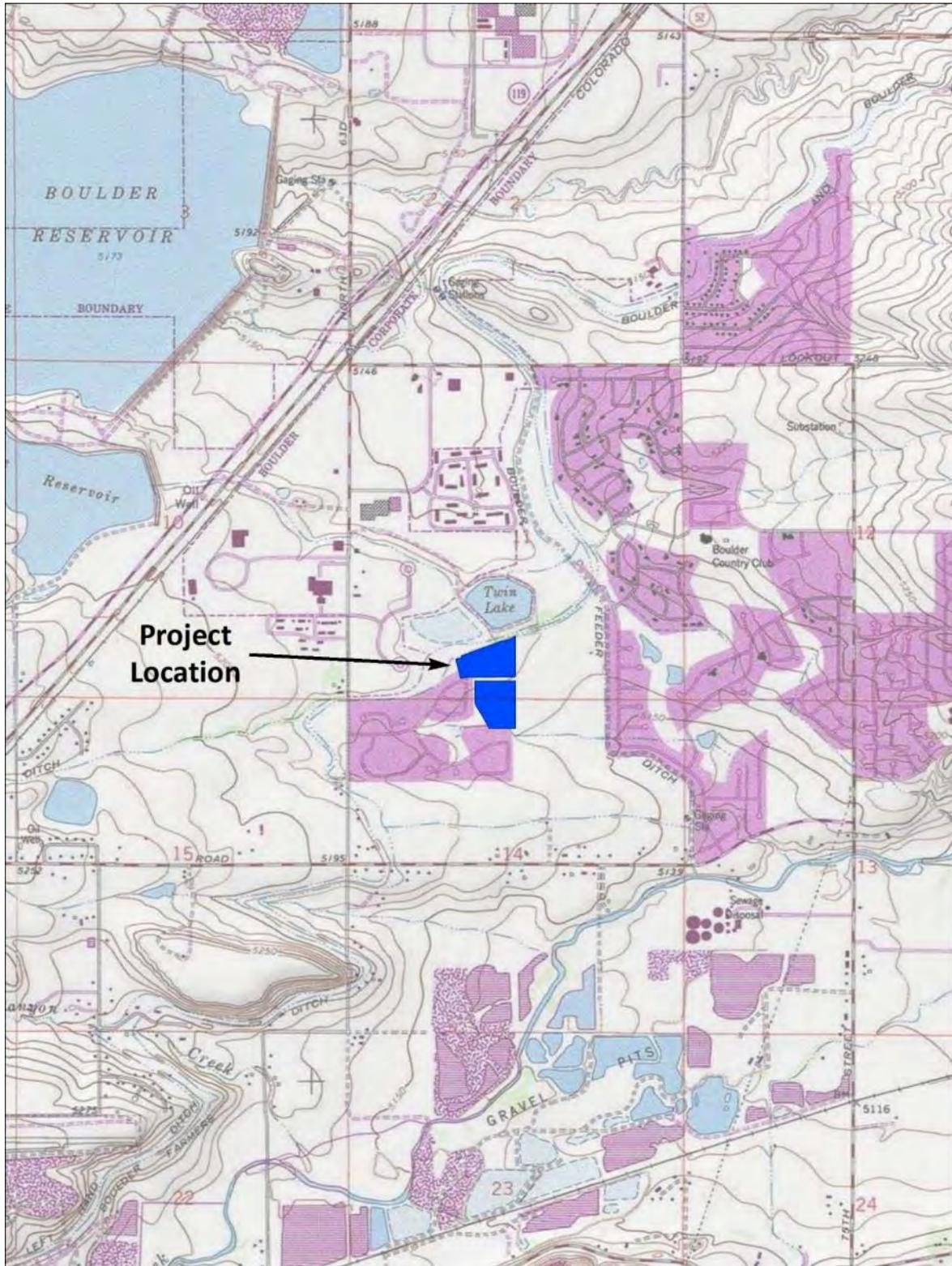


Figure 2 Project Site Map



1 **2.0 WILDLIFE MOVEMENT CORRIDORS**

2 *2.1 Importance of Wildlife Corridors*

3 A wildlife corridor links wildlife habitat, contains native vegetation, and joins two or more larger  
4 areas of similar wildlife habitat. Wildlife corridors provide various wildlife species with an  
5 opportunity to traverse between islands of habitat where development has occurred or when  
6 future development is possible. As identified by the U.S. Fish and Wildlife Service (USFWS):

7 “Wildlife corridors are tracts of land or habitat that are linked and allow wildlife  
8 to travel from one location to another to find food, shelter, a mate and a place  
9 to raise their young. They are especially important because they ensure genetic  
10 exchange between wildlife populations. The human population is growing and  
11 wildlife is getting crowded out. Urbanization, highways and agriculture are just  
12 some of the challenges that keep wildlife from dispersing and make them  
13 vulnerable to predators and many other dangers. Wildlife corridors help wildlife  
14 travel to the places where they can find what they need.” (USFWS 2016)

15 Wildlife corridors not only provide the above benefits, they are also necessary to maintain  
16 ecosystem health, species migration & dispersal, nutrient cycling, plant pollination, reduce  
17 human-wildlife conflicts, etc.

18 The importance of wildlife corridors has been captured in numerous laws and regulations across  
19 the United States, at the state and federal levels focusing on public lands. Many laws and  
20 regulations also focus on making roadways more permeable to wildlife across regional  
21 landscapes (FAST, Map 21, etc.). One current effort (December 2016) in the House of  
22 Representatives includes an effort to introduce the Wildlife Corridors Conservation Act to  
23 Protect Biodiversity (Representative Beyer, Virginia, (D)).

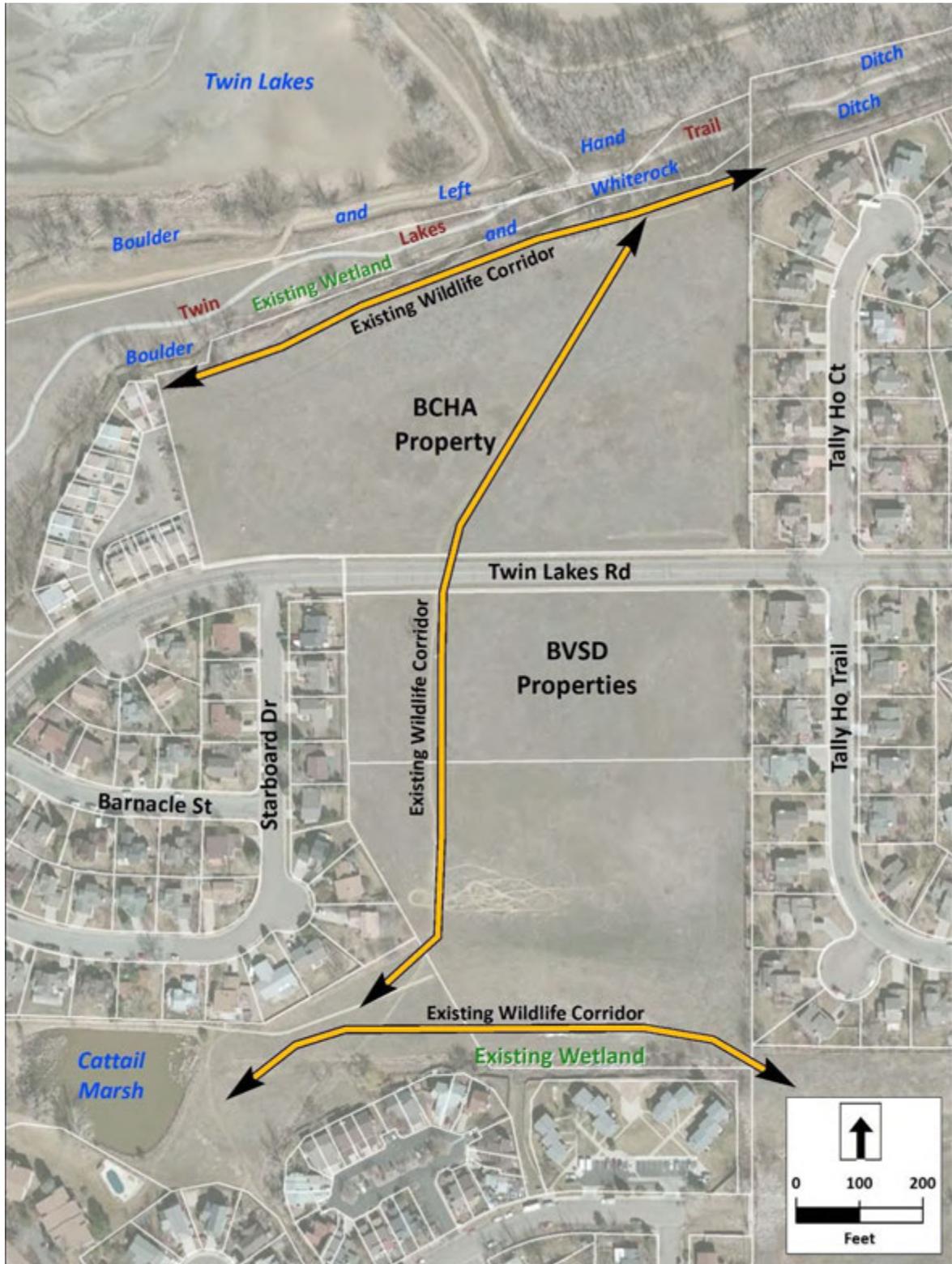
24 *2.2 Existing Wildlife Corridors across the Project Parcel Boundaries*

25 FHU staff identified several localized movement areas where wildlife movement was  
26 concentrated on man-made paths or associated with wetland and riparian areas, and not diffuse  
27 across the entirety of the parcels.

28 Three separate existing wildlife corridors were identified based on observed wildlife sign and  
29 location of blocks of undeveloped land (**Figure 3: Twin Lakes Wildlife Movement**). These  
30 wildlife corridors are considered local corridors and facilitate small movements through the  
31 neighborhood. The overall movement corridors across these three parcels are not of the same  
32 scale or quality as movement corridors across a pristine grassland or regional landscape as the  
33 parcels are surrounded on all four sides by either residential development or water bodies.  
34 Instead movement is constrained by access into the three parcels.

- 35 • The first wildlife corridor runs from the northeast corner of 6655 Twin Lakes Rd, across  
36 Twin Lakes Rd. and continues to the southwest corner of O Kalua Rd, on the informal  
37 trail. Coyote scat was identified on this wildlife corridor. This area was heavily used by  
38 recreationalists, destroying any potential tracks left by other wildlife species.

1 **Figure 3 Twin Lakes Wildlife Movement**



2

1 While this corridor seems to be used often by wildlife, it appears wildlife use it based on  
2 ease of travel, rather than any habitat features it provides. This corridor follows the  
3 informal recreation trail and connects the Twin Lakes Open Space to the un-named  
4 drainage ditch which runs by Boulder Twin Lakes Inn, as well as the second wildlife  
5 corridor identified below.

- 6 • The second wildlife corridor parallels the southern boundary of 0 Kalua Rd. This corridor  
7 runs along the ditch which has a wet, clay like substrate which contained several animal  
8 tracks, including raccoon, deer, and coyote. This corridor connects the un-named  
9 drainage ditch, which runs by the Boulder Twin Lakes Inn, to the Coen/Johnson Trust, a  
10 large conservation easement to the southeast of the project site.
- 11 • The third wildlife corridor runs east-west at the northern boundary of the project site.  
12 Several species of mammals and birds were encountered in this corridor, as well as a  
13 diversity of tree and shrub species. This corridor is at the southern edge of the Boulder  
14 and Whiterock Ditch, which is adjacent to the Twin Lakes Open Space and Boulder and  
15 Left Hand Ditch and regional trail. These open space and riparian corridors found to the  
16 north and south of our project site contain a large diversity of species. These two  
17 corridors connect to a large undeveloped property east of the project site to a series of  
18 smaller undeveloped properties west of the project site.

### 19 **3.0 BCHA'S EFFORT TO INTEGRATE WILDLIFE MOVEMENT CONCERNS**

20 The BCHA has listened to concerns of the Twin Lakes community and reviewed the  
21 recommendations provided in the *Boulder County Habitat Assessment for 6655 Twin Lakes*  
22 *Road, 6500 Twin Lakes Road, and 0 Kalua Road* (FHU 2016).

23 The BCHA will incorporate environmental protection areas in future site plans to maintain  
24 corridors that can be used for wildlife and residents to move through these three parcels so that  
25 wildlife and residents are able to access the Twin Lakes Open Space, the Johnson/Coen Trust  
26 Open Space, and areas beyond. The width of these corridors focuses on high-level planning  
27 and the width can potentially change based on site-specific conditions (drainage, micro-  
28 topography, grading, development codes, etc.).

29 Fencing associated with these wildlife corridors will be minimal and focus on split-rail fences or  
30 fences that do not create barriers to wildlife like the privacy fences do that are already in place  
31 on the eastern, southern, and western boundaries of the three parcels.

#### 32 **3.1 Summary of Wildlife Corridor Protection Areas**

33 The areas that will provide enhancements for wildlife include:

- 34 • A 70-foot wide landscaped zone to provide a buffer from the Boulder and White Rock  
35 Ditch centerline on the northern edge of the BCHA property.
- 36 • An approximate 160-foot wide landscaped zone to provide a buffer from the southern  
37 parcel boundary of 0 Kahlua Rd. to facilitate wildlife movement and potentially areas  
38 needed for drainage and water quality best management practices.
- 39 • A 70-foot wide landscaped zone which will provide a buffer between the existing parcel  
40 boundary and any site development features on the eastern edge of all three parcels

1 (note that this is similar to the existing opening at the southeastern corner of the 0  
2 Kahlua Rd. parcel).

- 3 • Site appropriate native landscaping, micro-topography grading, cover, etc. to provide  
4 natural wildlife habitat in all three wildlife corridors.

5 Each of these planned wildlife corridors is described in further detail below and are shown in  
6 **Figure 4: Proposed Wildlife Corridors** and **Figure 5: Wildlife Corridors with Topography**  
7 below. In addition, FHU has also compiled conceptual graphics to provide to BCHA that show  
8 potential options (in plan view and ground-level view format) of what these wildlife corridors  
9 could potentially look like. These conceptual views are provided in **Appendices A – C**.

### 10 3.2 Northern Wildlife Corridor

11 Currently there is an existing easement along the Boulder & White Rock Ditch that provides a  
12 buffer of 35 feet from the centerline of the ditch. BCHA will maintain that buffer and increase it to  
13 70 feet from the northern parcel boundary limits. This buffer will provide areas for wildlife to  
14 move on the south side of the ditch as well as residents of the neighborhood.

15 Currently there is approximately a 20-foot buffer between the ditch and existing residences east  
16 of the parcel and approximately a 0-foot buffer (as residences directly abut the ditch) between  
17 the ditch and existing residences on the west side of the parcel.

18 This buffer provides additional environmental protection areas to reduce the potential for  
19 impacts to occur to wildlife that travel or inhabit the riparian area around these ditches. This also  
20 facilitates the continuing presence of species such as the western tiger salamander  
21 (*Ambystoma mavortium*) that nearby residents say exist in the areas surrounding the ditches.

### 22 3.3 Southern Wildlife Corridor

23 Currently there is an existing drainage swale/ditch that is present at the southern end of 0  
24 Kahlua Rd. which contains wetlands and standing water. As identified by parcel boundaries, 0  
25 Kahlua Rd.'s southern boundary is approximately in the center of this ditch, and the nearest  
26 residential fence is located between 10 – 20 feet from the center of the ditch. This area is also  
27 the low point across all three parcels.

28 Signs of wildlife use was located primarily on the north side of the existing wetlands. BCHA will  
29 incorporate an approximate 160-foot buffer from the southern parcel boundary line. This  
30 additional buffer will facilitate wildlife movement, use by residents, and to fulfill any on-site  
31 drainage or water quality best management practices (BMPs).

### 32 3.4 Eastern Wildlife Corridor

33 BCHA will incorporate a 70-foot north-south buffer on the east side of the three parcels to  
34 facilitate wildlife movement and connect wildlife to habitat present at Twin Lakes Open Space,  
35 Johnson/Coen Trust, and areas beyond. The width of this corridor closely matches the existing  
36 width of the opening located at the southeastern corner of 0 Kahlua Rd. as it connects to the  
37 Johnson/Coen Trust.

1 Figure 4 Proposed Wildlife Corridors



2  
3

1 Figure 5 Wildlife Corridors with Topography



2

1 Currently there is an opening of approximately 75 feet between property fences at the  
2 southeastern corner of 0 Kahlua Rd for wildlife to move between the Johnson/Coen Trust and 0  
3 Kahlua Rd., with the wetlands and open water portion of this opening taking up approximately  
4 30 feet of that spacing. The 70-foot landscaped zone identified for the eastern wildlife corridor  
5 will provide areas for wildlife habitat to connect to other habitats outside of the three parcels.

6 In addition, BCHA will incorporate a 260-foot buffer (at its widest point) in the northeastern  
7 corner of 6655 Twin Lakes Rd. This expanded buffer provides additional distance between the  
8 Great Horned Owl nest and future site development, which is more than seven (7) times the  
9 distance between the Great Horned Owl nest and current residential property fences.

### 10 3.5 *Potential Trail Connections*

11 BCHA will also incorporate the appropriate number of trail connections across the three parcels  
12 for wildlife and residents to connect to existing trails or to cross waterways. This includes two  
13 connections to the Twin Lakes Open Space, one connection crossing in the middle of the  
14 parcels northern boundary and another one further east, crossing closer to the eastern wildlife  
15 corridor (but sufficiently away from the Great Horned Owl nest and the presence of additional  
16 ditch features). Another potential trail connection will connect to an existing concrete trail that  
17 ends abruptly at the southwestern corner of 0 Kahlua Rd.

### 18 3.6 *Trail Design Elements*

19 FHU recommends that trail design and planning within these wildlife corridors follow the  
20 *Planning Trails with Wildlife in Mind: A Handbook for Trail Planners* (Colorado State Parks  
21 1998). This report acts as a manual for how to best create wildlife-friendly trails. It identifies that  
22 the narrower the trail is, the less the impact to habitat is and wildlife in general. Trails that are  
23 made with crusher fines are permeable for water and preferred by wildlife. Providing such things  
24 as small slash piles near the trails provide cover for wildlife that would be disturbed by  
25 pedestrians or pets. While trails may be required to meet specific standards, trail alignments,  
26 widths, and materials can facilitate less impacts to wildlife than extra-wide, concrete trails would.

### 27 3.7 *Other Site Planning Enhancements*

28 BCHA will incorporate enhancements specific to site conditions as site planning continues.  
29 These enhancements will be focused on, but not limited to, the following:

- 30 • Incorporating native vegetation at varying levels of vegetation height and foraging value  
31 to provide cover for wildlife in the eastern wildlife corridor.
- 32 • Grading to create more varying degrees of micro-topography in the eastern wildlife  
33 corridor.
- 34 • Enhancing the northern and southern wildlife corridors with additional native vegetation.

35 Conceptual examples of what these wildlife corridors could look like along with potential native  
36 species that could be planted are provided in **Appendices A – C**. Final design of the wildlife  
37 corridors will be completed as the site design of these parcels is undertaken.

1 **4.0 LITERATURE CITED**

2 Colorado State Parks. 1998. *Planning Trails with Wildlife in Mind: A Handbook for Trail*  
3 *Planners*. <http://atfiles.org/files/pdf/Trails-for-Wildlife-Handbk.pdf> September.

4 Felsburg Holt & Ullevig (FHU). 2016. *Boulder County Habitat Assessment for 6655 Twin Lakes*  
5 *Road, 6500 Twin Lakes Road, and 0 Kalua Road*. August.

6 NatureServe Explorer. 2016. Website Accessed on June, 2016.  
7 <http://explorer.natureserve.org/statusus.htm>

8 U.S. Fish and Wildlife Service (USFWS). 2016. *Creating a Wildlife Corridor*.  
9 [https://www.fws.gov/refuge/Lower\\_Rio\\_Grande\\_Valley/resource\\_management/wildlife\\_corridor.](https://www.fws.gov/refuge/Lower_Rio_Grande_Valley/resource_management/wildlife_corridor.html)  
10 [html](https://www.fws.gov/refuge/Lower_Rio_Grande_Valley/resource_management/wildlife_corridor.html)

DRAFT

1

## Appendix A

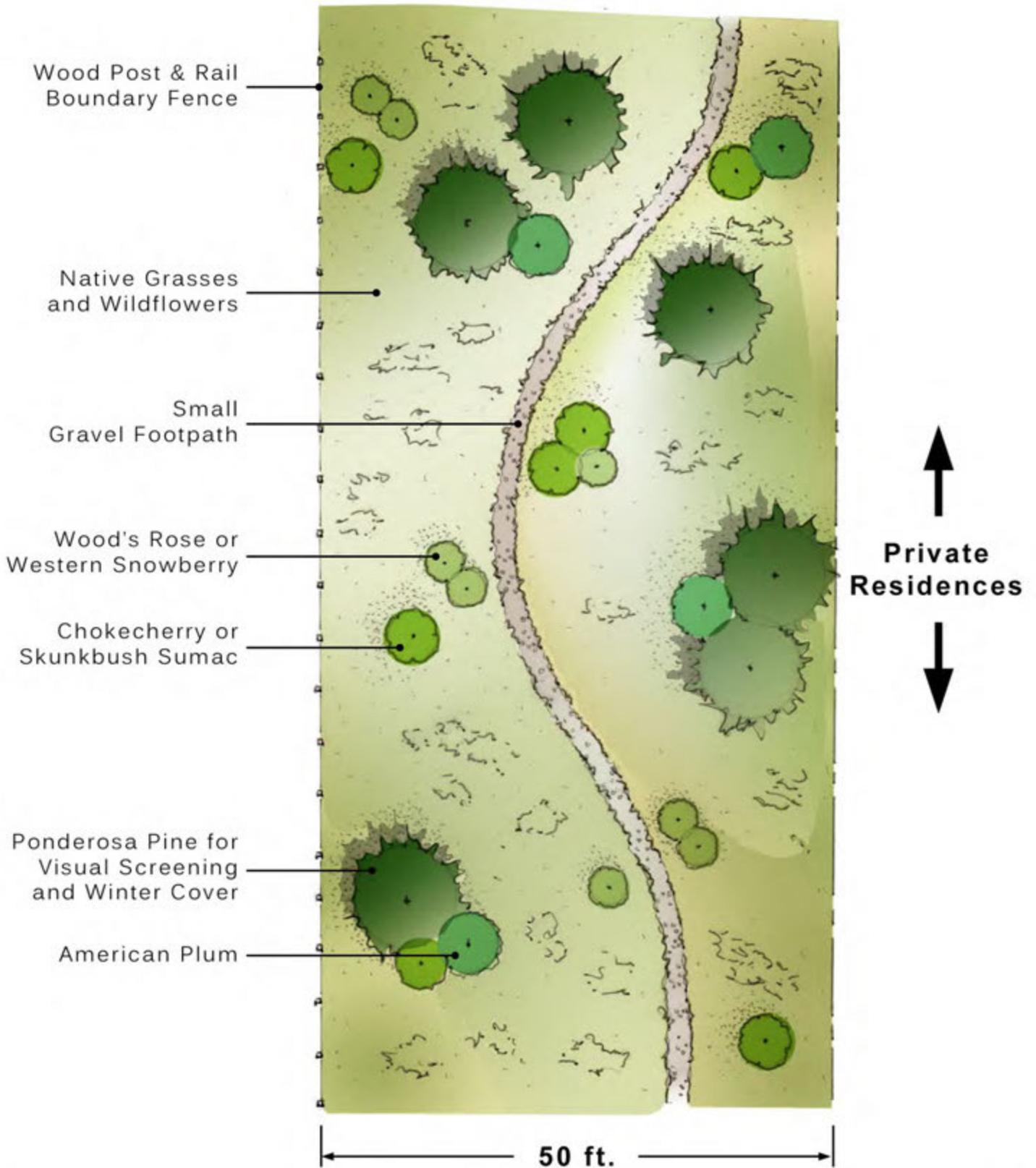
2

### Wildlife Centric Wildlife Corridor Conceptual Design Graphics

DRAFT

# BCHA Property Wildlife Corridor Concept

## Typical Section for Plant Layout



**Boulder County Housing Authority**  
**Wildlife-Centric Conceptual Plant List**

**Recommended Upland Herbaceous, Shrub and Tree Species**

Common Name	Scientific Name	Seeding Rate	Pay item	Description
Western Wheatgrass	<i>Agropyron smithii</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Leadplant	<i>Amorpha canescens</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Sideoats Grama	<i>Bouteloua curtipendula</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Blue Grama	<i>Bouteloua gracilis</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Buffalo Grass	<i>Buchloe dactyloides</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Mountain Mahogany	<i>Cercocarpus montanus</i>	1 gal @ 48" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
White Prairieclover	<i>Dalea dandida</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Junegrass	<i>Koeleria macrantha</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Dotted Gayfeather	<i>Liatris punctata</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Ponderosa Pine	<i>Pinus ponderosa</i>	5 gal @ 96" O.C. min.	214-00450	Evergreen Tree (5 Gallon Container)
American Plum	<i>Prunus americana</i>	1 gal @ 48" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Chokecherry	<i>Prunus virginiana</i>	1 gal @ 36" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Prairie Coneflower	<i>Ratibida columnifera</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Skunkbush Sumac	<i>Rhus trilobata</i>	1 gal @ 36" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Wood's Rose	<i>Rosa woodsii</i>	1 gal @ 24" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Little Bluestem	<i>Schizachyrium scoparium</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Western Snowberry	<i>Symphoricarpos occidentalis</i>	1 gal @ 24" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Soapweed Yucca	<i>Yucca glauca</i>	5 oz./1000 sf	212-00005	Seeding (Native)

# Existing Conditions



# Proposed Wildlife-Centric Concept



1

## Appendix B

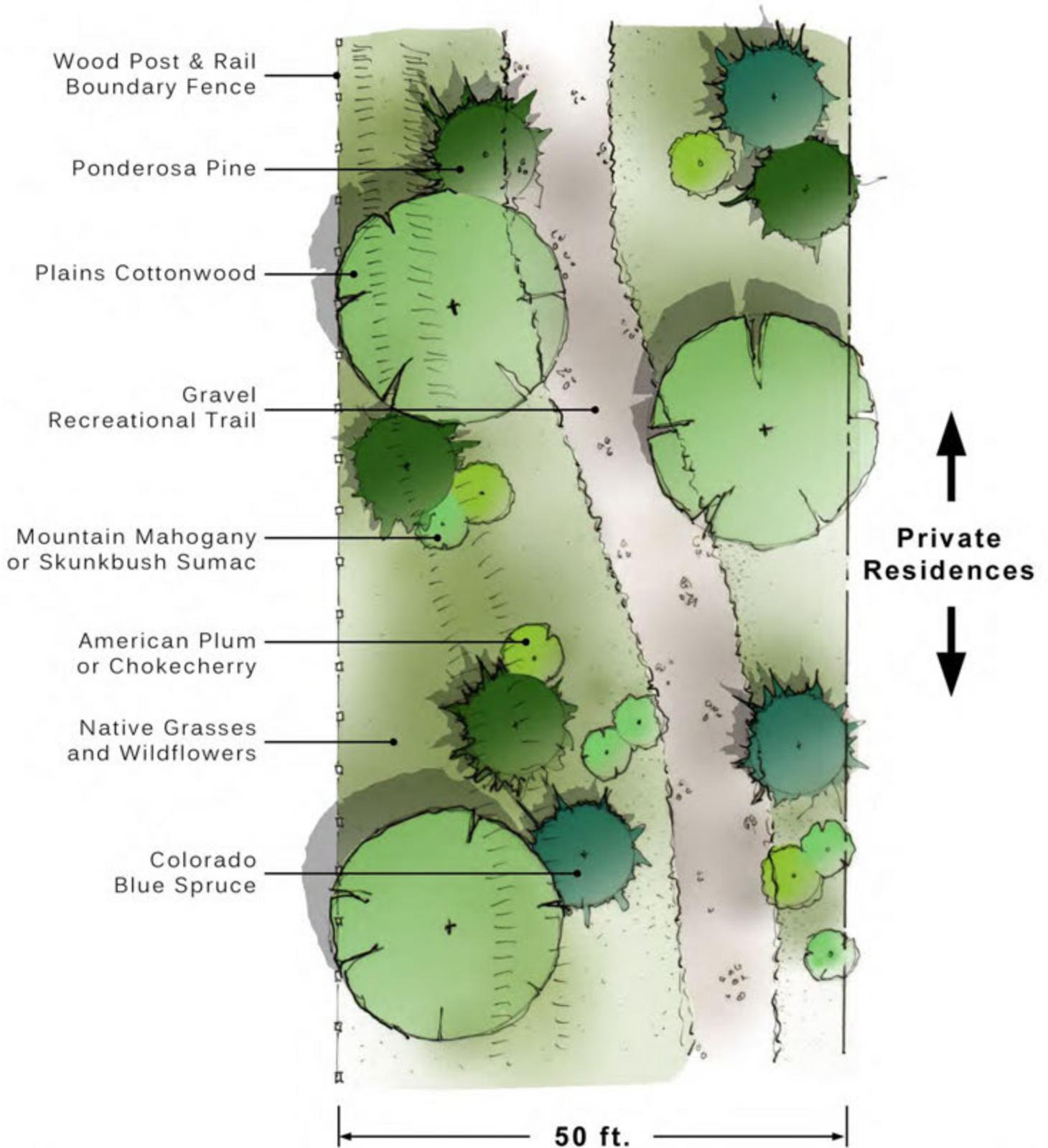
2

### Recreation Centric Wildlife Corridor Conceptual Design Graphics

DRAFT

# BCHA Property Wildlife Corridor Concept

## Typical Section for Plant Layout



**Boulder County Housing Authority  
Recreation-Centric Conceptual Plant List**

**Recommended Upland Herbaceous, Shrub and Tree Species**

Common Name	Scientific Name	Seeding Rate	Pay item	Description
Blue Grama	<i>Bouteloua gracilis</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Buffalo Grass	<i>Buchloe dactyloides</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Mountain Mahogany	<i>Cercocarpus montanus</i>	1 gal @ 48" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
White Prairieclover	<i>Dalea dandida</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Junegrass	<i>Koeleria macrantha</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Colorado Blue Spruce	<i>Picea pungens</i>	5 gal @ 96" O.C. min.	214-00450	Evergreen Tree (5 Gallon Container)
Ponderosa Pine	<i>Pinus ponderosa</i>	5 gal @ 96" O.C. min.	214-00450	Evergreen Tree (5 Gallon Container)
Plains Cottonwood	<i>Populus deltoides</i>	2 in. @ 25' O.C. min.	214-00220	Deciduous Tree (2 Inch Caliper)
American Plum	<i>Prunus americana</i>	1 gal @ 48" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Chokecherry	<i>Prunus virginiana</i>	1 gal @ 36" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Prairie Coneflower	<i>Ratibida columnifera</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Skunkbush Sumac	<i>Rhus trilobata</i>	1 gal @ 36" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Little Bluestem	<i>Schizachyrium scoparium</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Western Snowberry	<i>Symphoricarpos occidentalis</i>	1 gal @ 24" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)

# Existing Conditions



# Proposed Recreational-Centric Concept



1

## Appendix C

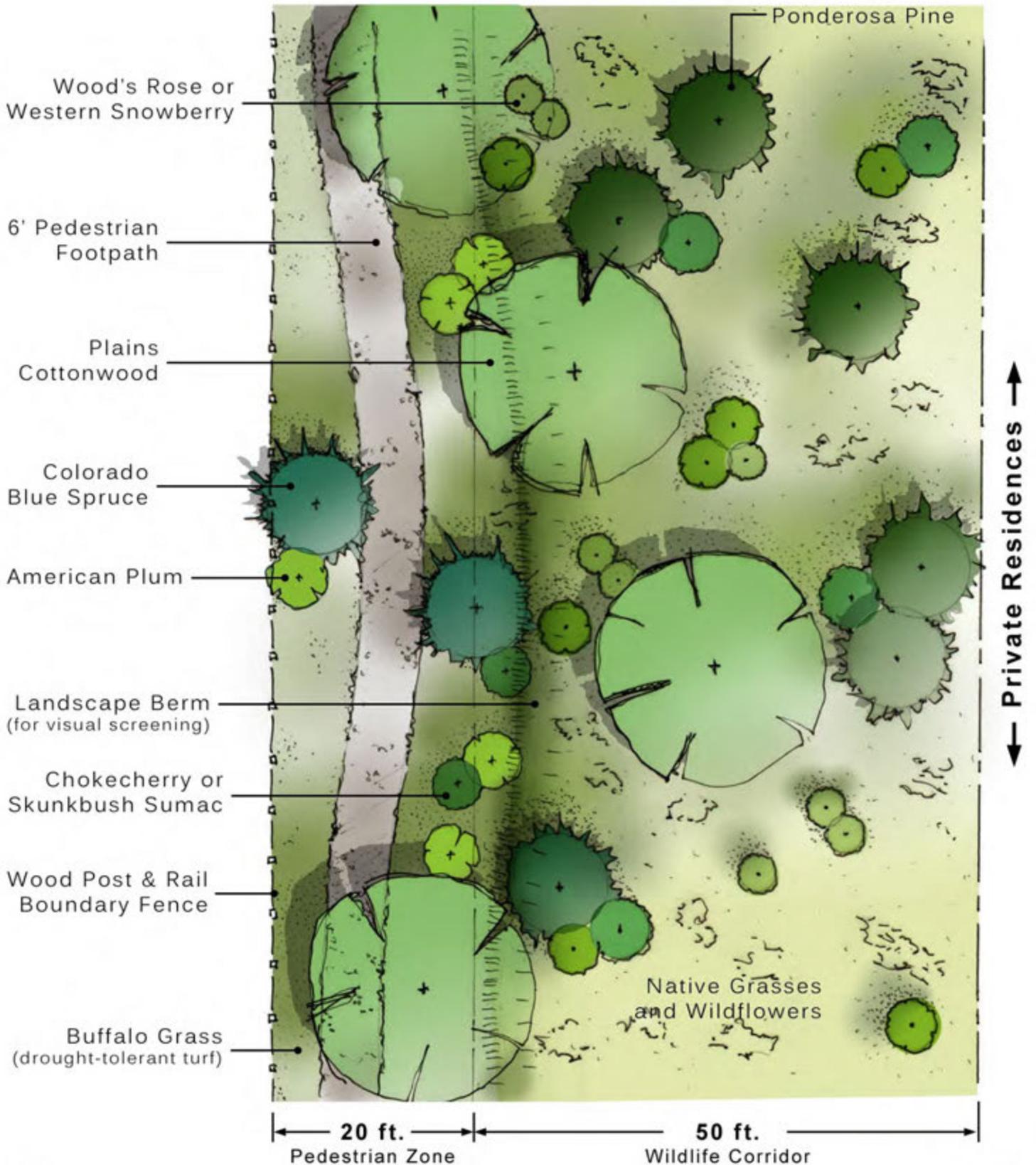
2

### Hybrid Wildlife Corridor Conceptual Design Graphics

DRAFT

# BCHA Property Wildlife-Recreation Hybrid Concept

## Typical Section for Plant Layout



**Boulder County Housing Authority**  
**Hybrid Conceptual Plant List**

**Recommended Upland Herbaceous, Shrub and Tree Species**

Common Name	Scientific Name	Seeding Rate	Pay item	Description
Western Wheatgrass	<i>Agropyron smithii</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Leadplant	<i>Amorpha canescens</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Sideoats Grama	<i>Bouteloua curtipendula</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Blue Grama	<i>Bouteloua gracilis</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Buffalo Grass	<i>Buchloe dactyloides</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Mountain Mahogany	<i>Cercocarpus montanus</i>	1 gal @ 48" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
White Prairieclover	<i>Dalea dandida</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Junegrass	<i>Koeleria macrantha</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Colorado Blue Spruce	<i>Picea pungens</i>	5 gal @ 96" O.C. min.	214-00450	Evergreen Tree (5 Gallon Container)
Ponderosa Pine	<i>Pinus ponderosa</i>	5 gal @ 96" O.C. min.	214-00450	Evergreen Tree (5 Gallon Container)
Plains Cottonwood	<i>Populus deltoides</i>	2 in. @ 25' O.C. min.	214-00220	Deciduous Tree (2 Inch Caliper)
American Plum	<i>Prunus americana</i>	1 gal @ 48" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Chokecherry	<i>Prunus virginiana</i>	1 gal @ 36" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Prairie Coneflower	<i>Ratibida columnifera</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Skunkbush Sumac	<i>Rhus trilobata</i>	1 gal @ 36" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Little Bluestem	<i>Schizachyrium scoparium</i>	5 oz./1000 sf	212-00005	Seeding (Native)
Western Snowberry	<i>Symphoricarpos occidentalis</i>	1 gal @ 24" O.C. min.	214-00310	Deciduous Shrub (1 Gallon Container)
Soapweed Yucca	<i>Yucca glauca</i>	5 oz./1000 sf	212-00005	Seeding (Native)

## Existing Conditions



# Proposed Wildlife-Recreation Trail Hybrid Concept



**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#27]  
**Date:** Friday, December 23, 2016 12:24:34 PM

---

Name *	Frank Alexander
Email *	<a href="mailto:falexander@bouldercounty.org">falexander@bouldercounty.org</a>
Phone Number (optional)	(303) 441-1405
Address (optional)	 2525 13th Street Suite 204 Boulder, CO 80304 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

Please note: This message was also submitted through the [planner@bouldercounty.org](mailto:planner@bouldercounty.org) email address, and included an attached packet. The packet is linked below.

Dear Boulder County Planning Commission members,

We have recently been at work on a proposal in response to your requests for a series of wildlife buffers and corridors on the Boulder County Housing Authority and Boulder Valley School District Twin Lakes properties in Gunbarrel. We understand the importance of these corridors and buffers for wildlife movement, drainage and water quality protection, and setbacks for neighbors to the east of our properties, and we are committed to including them as part of a plan for development of affordable homes on the parcels should you approve the staff-recommended Medium Density land use designation.

The draft technical memorandum and concept drawings linked below will provide further detail, but please don't hesitate to reach out with any questions you may have. We will also be sharing these documents with the other three BVCP decision-making bodies as well as with Twin Lakes-area neighbors and those on the interest list for affordable homes on the property.

Here is a link to the packet:

<http://www.bouldercounty.org/doc/hhs/twin%20lakes%20wildlife%20corridors%20and%20buffers%20-%20bcha%20and%20bvsd.pdf>

We very much appreciate your consideration of our request, and we wish you the happiest of holidays.

Sincerely,

Frank Alexander, Director  
Boulder County Housing Authority

Norrie Boyd, Deputy Director  
Boulder County Housing Authority

Don Orr, Chief Facilities Officer

Boulder Valley School District

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** Melanie  
**To:** [planning@bouldercolorado.gov](mailto:planning@bouldercolorado.gov); [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boyd, Norris \(Norrie\)](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [RStewart@bouldercounty.org](mailto:RStewart@bouldercounty.org); [Jannatpour, Vivienne](mailto:Jannatpour, Vivienne); [Alexander, Frank](mailto:Alexander, Frank); [Swallow, Ian](mailto:Swallow, Ian); [glen.segrue@bvsd.org](mailto:glen.segrue@bvsd.org); [don.orr@bvsd.org](mailto:don.orr@bvsd.org); [ellisl@bouldercolorado.gov](mailto:ellisl@bouldercolorado.gov); [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov); [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov); [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov); [Fogg, Peter](mailto:Fogg, Peter); [Shannon, Abigail](mailto:Shannon, Abigail); [Giang, Steven](mailto:Giang, Steven); [appelbaum@bouldercolorado.gov](mailto:appelbaum@bouldercolorado.gov); [lisa\\_morzel](mailto:lisa_morzel); [burtonj@bouldercolorado.gov](mailto:burtonj@bouldercolorado.gov); [jones@bouldercolorado.gov](mailto:jones@bouldercolorado.gov); [shoemakera@bouldercolorado.gov](mailto:shoemakera@bouldercolorado.gov); [weavers@bouldercolorado.gov](mailto:weavers@bouldercolorado.gov); [yatesb@bouldercolorado.gov](mailto:yatesb@bouldercolorado.gov); [youngm@bouldercolorado.gov](mailto:youngm@bouldercolorado.gov)  
**Subject:** Twin Lakes Please take time to read and respond  
**Date:** Tuesday, December 27, 2016 2:56:32 PM

---

Dear respected city officials, commissioners, planners, managers,

Yes I have written all of you before. Yes I have sent my LTE before. And yes, I refuse to believe that none of you care.

I refuse to believe it.

You have us all locked in a low level stress response 24/7 as we try to protect our beloved land. These sentiments speak to every single person I have had the privilege to have a conversation with in my neighborhood and beyond.

Please look deep in your heart and really ask what your truest of intentions are here. Your constituents or lining your pockets. You say there are no other places in Boulder County to build your housing. I say you are not telling the truth. Look, I don't have to say what HUNDREDS of people have already written and spoken in person to say. This is sinister.

I implore you to REALLY read my LTE. I walk these fields daily with my son, my dog, and our friends. I cannot imagine them being plowed over. Neither can all the wildlife that will die under your mowers, machines, and buildings. BCHA mowed more then ever (out of spite) this year and never allowed anything to flourish. That is heartbreaking. I take off my hat to BVSD. The south field looks phenomenal and I thank you with all my heart for your proper management of the land here. I hope it continues.

Boulder Mountain Parks, shame on you.

**Talk with me. Come for a walk with me.** No more "just lip service". Yes even in the dead of winter but especially in the spring. As we walk in the fields mice and rabbits scurry, foxes and coyotes hide, and geese and crows fly overhead. *Its a truly magical place if only you would open your eyes.*

I will continue to write often and to hold space for the humans and animal residents.

Respectfully Yours  
Melanie

## Melanie Whitehead: Twin Lakes and a sense of place

POSTED: 10/14/2016 08:20:20 PM MDT

I'm not going to talk about another recent water-main break on Twin Lakes Road, Gunbarrel's crumbling infrastructure, how inappropriate annexation is, traffic issues, flood issues, or the many disturbing ways the Boulder Valley Comprehensive Plan has been utterly comprised.

I'm going to talk about a sense of place that so many of us lack in this day and age. The contentious TwinLakes fields may seem like vacant lots to those who would build on them or have never walked them, but to the residents of Twin Lakes and anyone who has opened their eyes, these fields are alive. Absolutely buzzing with life. These fields are an old friend. There's a love here that is beyond words. And we will protect them.

To know a place well is to be a part of it. It is to develop a profound relationship with the same vistas, grasses, flowers, trees, streams, creatures, secret spaces, and places to *be*. It is to know yourself. It is to play, run, explore, and wonder. Developing a sense of place helps us to know how to care for and be part of the land. And to pass on these skills to our children.

Building here would be bulldozing an old friend. So why here? As Elise Jones says, "...we need to put it somewhere." Oh.

I have grown weary of people saying that the Twin Lakers are NIMBYs. In fact, Twin Lakes residents have a love and a rapport with this environment, these fields, that everyone should be striving to have. To take away these fields is to take away our hearts and the heart of Gunbarrel. As one prolific Twin Laker said, "This is our Chautauqua."

[http://www.dailycamera.com/letters/ci\\_30469019/melanie-whitehead-twin-lakes-and-sense-place](http://www.dailycamera.com/letters/ci_30469019/melanie-whitehead-twin-lakes-and-sense-place)

--

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#28]  
**Date:** Wednesday, December 28, 2016 3:17:11 PM

---

Name *	Jon Skuba
Email *	<a href="mailto:jon.skuba@comcast.net">jon.skuba@comcast.net</a>
Phone Number (optional)	(303) 817-5303
Address (optional)	 4744 Tally Ho Court Boulder, CO 80301 United States
This comment relates to: *	Policy Updates

**Comment: \***

The BVCP has been a guide to development throughout the area. Numerous organizations and citizens have made plans based on the specifications of the plan. People have bought homes based on its promises.

The plan is a noble document whose apparent intention is to maintain an environment and ambiance in the Boulder Valley that keeps the area from becoming another Los Angeles. Now the powers in the City and County want to change the plan to be more permissive of the very thing it was written to prevent. And the timing of this change is obviously for the purpose of making several pet development projects allowable in the new plan that would have otherwise been prohibited. When the motives are so transparent, such a move makes a mockery of the plan. It destroys any credibility its authors may have had and further validates popular opinion that government no longer represents its constituency.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#29]  
**Date:** Friday, December 30, 2016 1:21:42 PM

---

Name \* Symone Schoemer

Email \* [sschoemer1228@gmail.com](mailto:sschoemer1228@gmail.com)

Address (optional)  80026  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

All rentals around Boulder are higher than what a 2 income household can afford. My husband and I both have decent careers and even with our wages put together we wouldn't make it in a 3 bedroom rental on our own. If it hadn't been for luck of finding a place owned by the county we would still be living with family in a small trailer with our 2 kids. Living with family was hard and not ideal. Our children didn't have their own room, no privacy, interference with our rules and parenting. No consistency. Now we are in an affordable home by the county but if it weren't for that we would have had to maybe live in a small unit that costs more than where we are now. And i worry for when my lease js up at where we are now. Because it fits all our needs and my children and i can actually have time to enjoy together because my husband and i aren't worked to death nor are we always stressed out. Honestly the rentals in Colorado are bec oming ridiculously high for the pay staying the same. It's taxing on families just trying to get by. I'm sure there are no families out there happy and actually at peace because no one can any more. With rent being so high parents I know at my child school have to work 2 jobs and the other 1 full time just to get by. And that's not knowing if they have any debts or other number of bills in their lives. A good friend of mine who is a single mother had to quit school so that she can afford her own place for her and her children but she works 1 full time job and 1 part time and makes crafts to sell online. Her children share rooms and it's been really tough and difficult for us and those I know. 3 years ago those I know and my family didn't have these struggles and now we do because of all that move here for Marijuana and etc. Now rentals are stupidly high and yet pay rates aren't better to compensate the higher cost of living. Sad truly that Color ado has become little California.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#30]  
**Date:** Friday, December 30, 2016 2:22:23 PM

---

Name *	Darren Thornberry
Email *	<a href="mailto:thornberrydarren@yahoo.com">thornberrydarren@yahoo.com</a>
Address (optional)	 Lafayette, CO United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I hope the commission will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.</p> <p>Boulder: wake up. The city and the county are for everyone, not just those who are lucky enough to be on top of the economic ladder.</p>
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#31]  
**Date:** Friday, December 30, 2016 9:17:59 PM

---

Name \* Melanie Whitehead

Email \* [melanielynns.mail@gmail.com](mailto:melanielynns.mail@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

To whom it may concern:

I am strongly, fervently, emphatically opposed to any development in the North and South Fields in the Twin Lakes Neighborhood.

One evening, during a walk by the fields taken shortly after we first moved here two years ago (from Downtown Boulder), my husband looked around in awe and said, " I had no idea." I looked at him and said, " No idea about what?" He looked at me very pleased and surprised, "I had no idea this was a Nature Preserve!"

And it's true. This is what these gorgeous, alive, vibrant fields are. They are a bountiful Nature Preserve that deserves to be protected. They serve as a very important wildlife corridor that is home to countless wildfire.

It is an absolute travesty that anyone would choose to pave over this green open space.

I really believe that BCHA and BVSD have absolutely no idea what they are doing here. They have no understanding about our beautiful neighborhood and don't care at all what happens to it. This is NOT OK. What has happened to Boulder???

And of course not only are our fields threatened, but any development will essentially ruin the feel, safety, and peace of our neighborhood. This area simply CANNOT support many more residents. Traffic troubles, water and flooding issues, noise and light pollution, even crossing the street on one of Twin Lakes Rd's many blind curves will prove disastrous. There are kids and dogs and wildlife everywhere and people already drive too fast here. Twin Lakes Road IS not in any shape to be a main thoroughfare. Adding hundreds of people is extremely poor planning.

Gunbarrel's Chautauqua must remain preserved. And we will do everything we can to meet that end. The South field was a gift to Gunbarrel. Please treat it as such.

Think about the people who live here. The animals who live here. Not what BCHA and BVSD think should happen. If they still are hell bent on building then they really have no idea whatsoever what it's like to LOVE their land, their neighborhood so much that they will do anything it takes to halt development. They have no idea what it's like to care about habitat conservation and wildlife preservation. Boulder was built on the ideals of land preservation. Please remember this.

Thank you  
Melanie Whitehead

OPEN SPACE FOR TWIN LAKES!

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#32]  
**Date:** Saturday, December 31, 2016 1:06:16 PM

---

Name *	Janine Coughlin
Email *	<a href="mailto:lavenderhorseheals@yahoo.com">lavenderhorseheals@yahoo.com</a>
Phone Number (optional)	(720) 288-4990
Address (optional)	 4125 47th St Boulder, Colorado 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I don't think Twin Lakes site is the appropriate place for this building project. Janine Coughlin
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#33]  
**Date:** Saturday, December 31, 2016 10:05:36 PM

---

Name \* Virginia Shaffer

Email \* [gramgin2@gmail.com](mailto:gramgin2@gmail.com)

Phone Number (optional) (720) 600-5969

Address (optional)  6782 79th St. Apt 3  
Longmont, Colorado 80503  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Finding affordable housing in Boulder County is impossible. Being a senior with health issues life here is very difficult. I'm one of the lucky few who has been able to get housing with Boulder county so I am able to survive. But my choices of where I can live are slim. I have friends who need housing but there are no openings. The waiting lists could be years. It took me years to get where I am. Boulder has gotten out of hand in costs the original Boulder it's can't live in their own homes. The county needs to do something for the average person.

Thank you for listening to my life experience.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#34]  
**Date:** Sunday, January 01, 2017 9:11:54 PM

---

Name \* Alexandra Niehaus

Email \* [alexandrasniehaus@gmail.com](mailto:alexandrasniehaus@gmail.com)

Address (optional)  4557 starboard dr  
boulder, co 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

This density change would not be considered for any other developer. Plans to develop there have in fact been denied in the past. BCHA and BVSD should be subject to the exact same rules and regulations as any other developer.

When they say that land was always meant to be developed that is true. It was always meant to be developed as a church and a SCHOOL OR PARK.

These lots were never meant to be developed as housing.

The green space in gunbarrel includes a private golf course and Eaton park. Eaton park has exactly one bike jump course and protected wet lands. It should hardly be considered a park for general recreation. Gunbarrel has ZERO rec center, ZERO library, ZERO public playground.

The other huge concern is the fact that this land is the only open area connecting Walden ponds and Twin lakes. It is also used as foraging, hunting, and nesting grounds for many animals, including some protected species.

Space could be made for this wildlife with a low density residential designation. It will be impossible for wildlife to keep utilizing this land if you double that designation and allow this to be built with 240 units of housing. The owls will move, the protected species will move or die out.

Environmental morals aside, the whole way this proposal has come about has been filled with unethical behavior from the county commissioners and housing authority. The county purchased the land from the archdiocese after repeated requests for development or annexation were declined.

They bought it under false pretenses and with funds that were intermixed with Gunbarrel Improvement District funds. Then the county unilaterally transferred the land to the housing authority. With no consideration of GID or the intermixed (and thus co owned) funds. The housing authority was okay with the density because the low cost of the land made that feasible. Then suddenly the density was too low. Now these lots, which are completely surrounded by low density and open space, are supposed to be medium density? That does not make any sense.

It is not a case of affordable housing NIMBYs. It is 100% a case of people objecting to impractical and unsustainable density where it does not belong.

There have been multiple water main breaks, and road issues, and rather than addressing these issues the county commissioners and housing authority want to add an additional 240 units of housing on to this crumbling infrastructure.

Thank you so so much for reconsidering your decision, PLEASE do the right thing. The residents of Gunbarrel are begging you! Pleading! Do the right thing. Do not change the land use designation in the comp plan. If you change it, with no required wild life corridor, there will be no corridor. The school district itself has said they cannot develop the land with its deed dedication. They said explicitly that they would sell the land and the dedication would remain with the money from the

sale.

PLEASE PLEASE do not change this land to medium density. I am not sure that open space is the right answer either. I do feel certain that low density residential is the highest zoning that should be allowed on this property that is completely surrounded with low density and open space designations.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#35]  
**Date:** Monday, January 02, 2017 8:36:53 AM

---

Name \* Michael Smith

Email \* [m\\_l\\_smith@earthlink.net](mailto:m_l_smith@earthlink.net)

Phone Number (optional) (303) 530-2646

Address (optional)  459^ Tally Ho Trail  
Boulder, CO 80301-3862  
United States

This comment relates to: Twin Lakes Rd. Change Request  
\*

Comment: \* Attached is a list, annotated with comments, of 20 separate BVCP policy commitments that will be violated, in whole or in part, if the BVCP Land Use Change Request 35 from the Boulder Valley Housing Authority and Boulder Valley School District is allowed to proceed.

Thank you for consideration of these comments.

Attach a File (optional)



[bvcp\\_violations\\_by\\_bcha\\_bvsd\\_land\\_use\\_change\\_requests\\_02\\_jan\\_17.pdf](#)

52.23 KB · PDF

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#36]  
**Date:** Monday, January 02, 2017 8:51:00 AM

---

Name *	Mike Smith
Email *	<a href="mailto:m_l_smith@earthlink.net">m_l_smith@earthlink.net</a>
Phone Number (optional)	(303) 530-2646
Address (optional)	 4596 Tally Ho Trail Boulder, CO 80301-3862 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Attached for the record is a .pdf file of LTEs and Guest Opinions on Twin Lakes published by the Daily Camera in 2016. I believe these submissions constitute important and very compelling evidence of why Land Use Change Request 35 submitted by the Boulder County Housing Authority and Boulder Valley School District is fatally flawed and must be denied.</p> <p>Thank you for your consideration.</p>
Attach a File (optional)	 <a href="#">2016_camera_twin_lakes_ltes_guest_opinions.pdf</a> 1.72 MB · PDF
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#37]  
**Date:** Monday, January 02, 2017 10:33:33 AM

---

Name *	Ciani Sosa
Email *	<a href="mailto:izzyizzie@msn.com">izzyizzie@msn.com</a>
Phone Number (optional)	(303) 257-9148
Address (optional)	 906 E 4th Ave Longmont, COLORADO 80504 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>It is absolutely imperative that Twin Lakes Rd and similar initiatives go forward to full fruition creating stable affordable housing for people like me. I am a registered nurse who has lived in Boulder County for over 20 years but am now finding the cost of housing in Boulder County increased to the point where I may have to move. This would likely mean that my children would have to leave the schools that they love and I would have to leave the work, patient's and community that I love.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#38]  
**Date:** Monday, January 02, 2017 6:17:46 PM

---

Name \* David Smith

Email \* [dwsonlee@yahoo.com](mailto:dwsonlee@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \* These two plots of land were donated by the Williams for a school or church. To ignore this intent is clearly wrong.

Twin Lakes is the most visited Open Space in Boulder County. So you can easily make the case that it is the most valued Open Space our taxes have paid for.

These two parcels should be added to park space for Gunbarrel which has nothing.

David W Smith

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#39]  
**Date:** Tuesday, January 03, 2017 10:56:31 AM

---

Name *	Karyl Verdon
Email *	<a href="mailto:kverdon@ymail.com">kverdon@ymail.com</a>
Phone Number (optional)	(303) 516-0517
Address (optional)	 4408 Sandpiper Circle Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

Hello,

I have lived in Twin Lakes for over 20 years and am opposed to the zoning changes. I feel that this is the wrong place for medium density affordable housing for many reasons, the main ones being:

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

I am not against affordable housing and see the obvious need for it, but I do not think these 3 sites' zoning designations should change. Rezoning as medium density will radically change the character of the surrounding neighborhoods.

The scary thing and what REALLY concerns me is what can happen after the rezoning - from what I've read the County is proposing the City annex part of the LoBo trail on the south side of the Twin Lakes Open Space to establish contiguity for annexation and allow for the development of the sites. The County owned Twin Lakes Open Space will be used to allow annexation of adjacent county land into the City of Boulder. Annexing the open space around a neighborhood creates an enclave for the City of Boulder, after 3 years the enclave can be annexed into the city - without a vote or any public hearings/notifications/discussions. This sounds sneaky, heavy handed, borderline illegal, and just plain wrong to me. Actions like this erode the publics' trust in our elected leaders. Please do NOT move forward with medium density zoning and annexation of these properties into the City of Boulder

Thank you for reading,

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#40]  
**Date:** Tuesday, January 03, 2017 11:47:08 AM

---

Name \* Kurt Schlomberg

Email \* [kurtschlomberg@hotmail.com](mailto:kurtschlomberg@hotmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Thank you for taking a few minutes to take my input on the potential zoning change of the parcels on Twin Lakes Road.

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

1. Too much density: The proposed change to increase potential housing density is out of line with the density of the existing adjacent neighborhoods. Radically increasing the density of new housing in this area will lower the quality of the neighborhoods in this area and potentially affect property values. Maintaining a reasonable density will allow for infill, but maintain the current feel of the area.

2. Speeds on Twin Lakes Rd. already unsafe: For some, Twin Lakes Rd. is like a speedway with nothing to slow them down. This road needs some speed humps, doesn't even have a sidewalk on its full length, and has some existing crosswalks that nobody stops for. Bicyclists and pedestrians must walk on the road in order to get from the neighborhoods into the commercial part of Gunbarrel (near King Soopers). Adding more and more cars without making improvements to crosswalks, adding speed humps, and completing the sidewalk into "downtown" Gunbarrel is asking for car/pedestrian accidents. I'd like it if my kids and I could bike to King Soopers on Twin Lakes Rd., but that's just safe now.

3. Traffic: Over the last couple of years, traffic has increased tremendously in Gunbarrel, probably due to hundreds of newly constructed apartments. Have you left or returned to Gunbarrel lately during rush hour? It's getting crazy.

4. Too few public services: Since moving to Gunbarrel 10 years ago, it's become clear to me that there are few public services available that are readily found in other parts of the city of Boulder. For example, public playgrounds, sports fields, tennis courts, a pool, and a library are missing. In addition, with increased growth in the last couple of years, the area is in need of improved safety for walking and biking (e.g., there's no off-road connection to Boulder for bikes, there's no sidewalk along a section of Twin Lakes Rd. to be able to walk or bike to the main shopping area, speeding traffic along Twin Lakes Rd. is a problem, etc.).

If the parcels are to be developed, this is an opportunity to provide services which are missing, including playgrounds, sports fields/courts, and other public services. In addition, development, which would bring additional vehicles, should include improvements to safety, including means to slow traffic along Twin Lakes Rd., improved cross-walks, and sidewalks all the way to Spine Rd. from the Twin Lakes area.

Thank you for your time,

Kurt Schlomberg  
4566 Tally Ho Trail  
Boulder, CO, 80301

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#41]  
**Date:** Tuesday, January 03, 2017 2:12:05 PM

---

Name *	Roger Linfield
Email *	<a href="mailto:rplinfield@comcast.net">rplinfield@comcast.net</a>
Phone Number (optional)	(303) 818-6738
Address (optional)	 7798 Devonshire Way Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I am opposed to the Twin Lakes Road change request. This is the wrong change in this area, for multiple reasons.
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#42]  
**Date:** Tuesday, January 03, 2017 2:24:43 PM

---

Name *	Jerry George
Email *	<a href="mailto:jesseg@comcast.net">jesseg@comcast.net</a>
Phone Number (optional)	(303) 530-9507
Address (optional)	 4733 Tally Ho Court Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I have read through the Background and Process Questions provided to you by the Boulder offices .There are so many evasive answers given to you that it is impossible to respond to even a fraction of them. Therefore I will respond to just a few of them, Item 4- They have skewed this density by including Brandon Creek, That area is in City limits and not appropriate to be included in the County density calculations. Item 6 - They refer to this as a park. In fact it has one picnic table and one bench. The rest of the land is not suitable for expansion. Item-7 The staff has put Affordable Housing above everything. There is very questionable infrastructure. Water pipes are frequently rupturing, and both water and sewer pipes are old and size is questionable for the proposed added capacity.. The hydrology and wildlife are being ignored. Any construction on these sites will wipe out wildlife and flood the adjacent homes in Red Fox Hills. The high water table in this area is already wiping out the streets and is the major factor in water and pipes rupturing. Even a 70 foot wildlife corridor will not be suitable with children romping through the areas. Item 8-The studies for wildlife and hydrology were a farce. The North field was mowed to stubble twice during the study. In addition, the hydrology study was to have six wells drilled in each field. When the wells were drilled only three were drilled in each field, and these wells were purposely drilled in the driest spots. This skewed the results. I found many additional skewed statements in their response to your questions, but space limits many more comments I could have on the response to you.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#43]  
**Date:** Tuesday, January 03, 2017 2:55:24 PM

---

Name \* Christdie Gilbert

Email \* [christieg@earthlink.net](mailto:christieg@earthlink.net)

Phone Number (optional) (858) 774-2716

Address (optional)  4659 Tally Ho Trail  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Based on the letter that is in the documentation at the time of the purchase of the property, I would like to make sure the planning council knows explicitly that when north property was purchased, the letter indicated that the county would be able to develop this land at it's current zoning as rural residential. Since that is financially feasible since the land was purchased at such a low price – that would be the compromise many of us could live with. Additionally, If the county wants to stick to the original intent of the catholic church wanting to use the land for a good purpose then why can't the original intent of the south property be recognized as well. Park or school.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#44]  
**Date:** Tuesday, January 03, 2017 4:45:57 PM

---

Name *	Kimberly King Poplawski
Email *	<a href="mailto:kkingco@gmail.com">kkingco@gmail.com</a>
Phone Number (optional)	(303) 516-9060
Address (optional)	 4452 Driftwood Place Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I do not think that the request to change the density on the undeveloped parcels in Twin Lakes should be approved for a number of reasons. Instead, these parcels should be designated as open space.

First, if the applicants were a commercial developer, the County would never approve a ten foot hiking path through open space as the means to annexation to the city. In fact, when the Denver Archdiocese proposed annexing the land for a senior housing development, they were turned down. They then sold the land to Boulder County for a pittance, asking that it be used for a public good. I'm not sure how buying the land cheaply and then doing exactly what the previous owner wanted to do, doesn't constitute fraud. At the very least, it's a breach of intent and hypocritical.

Second, this is one of the few undeveloped areas left in Gunbarrel. These parcels are a primary wildlife corridor between the open space to the north and farmland and Walden Ponds to the south. I have seen species here-- including muskrats and porcupine-- that I have never before seen in my life. I was told by an open space employee that the county mowed these parcels before a complete wildlife survey had been completed-- making it impossible to fully document the riparian plant and animal life that live here. This is the same type of habitat where endangered species Utes Ladies Tresses are found, as well as the Preble's Meadow Jumping Mouse. Raptors hunt the small game that live in this field. Paving this land over and building housing here will drive this wildlife away. Furthermore, it will once again create a "wildlife island" where species are, for all intents and purposes, separated from other wildlife.

Third, Gunbarrel does not have a walkable public park for residents to recreate in. There is one across the highway near IBM, several miles away, but that is not accessible to someone out for a walk with their young children. The de facto play areas become the open space area around the lakes and these fields. Kids fly their kites here, and ride their bikes on the dirt tracks while parents watch them and talk. Residents walk their dogs here. These parcels were supposed to be a church and a public school in the Comprehensive Plan: both are public amenities. People bought their homes here expecting that this land would be used as such if any development were to occur.

Fourth, Gunbarrel cannot continue to be the poor stepchild of the city of Boulder. What amenities and services do we have? There are no parks, libraries, or rec centers up here. Our roads are in poor shape. The grocery store parking lot is always full. Yet, Boulder put up dense urban housing in Gunbarrel Center-- not one of which was designated as affordable housing. Those developers were allowed to buy their way out of providing some affordable units. Locating affordable housing over two miles from a grocery store and over a mile from the nearest bus stop is ridiculous. Asking for urban densities in an essentially rural subdivision is unfair to the people who value the rural nature

of the area, and who have chosen to do without the amenities afforded by a city environment. For these reasons, I would like to urge that the Boulder Comprehensive Plan be updated to make the two undeveloped fields in Twin Lakes permanent open space property. It would be a welcome addition to the paths around the Twin Lakes themselves-- the most heavily used open space area in the system. I moved to this area for its rural feel. If we continue to pave over and build upon every available field, we will have lost something special that can never be returned. Please vote to make this area open space property.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#45]  
**Date:** Tuesday, January 03, 2017 5:13:41 PM

---

Name *	M L
Email *	<a href="mailto:michelemessages@gmail.com">michelemessages@gmail.com</a>
Phone Number (optional)	(303) 249-3436
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	This is housing for working people. Unfortunately wages are so low many working poor have little housing options. This is very necessary housing and I feel the residents of the area are acting elitist and are infringing on the housing authorities land, plan, and progress of the working poor. That there are hearings and all these issues is an embarrassment to Boulder County citizens. Quit being so selfish Twin Lakes Residents.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#46]  
**Date:** Tuesday, January 03, 2017 5:17:06 PM

---

Name \* Shannon Snyder

Email \* [s\\_lexxy@hotmail.com](mailto:s_lexxy@hotmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*  
I was once on the list for assisted housing of course it was only for the city of boulder but the reason i couldnt do it was the rent even with the section 8 voucher was still to high. What needs to be done is make sure that those that are on the list can actually afford the rent at the housing sites. I know of many people that cant afford the rent in longmont or anywhere else, me included.

Thanks Shannon Snyder

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#47]  
**Date:** Tuesday, January 03, 2017 5:20:27 PM

---

Name \* Datch Baudisch

Email \* [datchb@me.com](mailto:datchb@me.com)

Address (optional)  5000 Butte st  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I do not support Twin Lakes affordable housings. It will NOT solve the problem Boulder is facing for the last decade. What is needed is rent control and perhaps curb the insane amount of new luxury condos being built . Twin Lakes is a natural habit for many Species and a to go to nature stroll for us all, native of this town. Keep Boulder real! The traffic is getting worst and the cost of living skyrocketing. If this council wants to help, begin using what you have. No need for new developments. Transform some less frequented open space into mobile homes parks. Allow tiny homes to have their share. WE DONT NEED TO DEVELOP MORE! We need to regulate! NO TWIN LAKES DEVELOPMENT!

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#48]  
**Date:** Tuesday, January 03, 2017 5:26:33 PM

---

Name *	Joseph Falke
Email *	<a href="mailto:falke@colorado.edu">falke@colorado.edu</a>
Address (optional)	 5760 Slick Rock Ct Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I am opposed to the proposed Twin Lakes development project.</p> <p>Open space is owned by the public and should be preserved to maintain the increasingly limited expanses of nature and wildlife that remain in the city and county.</p> <p>Open space should never be developed against the wishes of the neighbors and many of the citizen-owners.</p> <p>Committee members and commissioners – please vote NO on this project.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#49]  
**Date:** Tuesday, January 03, 2017 5:27:20 PM

---

Name \* Lisa Valentine

Email \* [lisavalentine93@yahoo.com](mailto:lisavalentine93@yahoo.com)

Phone Number (optional) (512) 947-9693

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

My daughter, 16 years old, and i had to move out of Boulder due to the complete unavailability of affordable housing. I am a single mother and work in Boulder at Natural Grocers. I now have to drive some distance at 4am to be at work at 5am everyday. My car is very old and when it is -12 degrees it is scary driving at that time of day. My cost of commuting has decrease the money we have left at the end of the week. We loved living in Boulder because both of us hike and we have both noticed that we don't hike much anymore. Thank you for taking a stand for affordable housing we would both love to be able to move back to the Boulder area.

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#50]  
**Date:** Tuesday, January 03, 2017 5:44:09 PM

---

Name \* Brenda Thomas

Email \* [firebrand4@yahoo.com](mailto:firebrand4@yahoo.com)

Address (optional)  4401 Redmond Drive #24106  
Longmont, Colorado 80503  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Affordable housing is a critical issue in Colorado. With the incoming administration, there is significant uncertainty about what support will continue to be available after restructuring. This makes local initiatives in relation to affordable housing so critical.

I realize that the major impetus for questioning the Twin Lakes project is a push to keep undesirables out of Niwot. Having said that, there must be a way to increase oversight and utilize screening criteria that create inclusion for law abiding citizens. Perhaps creating preferences that increase support for educated individuals who have no past law enforcement problems EVER could create a solid base of conscientious tenants.

Yearly CBI's during recertification with mandatory expulsion for criminal offenses committed by any and all household members could also be of great support in maintaining a strong pro social tenant base.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#51]  
**Date:** Tuesday, January 03, 2017 5:53:18 PM

---

Name *	Bob Forsahy
Email *	<a href="mailto:bforshay@gmail.com">bforshay@gmail.com</a>
Phone Number (optional)	(720) 244-0579
Address (optional)	 5418 LaPlata Cir Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I do NOT support the entire idea AND/OR the process by which Boulder County and the school district has tried to take regarding Twin Lakes. There are FAR BETTER options already available for a number of reasons that make this parcel of land a REALLY BAD IDEA!

YES – some affordable housing is needed, far more than is planned. Anyone following Edwards Co and Vail can see the issues this causes. Boulder is losing some business who cannot hire employees for this an related reasons.

Twin Lakes is not and should never be the first option in this discussion. It is just NOT a good candidate for so many reasons.  
respectfully, Bob Forshay

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#52]  
**Date:** Tuesday, January 03, 2017 6:26:30 PM

---

Name *	Marisa Newbery
Email *	<a href="mailto:Marisanewbery@gmail.com">Marisanewbery@gmail.com</a>
Phone Number (optional)	(720) 341-0978
Address (optional)	 5516 spine road apt 105 Boulder, Co 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	As someone who struggles living paycheck to paycheck at a low paying job, seeing a change in having affordable housing could mean my fiancé and I could start living more comfortably. We can make rent now but as housing and rent prices increase over the years this is something that is greatly needed and I know we are not alone as many of my friends deal with the same problems. So please give us affordable housing!!!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#53]  
**Date:** Tuesday, January 03, 2017 6:26:53 PM

---

Name \* David Kovsky

Email \* [davidkovsky@gmail.com](mailto:davidkovsky@gmail.com)

Address (optional)  6394 Twin Lakes Rd  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I have always supported affordable housing at the ballot. Now that I'm seeing up close how the city and county of Boulder are implementing it, I'm very disappointed and am unlikely to support it in the future without a strong course correction. I seriously doubt that many affordable housing supporters like me intended to vote for:

- \* Allowing new developments where people want to live and where there are plenty services (transportation, retail, etc...) to be built with 0% affordable housing.
- \* Allowing developers to simply pay cash in lieu of building affordable units into their new developments. Setting that fee such that developers always choose this option.
- \* Using that money to dump new affordable housing out in the county, where it's a long walk to get to a little bit of retail or to very poor bus service.
- \* Dumping affordable housing on land that was set aside during the original Twin Lakes development and given to local governments in good faith to support the original development in the form of a park or school.
- \* Going against the Boulder Valley Comprehensive Plan by drastically upzoning the density in Twin Lakes.
- \* Annexing these parcels of land into the city through county open space, even though the only road to these parcels of land is a county road, thereby also threatening neighbors with unwanted annexation into the city.
- \* Threatening the owls that have nested and raised their young very close to the proposed development site for many years.
- \* Filling in an essential wildlife corridor with development.
- \* Choosing to anger a few county residents over standing up to developers.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#54]  
**Date:** Tuesday, January 03, 2017 6:38:11 PM

---

Name *	Mitch Hackney
Email *	<a href="mailto:Dakotawest776@gmail.com">Dakotawest776@gmail.com</a>
Phone Number (optional)	(720) 745-9512
Address (optional)	 Homelless United States
This comment relates to: *	Policy Updates

Comment: \*

My comment is simple I've been homeless 3 years i cannot get housing but your placing drug addicts in housing who is using and selling and most of them have already lost one home due to them abusing the rules and system they lose their place because of breaking rules and using abusing drugs and alcohol and they go right back to top of list for new housing iam told my score wasn't within guidelines I cannot have a very much needed back surgery because you guys have to place addicts first I've never used drugs in my life nor do I drink iam homeless because of my back and cannot work not because I choose drugs and alcohol so my comment is your system is unfair and bias and discriminates against me because I dont use iam still homeless I know of cases where people have had two homes since I filled out my app the cases are there and there real I know the people personally it's wrong that iam discrimated against when I need surge ry but c an't do it because my points where not right

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#55]  
**Date:** Tuesday, January 03, 2017 6:39:47 PM

---

Name *	Amber Shipco
Email *	<a href="mailto:amber_marie_copeland@hotmail.com">amber_marie_copeland@hotmail.com</a>
Address (optional)	 80501 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Why is this only for school employees? That seems rather unfair. I have struggled and continued to struggle for 4 years trying to keep my head high in hopes for something better. But it is of no use. I am a single parent of 2 elementary aged children who receives zero child support. I feel like both states that are involved are punishing me because of my ex-husband's actions. I am sorry if this went on a tangent, but I'm tired of the struggle – as I am sure a lot of other people are as well.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#56]  
**Date:** Tuesday, January 03, 2017 6:51:34 PM

---

Name \* Robert Erickson

Email \* [erickson137@aim.com](mailto:erickson137@aim.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

In connection to the proposed development near Twin Lakes by BCHA....

I am innately opposed to further encroachment by human beings into the natural world. But greed, law, and policy will not change any time soon. The middle class will continue to be squeezed out of existence, also in Boulder County. I have lived in cars, motels, and overpriced rooms (if even found) before thankfully moving to the Aspinwall complex, a well planned example of low income housing. There are very good people here, some also with adverse histories. And I met a lady from a nearby house walking her dog through here who was first opposed to the construction, but is now "happy how it turned out".

I know little of these things, but by acquaintance with the issue, including reading the Wildlife Corridors Tech. Memo. and the Habitat Assessment, it seems BCHA is rightly addressing valid concerns. If "development" must continue, it should at least be deflected into a form useful and necessary to (ever increasing) "low income" people. I support a change in the land use designation.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#57]  
**Date:** Tuesday, January 03, 2017 6:55:45 PM

---

Name *	Patty Shull
Email *	<a href="mailto:pshull@pdq.net">pshull@pdq.net</a>
Phone Number (optional)	(713) 446-8700
Address (optional)	 80304 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I am an underemployed executive, formerly with Hewlett Packard. I am a solo mom raising my daughter alone. I thank God for BHP and the Foothills Community property. I qualified for housing assistance and have given my daughter a stable home and safe environment. PLEASE continue building affordable housing for those of us who are responsible, hardworking, are great neighbors to have and need assistance. Thank you!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#58]  
**Date:** Tuesday, January 03, 2017 6:56:23 PM

---

Name *	Ron Sharp
Email *	<a href="mailto:rksharp@gmail.com">rksharp@gmail.com</a>
Phone Number (optional)	(720) 431-1279
Address (optional)	 POB 7165 Boulder, Co 80306 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Go for the affordable housing. Too much talk re affordable housing in Boulder County and not enough action. Walk the talk of values for all, not just the wealthy. There is no perfect plan, but, this one is good, and close enough to needed amenities. Act, please! Thanks, Ron
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#59]  
**Date:** Tuesday, January 03, 2017 7:15:07 PM

---

Name \* Mary Kravitz

Email \* [marycoleman213@gmail.com](mailto:marycoleman213@gmail.com)

Address (optional)  6172 Willow Lane  
Boulder CO  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Please please for the sake of wildlife and our children preserve this open space for future enjoyment! Have you listened to the owls as they communicate with each other? Have you read the research that stresses the importance of kids being in nature? This location is prone to flooding and is NOT in a convenient location for transportation, shopping, etc that is important for affordable housing to be successful. It sickens me daily to imagine that open space being plowed and destroyed for housing. Just another example of humans needs trumping wildlife. On behalf of our children and wildlife, I thank you for your thoughtful consideration of the impact development will have for future generations of people and wildlife.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#60]  
**Date:** Tuesday, January 03, 2017 7:17:33 PM

---

Name *	Lisa Dicksteen
Email *	<a href="mailto:LMNEditorial@msn.com">LMNEditorial@msn.com</a>
Phone Number (optional)	(720) 982-6563
Address (optional)	 Boulder 80302 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

This message is intended to help sway the vote on the proposal from the Housing Authority and School District regarding changing the land use designation on the Twin Lakes properties to Medium Density so affordable housing can be built there.

This is one of the most important issues facing the county at this time as prices in the area continue to skyrocket as more and more wealthy individuals move here. We want people of all income levels to live in Boulder, not just the very well-to-do who can afford rentals of \$2,000 per month and up. It is essential that the people who work in our stores, restaurants, gas stations, libraries, parks, and other places that make Boulder Boulder are able to live near where they work. We don't want to become Aspen-flats where people who work the ski lifts have to live an hour out of town in order to find affordable housing.

This is not what Boulder is meant to be about.

Please, please consider that with a supermarket and public transportation within walking and/or cycling distance, this is a reasonable place to build medium density affordable housing so that people who want to live in the area are able to do so.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#61]  
**Date:** Tuesday, January 03, 2017 7:32:03 PM

---

Name *	Vivtoria LaNave
Email *	<a href="mailto:Victoria.lanave@yahoo.com">Victoria.lanave@yahoo.com</a>
Phone Number (optional)	(720) 518-5479
Address (optional)	 Po box 641 Lafayette, Colorado 80026 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I would like to see some affordable housing for women over 50 who make less than 2000 a month and would prefer not to have to live with a roommate and have a place of their own to live independently
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#62]  
**Date:** Tuesday, January 03, 2017 7:34:37 PM

---

Name *	Susan Rutsky
Email *	<a href="mailto:srutsky_1@yahoo.com">srutsky_1@yahoo.com</a>
Phone Number (optional)	(303) 250-7859
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Housing is ridiculous. Please people, get a grip and stop the madness. Real people are having major problems getting a roof over there heads.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#63]  
**Date:** Tuesday, January 03, 2017 7:38:19 PM

---

Name *	Dennis Kinch
Email *	<a href="mailto:dennis_kinch@yahoo.com">dennis_kinch@yahoo.com</a>
Phone Number (optional)	(720) 789-5309
Address (optional)	 933 Portland Pl. #4 Boulder, CO 80304 United States
This comment relates to: *	Policy Updates

**Comment: \***

I am 62 yrs old and totally, physically disabled from a bone marrow disease. I finally qualified for SSDI and Medicare to which I receive 1200 per month and must pay for everything except medical things. Because of this I am forced to rent a room in a 3BD apt. Luckily my whole life is in a chair and everything I do is within reach of the chair. Also luckily, I cannot lay down so am able to sleep in the chair, eat in the chair, you get the picture. I was told I did not qualify for housing a few times. I stress and fear every rent due date per month because my roommates are also poor. If I were to lose my room I would be out on the street, begging to die. I made the mistake of thinking that SSDI would help me raise my 2 daughters as a single dad for those times I could not work as my bones acted up. I was wrong. I also thought housing would be available for me as a poor, disabled old man. I was also wrong. There are thousands of people just like me in the Boulder County area. There can never be enough affordable housing and also, an easier, more accessible way to get it. After all, people needing this the most are usually very sick or old. Please try to imagine the hell I went through for 10 years just to get to a nicer hell I am in now. Please consider how much easier and less stressful my life would be if my housing was taken care of. It would give me more time to worry about other things like cooking, eating, hygiene, etc. And thank you for doing the work you do to help those of us in dire need. I am very grateful despite my bitching.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#64]  
**Date:** Tuesday, January 03, 2017 7:41:12 PM

---

Name *	Kathleen Stone
Email *	<a href="mailto:kstone182@yahoo.com">kstone182@yahoo.com</a>
Phone Number (optional)	(720) 470-9827
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Rent and home purchasing has become prohibited to the average individual or family. Just look at the traffic each day which comes in the morning and leaves @5pm. Those who are hard workers can no longer live in the same community they work.</p> <p>And there are many single moms trying to better themselves. They do all Social Services demands and, in the end, are still homeless. Boulder is not meeting their needs.</p>
Please check box below *	<ul style="list-style-type: none"><li>● I acknowledge receipt of the Open Records Notification</li></ul>

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#65]  
**Date:** Tuesday, January 03, 2017 7:50:32 PM

---

Name \* Mary Tradii

Email \* [marytradii@outlook.com](mailto:marytradii@outlook.com)

Address (optional)  Longmont, CO 80501  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

As a disabled person, I am concerned about the availability of affordable housing. I relocated from Denver to Longmont in 2011, just as rents began increasing in Denver. I am paying more rent than I should for my income, but my landlord is kind enough not to raise my rent. However, I will be moving in a few years when my landlord redevelops the property to accommodate more units. The new units will be too expensive for me. I expect more of this kind of redevelopment will further reduce affordable housing in Boulder County. So I support the Twin Lakes project as an affordable housing project. More such housing projects will be necessary for Boulder County to maintain economic diversity.

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#66]  
**Date:** Tuesday, January 03, 2017 7:51:24 PM

---

Name *	steve norwood
Email *	<a href="mailto:stevenorwood@hotmail.com">stevenorwood@hotmail.com</a>
Phone Number (optional)	(619) 713-3089
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	We request that the Boulder City Council approve the construction of affordable housing at the Twin Lakes and other projects in Boulder County. Boulder city and county policies are a chief cause for driving up the cost of housing in the Boulder area, The results of these actions is discrimination against the poorer people living in Boulder, and forcing long-time residents to move, including my family.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#67]  
**Date:** Tuesday, January 03, 2017 7:56:20 PM

---

Name \* Nami Thompson

Email \* [namiknows@gmail.com](mailto:namiknows@gmail.com)

Address (optional)  825 Lee Ave  
Louisville , CO 80027  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

We don't intend to live somewhere where there's significant neighborhood opposition. As a family, we once desired a home in Boulder County and then discovered that opioid usage, suicide rates, and the rate of depression and anxiety in the area are at an all-time high and are higher than the nationwide averages. As an ivy-league educated couple with a small child, our future is not in a place like Boulder. However, we are also a mixed-race family and want to weigh in on behalf of diversity. You need to start supporting ethnic and mixed-ability diversity in your schools or you will fail the next generation. It will take generations to rid BVSD of the plague of children who supported the recent "alt-right," controversy, and the district already failed with the prettier doll experiment. Children who grow up without others from diverse backgrounds will never be college-ready, nor will they be prepared for the real world. Perhaps that's the true reason for the return of so many individuals who were raised in Boulder to return to Boulder- they can't cut it elsewhere. Consider the importance of this housing development as an opportunity to welcome families of non-white races into the fold, and recognize the benefit and favor it is to the entire city. All the best.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#68]  
**Date:** Tuesday, January 03, 2017 7:58:29 PM

---

Name *	Novella Maia
Email *	<a href="mailto:mystic.maia@yahoo.com">mystic.maia@yahoo.com</a>
Phone Number (optional)	(303) 823-2341
Address (optional)	 335 Raiaroad Ave., #C2 Lyons, CO 80840 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I have lived for the better part of 30 yrs. in the Greater Denver area and I now live at Walter Self Senior Housing in Lyons. I can't imagine how anyone could think there's no need for affordable housing in Boulder County. And in today's economy, there are many more who qualify for it--people who might previously have been considered middle-class.

My personal experience with BCHA is positive. I'm impressed by their management and maintenance, and the quality of both the properties and the care they give them.

Given the scarcity of affordable housing and the scarcity of properties that lend themselves to that purpose, I think the Twin Lakes area under consideration would be an excellent choice.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#69]  
**Date:** Tuesday, January 03, 2017 8:02:45 PM

---

Name \* Daisy Lear

Email \* [daisylear@gmail.com](mailto:daisylear@gmail.com)

Address (optional)  Longmont, CO 80501  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Several years ago I was looking for a home or apartment to rent. At the time, my sons were 2 and 7 years old. For six months we were continuously denied a rental, some admitted aloud that it was because there were children. We were homeless for these six months until we were finally accepted by an open minded person who could tell we would take care of the property. And we did. The rent was more than I thought I could handle, but we managed through the help of Medicaid for health care and the food stamp program. The rent was paid on time and in full every month. We are truly thankful for these programs, I don't know what we would have done without them. Affordable housing is essential especially for those who do not qualify for food and health assistance. Housing expenses in boulder county easily take most of one person's paycheck.

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#70]  
**Date:** Tuesday, January 03, 2017 8:07:57 PM

---

Name \* Barbara Hill

Email \* [barbarahill@me.com](mailto:barbarahill@me.com)

Phone Number (optional) (303) 990-1060

Address (optional)  Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Please do not change the zoning of the Twin Lakes parcel to allow dense affordable housing there. You are ignoring the wishes of a large group of long-standing local residents by trying to impose this illicit, perhaps illegal, plan. You are, furthermore, compromising the natural habitat of a number of creatures and violating previous understandings.

Moreover, I resent the verbiage of your website. You seem to imply that the only place to situate affordable housing is at Twin Lakes. This is simply not true. You, in addition, should recognize that much of the affordable housing problem has been created by the actions of the Boulder City Council and its devotion to helping developers build large complexes devoid of affordable units. Segregation into "affordable" and "other" is not at all well considered.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#71]  
**Date:** Tuesday, January 03, 2017 8:08:38 PM

---

Name *	John Regur
Email *	<a href="mailto:johnregur@gmail.com">johnregur@gmail.com</a>
Phone Number (optional)	(303) 517-9599
Address (optional)	 7285 Siena Way Boulder United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Opposition seems to be concerned about the ultimate appearance of the area....poorly maintained exterior, trash, overcrowded parking and excessive congestion. Walking paths are a "nice to have" but control of the general appearance will have a great impact on perception of a "community".</p> <p>I am in support of the project if these concerns are addressed in the design, ongoing maintenance and control.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#72]  
**Date:** Tuesday, January 03, 2017 8:24:13 PM

---

Name *	Malia Thompson
Email *	<a href="mailto:malia@mt-studio.net">malia@mt-studio.net</a>
Phone Number (optional)	(303) 544-0684
Address (optional)	 4505 Redmond Dr. 11-306 Longmont, CO 80503 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I currently live in affordable housing and I am very grateful that the opportunity exists for me to live here. There is a long waiting list for apartments in my complex, and this makes me concerned about the lack of reasonable prices, accessible housing for others in Boulder County.

I have lived in Boulder for 20 years and am amazed and appalled at the skyrocketing prices of homes and rentals. I lived on a homestead owned by the City of Boulder and reduced rent for 12 years, then had to move and could no longer afford to live in Boulder. I am so thankful for my current housing, as it would have meant that I could no longer live in the area and move away from my job, friends and community that I love just because I am not rich.

There is so much development in Boulder County focused on the affluent, but not enough on the everyday workers that contribute to our workforce. I support the development of the Twin Lakes Affordable Housing plan.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#73]  
**Date:** Tuesday, January 03, 2017 8:27:15 PM

---

Name *	Andrew Lipman
Email *	<a href="mailto:andrewclipman@yahoo.com">andrewclipman@yahoo.com</a>
Phone Number (optional)	(720) 346-1512
Address (optional)	 Boulder United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I want to express my support for affordable housing in Boulder Co; Especially sustainable out-of-the-box solutions like eco-villages and tiny homes. Just like with solar energy, government can create incentives for people to live in smaller, more sustainable spaces that encourage use of passive and active solar, wind, etc. These will enable many people to live independently, share resources and have more money and time to spend on healthy lifestyle, family and community.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#74]  
**Date:** Tuesday, January 03, 2017 8:31:58 PM

---

Name \* Meta Hemmerlein

Email \* [msmetamarie@gmail.com](mailto:msmetamarie@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I fully support the Twin Lakes project to help provide affordable housing for families in need in Boulder County. I moved here 4 years ago and though I love the area, my job, and the schools my kids attend, each year my rent has increased \$600/year and I fear another year may push my living costs out of budget. As a single mother of two, this is a significant increase and leaves us more and more vulnerable each year. A move out of this county means uprooting my kids from our community just as they begin to thrive with trusted friends and neighbors. It also means I would have to transfer my oldest out of her high school just before graduating. It's troubling to move to a place with such potential only to move away because of the relentless rise of housing costs each year. It's also difficult to plan for my families future when I'm uncertain that the town I live in won't become so gentrified, families like mine cannot thrive and build communities with others across points of difference because the wages provided by work in that community do not sustain its housing costs. Removing families from the living experience of diverse economic positionalities removes opportunities to understand the world around fully, creating a bubble of privilege that can hardly be described as sustainable or progressive, two elements that draws the most ambitious, creative, and innovative individuals to this area. I hope to attend the meeting this month discussing the project plans.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#75]  
**Date:** Tuesday, January 03, 2017 9:43:58 PM

---

Name \* Jeff Loh

Email \* [asp125@yahoo.com](mailto:asp125@yahoo.com)

Address (optional)  Longmont, CO 80504  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

As a Boulder county resident and Twin Lakes user, I wish to preserve what little urban green space we already have to enjoy. We use the paths that border on the property in question. Often there is wildlife that might not be there if there were construction activities and dense housing – driven away by human activity, noise, traffic and changes to the ecosystem. Please consider the users of the area and do not let rampant development be your legacy.

While I do understand the need for affordable housing and high density zoning, there are other places to build in the county that won't have as drastic effect on the wetland environment such as Twin Lakes.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#76]  
**Date:** Tuesday, January 03, 2017 10:06:49 PM

---

Name *	Ali Sepahvand
Email *	<a href="mailto:alih.sepahvand@gmail.com">alih.sepahvand@gmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I do agree for building the affordable homes in the Twin Lakes Rd. Changes Request
Please check box below *	<ul style="list-style-type: none"><li>• I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#77]  
**Date:** Tuesday, January 03, 2017 10:20:59 PM

---

Name *	Maggie Boys
Email *	<a href="mailto:maggieboys@yahoo.com">maggieboys@yahoo.com</a>
Phone Number (optional)	(720) 839-0617
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I support more affordable housing in Boulder County. I think if zoning permits it, there should be an effort to entice businesses like groceries, laundromats, hardware stores and the like to locate closer to the Twin Lakes site. If zoning doesn't permit that, zoning should be changed. Also, bus service should be extended to serve this little community. This is obvious.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#78]  
**Date:** Wednesday, January 04, 2017 12:50:59 AM

---

Name *	Zhashki Strong
Email *	<a href="mailto:sashastrong@gmail.com">sashastrong@gmail.com</a>
Phone Number (optional)	(919) 909-3613
Address (optional)	 4500 19th St. Lot 644 Boulder, CO 80304 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

As a tenant of affordable housing through Boulder County, I have been able to thrive as a single mother, full-time student at the university, and a part-time worker. The cost of living has increased which I know has boosted the housing market, but has gravely impacted the daily lives of not just Boulder residents, but of Coloradoans as well. In allowing for the Twin Lakes housing to be permitted, this would allow for the very people of our community, the people contributing to our communities, to be able to not only take care of our families, but of theirs too. Thank you for your decision to positively impact the lives of our everyday neighbors and patrons in passing.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#79]  
**Date:** Wednesday, January 04, 2017 3:24:06 AM

---

Name *	Misti Husted
Email *	<a href="mailto:dragonflistorm@live.com">dragonflistorm@live.com</a>
Address (optional)	 790 West Cleveland Circle Lafayette , Colorado 80026 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	There is just not enough affordable housing in Boulder County for families like mine. We cannot afford to rent a home in Boulder County even though we have a section 8 voucher.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#80]  
**Date:** Wednesday, January 04, 2017 4:09:48 AM

---

Name *	Glenn Tefft
Email *	<a href="mailto:alltefft@gmail.com">alltefft@gmail.com</a>
Phone Number (optional)	(303) 827-6446
Address (optional)	 How late ss Longmont, BOULDER 805015156 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I support any affordable housing that keeps someone from being homeless. Once you live on the streets it's way too hard to get back off.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#81]  
**Date:** Wednesday, January 04, 2017 6:18:03 AM

---

Name *	JoAnna Broussard
Email *	<a href="mailto:j_mbroussard@yahoo.com">j_mbroussard@yahoo.com</a>
Address (optional)	 819 Atwood St Unit 8 Longmont , CO 80501 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I am a home health care aide, working on getting my CNA. I'm raising 2 children with Autism. My husband was injured when we first moved to CO and now battles Non Epileptic Seizures (NES). Our third child is struggling to find work fresh out of high school. It has become so difficult to pay bills considering our health and work status that affordable housing is a necessity for us. We are in short term/transitional housing atm yet we dream of being back in our own home again.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#82]  
**Date:** Wednesday, January 04, 2017 6:53:00 AM

---

Name *	Cynthia Shaffer
Email *	<a href="mailto:cas1619@yahoo.com">cas1619@yahoo.com</a>
Address (optional)	 736 Excelsior Place Lafayette, CO 80026 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>We have been fortunate enough to be one of the first families who have lived in Aspinwall at Josephine Commons. My adult son is permanently disabled, and it is important that he live in safe and affordable housing. We have found that here. If our unit had not been available at the time we needed it, I do not know what we would have done or where we would have gone. Similar housing would cost us a minimum of \$3,000/month to rent. We could not have come up with that amount of money.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#83]  
**Date:** Wednesday, January 04, 2017 6:59:01 AM

---

Name *	Amy Shingleton
Email *	<a href="mailto:amyjowin@gmail.com">amyjowin@gmail.com</a>
Address (optional)	 785 S. Lafayette DR I-366 Lafayette, CO 80026 United States
This comment relates to: *	housing cost
Comment: *	The cost of our apartment is 1700 per month with two bedrooms vs. 1000 a month in Kansas City yet my salary as a 19 year veteran teacher is actually less here. I am taking the year off from teaching but thank goodness my husband has a good job. I do not know how those under 100,000 can thrive in this area.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#84]  
**Date:** Wednesday, January 04, 2017 7:21:14 AM

---

Name *	Hilary Dryden
Email *	<a href="mailto:hhdryden@gmail.com">hhdryden@gmail.com</a>
Phone Number (optional)	(303) 589-5866
Address (optional)	 5240 Centennial Trail Boulder, CO 80303 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I am writing as a concerned citizen of the city and county of Boulder to advocate in support of the proposed change to the land use designation of the Twin Lakes properties 6655 and 6500 Twin Lakes Rd. I have read through the land use changes presented in the Staff Report Change Request from August, the Key Facts about the Twin Lake Land Use Change Requests, as well as many of the comments and concerns from folks who are in opposition to the land use designation change.

I believe we are at a major crossroads in our community and also in our nation with regard to how to handle increasing populations and increasing housing costs, as well as striking a balance between recognizing the critical impasse of no return of the impacts caused by climate change and grappling with preserving as much of the environment as we can. I believe that the Boulder County Planning Commissioners understand the crises we face on both ends and, while striving to disrupt the local environment as little as possible, have approached this challenge by selecting an ideal location to develop affordable housing in an area that is not designated open space and that already has much of the infrastructure to support the proposed housing units.

Part of the reason I moved to Boulder 12 years ago and am raising a family here is the thoughtful, innovative and progressive mentality of the city and county governments. I don't believe they have strayed from this mentality in requesting a land use designation change for the Twin Lake properties. It appears that the county planning commissioners have done their due diligence in exploring all available locations for building affordable housing and an excellent job outlining reasonable explanations for the various concerns of moving to a mixed density residential designation. I also trust that BCHA and BVSD have our community's best interest at heart with their understanding of current housing needs and what I see as the current housing crisis.

With the median home in Boulder County costing \$535,807 ([http://www.dailycamera.com/boulder-business/ci\\_30129551/cost-average-home-boulder-surpasses-1m](http://www.dailycamera.com/boulder-business/ci_30129551/cost-average-home-boulder-surpasses-1m)) and the average household income in 2015 only \$67,959 ([http://www.dailycamera.com/boulder-business/ci\\_28636516/analysis-63-percent-boulder-county-residents-priced-out](http://www.dailycamera.com/boulder-business/ci_28636516/analysis-63-percent-boulder-county-residents-priced-out)), we are pricing out our next generation of teachers, nurses, police officers, service workers, etc. (average salaries: \$45,000-\$65,000). Boulder County prides itself on excellence in education, health care and community services. A large part of this excellence relies on people being able to live in the community they serve.

There are no easy answers. The housing and environmental issues we face are only going to become more challenging, but I strongly believe that we as a community will continue to be national leaders in figuring out how to address both concerns simultaneously with dignity and respect for each other and for our environment.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#85]  
**Date:** Wednesday, January 04, 2017 9:21:15 AM

---

Name *	Sherry Bruff
Email *	<a href="mailto:sherry.bruff@colorado.edu">sherry.bruff@colorado.edu</a>
Phone Number (optional)	(303) 415-9970
Address (optional)	 337 Arapahoe Avenue #101 Boulder, CO 80302 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

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

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

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

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

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

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

Thank you.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#86]  
**Date:** Wednesday, January 04, 2017 9:21:46 AM

---

Name \* Elizabeth Hess

Email \* [elizabethhess@gmail.com](mailto:elizabethhess@gmail.com)

Phone Number (optional) (303) 356-6993

Address (optional)  3030 ONeal Pkwy  
Boulder, Colorado 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I have visited the area, and I support the city's decision to add affordable housing in the Twin Lakes area. It seems that the issues revolve around the land being used at all; and since the area has been planned for development, and is adjacent to developed land, it is reasonable to develop it. I'm sure it is a disappointment to neighbors, but that is not a sufficient reason to prevent the land owners from developing.

I would also encourage the city to continue to find affordable solutions closer to the city centre. Although Boulder is accessible from Gunbarrel, it is a separate community. As such, housing in Gunbarrel should not count as low income housing in Boulder, not should it be advertised as such. As your studies stated, there is sufficient need in Gunbarrel to substantiate the development for Gunbarrel alone; Boulder needs its own housing, not to continue to push lower income residents to the fringes or completely out.

I am particularly concerned that the influx of tech workers will push the median income even higher, making even "affordable" housing out of reach for those with reasonable (\$30,000 - 60,000), if not high, incomes.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#87]  
**Date:** Wednesday, January 04, 2017 9:23:08 AM

---

Name *	Bill Farrow
Email *	<a href="mailto:bfarrow@comcast.net">bfarrow@comcast.net</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>We have to stop talking about affordable housing and start treating it as an urgent issue. Please approve the Twin Lakes Rd Change request.</p> <p>There was affordable housing built a few years ago that is one block from my house. It looks nice and I am aware of zero issues.</p> <p>Bill Farrow</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#88]  
**Date:** Wednesday, January 04, 2017 9:42:30 AM

---

Name *	Jenna Tullberg
Email *	<a href="mailto:tullbergj@yahoo.com">tullbergj@yahoo.com</a>
Phone Number (optional)	(920) 331-0071
Address (optional)	 725 Dounce St Lafayette, CO 80026 United States
This comment relates to: *	What utilizing BCAH means to me

**Comment: \***

My name is Jenna Tullberg, I am a single mother of two and without BCAH I would have never been able to continue my education while being able to provide for my children. As a result of living in Aspinwall, I have been able to return to school at UC Denver in their School of Public Affairs to obtain my Master in Public Admin. My undergrad in Social Work, as well as being a single parent, has given me a unique view of human services and its multiple dynamics both as a professional and consumer, which is my reasoning for continuing my education and desire to make a greater change for individuals in need. Being able to live without fear of homelessness is a significant reason this has been possible and I thank the higher power everyday for providing me with this opportunity!

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#89]  
**Date:** Wednesday, January 04, 2017 10:01:57 AM

---

Name \* Jethro Grantham

Email \* [jethrogrant@me.com](mailto:jethrogrant@me.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission,

-We have live in the area for 25 years on Barnacle St.

-First the property in question was designated as Open Space on old maps. Then it was purchased and supposed to be a church and a school. This is scope creep and deceptive to neighbors when we bought our property.

-The proposed property is well beyond the density of the adjoining neighborhoods, thus requires annexing by the city.

-The city's annexing process cut out participation of the the neighbors and we were not even allowed to vote in the election because we are not part of the city.

-for such an expensive and highly profitable development we have not seen any plans for upgrading bike paths, mass transit, promised rail system, parks, etc. Most importantly where is Gunbarrels Rec Center...the North, South and East have them!

-public necessities of drainage, schools, parking, road impact and maintenance are not part of the plan.

-This property is an important wildlife conduit from the Boulder creek basin to areas in northern Colorado all the way to the Wyoming border and beyond into Canada. This severely affects their habitat. This was another reason for us moving here.

-The County has not defended our interests and been influenced instead by the City, developers for their own interests.

The City of Boulder is treating Gunbarrel like New York treats New Jersey...just a dumping ground to be exploited.

Best,  
The Granthams

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#90]  
**Date:** Wednesday, January 04, 2017 10:55:36 AM

---

Name *	Afton Surwillo
Email *	<a href="mailto:willoshare@gmail.com">willoshare@gmail.com</a>
Address (optional)	 80026 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Boulder County has a huge problem with affordable housing which impacts its ability to attract the diversity that makes for the strongest communities and that Boulder claims to value. We live in a single-family house that we bought 2.5 years ago. If we were to try to buy into our neighborhood now, we could not afford to do so. We are a family of 4 with 2 adults with graduate degrees and we struggle to afford it here. We need economic diversity to thrive. Affordable housing allows people with differing backgrounds and skills to contribute to a vibrant community.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#91]  
**Date:** Wednesday, January 04, 2017 11:00:41 AM

---

Name *	miriam paisner
Email *	<a href="mailto:miriampaisner@hotmail.com">miriampaisner@hotmail.com</a>
Phone Number (optional)	(303) 447-9772
Address (optional)	 3250 oneal cir colorado 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>leave Twin Lakes alone; let it be open space as it has been and that goes for every other open space in Boulder county</p> <p>you are eating up too much of the natural beauty with ugly development; traffic is now insane because you've allowed too much of development and it isnt stopping whether in the city or county;</p> <p>we are becoming another Denver, L.A. and NYC, unless you stop it now; maybe stopping the influx of so many new residents would be a good idea.</p> <p>TOUGH LOVE miriam</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#92]  
**Date:** Wednesday, January 04, 2017 11:37:03 AM

---

Name \* Vega Brhely

Email \* [darkshines8@gmail.com](mailto:darkshines8@gmail.com)

Address (optional)  5116 Williams Fork Trail  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I currently live behind the Twin Lakes Open Space and am firmly against building affordable housing and changing the area to medium density. The whole reason I moved to Gunbarrel, and my current condo specifically, was for the open space. There had already been concerns about the overcrowding of the Open Space and once you annex it and build 240 more units, the precious space will quickly deteriorate. There are owls that nest each year in the same area and they will have no nesting ground with proposed construction.

If you're so concerned about making affordable housing for teachers and other government employees, why not take the money from those housing projects and increase the employee wages over 20 years? Save our beloved open space and stop overcrowding the area.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#93]  
**Date:** Wednesday, January 04, 2017 12:19:10 PM

---

Name \* Robert Bows

Email \* [rabows@mric.coop](mailto:rabows@mric.coop)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I certainly support an increase in housing for low and moderate incomes in Boulder and Boulder County. Part of the issue preventing more of this is the waste of taxpayer money by the city and county via the use of private controlled banks. If the city and county operated their own bank, all the money they waste on interest charges for long-term capital projects would be available for other projects. For example, the proposed 3% interest charges for the municipalization of the electrical grid will cost the city \$5 million a year for many years. Imagine how this could benefit the housing situation.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#94]  
**Date:** Wednesday, January 04, 2017 12:21:53 PM

---

Name \* ren feddersen

Email \* [rfboco@gmail.com](mailto:rfboco@gmail.com)

Phone Number (optional) (720) 466-9494

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

this is a subject dear to my heart. I have been a house builder all of my adult life. I am now at the age of 64 and facing the possibility of having to leave Boulder as it has become far to expensive. this past year I had to give up shop space that allowed me to maintain a minimalist lifestyle. I used this space to restore furniture I found on the side of the road. over the years I have had a cot in the shop to keep costs down. in many places this is frowned on. sometimes you have to improvise. WE could definately use much more live/work space in Boulder. we have some harsh times ahead and we need to be flexible in our thinking about solutions. I believe there are some low cost solutions available for housing people in need. the thing is we need to expand our thinking. these solutions would allow shelter to be avaiable quickly. They would create some jobs and perhaps stimulate other solutions. we're not going to have much impact on the housing problem (soon to be a crises) without some very radical thinking. would love to dicuss my ideas with someone Ren Feddersen rfboco@gmail.com 720 466 9494

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#95]  
**Date:** Wednesday, January 04, 2017 12:35:24 PM

---

Name \* Joann VanHorn

Email \* [joann.vanhorn@gmail.com](mailto:joann.vanhorn@gmail.com)

Address (optional)  552 S Dover Ave  
Lafayette, CO 80026  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

After being bombarded with daily emails about support Boulder County in it's efforts to proceed with plans to develop Twin Lakes Rd with affordable housing, I am submitting this for your consideration. I am grateful for the affordable housing I have in Lafayette at Villa West II. However, I don't believe the county is able to support all the facilities they currently have in a way that is practical. They are horrible understaffed and often don't appear to know what they are doing and how to manage what resources they currently have. I am not in favor or any additional affordable housing being developed anywhere in Boulder Count until their residence to staff ration increases.

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#96]  
**Date:** Wednesday, January 04, 2017 12:39:16 PM

---

Name *	Cheryl Sajat
Email *	<a href="mailto:csajet@gmail.com">csajet@gmail.com</a>
Phone Number (optional)	(720) 357-5492
Address (optional)	 3120 Broadway Street #302 Boulder, CO 80304 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I support Boulder County Housing Authority regarding their Twin Lakes site plan.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#98]  
**Date:** Wednesday, January 04, 2017 1:02:01 PM

---

Name \* Helen Wood

Email \* [woodhelen75@gmail.com](mailto:woodhelen75@gmail.com)

Address (optional)  1133 Portland Place  
80304 Boulder  
United States

This comment relates to: \* BHP/BVSD Twin Lakes Proposal for Development

Comment: \*

Allowing this Housing Authority (BHP) and BVSD to partner in development at Twin Lakes would open a Pandora's Box of destruction and inequity that you will never be able to close. If you wish to kill off all of Boulder County's remaining wildlife and native plant habitats, allow this project to go through, in full as proposed.

First, I have rented from the Housing Authority for 8 miserable years. I know too well how destructive these properties are to wildlife and native plants.

BHP has been a top water waster for over a decade. After rehabilitating their decaying properties in 2015-6 with questionable quality work and suspicious construction products, plus minus zero-green construction practices, the gardens were re-planted with turf and water sucking plant species. I consider the millions and millions spent in the last two years on reconstruction to have been their second and last chance to prove themselves worthy of a valuable habitat resource such as Twin Lakes.

Even if they make it to development at Twin Lakes with the promise of wildlife conservation-friendliness, I can attest that their properties' dumpsters and recycle bins are always overflowing and attract increasing numbers of crows and squirrels who chase off any native or migrating birds who flyover. This predator-friendly and disease-spreading practice has been allowed to hold even after the property rehabilitations. Their properties simply are NOT well maintained or managed no matter how much money you give them or what they promise.

Next, if the low income housing units are to be primarily devoted to BVSD employees, why not devote the old Boulder Community Hospital Properties to low income hospital employees and so on down the line?

The simple fact is there are too few native habitats left in the West. Even our National Wildlife Reserves are freely given over to industry (some private) to trample for personal gain, i.e. Bundy Verdict in Oregon 2016.

Further, the Archdiocese' land gift was never intended to steal natural habitat or open space from the citizens of Boulder County nor to partner with a dodgy outfit such as the Boulder Housing Authority (BHP) with its checkered past. They wanted to help the poor, as is their mission. There are acres of land on the Front Range where the poor can be helped other than the Twin Lakes property. Last, I hate to bring this up, but the neighborhood impact of a BHP property is greater than anyone feels comfortably admitting. The chronically overflowing dumpsters, the frequent behaviorally-oriented 911 responses, the number of fender-benders, pet vs. vehicle accidents, the human vs. vehicle incidents, and the congregating in the yards and nearby shops of profoundly mentally ill, often very poorly managed BHP residents has a measurable impact on the community at large. It is simply a consequence of the population BHP targets for residency qualification. BHP properties become pockets of undesirability and it is truly, sadly, unfortunately very evident.

Twin Lakes, is just not the right place for this no matter how much Betsy Marten wants to get her way again.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#97]  
**Date:** Wednesday, January 04, 2017 1:17:06 PM

---

Name \* Sharyl Carter

Email \* [sharyl1@gmail.com](mailto:sharyl1@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

If we don't build some affordable housing in Boulder County we are going to have even more people and families living in the streets.

Replicating the current land use character can be easily done with the mix of homes styles, buffers, and open space that match the already built homes and uses. This area already has services available--to NOT DO this would be a tragedy.

As far as agricultural space goes, when is the last time that area was planted for an agricultural use?

I think there should be a variety of housing types here that includes extremely low to no incomes as well, but I'd be happy to see housing expanded in whatever way we can get it done.

This is so needed for the general welfare of the majority of citizens of Boulder County and should be a priority.

Thank you.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#99]  
**Date:** Wednesday, January 04, 2017 1:21:03 PM

---

Name *	Boguslaw Gontar
Email *	<a href="mailto:boguslaw.gontar@gmail.com">boguslaw.gontar@gmail.com</a>
Phone Number (optional)	(303) 485-3240
Address (optional)	 630 Peck dr. #6-205 Longmont, Colorado 80503 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>It is a project which will benefit people does not matter where is situated. As long as bus line is going through people will be able to adjust and live well. Currently I do live about 1.3 miles from nearest grocery store, in the same complex live some residents which do have a hard time being mobile, yet nothing stops them from leading a normal life. There are all sorts of programs and also people of good will which will help in case of need.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#100]  
**Date:** Wednesday, January 04, 2017 1:22:14 PM

---

Name *	Kate Myers
Email *	<a href="mailto:K8pets@live.com">K8pets@live.com</a>
Phone Number (optional)	(720) 971-9454
Address (optional)	 5475 Tenino Ave. Boulder, CO 80303 United States
This comment relates to: *	affordable housing
Comment: *	<p>I live on \$1287 disability a month. I live in a basement room with no running water, two staircases to the bathroom and kitchen and one small window. That is what is affordable in Boulder for me. I'm 64, have worked all my life, became ill and lost my home.</p> <p>There is no decent place in Boulder for people like me. I was on the list for section 8 for 5 years, then they changed the system to a lottery.</p> <p>Boulder needs subsidized housing where people can pay 1/3 of their income for their housing. A 500-700 square foot apartment would be fine for me.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#101]  
**Date:** Wednesday, January 04, 2017 1:24:06 PM

---

Name *	David Schwartz
Email *	<a href="mailto:artsypoets@art2uplift.com">artsypoets@art2uplift.com</a>
Phone Number (optional)	(314) 363-8087
Address (optional)	 610 Merlin Drive #101 Lafayette, CO 80026-2921 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I want to voice my support for expanding affordable housing. It is very important to get people off the streets and into their own permanent dwellings.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#102]  
**Date:** Wednesday, January 04, 2017 1:37:23 PM

---

Name \* Sue Otness

Email \* [sueotness@gmail.com](mailto:sueotness@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

There seems to be a misunderstanding regarding people who need help with their housing costs. No, they are not lazy. No, they aren't losers. No, they aren't drug addicts or alcoholics. Does it happen sometimes, of course.

I just moved back to the Boulder County area after being gone for ten years. The cost of housing has skyrocketed. I am shocked at how much people are having to pay for rent. I don't know how anyone can do it.

Should families or single parents be denied a great school for their kids because they ran into some financial problems? If they can't afford decent housing, they probably can't afford a car, insurance, maintenance and payments.

Those of you who are worried about 'those people' living next to you should be ashamed. It doesn't take much in this area to fall into financial hardship. We hope you never have to experience the stress, trauma, and then the shame from the 'rich people' who would put you down because you don't have the money they do.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#103]  
**Date:** Wednesday, January 04, 2017 1:58:55 PM

---

Name *	Elizabeth Powell
Email *	<a href="mailto:greenprmanager@gmail.com">greenprmanager@gmail.com</a>
Phone Number (optional)	(303) 489-0595
Address (optional)	 Lyons, CO 80540 United States
This comment relates to: *	Policy Updates

**Comment: \***

This isn't a time for NIMBY-ism in the Twin Lakes area. Bus drivers, teachers, and all working class people have a right to live here. They are already going to be limited on how much they can sell their properties for, so they should have the opportunity to purchase in order to have higher quality of life (less commute time from outlying areas, and to enable their kids to attend local schools) just like any of us does. The city and county of Boulder will always be challenged with the tradeoff of providing local affordable housing vs. forcing more people to drive in to town to work, thereby reducing air quality for everyone. I think we should all be more generous in welcoming more building into our community (in general, where we can go up is better than going out) . At the same time, on a more macro level, I think we should honor at least 90-95% of the previous commitments (and investments) to preserve our valuable open space in perpetuity. The open space is not just creating wealth for homeowners, it's created a quality of life difficult to find in other areas.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#105]  
**Date:** Wednesday, January 04, 2017 2:14:02 PM

---

Name *	Lisa Rizzi
Email *	<a href="mailto:dizzilizzirizzi@yahoo.com">dizzilizzirizzi@yahoo.com</a>
Phone Number (optional)	(303) 666-6083
Address (optional)	 1 Solstice Ct Erie, co 80516 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I would like to say that I think its a great idea to have this project move forward. I have lived in Boulder county over 30 years. I have worked for the Boulder Valley School District since 1994. I love Boulder County for many reasons. The diversity, wonderful foothills, trails, schools and way of life. We had to move from our home in Lafayette because of health concerns last year and looked all over the county for just the right fit for us and could not find appropriate and affordable housing so we had to move to Erie, weld county. I was so sad. I love Boulder County and now sadly am no longer in the county. A good number of the people I work with can also not afford to live in the county we work in because of the high cost of living. I don't have far to commute but I do most of my shopping and other needs in the county, such as doctors, dine out and ride on the trails.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#104]  
**Date:** Wednesday, January 04, 2017 2:14:03 PM

---

Name *	Dianelyris Melendez
Email *	<a href="mailto:dianelyris@gmail.com">dianelyris@gmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Although I believe affordable housing needs to be a priority in Boulder County at this time, the preservations of owls in that area are equally valuable. If there is any way to preserve their habitat, then I support more affordable housing but I DO NOT support this measure if the owls are losing their home. People visit the owls every year and that area enriches everyone's quality of life.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#106]  
**Date:** Wednesday, January 04, 2017 2:22:32 PM

---

Name *	RITA ADAMSONS
Email *	<a href="mailto:ritaad48@yahoo.com">ritaad48@yahoo.com</a>
Phone Number (optional)	(260) 243-2793
Address (optional)	 1762 COOK CT APT 101 28 Longmont, Co 80501 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Boulder County really needs affordable housing but I don't think the Twin Lakes area is a good idea due to the fact that it is too far away from shopping and bus rides. Please keep affordable housing in mind for helping low income people live in this beautiful county.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#107]  
**Date:** Wednesday, January 04, 2017 2:36:47 PM

---

Name *	Ronald Bauer
Email *	<a href="mailto:rongbauer@aol.com">rongbauer@aol.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I am homeless due to recent medical issues, now involved with Agape New Haven program. I hope time and consideration is given to this inaugural program, and what it is attempting to accomplish, it is a good thing.....</p> <p>Ronald</p>
Please check box below *	<ul style="list-style-type: none"><li>• I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#108]  
**Date:** Wednesday, January 04, 2017 3:01:37 PM

---

Name *	Joann Luscomb
Email *	<a href="mailto:jslusco@yahoo.com">jslusco@yahoo.com</a>
Phone Number (optional)	(303) 807-9940
Address (optional)	 1050 16th Ave. Apt D-11 Longmont, CP 80501 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I could not afford to pay rent in Boulder County on what I make from SSA a month as I only make \$950 a month, and I have not found a one bedroom apt that isn't subsidized for less than that a month!
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#109]  
**Date:** Wednesday, January 04, 2017 3:41:37 PM

---

Name *	J Lagrander
Email *	<a href="mailto:jlagrander@earthlink.net">jlagrander@earthlink.net</a>
Phone Number (optional)	(907) 414-9429
Address (optional)	 2121 Mesa Dr. Mesa Vista. Rm 326 Boulder, CO 80304 United States
This comment relates to: *	Comprehensive Plan

**Comment: \***

After working for years for the Boulder Valley School District, C U and other entities in Boulder I find myself unable to find affordable housing here. I am temporarily in a rehab facility subsequent to a sciatic episode but please this is not where I want to end up living because of short sighted lack of housing fog people like me. It's just not fair. My affordable apt was wiped out due to a flood, I gave my all to the students of Boulder and now the only place to park me is a nursing home? People this is not right and you need to do something about it as it's beyond shameful.

J M Lagrander  
2121 Mesa Dr.  
Mesa Vista. Rm. 326  
907-414-9429

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#110]  
**Date:** Wednesday, January 04, 2017 4:51:59 PM

---

Name *	- Coco
Email *	<a href="mailto:separatinco-any@yahoo.com">separatinco-any@yahoo.com</a>
Address (optional)	 80304 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please preserve the Twin Lakes owl habitat. I am against developing this area. I am for affordable housing, but not at the cost of the Twin Lakes open space. We also need to look at our population density control! Thank you, Coco
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#111]  
**Date:** Wednesday, January 04, 2017 5:18:05 PM

---

Name *	Tanya Markle
Email *	<a href="mailto:tmarkle@students.naropa.edu">tmarkle@students.naropa.edu</a>
Address (optional)	 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	While Boulder County needs housing that is more affordable, it does NOT need more housing to be built, taking up our natural landscapes. I OPPOSE these efforts and encourage Boulder County to make housing more affordable and to not build more spaces.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#112]  
**Date:** Wednesday, January 04, 2017 6:17:54 PM

---

Name *	Susan Jeremy
Email *	<a href="mailto:susjeremy@msn.com">susjeremy@msn.com</a>
Phone Number (optional)	(720) 841-1524
Address (optional)	 PO Box 1722 Lyons, CO 80540 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Any plan that results in an increase of affordable housing in Boulder county would be a blessing. Here, in Lyons, we lost a huge amount of affordable rentals due to the flood. Many former residents are still displaced and searching for housing anywhere in Boulder county so they can continue with their jobs or education.
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#113]  
**Date:** Wednesday, January 04, 2017 6:33:14 PM

---

Name \* Scott Sampson

Email \* [shirowm@gmail.com](mailto:shirowm@gmail.com)

Address (optional)  Lafayette, CO 80026  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

The affordable housing planned for Twin Lakes is needed. However, so is affordable housing elsewhere in Boulder County.

I know this first hand. I moved with my Mother from California to Boulder to be near to my Brother in 2012. In the last two years, we have all moved out of Boulder--it was too expensive. My Mother found an affordable house in Louisville, but that is also getting more expensive. I moved out of my apartment across from CU Boulder because the rent had increased too high. I had been in Boulder for three years. I now live in Lafayette--thanks to a Housing Voucher.

It is untenable that Boulder County is getting so expensive that long-term residents are getting priced-out by higher-income individuals from out of state. Furthermore, the fact that only high-end residential units are being built, while affordable housing is completely eschewed, is unacceptable. It is income inequality and discriminatory against the poor, elderly, and disabled. As a low-income disabled person I take great offence that "progress" is being made at our expense. I highly recommend that you take our needs in to consideration. We live in Boulder County as well. As long as its support system remains the most progressive in the state, we cannot afford to go anywhere else.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#114]  
**Date:** Wednesday, January 04, 2017 7:58:53 PM

---

Name \* Susan Felkey

Email \* [s\\_felkey@yahoo.com](mailto:s_felkey@yahoo.com)

Phone Number (optional) (303) 499-2624

Address (optional)  625 Walden Circle #102  
Boulder, CO 80305  
United States

This comment relates to: \* design of building

Comment: \*

I think you should look at the design of new construction and existing neighborhoods might be more accepting of new construction. Boulder Junction- UGLY. The new structures at 29th and Valmont and 28th and Valmont- UGLY. It's all concrete!  
Look at what was built in the 1980's- North 28th Street - Aspen Grove, Pendleton Square, Boulders. Go north of Iris - condos and townhouses - parks, trees, grass, bike paths. Now go south to Table Mesa and Highway 36 - Tantra and Bridgewalk. I live at Bridewalk and it is wonderful - park in center, wetlands on the south end. Highmar - senior housing, nice idea but it's sort of ugly with balconies hanging off the sides. Shannahan Ridge is another really nice area. I know there is a shortage of land to build on but don't crowd so many people into small places. Give them some outdoor space. I have a small patio and I live out there when possible.  
Help teachers, police, firefighters - service providers - live in Boulder. They work long hours and should live close to work.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#115]  
**Date:** Wednesday, January 04, 2017 8:01:14 PM

---

Name \* R E

Email \* [erickson108@aim.net](mailto:erickson108@aim.net)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

About the proposed development near Twin Lakes....These two parcels should be Left Alone. There has been enough vulgar human development there, here, and everywhere. Any abstract definition of what Open Space is, or is not, is meaningless. And what good is some small artificial wildlife corridor when it is surrounded by human activity? Animals are driven away from this. Best to impose more elemental controls on these greedy landlords and developers, in any way necessary. But on the other side we have these subdivision residents in their cozy little homes oblivious to what is happening in the real world. But they got theirs and never mind that the Earth was tore up to build their oversized houses. Nevertheless there is indeed wildlife living or making use of those fields, at least before the grass was cut down. I hope the Planning Commission can discern what is true in the various reports in relation to wildlife habitat, because the environment must ta ke precedence at this time on this planet.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#116]  
**Date:** Wednesday, January 04, 2017 8:02:54 PM

---

Name *	Sherri Crawford
Email *	<a href="mailto:blaketymia@aol.com">blaketymia@aol.com</a>
Phone Number (optional)	(303) 374-4819
Address (optional)	 PO Box 714 Lafayette, CO 80026 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Being a single mother and having lived in this area most of my life I am appalled at the housing costs. How can we possibly continue this way, if no one can afford housing. Everyone can not possibly afford these costs and if they continue we will have more and more poor people in this area.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#117]  
**Date:** Wednesday, January 04, 2017 8:11:22 PM

---

Name \* Brianna Gallagher

Email \* [brigallagher.gallagher@gmail.com](mailto:brigallagher.gallagher@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Affordable housing in Boulder County is critical. My partner and I were relatively well paid blue collar workers completely unable to afford housing close to the factory we worked in. I believe communities thrive with diversity in education levels, economics and background. Without affordable housing Boulder County will be unable to accommodate any kind of diversity in it's communities. This would be a terrible loss. Public servants render critical services and should be able to live near where they work. Anything less is a slight to the people who dedicate their lives to the betterment of the world around them.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#118]  
**Date:** Wednesday, January 04, 2017 9:37:05 PM

---

Name *	Erika Bennett
Email *	<a href="mailto:starr_poet@yahoo.com">starr_poet@yahoo.com</a>
Address (optional)	 Longmont, co 80501 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I've worked with Non-profits in Boulder County since 2012. Some as a client, and then as a part of them. There is a serious need for affordable housing here, anywhere. There is plenty of transportation around, and it is a great location between Boulder, and Longmont to facilitate ease of transport for employment. Please approve this.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#119]  
**Date:** Wednesday, January 04, 2017 11:30:55 PM

---

Name \* Alison Tascone

Email \* [alison-tascone@gmail.com](mailto:alison-tascone@gmail.com)

Address (optional)  Longmont, CO 80504  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I just wanted to send a brief note about my experience with affordable housing in Boulder, in support of affordable housing in Boulder at Twin Lakes or elsewhere. I moved to Boulder to work as an environmental contractor for the city. I rented a room in a 3 br house \$1500/mo from 2011–2013. I was prepared to sign the lease for a third year, but the landlord tripled the rent, and he found someone else, who could afford it. I looked for a room for 2 months, but couldn't find anything I could afford working full-time for the city, that would also accept my 50 lb dog. I ended up living in an RV before giving up and moving to Weld county to work in ag'. Fewer hours, lower taxes, less traffic, rent I can afford. Much better quality of life. And as much as I loved Boulder, and I'm sorry to say it, my experience angered me so much that I never even visit now. It felt like there was a conspiracy to disenfranchise and squeeze out the working poor, and all the new development looks like multi story strip malls. Thank you for your time.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#120]  
**Date:** Thursday, January 05, 2017 2:31:37 AM

---

Name *	Robin Harker
Email *	<a href="mailto:robinharker@gmail.com">robinharker@gmail.com</a>
Phone Number (optional)	(720) 298-6563
Address (optional)	 4825 Thunderbird cir. 114 Boulder, CO 80303 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Yes we need more affordable housing in Boulder County
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#121]  
**Date:** Thursday, January 05, 2017 6:17:00 AM

---

Name *	Kennya Vinson
Email *	<a href="mailto:vinson.kenya@gmail.com">vinson.kenya@gmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I feel there needs to be far more affordable housing in Gunbarrel as well as many other areas. I stayed in Gunbarrel for a short amount of time and my kids currently go to high school there. We commute from Longmont. It's a very small community that has plenty of room to grow residentially and commercially. I cannot see why people would oppose this! The residents would be ideal citizens, not criminals! And everyone deserves affordable housing and every community in Colorado should have it available.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#122]  
**Date:** Thursday, January 05, 2017 6:44:11 AM

---

Name \* Ariel Laman

Email \* [ariellaman@gmail.com](mailto:ariellaman@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

One of the things I have found to be at the forefront of why neighbors around proposed affordable housing sites don't want affordable housing in their neighbor is a multi-headed belief that it will bring down the value of their homes.

Incorporated in this belief is the fear that the people who want or need to live in affordable housing put themselves there because of the choices they have made in their lives. While for many of them, this is true, there are others who are just doing the best they can with what is available.

Another fear figuring in this issue is the idea that crime follows where there are not enough opportunities for people to get ahead in life or to fulfill their dreams. This then leads to a number of ways people try to cope with their situation, some of which lead to people hoarding, finding ways to steal from their neighbors or doing drugs, abusing alcohol & engaging in inappropriate sexual behavior.

Humans tend to gather in groups with others like themselves & when this happens, an 'us vs. them' mentality develops. People who live in neighborhoods can choose to get to know each other & find ways to help each other, or they can follow the 'us vs them' mentality which then leads to not wanting those who are different near their neighborhoods.

When a housing project is suggested, why not have events where those who choose to live an affordable housing complex come together with the surrounding neighbors in a social environment, so the fears I expressed above, can be mitigated.

Also, I took a class hosted by Susan Spaulding about learning what our rights, as tenants are, so tenants & landlords are both on the same page. Additionally, when owners want to charge a security deposit equal to a full month's rent, it becomes a real financial problem for the social services agencies having to come up with financial help to assist those of us who live hand to mouth. Tenants need to carefully read the lease they sign & not let greedy landlords take advantage of those of us who do not know what their rights are.

I have discovered this leads to feelings of anger towards land-lords & some people resort to violence or various other ways of expressing their discontent with the prevailing economic system.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#123]  
**Date:** Thursday, January 05, 2017 7:56:22 AM

---

Name *	Ihla Nation
Email *	<a href="mailto:ihlafn@yahoo.com">ihlafn@yahoo.com</a>
Phone Number (optional)	(303) 653-3076
Address (optional)	 1190 35th Street 2A Boulder, CO 80303 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

As a person who was homeless for three years, I am hugely grateful to Boulder Housing Partners for a place to live. When the person from whom I rented a room decided to stop renting, I was left homeless. As a 60 year old woman who had been ill and recently diagnosed with a very advanced case of Type 2 diabetes, I was left stranded and in no position to pay the exorbitant rents in either Boulder or the surrounding area. Affordable housing is an absolute necessity in Boulder and the surrounding area. However, I am not in support of the current location that Boulder Housing Partners has selected. Having lived in the Gunbarrel area I believe this property should remain open space. NEITHER BHS or any private developer should be allowed to develop on that lovely piece of property.

Secondly, as a person who lives in affordable housing, I am aware that many people who require affordable housing have health issues and many don't have or are unable to use their own private vehicles. I don't think this is a good accessible location for medical, emergency health services, library services, senior centers, or access to Boulder's outstanding parks and rec programs. I think this is a plan made by people who actually haven't lived in their own communities and seems to lack a real understanding of the needs of its residents. And I wonder how many of them have had to use a bus in a snowstorm to get to a much-needed doctor appointment. While Gunbarrel has bus service, it often includes a walk of several blocks and a transfer to at least one other bus.

I may lack a full understanding, but it appears to me as I travel around Boulder that there are some excellent properties available closer in that should be accessed for the desperately needed affordable housing. Thank you

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#124]  
**Date:** Thursday, January 05, 2017 8:14:58 AM

---

Name *	bob story
Email *	<a href="mailto:bobstory2012@gmail.com">bobstory2012@gmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	to:  Planning Commission,  I hope you will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.  Bob Story
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#125]  
**Date:** Thursday, January 05, 2017 8:26:37 AM

---

Name \* Ellen Lawson

Email \* [lawsonellen@yahoo.com](mailto:lawsonellen@yahoo.com)

Address (optional)  218 Cardinal Way unit A  
Longmont, CO 80501  
United States

This comment relates to: \* Boulder Valley Comprehensive Plan

Comment: \*

I am strongly supportive of any and all efforts to increase affordable housing in Boulder County.

I am not in favor of the current method of determining sale price once one owns an affordable unit as I believe it penalizes the buyer and keeps people from moving out into regular housing once they can afford it.

Basically, the buyer pays for the unit, including fees to realtors and Thistle, in my case about \$10,000, then this amount is deducted from the value of the house when it is time to sell! (Seems to me to be doubly burdening the buyer.) So in my case, market prices must go up more than \$40,000 for me to even recoup the original cost of the house to me.

Keeps people locked in when you ought to be encouraging them to move out and up when they can?

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#126]  
**Date:** Thursday, January 05, 2017 9:02:39 AM

---

Name \* Arthur Gegenheimer

Email \* [amg573@yahoo.com](mailto:amg573@yahoo.com)

Phone Number (optional) (720) 329-6851

Address (optional)  838 S. Bowen St. Apt. C  
Longmont, CO 80501  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I've lived in Boulder County since 1988, with the exception of 6 months in Key West, FL, which as an island resort and tourist trap was truly ironic to find it actually CHEAPER than Boulder County. The simple fact is that more and more people are being forced to double occupy or move further and further away as the gentrification, I mean 'urban renewal' drives up prices while wages remain flat. And much like Key West, and Summit County, you're going to start finding it difficult to find laborers and service employees willing or able to commute the thirty miles it takes to reach a neighborhood where three families can afford to share a home. And then who will serve the hipsters their fancy coffee? The simple fact is that lower-middle class, working poor, and poverty-level families are being marginalized more and more by policies encouraging and rewarding businesses and developers for jacking up existing prices and only build ing for the super rich.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#127]  
**Date:** Thursday, January 05, 2017 9:43:29 AM

---

Name \* Emily Holcomb

Email \* [emilyh.college@gmail.com](mailto:emilyh.college@gmail.com)

Address (optional)  3000 Colorado Ave Apt E218  
Boulder, co 80303  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I think it would be amazing if there were more affordable options for Boulder workers. The cost of living in Boulder is unreasonable, and I know for my self and my partner I will be unable to live where I work eventually. As a renter and full-time salaried worker, I rent a 1-br apartment that is expensive as is, and was a screaming deal when we found it as studio apartments were going for well over what we pay now (1095). I think it is shameful that university professors and directors cannot afford to live where they work, either moving far away or having to apply for special financing programs to make payments.

Boulder is wholly unaffordable for anyone less than a millionaire, so who is boulder really for? I hope the Twin Lakes proposal goes through, and many more so that Boulder is affordable and reasonable. Twin Lakes should not be the only proposal because it is far from sufficient goods and services that folks will need access to, but it is a start.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#128]  
**Date:** Thursday, January 05, 2017 10:41:43 AM

---

Name \* Ann Roddy

Email \* [ann.rodny@colorado.edu](mailto:ann.rodny@colorado.edu)

Address (optional)  Box 18632  
Boulder, CO 80308  
United States

This comment relates to: \* Neglected housing update

Comment: \*

First thank-you for all of your efforts in the critical area of low income housing. I have an issue with a lack of thoroughness however, with regard to the Sept 13 housing lottery. I am senior, applied on the morning of 9/13, received confirmation of my application. One week later I received a 'declined due to too many occupants in a single dwelling' [I am a single person]. Later I was told that this message was sent out in error and I was still on the wait list and would be contacted shortly. I followed up a couple times a week for several weeks-usually leaving a phone message that was not returned, or sending an email that was not returned. I understand that this is a lottery, but I was not even contacted to let me know if there was/was not availability. This put me in a very difficult situation...moving from place to place for the last several months. I honestly hope that I will be place on a priority list when the next housing lottery opens. Thank-you,  
Ann Roddy

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#129]  
**Date:** Thursday, January 05, 2017 11:55:05 AM

---

Name *	William Quinn
Email *	<a href="mailto:william.quinn@Outlook.com">william.quinn@Outlook.com</a>
Phone Number (optional)	(303) 587-0316
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I would like to see more affordable housing in this area as there isn't much. Affordable housing would make it easier for people to live & work in Longmont, which then allows them to spend money in the community rather than outside of it where they currently live ( if living outside Longmont/Boulder Cty)
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#130]  
**Date:** Thursday, January 05, 2017 12:15:59 PM

---

Name \* David Hatcher

Email \* [davidhh51@yahoo.com](mailto:davidhh51@yahoo.com)

Phone Number (optional) (720) 480-1051

Address (optional)  6126-3 Habitat Drive  
Boulder, Colorado 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Greetings. I have lived at my current address in Gunbarrel for 17 years after buying a condo. Twin Lakes Open Space was one of my favorite places to hike and bike long before it officially became county open space. The idea of those two parcels of vacant land being developed alarms me, to say the least.

I believe that county-open space officials should not be actively facilitating development on the edge of open-space property and should instead be trying to expand their holdings.

The annual springtime nesting by two Great Horned Owls along the Twin Lakes/LoBo Trail has entertained and educated untold numbers of visitors for many years. I fear that developing those parcels will drive away those owls and deprive them of a safe nesting site while also depriving the public of a terrific opportunity to watch the owls raise their young.

I am also concerned about what effects the proposed development would have on the possibility that the City of Boulder would annex the rest of unincorporated Boulder County in Gunbarrel, including my condo complex. I cannot think of a worse fate for a homeowner than falling under the authority of the City of Boulder and its wacko tax-and-spend City Council.

I also have doubts that county government should even be in the business of providing affordable housing in the first place. I don't consider myself a hard-line Conservative, but shouldn't market forces fill that need?

I urge you to reconsider allowing development of these two parcels. I admit that these parcels are hardly pristine, but I think that with some landscaping and trail construction, these parcels would make a fine addition to the existing Twin Lakes Open Space.

Thank you.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#131]  
**Date:** Thursday, January 05, 2017 12:20:10 PM

---

Name *	Sunny Monaco
Email *	<a href="mailto:johnsunn@comcast.net">johnsunn@comcast.net</a>
Phone Number (optional)	(303) 554-5887
Address (optional)	 5067 Cottonwood drive Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

The natural area surrounding Twin Lakes is a haven for the owls, coyotes, fox, hawks, rabbits and other creatures which will be threatened by this over development project that is proposed. As a long time resident of the area and of Boulder I am shocked that the city is selling out to developers ! I am deeply saddened by these proposed measures to keep squeezing development and already over populated area. What happened to our green belt space and open space surrounding in and around Boulder? Please reconsider the consequences of this development and how it is driving out not only lthe wildlife but the people who love and love here!

Many thanks  
Sunny Monaco

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#132]  
**Date:** Thursday, January 05, 2017 1:31:17 PM

---

Name *	David Layman
Email *	<a href="mailto:djlayman001@hotmail.com">djlayman001@hotmail.com</a>
Phone Number (optional)	(720) 398-9472
Address (optional)	 Unit 74-202 1995 East Coalton Road Superior, Colorado 80027 United States
This comment relates to: *	Gun Barrel Housing
Comment: *	<p>The county of Boulder and the state of Colorado does not provide housing support. The further you get away from a metropolitan area, the more expensive it is for living expenses.</p> <p>As a senior, I find it difficult to find suitable housing. I am at the point of giving up. Right now I have access to a grocery store close by. The location of your proposed 'affordable' housing simply causes more to day-to-day living expenses.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#133]  
**Date:** Thursday, January 05, 2017 2:26:59 PM

---

Name \* Greg Harms

Email \* [greg@bouldershelter.org](mailto:greg@bouldershelter.org)

Phone Number (optional) (303) 468-4311

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I have been attending hearings on affordable housing in Boulder County for almost 20 years now. Opposition to these kind of projects has become predictable. First, the project is never in the right location; and there is always some mystical better place to build. Second, there are always unique concerns about the particular location. If it is not anxiety about owl habitat, it is increased traffic worry, if it is not flood plan issues, it is fear of decreased house values, if it is not a “lack of public transportation” argument, it is fear of the poor themselves. Everyone knows there is an affordable housing crisis in the City and County of Boulder. We also know that no one (or almost no one) wants affordable housing in their neighborhood. The question for our community is can we make the hard choices needed to keep Boulder County from becoming a place of complete exclusivity. Please support the Twin Lakes project at the proposed density. In Boulder County, affordability is not possible without density.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#134]  
**Date:** Thursday, January 05, 2017 2:38:48 PM

---

Name *	Elizabeth S. Black
Email *	<a href="mailto:black@colorado.edu">black@colorado.edu</a>
Phone Number (optional)	(303) 666-5248
Address (optional)	 149 S Carter Ct Louisville, CO 80027-2134 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please know that letter attached is being submitted by me for not just myself but for five other individuals listed as signers to this letter.
Attach a File (optional)	 <a href="#">final_to_county_planning_commission_5_jan.docx</a> 15.52 KB • DOCX
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** Carrie Bernstein  
**To:** [#LandUsePlanner](#)  
**Cc:** [Boulder County Board of Commissioners](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [spencec@bouldercolorado.gov](mailto:spencec@bouldercolorado.gov); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); "Dave Rechberger"  
**Subject:** Twin Lakes Property Land Use Designation Reconsideration; Comments for Planning Commission Public Hearing, January 18, 2017  
**Date:** Thursday, January 05, 2017 3:30:34 PM  
**Attachments:** [ltr Boulder County Planning Commission- re 1-18-17 hearing FINAL.pdf](#)  
[Attachment to Ltr to BCPC 1-5-17.pdf](#)

---

Please see attached letter on behalf of the Twin Lakes Action Group regarding the Twin Lakes Property Land Use Designation Reconsideration; Comments for Planning Commission Public Hearing, January 18, 2017. This letter is intended to be part of the comments to the Planning Commission staff in drafting their staff report for the Twin Lakes Property Land Use Designation Reconsideration Planning Commission Public Hearing scheduled for January 18, 2017.

CARRIE S. BERNSTEIN

ALDERMANBERNSTEIN

Direct: 720-460-4203

[csb@ablawcolorado.com](mailto:csb@ablawcolorado.com)

[www.aldermanbernstein.com](http://www.aldermanbernstein.com)



Carrie S. Bernstein  
720.460.4203

[csb@ablawcolorado.com](mailto:csb@ablawcolorado.com)

January 5, 2017

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

*Via email: [Planner@bouldercounty.org](mailto:Planner@bouldercounty.org)*

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

Dear Boulder County Planning Commission and its Staff:

Our firm represents the Twin Lakes Action Group (“TLAG”), a grass roots neighborhood organization of over 1,600 members in the Gunbarrel area which consists of Boulder County and City of Boulder residents. TLAG opposes changing the land use designation of the Twin Lakes Property (6500 Twin Lakes Road and 0 Kalua Road) from the current Public Land Use Designation for a variety of reasons. One reason for TLAG’s opposition is because changing the allowable use on the Twin Lakes Property from a school site to residential is contrary to Colorado dedication law. This letter explains why the land use change violates Colorado dedication law and urges the Planning Commission to deny the proposed land use change to the Medium Density Residential Designation.

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

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

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

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

In a BVSD Record of Proceedings dated February 27, 1967, a motion was passed, on the recommendation of Mr. John Morris, BVSD School Planner, for the school administration to proceed with “. . . the acquisition of the 10-acre site which the Williams Brothers plan to deed to the School District for an elementary school site to fulfill their five percent subdivision dedication requirement”. See Record of Proceedings, dated 2/27/67, attached hereto. An agreement dated March 27, 1967 (“March 27, 1967 Agreement”), attached hereto, stated that East View Inc., agrees to purchase the 10 acre parcel from Twin Lakes Investment Company, that “East View will in turn convey this property to the District in satisfaction of its obligation to provide school sites” in the Gunbarrel Hill development, and that the March 27, 1967 Agreement is entered to “assure [BVSD] of access to the ten-acre site and the creation of easements for water and sewer service to the ten acre site.” A Warranty Deed dated May 5, 1967 (“1967 Deed”), attached hereto, recorded the “sale” transaction in the amount of ten dollars (\$10.00) of 6600 Twin Lakes Road and 0 Kalua Road from Twin Lakes Investment Company to BVSD. A Memorandum for Record, dated May 5, 1967 (“May 5, 1967 Memorandum”), attached hereto, stated that the Twin Lakes Investment Company conveyed by warranty deed the 10-acre Twin Lakes land tract to the Boulder Valley School District. The May 5, 1967 Memorandum, signed by both BVSD and the Twin Lakes Investment Company, further documented BVSD’s acquisition of the Twin Lakes Property as a school site dedication, and explained why it was Twin Lakes Investment Company, rather than East View Inc., who became the grantor of the 10-acre school site.

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

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

#### Legal Analysis:

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

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

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

The Court also stated:

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

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

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

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

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

Sincerely,

ALDERMAN BERNSTEIN LLC



Carrie S. Bernstein

Encl.

cc:

Boulder County Commissioners (commissioners@bouldercounty.org)

Boulder City Planning Commission (boulderplanningboard@bouldercolorado.gov)

Cindy Spence (spencec@bouldercolorado.gov)

Boulder City Council (council@bouldercolorado.gov)

TLAG

MEMORANDUM

April 5, 1963

TO: The Boulder County Planning Commission

FROM: The Boulder City Planning Office

SUBJECT: Recommendation concerning a subdivision located approximately one mile east of the Boulder Reservoir to be known as Country Club Park

On April 4, 1963, the City Planning Board reviewed the above mentioned subdivision and voted unanimously to recommend favorable action to the County Planning Commission with the following suggestions:

1. A plan should be formulated which would provide suitable access to the Longmont diagonal at the intersection of State Highway 119 and the Longmont diagonal.
2. The area designated as industrial in the northwest corner of the subdivision should be restricted (by deed covenant) to certain types of industries that do not produce excessive smoke, fumes or other obnoxious conditions. The prevailing winds in this area would no doubt carry objectionable smoke and odors directly to the residential area to the east.
3. It should be specified whether or not the golf course will provide other types of recreation in addition to golf and, if not, other parks or recreational facilities should be considered.
4. A school site should be provided to serve the large number of families with school age children who will live in this area. Additional park land could possibly be provided in conjunction with the school site.
5. A public water supply, sewer system and storm drainage system should be provided which would necessarily need to be approved by the City Engineer, the County Engineer and County Health Department.
6. It would be desirable for the County to obtain access rights along all county roads where lots back up to lots that are adjacent to these roads. It appears this could be done along all such county roads, except for the frontage of the commercial area.
7. At least two or three more connecting roads to the west should be provided in order that the entire subdivision be made more accessible.

  
Theodore H. Mikesell, Planning Director  
City of Boulder, Colorado

ma

COUNTY OF BOULDER

PLANNING COMMISSION

Regular Meeting

Date: Friday, May 10, 1963

Time: 1:00 P.M. - Intracounty Memo & Minutes

1:30 P.M. - Subdivisions & Other Matters

Place: Court House (Commissioners' Hearing Room), Boulder, Colorado

1. Intracounty Memo
2. Establish date to hold hearing on tabled rezoning requests.
3. Minutes of meeting April 5, 1963
4. Consider a request to vacate the northerly 150 feet of Old Tale Road, previously dedicated on the plat of McSorley Subdivision.

5. Canterbury Acres

Final Plat Approval - Step 5

Location: In Section 34, T1N, R70W - South of Arapahoe Avenue and west of South Boulder Creek.

6. Ute Research and Industrial Park

Preliminary Plat Approval - Step 3

Location: In Sections 25 & 26, T1N, R70W - West of County Road 25, east of Hillcrest Lake and about 1/2 mile north of State Highway #7 (Arapahoe).

✓7. Gunbarrel Green Subdivision (formerly Boulder Country Club Subdivision)

Final Plat Approval - Step 5

Location: In Sections 11, 12, 13, 14, T1N, R70W - Southeast of Boulder Reservoir and the Boulder-Longmont Diagonal, north of Boulder Creek and west of McCaslin Boulevard.

8. Tall Timbers, First Addition

Preliminary Plat Approval - Step 3

Location: In Sections 28 & 33, T1N, R71W - South of Sugarloaf Road, about one mile above the junction with Boulder Canyon Highway.

MINUTES

County Court House  
Boulder, Colorado  
May 10, 1963

The Boulder County Planning Commission met in regular session at 1:00 P.M., Friday, May 10, 1963.

Attendance

Members present: Bill Grelle (Chairman), A. R. Perella, Ted McCaslin, R. R. Gowdy

Others present: Tom Pugh (Acting Secretary), Trafton Bean, Don Marmande and about 25 interested persons

Minutes

Minutes of the April 5, 1963 regular meeting were approved as submitted in writing to the members.

(Motion by Perella, seconded by Gowdy, vote: unanimous.)

Request to vacate the northerly 150 feet of Old Tale Road in McSorley Subdivision

A request for continuance of the hearing on vacation of a part of Old Tale Road and approval of Canterbury Acres Subdivision, due to the absence of Mr. Johnson and Mr. Rothgerber, was denied. (Motion by Perella, seconded by Gowdy, vote: unanimous.)

Mrs. Johnson and Mrs. Franklund spoke in favor of vacating a part of Old Tale Road for the safety of the children since a through street would create more traffic. A letter from the School District was read by Mrs. Johnson stating bus service could not be furnished on this road.

The County recommended denial due to: excessive length for dead end streets, access needed for fire protection etc. and future development. Also, it is felt another access is needed due to the possibility of flooding.

The Planning Consultant stated the need for another north-south road parallel to Cherryvale, a major arterial, and access for daily services and development to the south.

John Morris cited articles giving a planning view of the utility and service problems caused by cul-de-sacs and that dead end streets should not be allowed except when absolutely necessary. The attorney for the petitioner, Mr. Hertz, stated the extension of Old Tale Road is a natural adjunct to Arapahoe.

The Commission recommended to the County Commissioners that the request be denied.

(Motion by Perella, seconded by Gowdy, vote: Grelle, Perella, Gowdy - yes McCaslin - no,)

Canterbury Acres

The Commission accepted an additional 20 foot right of way on Arapahoe as the public land dedication.

(Motion by McCaslin, seconded by Perella, vote: unanimous.)

Approval of the plat was recommended by the City of Boulder and after discussion of size of lots, sanitation problems and drainage of the land, the Commission approved the final plat. (Motion by Gowdy, seconded by Perella, vote: unanimous.)

### Ute Research and Industrial Park

Presentation of this industrial subdivision was heard. Difficulty of handling industrial wastes by individual septic systems was discussed.

The preliminary plat was approved subject to:

- a. Use of small lots on knoll.
- b. Lane around the west end of the knoll widened to 60 feet.
- c. Location of access road to the south worked out.
- d. Additional 30 foot right of way on County Road 25.
- e. Arrangement for limiting access to County Road 25.

(Motion by Perella, seconded by McCaslin, vote: unanimous.)

### Gunbarrel Green Subdivision (formerly Boulder Country Club Subdivision)

The final plat was approved subject to:

- a. Correction of technical details on the plat.
- b. Final approval of drainage plan.
- c. Revision of dedication statement.
- d. School District requirement.
- e. Statement by the engineer that all lots except outlots meet the minimum area requirement for city water and sewer.

(Motion by Gowdy, seconded by McCaslin, vote: unanimous.)

### Olde Stage Settlement, Unit 3

The final plat was approved subject to:

- a. Approval by the Health Department.
- b. Letter from the School Districts.
- c. Utility easements.

(Motion by Perella, seconded by McCaslin, vote: unanimous.)

### Saddle Club-Acres

The final plat was approved subject to:

- a. Utility easements on north edge.
- b. Deed to one foot buffer outlot.
- c. School District agreement.
- d. Labeling equestrian easements.

(Motion by McCaslin, seconded by Gowdy, vote: unanimous.)

### Stonehenge Subdivision

The final plat was approved subject to:

- a. Dedication of 50 foot right of way on Highway 287.
- b. Correction of outlot detail.
- c. Easements located and dimensioned.

EXHIBIT "A"

VACATION OF EASEMENTS IN GUN BARREL GREEN

- (1) Six feet on either side of the southwesterly line of Lot 3, the southerly lines of Lots 4 and 5, the southwesterly line of Lot 7, the westerly lines of Lots 8, and 9, the northerly 75 feet of the westerly line of Lot 10, all in Block 10 in said Gun Barrel Green.
- (2) Five feet on either side of the northerly line of Lot 9 in Block 10 in said Gun Barrel Green.
- (3) The down guy easement near the easterly line of Lot 5 in Block 19 in said Gun Barrel Green.
- (4) Six feet on either side of the northeasterly line of Lot 5, the northwesterly and the northerly lines of Lot 6, the northerly lines of Lots 7, 8, 9 and 10 and the easterly lines of Lots 10, 11, and 12 all in Block 19, in said Gun Barrel Green.
- (5) The two down guy easements near the northeast corner of Lot 10 in Block 19 in said Gun Barrel Green.
- (6) Six feet on either side of the westerly lines of Lots 1 and 3, in Block 23 in said Gun Barrel Green.
- (7) Six feet on either side of the westerly 70 feet of the northerly line of Lot 1, Block 23 in said Gun Barrel Green.
- (8) The two down guy easements near the northwesterly corner of Lot 1 in Block 23 in said Gun Barrel Green.
- (9) Six feet on either side of the southwesterly lines of Lots 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 all in Block 39 in said Gun Barrel Green.
- (10) The down guy easement near the westerly line of Lot 19 in Block 39 in said Gun Barrel Green.

Attest:

*Joe Smith*  
Joe Smith, Temporary Chairman

*Mildred B. Stille*  
Deputy County Clerk

No meeting held on May 30, 1963, Memorial Day.

A regular meeting of the Board of County Commissioners was held in the offices of the County Commissioners, in the Boulder County Court House, Boulder, Colorado, on Monday, June 3, 1963, with the following present:

Joe Smith, Temporary Chairman  
L. C. Austin

Commissioner McCaslin was excused due to illness.

The following vouchers were approved for payment:

General Fund Nos.      9252 - 9306  
Road Fund Nos.         2768 - 2778

The minutes of May 27, 1963 were approved as submitted to the Board in writing.

Commissioner Austin moved Commissioner Smith seconded to accept the Plat (3 parts) of Gun Barrel Green Subdivision, a part of Sections 11, 12, 13 & 14, T1N, R70W. of the 6th P.M., Boulder County, Colorado. Motion carried unanimously.

June 3, '63

Plat For  
Gun Barrel  
Green  
Subdiv.  
Approved

2585 Arapahoe Avenue  
Boulder, Colorado  
May 31, 1963

Mr. E. Theodore Archuleta  
Business Office Assistant  
Boulder Valley School District No. Re 2  
1440 Walnut Street  
Boulder, Colorado

Dear Mr. Archuleta:

Re: Amberlei Green Subdivision

This will confirm our understanding with the Boulder Valley School District concerning the five percent subdivision requirement for the above subdivision. We agree to furnish to the School District not more than ten acres of land, the exact location of which will be determined after the plat is approved. The exact location of said proposed school site will be subject to final approval of the School District. In the event the ten acres must be purchased from some party other than the undersigned, then we agree to furnish the purchase price for said land.

It is our understanding that performance as above set forth will be accepted as satisfactory for the five percent requirement, as it applies to the above subdivision.

Very truly yours,

EAST VIEW, INC.

By *S. Hanna*

er

**BOULDER VALLEY PUBLIC SCHOOLS**

**SCHOOL DISTRICT NO. Re 2, BOULDER COUNTY**

P. O. BOX 186, BOULDER, COLORADO

Phone Hillcrest 2-6931

May 31, 1963

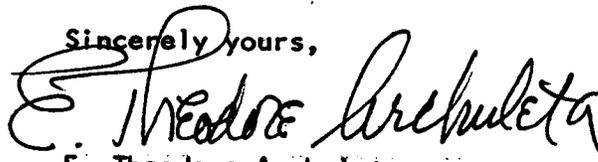
Boulder County Commissioners  
P. O. Box 471  
Boulder, Colorado

Gentlemen:

Re: Gunbarrel Green Subdivision

This is to advise you that the Boulder Valley School District approves the proposed plat of Gunbarrel Green Subdivision in connection with the five percent subdivision requirement. The attached letter of East View, Inc. sets forth the agreement that has been reached with the School District.

Sincerely yours,



E. Theodore Archuleta  
Business Office Assistant

ETA:er

Enclosure

RECORD OF PROCEEDINGS

Page five - Minutes of Regular Meeting of February 27, 1967

A monthly report of all research projects being conducted in the school district will be provided to the Board of Education.

The motion was unanimously approved on roll call.

It was moved by Mr. Cook and seconded by Mr. Hansson to add an item to the agenda relative to the acquisition of a 10-acre site in Gun Barrel Green. The motion was unanimously approved on roll call.

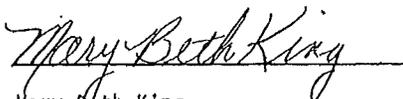
Mr. John Morris, school planner, told the Board of a 10-acre site which the Williams Brothers plan to deed to the school district for an elementary school site to fulfill their five percent subdivision dedication requirement.

It was moved by Mr. Cook and seconded by Mr. Brown that the administration be directed to proceed with the acquisition of the site in Gun Barrel Green West as recommended by John Morris on the condition that suitable access be provided to the site and that provisions for future sewer line easements be made.

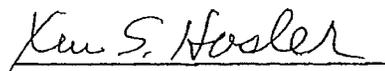
It was moved by Mr. Brown and seconded by Mrs. Johnson that the meeting adjourn. The motion was unanimously approved.

Respectfully submitted:

Approved:



Mary Beth King  
Secretary



Xen S. Hosler  
President

pf

ADDITION OF ITEM  
TO AGENDA

ACQUISITION OF  
LAND IN GUN BARREL  
GREEN WEST

ADJOURNMENT

**TALL TIMBERS SITE**

Sugarloaf Road  
Lot 18, Tall Timbers  
Book 1267, page 484  
.7 acre

Lot 32, Tall Timbers  
Book 1288, page 552  
.88 acre  
Obtained by 5% agreement - 1963

**THORN LAKE SCHOOL**

NW ½, Section 16, T1N, R72W

This property that the school house was on has not been owned by any school district for many years, if ever. The most recent sale of the property was in 1954 filed in Book 229, pages 31 and 32. No one has tried to run the deed back to when the property was owned by a school district. The school building was sold in 1954 at public auction for \$78.00 to Dee Harbin. This in the Re-1 School District County Minutes per Don Knight (1/10/68).

**THUGSTEN SCHOOL HOUSE (Sold)**

East of Nederland

**Sold** - \$110.00 (1932) Improvements only.  
Book 618, 416

**TWIN LAKES SITE**

From Gunbarrel Greens developers  
Film 602, Reception No. 846196; Film 602, Reception No. 846197  
10 acres  
\$22,500  
Obtained by 5% agreement

**UNIVERSITY HILL SCHOOLS**

Uni-Hill Primary, 899 – 17<sup>th</sup> Street – (New High School)  
Uni-Hill Intermediate, 956 – 16<sup>th</sup> Street.  
Book 270, page 275; Book 281, page 285, Book 479, page 459; Book 479, page 2;  
Book 479, page 458; Book 501, page 82; Book 501, page 543; Book 543, page 548;  
Book 553, page 2; Book 553, page 229; Book 553, page 230; Book 553, page 231;  
Book 553, page 232; Book 553, page 233; Book 553, page 234; Book 546, page 242;  
Book 830, page 152; Book 834, page 238  
6.065 acres  
(These schools occupy common property)

Irrigation Water: Uni-Hill Intermediate, New Anderson Ditch

A G R E E M E N T

THIS AGREEMENT, made this 27<sup>th</sup> day of March, 1967, by and between BOULDER VALLEY SCHOOL DISTRICT NO. Re 2 in the County of Boulder and State of Colorado, hereinafter referred to as "District," EAST VIEW, INC., a Colorado corporation, hereinafter referred to as "East View," and TWIN LAKES INVESTMENT COMPANY, a partnership, hereinafter called "Twin Lakes."

WHEREAS, East View has agreed to purchase from Twin Lakes approximately ten (10) acres of unimproved real property located in Section 11, Township 1 North, Range 70 West of the 6th P.M., in Boulder County, Colorado; and,

WHEREAS, East View will in turn convey this property to the District in satisfaction of its obligation to provide school sites in the Gunbarrel Hill development in the County of Boulder; and,

WHEREAS, the parties desire to enter into an agreement to assure the District of access to the ten-acre site and the creation of easements for water and sewer service to the ten-acre site,

NOW, THEREFORE, in consideration of the sale and exchange of the above-mentioned property and in consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. At such time as the District shall need an easement for water and an easement for sewer (it being understood that both easements may or may not be on the same course), on the request of the District, Twin Lakes hereby agrees that it shall grant an easement or easements across its land suitable for such purposes [along such course or courses as the District may designate.]

2. Twin Lakes represents to the District that it shall dedicate to the County of Boulder a road right of way sixty (60) feet in width when it submits to the County of Boulder a subdivision plat for the balance of its residential land lying south of the lakes in said section. Such right of way shall extend at least as far east as the said ten-acre parcel and shall not be

designed to pass in any way through the ten acres, should such right of way continue in its course beyond the westernmost boundary of said ten-acre parcel.

3. The right of ingress and egress to be given to the District shall include the right to surface such access route at no expense to Twin Lakes along the course designated by the District.

4. Twin Lakes warrants and represents that it shall submit a plat plan for the development of the aforesaid area. However, if this does not occur, the rights given to the District for easements and a road right of way shall not in any way be extinguished or impaired.

5. The District agrees that the receipt of the ten-acre parcel from East View shall be in satisfaction of the obligation of East View to provide school sites in the Gunbarrel Hill development, a description of which shall be attached to this agreement as Exhibit "A."

6. East View agrees to convey to the District all of its interest in the ten-acre parcel, including the right of ingress and egress to said parcel from County Road 39.

7. It is agreed that the District shall have the right to sue for specific performance of this agreement at its discretion. However, this shall not be considered in derogation of any remedies which the District may have in law or in equity to enforce its rights under this agreement.

8. It is agreed that this agreement or a memorandum of this agreement shall be recorded in the office of the Clerk and Recorder of Boulder County, Colorado. A description of the ten-acre parcel referred to in this agreement shall be attached to this agreement as Exhibit "B."

9. This agreement shall extend to and be binding upon the heirs, administrators, executors, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this agreement has been signed, sealed and delivered the day and year first above written.

BOULDER VALLEY SCHOOL DISTRICT NO. Re 2

By *Arto Hansson*  
VP

ATTEST:

*Mary Beth King*  
Secretary

EAST VIEW, INC.

By *Sigrid M. Williams*  
Pres

TWIN LAKES INVESTMENT COMPANY

By *Richard Hopkins*

**THIS DEED**, Made this fifth day of May, 1967, between TWIN LAKES INVESTMENT CO. a limited partnership, of the County of Boulder and State of Colorado, of the first part, and BOULDER VALLEY SCHOOL DISTRICT NO. RE-2, a body corporate,



a corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of other good and valuable consideration and Ten ----- DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lots or parcels of land, situate, lying and being in the County of Boulder and State of Colorado, to wit:

Beginning at the N. corner of Section 14, T1N, R70W of the 6th P.M.; thence S 0°14' 00" E, 480.00 feet along the north-south centerline of said Section 14; thence S 89°10' W, 415.44 feet; thence N 30°00' W, 448.58 feet; thence N 0°50' W, 358.25 feet; thence N 89°10' E, 642.26 feet to the north-south centerline of Section 11, T1N, R70W of the 6th P.M.; thence S 0°09' E, 270.00 feet along the north-south centerline of said Section 11 to the point of beginning.



TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for it self, its heirs, executors, and administrators, do covenants, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensuing and delivery of these presents, is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except general taxes for 1967, due and payable in 1968, which the second party agrees to pay; and except rights-of-way, agreements and easements of record, and except the effect of inclusion within the boundaries of separate taxing agencies where notice thereof appears of record.

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of



TWIN LAKES INVESTMENT CO., a limited partnership (SEAL)  
 By James F. Reich (SEAL)  
 James F. Reich, Partner  
 Es Richard C. Hopkins (SEAL)  
 Richard C. Hopkins, Partner

STATE OF COLORADO

County of Boulder

The foregoing instrument was acknowledged before me this 5th day of May 1967, by James F. Reich and Richard C. Hopkins, as partners of Twin Lakes Investment Co., a limited partnership.  
 My commission expires May 18, 1968

WITNESS my hand and official seal.

*John S. Moore*  
 Notary Public.

MEMORANDUM FOR RECORD

THIS MEMORANDUM OF RECORD, made and entered into this 5<sup>th</sup> day of May, 1967, by and between BOULDER VALLEY SCHOOL DISTRICT NO. Re 2, a body corporate, and TWIN LAKES INVESTMENT COMPANY, a limited partnership;

WHEREAS, Twin Lakes Investment Company has heretofore conveyed by warranty deed certain real property located in the County of Boulder to the Boulder Valley School District No. Re 2, a description of which appears hereafter; and,

WHEREAS, the parties desire to place on record certain obligations and responsibilities which exist between the parties by virtue of an agreement between the parties made and executed the 27th day of March, 1967;

NOW, THEREFORE, the parties agree to record their obligations as follows:

1. The property conveyed to the school district is described as follows:

Beginning at the N 1/4 corner of Section 14, Township 1 North, Range 70 West of the 6th P.M.; thence South 0° 14' 20" East, 480.00 feet along the north-south centerline of said Section 14; thence South 89° 10' West, 415.44 feet; thence North 30° 00' West, 448.58 feet; thence North 0° 50' West, 358.25 feet; thence North 89° 10' East, 642.26 feet to the north-south centerline of Section 11, Township 1 North, Range 70 West of the 6th P.M.; thence South 0° 09' East, 270.00 feet along the north-south centerline of said Section 11 to the point of beginning.

2. Twin Lakes Investment Company has granted to the Boulder Valley School District No. Re 2 the right to obtain an easement or easements across the real property owned by Twin Lakes Investment Company for purpose of supplying water and sewer service to the above-described school site. Such easements shall be along a course or courses designated by the school district.

3. Twin Lakes Investment Company has agreed that it shall dedicate to the County of Boulder, or City of Boulder, as the case may be, a right of way for the construction of a road in accordance with the then prevailing standards and that such road shall directly enter and connect with the above-mentioned ten (10) acre parcel conveyed to the Boulder Valley School District No. Re 2.

4. The conveyance of the above-described ten (10) acres has been made directly from Twin Lakes Investment Company to the Boulder Valley School District No. Re 2 rather than from East View, Inc., a Colorado corporation to the Boulder Valley School District No. Re 2, the parties agreeing that this direct conveyance is in contemplation of the agreement dated March 27, 1967, and referred to above and incorporated herein by reference.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

BOULDER VALLEY SCHOOL DISTRICT NO. Re 2

By John Morris  
School Planner

TWIN LAKES INVESTMENT COMPANY, a  
Limited Partnership

By Richard Joseph

**BOULDER VALLEY PUBLIC SCHOOLS**

SCHOOL DISTRICT NO. Re2, BOULDER COUNTY

P. O. BOX 11, BOULDER, COLORADO 80301

PHONE 442-6931

Planning Department

May 24, 1967

RECEIVED

MAY 25 '67

DEVELOPMENT

Boulder County Planning Commission  
Boulder County Court House  
Boulder, Colorado

Attention Mr. Lynn Vandergrift, Acting Director

Gentlemen:

This is to inform you that the Boulder Valley School District Re 2 has received a Warranty Deed from Twin Lakes Investment Company for a ten acre tract to satisfy the understanding approved in 1963 by the County Planning Commission between the school district and East View Inc. with respect to the five per cent requirement of the Gunbarrel Green Subdivision and Development.

A copy of the recorded deed and exhibits will be sent to you for your files at a later date.

Thank you for your cooperation.

Sincerely,



John Morris  
School Planner

JTM:dc

cc: Gerald Caplan

**From:** [Alexander, Frank](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** BCHA and BVSD Twin Lakes Letter for Planning Commission re: 1/18 Hearing  
**Date:** Thursday, January 05, 2017 4:14:08 PM  
**Attachments:** [Twin Lakes Letter to Planning Commission - BCHA and BVSD.pdf](#)  
[image003.png](#)  
[image005.png](#)  
[image007.png](#)  
[image001.png](#)

---

Dear Boulder County Planning Commission members,

In addition to the packet we provided on December 22<sup>nd</sup> outlining our proposal for a series of wildlife corridors and buffers on our properties at Twin Lakes in Gunbarrel, we wanted to reach out with the attached information as well. Please see the letter and accompanying materials related to our request for your approval of the staff recommendation for a Medium Density Residential land use designation on our properties. We ask for your support on January 18<sup>th</sup>.

Thanks and Happy New Year!

Frank Alexander, Director Boulder County Housing Authority	Norrie Boyd, Deputy Director Boulder County Housing Authority	Don Orr, Chief Facilities Officer Boulder Valley School District
---	--	---

(this packet also submitted via online comment form)



January 5, 2017

Dear Boulder County Planning Commission members,

Thank you for your deliberate consideration of the joint proposal that both the Boulder County Housing Authority (BCHA) and the Boulder Valley School District (BVSD) have submitted to utilize the land we own in Area II to begin addressing some of the critical affordable housing needs within our community. At your request, we have submitted additional information to further address your questions and comments related to our application. As a result of the extensive additional planning work we have completed we are requesting your final approval of the recommendation by city and county planning staff for a Medium Density Residential (MDR) land use designation on our Gunbarrel properties at 6655 and 6600 Twin Lakes Road and O Kalua Road. This is an incredible opportunity to provide much-needed affordable homes for our community within a unique partnership that will benefit school teachers, janitors, bus drivers, and other school district employees, as well as many others in our community who need help with the high cost of housing. We are committed to ensuring that development on these parcels benefits surrounding neighborhoods and area wildlife.

### **The Need**

We continue to focus on the growing need for attainable and affordable housing across Boulder County. As you know, over 40,000 people in our county live in households dedicating more than half their income to rent every month, and this number continues to rise. 88% of respondents to our recent survey call the lack of affordable housing in Boulder County *extremely* or *very serious*. 450 people have signed a statement of support for affordable housing at Twin Lakes, nearly three-quarters of these just in the past few days. We have over a thousand people on wait lists for housing assistance vouchers, and they may have years to wait due to lack of affordable inventory. Many of these people are faced every day with decisions about what they *can't* afford – health insurance, healthy food, quality child care, transportation, and much more. As a community we have an obligation to understand their challenges as central to a conversation about good land use and planning, and we should be doing all we can to ensure their voices are heard alongside all others because they are an important part of our vibrant inclusive community.

BVSD continues to have concerns that lower- and middle-wage employees are increasingly commuting to their job sites because of difficulties finding housing in the district. This proposal to utilize a district asset to provide affordable housing for employees is innovative, but not unprecedented. In Colorado, Telluride has already established such a program while Roaring Fork (Glenwood Springs and Aspen) has funded and is in the process of implementing one. Additional programs exist nationally in Jackson Hole, Wyoming; Asheville, North Carolina; Newark, New Jersey; and several communities in California. Further details on these programs were included in a letter from BVSD to the Planning Commission dated September 15, 2016.

## **The Comprehensive Plan**

As was noted in your September 21<sup>st</sup> meeting when you approved the Medium Density designation, this issue requires the consideration of overall community need as well as the localized neighborhood impact and perspectives. We believe strongly that our proposal for these parcels is rooted deeply in the Core Values of the Boulder Valley Comprehensive Plan. In addition to creating great neighborhoods with wonderful public spaces, our plan increases housing diversity; supports a welcoming and inclusive community; promotes compact, contiguous infill development that supports evolution to a more sustainable urban form; helps support a vibrant economy based on Boulder County's quality of life and economic strengths; and improves the area's jobs/housing balance. The Boulder Valley Comprehensive Plan's Area II, where these parcels are located, has long been seen as most appropriate for meeting these Core Values.

## **Wildlife Corridors and Buffers**

As you know, on December 22<sup>nd</sup> we submitted a proposal ([link](#)) for the inclusion of wildlife corridors and buffers across both of our properties as part of any development of affordable homes facilitated by a Medium Density Residential designation. As we indicated in our letter, we are in full agreement on the importance of such corridors and buffers for wildlife movement, drainage, and water quality protection, and setbacks for neighbors to the east of our properties. The total area we commit to setting aside is 5.33 acres out of the total 20 acres owned by BCHA and BVSD, which represents 27% of the total land area. While we studied options for either wildlife- or recreation-centric corridors, we support a hybrid design that would facilitate both. This would amount to 5.33 acres of habitat improvement on fields that are currently covered with invasive grasses and weeds, and the improved habitat would support additional wildlife through the addition of native trees and vegetation cover.

## **Infrastructure**

We are committed to working closely with city and county staff to ensure all needed and appropriate infrastructure is available and sufficient for the creation of affordable homes on the Twin Lakes parcels and for minimizing or negating impacts on surrounding neighborhoods. As planning staff noted in their recommendation, urban services (i.e. water, wastewater, stormwater, roads) are readily available near the Twin Lakes parcels, making them an infill development site that is in context with existing development patterns, and that helps accommodate growth in a manner that is environmentally and socially sustainable. We fully understand concerns about water runoff, utility access, and traffic impacts, among other things. We have seen these issues before, and we have a proven track record of working with knowledgeable planners, designers, and technicians to implement the necessary improvements to public infrastructure systems as part of our new communities. For our Kestrel development, this included the design and construction of two major public streets with related infrastructure (improvements to water, sewer, and storm water systems, and water quality), improvements to the adjacent state highway (Highway 42), and the construction of a public trail across the property. At Josephine Commons in Lafayette, infrastructure improvements included the purchase of an old railroad right-of-way that we converted into a public street with landscaping and accessible sidewalks, a new turn lane and sidewalk improvements in the state highway, new water main, stormwater detention ponds, and a bike trail connected to the local recreation center. As we pursue annexation for the Twin

Lakes parcels into the City of Boulder in the future, a similar agreement would be reached in which the City would require BCHA and BVSD to build and fund the necessary public improvements to serve the new community. This standard practice is negotiated during the annexation process.

### **Opportunity and Benefit**

At the heart of our mission is helping reduce financial and other stressors for Boulder County residents so they have an opportunity to support themselves and their families in ways that move them toward thriving self-sufficiency. We are also committed to helping ensure our work is a benefit to the local community.

It's important to note that questions around appropriateness of location for affordable housing development can be answered by looking at the availability of nearby services. There is a bus stop 0.4 miles west of the Twin Lakes parcels (a short walk), and this bus route takes riders into the main transportation center for RTD in Boulder County where they can easily access businesses as well as transportation to the rest of the county and the Denver Metro region. A shopping area, including a major grocery store, is about a mile north of our Twin Lakes properties. Heatherwood Elementary School is a mile and a half to the east. The area is surrounded by day care and preschool options.

For job opportunities, there are multiple nearby businesses, including King Soopers, restaurants and coffee shops, manufacturing facilities, and large research and technical services firms that also need support staff. As we know through feedback we've received from around Boulder County, middle- and lower-income wage earners are increasingly unable to live close to where they work. Also, of the 276 households already on our interest list for affordable housing at Twin Lakes, 70 of these (one-quarter) currently live in Gunbarrel, have family there, and/or work there. This is significant in that we have not yet advertised or broadly distributed the link to this interest list, and the development is several years away from construction. It's clear the need for housing assistance for many who either live in Gunbarrel or have close ties to it is increasing, as is true across Boulder County.

Permanently affordable housing at Twin Lakes would help far more than the first families who move in. As we've seen elsewhere, over the years many resident families – boosted by housing supports – become more self-sufficient, in turn opening opportunities for this housing to other families who need it. Over decades, thousands of families and individuals in need can be helped through the creation of these affordable homes at Twin Lakes. With a focus on teachers and other school district employees alongside opportunity for police officers and firefighters, child care workers, restaurant staff, and many others who provide much needed services and labor, this investment can provide exponential return for our community.

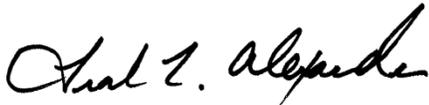
### **Flexibility for a Vibrant and Inclusive Community**

The recommendation from both city and county planners for a Medium Density Residential land use designation for our Twin Lakes properties reflects the understanding that MDR provides the flexibility needed to include wildlife and recreation corridors and buffers, parks, and community gardens in a sustainable affordable housing community.

We strongly believe that if planners' Medium Density Residential designation is approved on the parcels owned by BVSD and BCHA, we will be able to move forward with a responsible development of quality affordable homes alongside enhanced wildlife and recreation corridors and buffers that benefits the neighboring community. The new residents of Twin Lakes will be people much like the surrounding neighbors, and will have an opportunity to continue living and working in the community they also love and value. As we've seen with our other affordable home communities, their children will play together. Neighbors new and old will get to know and appreciate each other. These are the values that we hold in Boulder County, and we hope you will give us the opportunity to demonstrate –as we have in other communities- that building beautiful and sustainable affordable neighborhoods is a benefit to all of us.

We appreciate your consideration of the additional work both BVSD and BCHA have completed since the last Planning Commission meeting and we look forward to collaborating with the neighborhood and the larger community as the process continues.

Sincerely,



Frank Alexander, Director  
Boulder County Housing Authority



Norrie Boyd, Deputy Director  
Boulder County Housing Authority



Don Orr, Chief Facilities Officer  
Boulder Valley School District



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

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

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



# GOOD NEIGHBORS MAKE GREAT COMMUNITY



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

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

## Who would live in affordable housing at Twin Lakes?

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

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

- In our affordable housing, our largest population is **young, single working mothers**. At Aspinwall in Lafayette, 81% of the homes have a female head-of-household. 60% of the homes have a head-of-household under the age of 30.
- Nearly a third of the households at Aspinwall have at least one family member with a disability.
- Of the 276 households already on our interest list for affordable housing at Twin Lakes, 70 of these (one-quarter) currently live in Gunbarrel, have family there, and/or work there.
- It is also our hope to provide affordable housing for teachers and other school district employees at Twin Lakes.

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

**Industrial:** Arbortranics, Avocet Communications, Bison Designs

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

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

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

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

**Finance:** Elevations CU, Heritage Bank, Joe Mejia Insurance

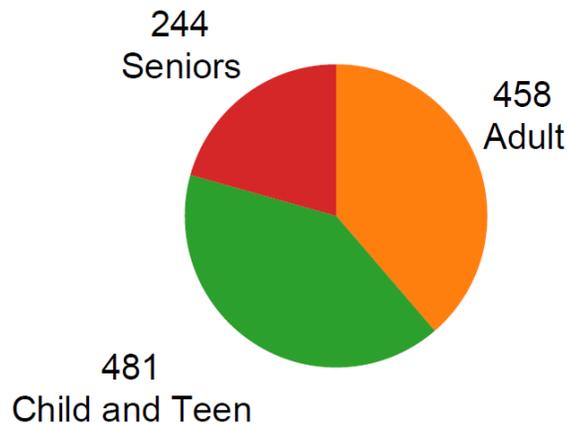
**Farming/Landscaping:** Botany Lane Greenhouse

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

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

## BCHA Affordable Housing Tenants – Ages

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



## A few of the people behind the need

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

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

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

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

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

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

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

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

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

**Food Services:** "This would be wonderful."

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

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

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

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

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

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

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

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

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

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

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

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

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

---

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

# AFFORDABLE HOUSING: What We're Hearing from the Community

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

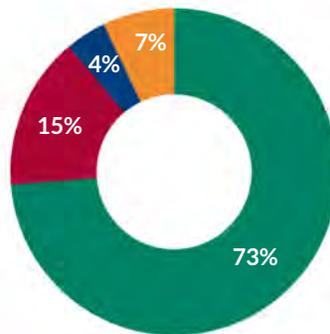
How much of your income do you spend on rent or mortgage each month?



Over 50%  
30-40%  
40-50%  
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

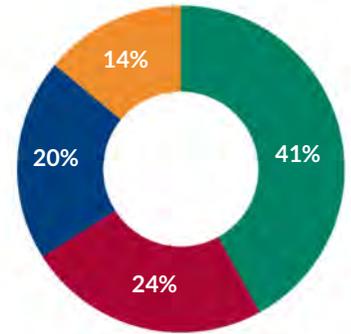
How serious is the lack of affordable housing in Boulder County?



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](http://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%**



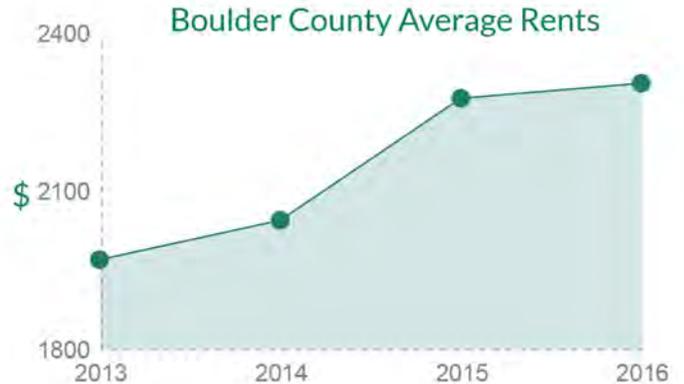
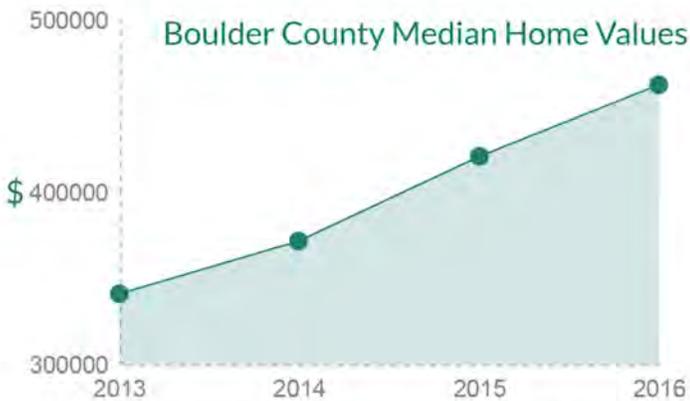
**AVERAGE RENTAL PRICE**  
**\$1600/mo.**  
 Most Recent Zillow Data for 80301 Zip Code (May 2015)



**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



## % Cost-Burdened Renters in Gunbarrel



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



# 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 INCOME<sup>1</sup>

\$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 RETENTION<sup>2</sup>

**67%**



## AVERAGE MONTHLY INCREASE IN DISCRETIONARY INCOME FOR LIHTC FAMILIES IN BOULDER COUNTY<sup>3</sup>

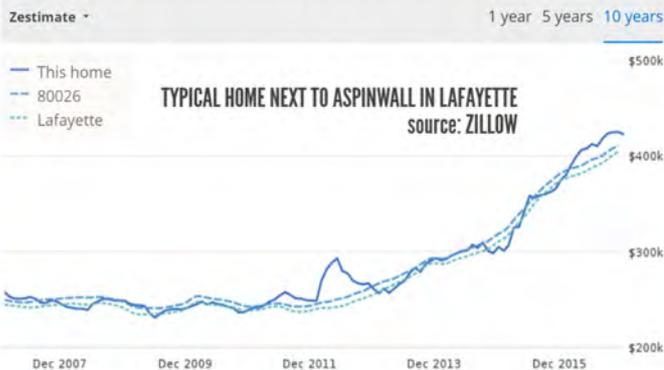
**\$424**

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

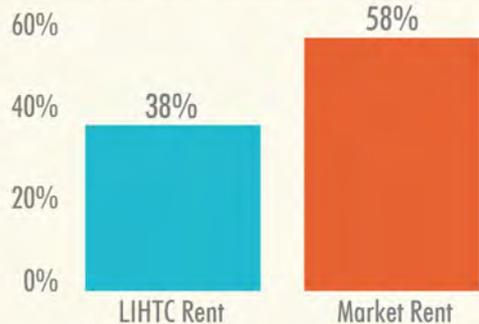
## LOCAL DATA: IMPACT OF JOSEPHINE COMMONS, ASPINWALL ON NEIGHBORING PROPERTY VALUES<sup>4</sup>



### NEIGHBORING HOME VALUE INCREASES



## RENT-TO-INCOME RATIO DECREASE FOR LIHTC FAMILIES IN BOULDER COUNTY<sup>5</sup>



## INCREASE IN SAVINGS FOR FAMILIES IN COUNTY'S HOUSING STABILIZATION PROGRAM<sup>7</sup>

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

**20x**

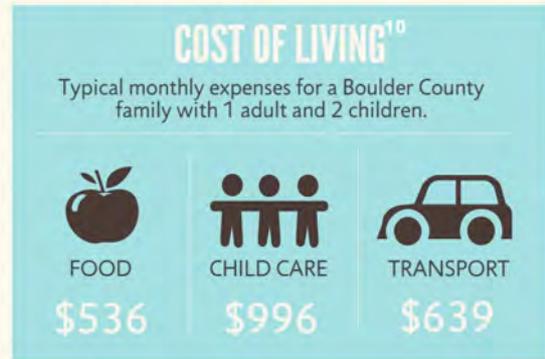
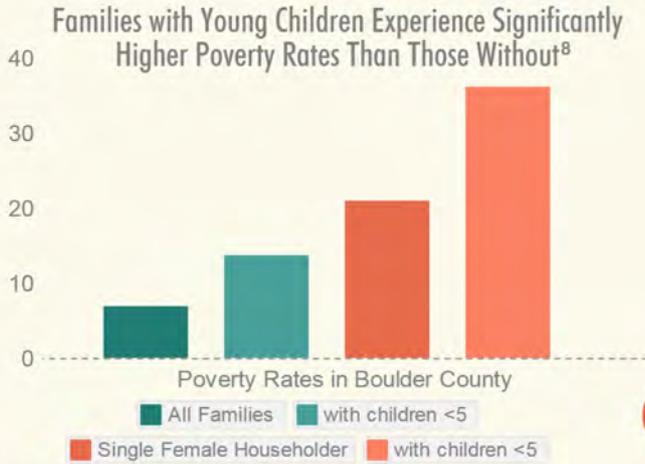


## OCCUPATION RATE FOR LIHTC PROPERTIES IN THE PRIMARY MARKET AREA<sup>6</sup>

**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.<sup>9</sup>

## SENIORS

**74%** Boulder County's senior (65+) population is expected to grow 74 percent between 2010 and 2020.<sup>11</sup>

**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.<sup>12</sup>

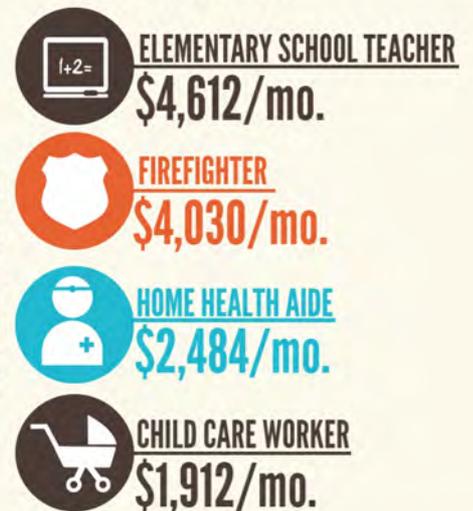
**78%** Among Colorado residents 65 and older, 78 percent of the lowest income renters (income < \$27,186) spend greater than 30% of their income on housing.<sup>13</sup>

**\$1217** The average monthly Social Security benefit.<sup>14</sup>

## PEOPLE WHO WORK IN THE COMMUNITY

**\$1,650** COUNTY-WIDE AVERAGE MONTHLY RENT<sup>15</sup>

AVERAGE SALARIES IN BOULDER COUNTY<sup>16</sup>



## 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 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

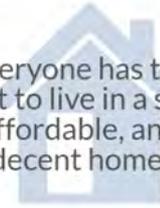
15. Average monthly rent calculated using Zillow data (March 2015)

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

# BoulderCounty

## HOUSING STABILITY

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



### Current Housing Market Conditions

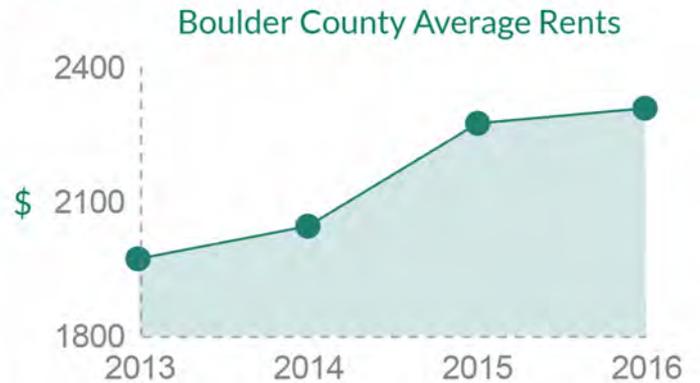
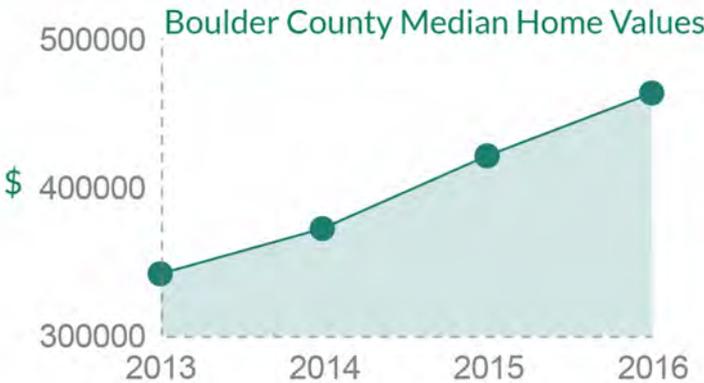
Median home values and average rents in Boulder County have increased significantly over the past several years.



BOULDER COUNTY  
**HOUSING & HUMAN SERVICES**



Hope for the future, help when you need it.



Zillow estimates the current median home value is \$462,000, a 35% increase since 2013.

Zillow estimates the current average monthly rent is \$2,303, a 17% increase since 2013.

The median owner-occupied home value in Boulder County is almost \$140,000 greater than the statewide figure (Census data).

Approximately 38% of households in Boulder County are renters.

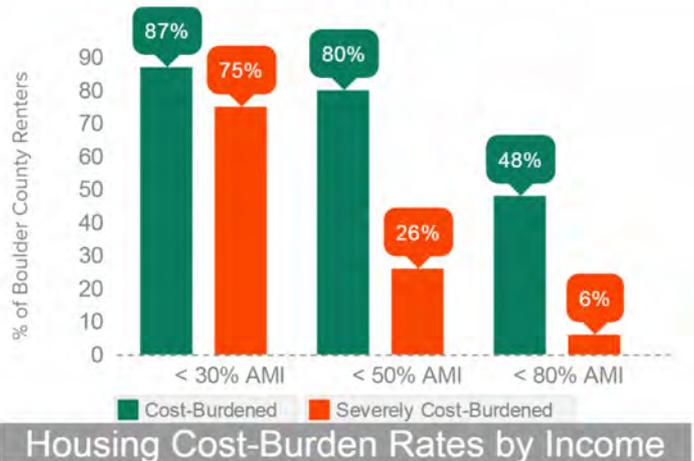
82% of Boulder County's housing stock is valued at more than \$200,000.

Boulder County's rental vacancy rate is 3.0%.

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

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

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



### Boulder County: Who Lives Here?

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

# BCDHHS Strategic Priority: Expanded Housing Continuum

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

## What We're Doing



Families living in our properties see an average monthly increase in discretionary income of \$424.

Our Louisville development will include 129 multi-family units and 71 senior units.

Families entering the program had an average savings of \$90. Average savings at exit were \$1,365, representing a 15-fold increase.

421 people attended individual appointments and 919 participated in classes.

Community-wide, that represents over \$3M per year for families to spend - locally - on household needs.

Looking ahead, BCHA has purchased 10 acres of land in Gunbarrel to develop more affordable housing in our community.

Since the HSP's inception, \$10.5M have been invested into the program.

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.

# 9 FACTS AFFORDABLE HOUSING NEED IN BOULDER COUNTY

+ 2 CHARTS

**MEDIAN MONTHLY HOUSEHOLD INCOME**

**\$5,783**



**OVERALL POVERTY RATE**

**14.6%**



**MEDIAN MONTHLY RENT PRICE**

**\$1,995**

Zillow data, 9/2016



**INCREASE IN AVERAGE RENT SINCE 2011**

**19%**

Zillow data



**RENTAL VACANCY RATE**

**5.9%**

Apartment Association of Metro Denver



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

**58%**

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



**RENTERS AS % OF POPULATION**

**38%**



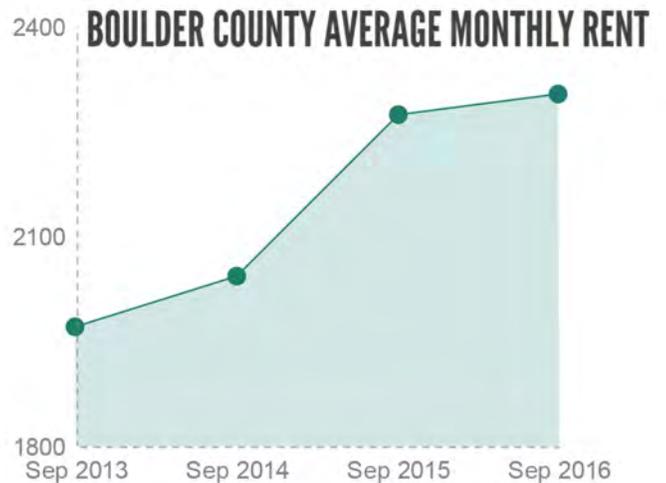
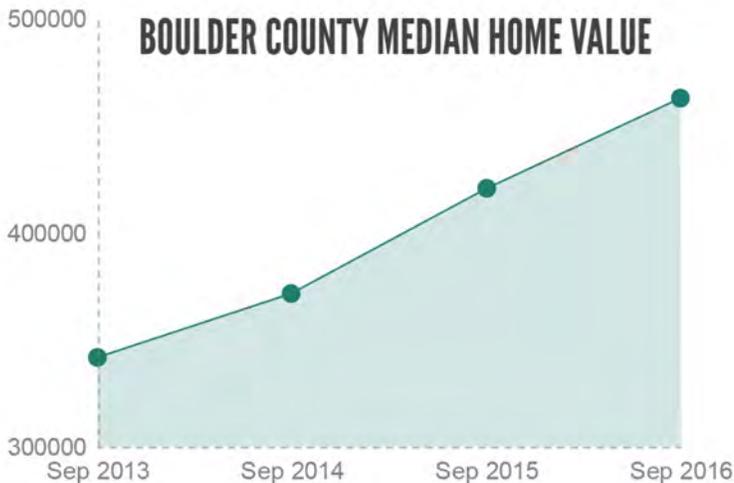
**HOUSING STOCK VALUED AT LESS THAN \$200,000**

**18%**



**MEDIAN HOME VALUE IN BOULDER COUNTY**

**\$462,700**



**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#135]  
**Date:** Thursday, January 05, 2017 4:19:24 PM

---

Name \* jason Bain

Email \* [jaybaino@yahoo.com](mailto:jaybaino@yahoo.com)

Address (optional)  Longmont, Co 80501  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I am opposed to it being states as housing for "would be for teachers, janitors, bus drivers, and other school district employees". What about mechanics, retail and grocery clerks, gas station attendants, and the many other struggling families who provide services daily to our community?? Possibly the school district employees should get less days off, or work year round like many of the people making \$10 an hour, working 2-3 jobs trying to make ends meet. In general, the cost of living in Boulder and surrounding areas far outweighs the income potential in the area. I think that should be looked at instead...

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#136]  
**Date:** Thursday, January 05, 2017 4:20:36 PM

---

Name \* Frank Alexander

Email \* [falexander@bouldercounty.org](mailto:falexander@bouldercounty.org)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Boulder County Planning Commission members,

In addition to the packet we provided on December 22nd outlining our proposal for a series of wildlife corridors and buffers on our properties at Twin Lakes in Gunbarrel, we wanted to reach out with the attached information as well. Please see the letter and accompanying materials related to our request for your approval of the staff recommendation for a Medium Density Residential land use designation on our properties. We ask for your support on January 18th.

Thanks and Happy New Year!

Frank Alexander, Director, Boulder County Housing Authority  
Norrie Boyd, Deputy Director, Boulder County Housing Authority  
Don Orr, Chief Facilities Officer, Boulder Valley School District

Attach a File (optional)



[twin\\_lakes\\_letter\\_to\\_planning\\_commission\\_bcha\\_and\\_bvsvd.pdf](#)

2.03 MB · PDF

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#137]  
**Date:** Thursday, January 05, 2017 4:26:38 PM

---

Name *	Jessica Hartung
Email *	<a href="mailto:jessica@integratedwork.com">jessica@integratedwork.com</a>
Phone Number (optional)	(303) 818-6795
Address (optional)	 5408 Idylwild Trail #A Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

The attached photos show context for the Twin Lakes parcels.

You can see clearly the relationship between these parcels with the Twin Lakes County-Owned Open Space. This land *is* a wildlife corridor. Precisely because of the development in the areas surrounding pocket habitats, being a wildlife corridor is a key function of this land, one of the reasons it is so valuable to the wider Boulder community. Colorado Parks and Wildlife shares that "More than 90 percent of Coloradans responding to a survey believed in the importance of having wildlife in their neighborhoods."

Since the Twin Lakes Open Space has the highest density of users of any Open Space property in the county, you can understand why there is a vested interest in ensuring an effective wildlife corridor is maintained and enhanced. Typically, a wildlife corridor is 1000 ft wide. The appropriate width is determined based on the habitat needs of the species using that corridor. An analysis of those needs should drive the decisions about an appropriate corridor. 70 feet is a ridiculously inadequate and inappropriate recommendation from staff.

Secondarily, Low Density Residential (LDR) is the only land use designation involving housing that makes sense for this context given the wildlife and wetlands, hydrology, sewer issues, and other infrastructure problems previously reported.

Imagine either of these photos with three story buildings and the foot traffic of 500 more people on the already highest density use Open Space. There is no way upzoning to MDR fits in this context. Habitat loss, fragmentation, and isolation are major factors in the decline of our wildlife populations worldwide.

I respectfully request review of these BVCP provisions as you reconsider. There are plenty of clear reasons to preserve the existing LDR land use designation, or to consider the Open Space land use request.

2.01 Unique Community Identity: "The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley...will be respected by policy decision makers." (p.26)

2.06 Preservation of Rural Areas and Amenities: "The city and county will

attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where...vistas...and established rural residential areas exist." (p.27)

2.10 Preservation and Support for Residential Neighborhoods: "The city will work with neighborhoods to protect and enhance neighborhood character and livability...The city will seek appropriate building scale and compatible character in new development..." (p.28)

3.04 Ecosystem Connections and Buffers: "The city and county recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems." (p.35)

3.06 Wetland and Riparian Protection "The city and county will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided." (p.35)

The guidance of the BVCP has fueled Boulder County's success. Please do not abandon its principles, regardless of pressure from this developer.

Attach a File (optional)



[twinlakescontext.jpg](#)

9.28 MB · JPG

Attach a File (optional)



[twinlakescontext2.jpg](#)

2.14 MB · JPG

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#138]  
**Date:** Thursday, January 05, 2017 4:27:33 PM

---

Name \* David Rechberger

Email \* [dave@dmrgroupllc.com](mailto:dave@dmrgroupllc.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \* Hello -- I have serious concerns on the violation of dedications law as documented in the two attachments.

Dave - TLAG Chair

Attach a File (optional)



[ltr\\_boulder\\_county\\_planning\\_commission\\_re\\_11817\\_hearing\\_final.pdf](#)

117.65 KB · PDF

Attach a File (optional)



[attachment to ltr to bcpc 1517.pdf](#)

2.45 MB · PDF

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#139]  
**Date:** Thursday, January 05, 2017 4:31:18 PM

---

Name \* Susan Bailhache

Email \* [smbailhache@gmail.com](mailto:smbailhache@gmail.com)

Phone Number (optional) (303) 499-6358

Address (optional)  6848 Bugle Ct.  
Boulder 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

There are many reasons I oppose changing the Twin Lakes properties to higher density land use. \* First and foremost, the aging infrastructure is insufficient to support this type of development. As an example I site the multiple water main breaks the have occurred within several blocks of the properties in the last two years. \* Second, the high ground water level in the adjoining neighborhoods is already a problem for existing home owners. Placing high density structures on these lots will only increase the runoff, impact drainage and potentially damage the surrounding infrastructure and open space. \* Third, is the issue of traffic congestion. The recent addition of 600 housing units at the Gunbarrel Center has already caused a significant increase in delays and congestion. Development of high density housing on the Twin Lakes properties will only multiply this problem. \* My fourth reason is the general lack of parks, public spaces and open sp ace in the Gunbarrel area, as compared to other neighborhoods in Boulder. The Twin Lakes Open Space serves the area, however it is already the most used by the general Boulder public. \* Fifth, I oppose development on the site owned by the Boulder Valley School District because this parcel is a land "dedication" whose use is for "public good" such as a school, park or open space that benefits the neighborhood that contributed the land. Finally, it seems counter to the tenants of the BVCP for the Twin Lakes properties to be annexed to the city of Boulder via existing open space. It shows that the City and County feel they have the prerogative to bend the rules to suit their ends,

Please take these points into consideration when determining appropriate changes to the BVCP/

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#140]  
**Date:** Thursday, January 05, 2017 7:17:56 PM

---

Name \* John Sanders

Email \* [tlcinc2@yahoo.com](mailto:tlcinc2@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I have lived around and in Boulder for many years, and in many other parts of the U.S. But, I have never witnessed, ever before, the senseless rush to give up so much precious land, so fast. It is like the body of commissioners feel compelled to make a sacrifice of every piece of boulders land on an alter to the Gods of developers / development. appeasing them most all the time with exemptions, and exceptions to the rules and regulations, along with tax breaks.

however, they do not have to conform, modify their plans to the desires of the community, or have to reduce what they charge. In addition they do not have to experience the results of having to live with what they do, who does have to live with all this are the 'long time' residents of Boulder.

now, the one thing that comes along that makes common sense is being held up and questioned from all sides by the commissioners. single units, not 12-15 people in a sardine can called a co-op, in a decent location. if this project doesn't get

approval, it will raise serious questions in my mind, about possible secrecy & 'hidden agendas'.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#141]  
**Date:** Thursday, January 05, 2017 7:19:05 PM

---

Name \* Britta Singer

Email \* [britta.singer@gmail.com](mailto:britta.singer@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

BVSD has proposed an affordable-housing project on its Twin Lakes property, but neighbors want the land preserved for open space. Here is a possible win-win solution, at least for the Twin Lakes neighbors and BVSD's financial bottom line.

Perhaps BVSD should consider having a competitive bid process for the University Hill Elementary property, permitting developers of affordable housing to compete against CU so BVSD gets the best price for the land. The Uni Hill site would be a great location for affordable housing. The transportation options alone can't be beat.

Also, in contrast to CU, a developer would be required to honor the historic landmark designation.

Meanwhile, the Uni Hill Neighborhood Association's request to have a seat at the table for the feasibility study (to determine if the Uni Hill property should be sold) has been ignored by Supt Messinger. It seems that lots of BVSD neighbors would like the school district to listen to them.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#143]  
**Date:** Thursday, January 05, 2017 8:22:56 PM

Name *	Deborah Prenger
Email *	<a href="mailto:wegmom@hotmail.com">wegmom@hotmail.com</a>
Address (optional)	 4572 Starboard Drive Boulder, CO 80301 United States

This comment relates to: \* Twin Lakes Rd. Change Request

**Comment: \***

Dear County Planning Board –

Infrastructure point for the existing Public Schools and libraries in the Gunbarrel Area According to the BVSD website, in Gunbarrel there are 2 Public schools in the area :

1. Heatherwood Elementary built in 1971 capacity of 319 students; May 2016 325 students were reported. The access is either driving, taking the RTD bus, the Route – 205 or some school busing
2. Boulder Prep HS – building is not owned by BVSD, capacity estimate 94, reported attendees of 109

Additional schools require leaving the Gunbarrel boundaries or Private Tuition:

Private schools in Gunbarrel (left out special needs – Temple Grandin)

1. Boulder County Day – estimated tuition \$13–18K, near the proposed development, walking distance through the Open Space
2. Mountain Shadows – estimated tuition \$12–29 K, walking through intersections on priority 1 roads and development path.

So Public High school and Elementary school are in the Gunbarrel boundary according to BSVD, also noted on the website these are over capacity.

There are NO pubic libraries in the Gunbarrel Boundaries. All public libraries require more than walking, electronic or other means.

Sources:

Starting at the BVSD Site, selecting the Google Mapps: Google Maps

<https://www.google.com/maps/d/viewer?hl=en&t=h&msa=0&z=11&ie=UTF8&mid=1zuYq3cR6PSMcpJ5RORglBs0pWOo&ll=40.01733369106793%2C-105.29123249999998>

<http://greatschools.org>

Attach a File (optional)



[201516\\_cde\\_head\\_count\\_summary.pdf](#)

19.95 KB · PDF

Attach a File (optional)

[screenshot\\_20170102\\_23.42.18.png](#)

680.21 KB · PNG



Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#144]  
**Date:** Thursday, January 05, 2017 8:54:22 PM

---

Name \* Vann Smith

Email \* [esmiths@comcast.net](mailto:esmiths@comcast.net)

Address (optional)  950 Parkway Drive  
Boulder, CO 80303  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Twin Lakes residents have raised many legitimate objections to the proposed housing development on 20 acres of open space there. I want to emphasize a couple that are fundamental to this issue.

First, the south 10-acre parcel was dedicated in 1967 by the Williams family to the Boulder Valley School District for a school and children's park. This was required for their development of the Gunbarrel Green subdivision. Now the BVSD wants the city and county to change the land use designation from Public to Mixed-Density so they can sell it for housing development. In effect, County planners claim that BVSD can do anything they want with dedicated land, which simply means the government took the land from the developer under false pretenses. If BVSD no longer wants the land for a school and park, then ownership should revert to the community whose interests it was supposed to serve. And the community has expressed their strong desire to maintain it as open space. Boulder County is obliged to honor that, ethically if not legally.

The north 10-acre parcel was originally owned by the Boulder diocese of the Catholic Church, which was earlier denied County permission to annex the property through open space to construct a church on it. So constrained, the diocese sold the property cheaply to Boulder County Housing Authority, which now proposes to carry out a serial annexation of both parcels to the City through open space, and construct on them some 280 housing units. The subdivision makes the strong argument that all 20 acres should be preserved to extend the small, heavily-used open space around the Twin Lakes. They also point out the questionable practices that the City and County have used to advance this development idea, and the lack on consideration shown for the substantial impacts of this development on the surrounding low-density neighborhoods.

We urge the City and County to table this proposal until the justification and full impacts of it can be examined further in the context of the next update of the Boulder Valley Comprehensive Plan.

Thanks for your consideration. -Vann and Susan Smith, Boulder

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#145]  
**Date:** Thursday, January 05, 2017 9:02:33 PM

---

Name \* Deborah Prenger  
Email \* [wegmom@hotmail.com](mailto:wegmom@hotmail.com)  
Address (optional)  4572 Starboard Dr  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Boulder County Planning Commission:

This issue to me, personally, is more about the proposed DENSITY versus Affordable Housing. The guiding principle in many of the documents by the County and City – "fit within the surrounding area". So I would like objective view and fit with the neighborhood to meet both existing and affordable needs. As a group, you asked for metrics. Where are the metrics?

The current land use Density for North Parcel is 6 units per acre or 60. In the attached Daily Camera Article "Another 62 units are planned at Twin Lakes in Gunbarrel. City money went to help acquire the land", for the NORTH parcel, purchased by POSAC, deeded over to BCHA.

The article discusses developments in Gunbarrel, please note:

The New Developments at Apex and Gunbarrel moved the affordable housing from the location which both are across a single road to King Soopers Grocery and Pharmacy, and other services and sundries which all reside in Boulder City Boundaries. The funds were TRANSFERRED to City of Boulder housing in the city proper rather than staying in the Gunbarrel city boundary next to services with high walkability score, thus removing Affordable additional units from the Gunbarrel area!

Also please note, I see no mention of the 12 units of Section 8 housing in Twinlakes HOA area. See the second attachment Catamarn Ct @ 6653 Kalua Road.

Attach a File (optional)



[Boulder is affordable housing working\\_boulder\\_daily\\_camera.pdf](#)  
1.01 MB · PDF

Attach a File (optional)



[12\\_catamaran court in boulder co.pdf](#)  
72.01 KB · PDF

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#146]  
**Date:** Thursday, January 05, 2017 9:59:32 PM

---

Name \* J. Granth

Email \* [waterone@comcast.net](mailto:waterone@comcast.net)

Address (optional)  Why?  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

I find the development process to be most unethical for the following reasons:

- this property was designated as open space
- they city has circumvented the democratic process by deliberately attempting to cut out the legitimate input of local residents
- opinions of opposition is not seriously considered...comment forums are worthless
- annexation in order to develop and avoid a local vote.
- rejecting wildlife corridors and owl habitat
- dramatically increasing housing density of neighborhood
- no improved services: parks, drainage
- no rec center
- no paved bike trail the the rest of Boulder

Additionally, I have issues with:

1. fundamental problems with the principles the conclusions are based upon what the housing authority feel is acceptable for the population when actually its in their own best interests
2. Reaching out the the community is great, but only if the ideas are incorporated.
3. We expect BCHV and the school district to push for maximum development of their property with minimum cost...but it just another developer hit and run unless the communities infrastructure is improved with a park, wildlife corridor, school, bike trails, rec center, mass transit,etc.
4. What does BVHA get out of all this? Have they dug a hole in terms of transferring affordable housing credits from other areas? What's the revenue?
5. Why so desperate to circumvent meaningful input from the community?

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#147]  
**Date:** Thursday, January 05, 2017 10:22:06 PM

---

Name *	Ken Beitel
Email *	<a href="mailto:ken.beitel@gmail.com">ken.beitel@gmail.com</a>
Phone Number (optional)	(720) 436-2465
Address (optional)	 4410 Ludlow St Boulder, Co 80305 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

Dear Staff- please ensure the comments below are included in the Jan 18, 2017 package for the Planning Commission. Thank you

-----

Please find attached the Change.org petition 2,472 signatures sincerely asking the assistance of the honorable Members of the Boulder County Planning Commission for their help in creating the Twin Lakes Owl Preserve and Open Space at the 20 acre 6500 Twin Lakes Dr. site.

Complete with Interpretive Owl Trails and Signs the Owl Open Space will delight school children and families for decades to come.

Thank you- Ken Beitel, Chair of Wilderness Conservation Twin Lakes Owl Preserve and Open Space  
cell:720 436 2465 email: [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org)

**Name City State Zip Country SignedOn Comment**

Shirley Frewin Boulder CO 80301 United States 2015-11-21 Great Horned Owls have established their home at Twin Lakes. I thought the City and County Boulder elected officials were trying to prevent homelessness. Owls Lives Matter!

Lauren Bond kovsky Boulder CO 80301 United States 2015-11-22 "I've gotten to know the Owls well over the last 5 years and watched them raise 11 young. I've watched them hunt in that field and bring back voles and rabbits for their babies to eat.

The field that could become the great horned owl preserve needs to be protected, because there is a proposal to build an apartment complex there to expand the city of Boulder's options for affordable housing. I fully support the expansion of affordable housing options, but this area is not the right location for that development. It is not a part of the city of Boulder. it is in an area that had many flooded basements this summer and in September 2013, including my own. It is not within reasonable walking distance to any amenities such as the bus routes, grocery stores, etc. It is adjacent to Boulder County's Twin Lakes Open Space and is used every night by the great horned owls as well as lots of other wildlife. This property should be preserved as an expansion of the Twin Lakes Open Space. Please consider that option. Thank you!"

renate botzler München BY 81379 Germany 2015-11-22 Nature treats back now bastards. . . feel it. . . feel me Take responsibility for your Doing

JULIE JONES liverpool ENG L334DR United Kingdom 2015-11-22 PLEASE SIGN PETITION

Lisa Roybal Boulder CO 80304 United States 2015-11-22 I truly believe in preserving the owls or any wildlife that is becoming threatened. They deserve their homes as we deserve ours. We are slowly taking too much of their habitats away. Nature deserves to take its course. So let it.

Greg Summers Longmont CO 80504 United States 2015-11-22 The sweetest place to see the wild preserved in the city Of Boulder

Lisa Olsen Centennial CO 80112 United States 2015-11-22 Owls are essential predators in a healthy ecosystem. Please protect their homes and habitat and consider a more suitable location for human development.

Olivia Hudis Boulder CO 80304 United States 2015-11-22 I'm signing because I love great horned owls and really care that Boulder keep a preserve for them.

Jim Riley Longmont CO 80501 United States 2015-11-22 We're should always try to understand the impact of humanity's decisions add much a possible. In this instance, development will have an impact on a breeding pair of great horned owls. Sometimes, showing restraint is the right thing to do.

Sue Frederick Longmont CO 80503 United States 2015-11-22 I study great horned owls and they are amazing creatures; they mate for life and raise their chicks for nearly a year communicating with distinctive calls and following specific territorial patterns. We need to preserve the few areas in Boulder where they are still undisturbed enough to raise their young.

Patty Penner Madison WI 53713 United States 2015-11-22 I give a hoot! Preserve all of God's creatures - we ALL deserve to live here, not just humans!

Mari Heart Boulder CO 80301 United States 2015-11-22 Owls have a right to be here on Earth! They are very precious and we are fortunate to have them near!

Kim Shannon Longmont CO 80503 United States 2015-11-22 I'm signing because each and every year I walk those trails. The owls live there. Don't destroy their home.

Brian Miller Broomfield CO 80020 United States 2015-11-22 I have friends who live in Twin Lakes, and I have seen the owls there. They are a treasure that can't be replaced.

Evie Cohen Lafayette CO 80026 United States 2015-11-22 "We need to be careful to keep the balance of wilderness and human residences. We have preserved areas for much less important animals.

"

Melissa Thornton Louisville CO 80027 United States 2015-11-22 "This is a thoughtful consideration and necessary action to preserve our delicate ecological balance here in Boulder County. ""Thank you"" to our local residence who stay on top of these issues and invest the time and energy to create petitions for the rest of us citizens.

"

Paula Fitzgerald Longmont CO 80501 United States 2015-11-22 We are damaging far too many habitats. Keep this one as a preserve.

Bruce bechtold Phoenixville PA 19460 United States 2015-11-22 I'm planning on moving to area in 2017 and want to have nature prevail.

Amber Eichorn Longmont CO 80504 United States 2015-11-22 Surely there is another location for this housing project. Boulder is so densely populated, why not leave a few wilderness areas around town?

Arlene Ruksza-Lenz Elmwood Park IL 60707-3531 United States 2015-11-22 "We really don't want to rue that they ""paved paradise and put up a parking lot"" everywhere!

"

Yvonne Lopez Boulder CO 80301 United States 2015-11-22 The Owl habitat is extremely important to preserve.

callie rennison Boulder CO 80305 United States 2015-11-22 The owls are important and their habitat must be protected. High density in boulder destroys more than human quality of life...it kills

those who were here before us.

Kitty Connell Nederland CO 80466 United States 2015-11-22 Please, protect the owls!

Anne Harris-Cross Longmont CO 80501 United States 2015-11-22 It is remarkable to have these beautiful birds in so accessible a location. Please keep the hunting meadow along with the rest of the adjacent open space so that our younger generations can grow up appreciating the wonder of nature and the cycle of life.

Laural Radmore Denver CO 80205 United States 2015-11-22 Wildlife is important to our ecosystem and our tourism!

Kimberly Krusinski Erie CO 80516 United States 2015-11-22 My 9 year old son loved to go birding with his grandparents. Owls are his favorite!

amy moore san Jose CA 95124 United States 2015-11-23 This is THEIR home! They are OUR wildlife!

Judi Dressler Louisville CO 80027 United States 2015-11-23 OMG, these owls must stay - we love them!!!!

James Thurber Lafayette CO 80026 United States 2015-11-23 "This is just one more indication of the wrong headed direction Boulder seems to be headed in...human ""needs"" above all else. Boulder should be willing to address its housing issues without destroying valuable habitat for wild creatures such as these owls. "

Don Walker Lakewood CO 80226 United States 2015-11-23 It's such lovely bird family and I'd like to know that they're safe.

Marlo Schimpf Superior CO 80027 United States 2015-11-23 I'm signing because I care!!!!

Michelle Batson Tucker GA 30084 United States 2015-11-23 There are enough empty buildings. Do the right thing for Mother Nature.

ingrid voigt Schotten 63679 Schotten Germany 2015-11-23 Keine Tierquälerei mehr

Sabine Aslani 94149 Germany 2015-11-23 Aslani

M Fishman Boulder CO 80306 United States 2015-11-23 I'm signing because it is so important that this become a Great Horned Owl Preserve

David Rechberger Boulder CO 80301 United States 2015-11-23 This open space is critical to our raptor friends!

Anastasia Horwith Arvada CO 80007 United States 2015-11-24 I love the owls! They need to be protected for their sake and ours - we must care for the earth and it's creatures, not destroy what has been given to us.

Jossie Moran Ocklawaha FL 32179 United States 2015-11-24 These little ones need protection...please do what is the right thing to do...!

Rebecca Rumsey Louisville CO 80027 United States 2015-11-24 I value highly the Open Space at Twin Lakes and the owl habitat!!! Please preserve!!

Simone Maarouf Schmölln "" 04626 Germany 2015-11-24 Support the Boulder Great Horned Owl Preserve!!!!!! LG Simone

shane williams boulder CO 80301 United States 2015-11-25 I live proximate to the area and understand the importance of having this wildlife in our area.

John Spangler Centennial CO 80121 United States 2015-11-25 I have two friends in the neighborhood and support open space.

Jeremie Yoder Seattle WA 98107 United States 2015-11-25 I love all most birds in general and owls in particular, and I would love to see this expanded.

Stewart Guthrie Boulder CO 80302 United States 2015-11-25 Wildlife in the Front Range needs all the help it can get.

Elizabeth Remnant Boulder CO 80301 United States 2015-11-25 The owl preserve is an important part of our Boulder County tradition and future.

Melissa Nogaski Lexington KY 40509 United States 2015-11-25 I lived right there for years, and it was my meditation, my sanctuary! I went into labor walking peacefully right there around the lakes,

and educated my daughter about the owls that were born right before her birthday! It's a special place!! Please keep it!!

Eydie Cady Longmont CO 80503 United States 2015-11-25 I live in Gunbarrel Estates and previously twin lakes. I believe this area should be protected for all wildlife inhabitants.

Dave Stevenson Boulder CO 80301 United States 2015-11-25 I'm a twin lakes resident and have enjoyed seeing the owls for the last four years.

Mike Chiropolos Boulder CO 80303 United States 2015-11-25 I'm signing as a nature lover who comes from a family of birders, and as an environmental attorney who has represented Audubon and dozens of other groups, Tribes, and local governments over the years. Among my best memories of raising my sons are taking them birding at Chautauqua under a full moon. It was more of an excuse for a hike in the dark to drink hot cocoa and nibble on cookies. On our way back to the trailhead, an owl swooped out of the trees and flew over our heads. One of those magical moments that turn kids into nature lovers and outdoor enthusiasts for life, and expose their children to nature in turn. Raptors generally and owls specifically need habitat, hunting grounds, a prey base, and undeveloped open spaces. Give a hoot!

George Turner Boulder CO 80301 United States 2015-11-25 I have watched these owls for years, the area is an oasis in suburbia.

Michael Lightner Longmont CO 80503 United States 2015-11-25 We always visit the owls and the space around Twin Lakes is a favorite respite in the ever increasing density around Gunbarrel

Karl Fiderer Boulder CO 80301 United States 2015-11-25 I love the Owls at twin lakes . They have been nesting here for years and we need to protect their nesting area and also stop new development in gunbarrel, already over populated

Dean Enix Boulder CO 80301 United States 2015-11-25 I enjoy seeing these owls each year!

Joyce Webb Boulder CO 80301 United States 2015-11-25 Save the habitat for these wonderful creatures.

LYNEL VALLIER Boulder CO 80303 United States 2015-11-25 Why would anyone want to destroy the owls' habitat? Not a good location for high density housing. Not in the county. This type of building should be in a city.

Nik Friedman TeBockhorst Boulder CO 80301 United States 2015-11-26 We are big fans of wildlife and owls in particular. We have too few predators in our environment due to the pushing out of coyotes and foxes. Owls are easy to live with and help maintain the population of more troublesome species who might otherwise cause problems for the gardens a day homes of our area.

Barbara Brandt Boulder CO 80301 United States 2015-11-26 Preservation of habitat is essential for this owl family and ecosystem. They provide tremendous value for not only the local neighborhood, but for all who come from around the area, just to see them.

Sherrie Stille Boulder CO 80301 United States 2015-11-27 Let's protect protect this little piece of land for owl habitat – they are such an important part of the community and ecosystem.

Anna Rivas Longmont CO 80503 United States 2015-11-27 I can't believe there is even a question about this! I've gone to see the owl every year since I found out they nested there and it would be a tremendous loss if their hunting meadow was destroyed!

elena klaver Niwot CO 80544 United States 2015-11-27 I'm signing because habitat is important for everyone, not just humans.

Donna Bonetti Boulder CO 80303 United States 2015-11-27 I want our wild animals and areas protected. I am also sick of the over development I am seeing in and around Boulder.

Dinah McKay Boulder CO 80301 United States 2015-11-27 I support protecting and preserving the Great Horned Owl hunting grounds and making these properties part of a Greater Twin Lakes Open Space!

Bill Miller Fort Collins CO 80521 United States 2015-11-27 Nature and its non-human inhabitants can't speak up for themselves so it is up to humans to speak up for their requirements. If the developer stands to profit by \$200,000 and displaces or eliminate two owls then each owl is worth

\$100,000. Perhaps someone or somehow that amount should be set aside to purchase and protect an equal amount of land. Or, better yet, just leave the 20 acres in a natural state.

Nicole Hugo Broomfield CO 80020 United States 2015-11-27 I'm in support of the owl hunting meadow and it should be protected.

Susan Bonfield Boulder CO 80305 United States 2015-11-27 I support habitat for wildlife in Boulder!

Mary Balzer Longmont CO 80501 United States 2015-11-27 We must protect our precious habitats for wildlife.

Donna Deininger Longmont CO 80503 United States 2015-11-27 Please do not allow a housing development to be built at Twin Lakes. Save the natural habitat that supports the Great Horned Owls and other birds. Thank you!

Kathy Kaiser Boulder CO 80301 United States 2015-11-27 "Twin Lakes is one of the few ""natural"" areas in Gunbarrel, and, as such, is a treasure that should be preserved for all those who love wildlife, especially the owls, and nature. It's an oasis in a sea of businesses, apartment buildings, office buildings and houses. There are many of us who love it.

"

Sue Hirschfeld Boulder CO 80301 United States 2015-11-27 Having horned owls breeding in a neighborhood is very special and many birders and residents come to see the pair raise their young. There are fewer and fewer places where they can be observed. Eliminating their hunting area may cause the birds to leave.

Malcolm Moreno Boulder CO 80305 United States 2015-11-27 Allowing development which will cripple the wildlife is not what Boulder is about.

Jessica Sandler Boulder CO 80303 United States 2015-11-27 Stop all this development in and around Boulder -- we're sick of it!

beth armstrong Boulder CO 80301 United States 2015-11-27 I live near this owl nest and walk to see the owls often. There are always other people there and often photographers taking pictures, as well. I believe this not only helps build community, but also gets people interested in preserving wildlife. Beth

Elizabeth Naughton Boulder CO 80305 United States 2015-11-28 I love the idea of an owl preserve there. Wildlife habitat is disappearing much too fast and so many people don't even know. An owl preserve and natural area with trails would be a much better use of that area than more subdivisions.

shawn meier Boulder CO 80301 United States 2015-11-28 I live right near these owls and love seeing them every year. It is one of the very few places to see them in the wild, please don't take this away.

Holly Krivjansky Boulder CO 80301 United States 2015-11-28 I support the Great Horned Owl preserve in Twin Lakes Gunbarrel

Cathy Bassett Portland OR 97242 United States 2015-11-29 Let us help you decide. Save the 20 acre Owl Hunting Meadow or bulldoze for money. Save the Meadow!!!!

Scott Dixon Boulder CO 80301 United States 2015-11-29 Our rural Gunbarrel community is being ruined by ugly high density development. The impacts of development are not just consuming land, but also making an undesirable place to live for all of us and our wildlife is being replaced. Rare wonderful wildlife is being chased out and we are destroying their environment.

Robert O'Dea Boulder CO 80301 United States 2015-11-29 Cannot support transferring County-owned/paid for land to the City for a development. This is unseemly at best with the Jones sisters now operating with one as Boulder's Mayor and the other a County Commissioner.

Fred Gluck Boulder CO 80301 United States 2015-11-29 Boulder needs to curb its insatiable and insane plan to keep growing. City and County leaders don't seem to understand the math of continued growth leading to all of the problems and degradation of quality of life that the community has struggled to maintain for decades. Stop succumbing to the pressures of development and start thinking about the future of our children.

Mary Breitenstein Longmont CO 80503 United States 2015-11-29 I walk there many times especially to see the owls. If you protect prairie dogs you certainly can protect owls.

Keri Bowling Loveland CO 80538 United States 2015-11-30 I care about Colorado's rapidly diminishing open spaces and with our open spaces, go our wildlife.

Bill Hammel Boulder CO 80301 United States 2015-11-30 Concerns with this and other wildlife issues in this area.

kate chandler Boulder CO 80301 United States 2015-11-30 "I value this Open Space location convenient for hundreds of residents as well as wildlife, to preserve the character of this area which is fast disappearing under current government."

Jeremy Kalan Boulder CO 80304 United States 2015-11-30 We need to preserve our open space and the wild animals that depend on it, rather than filling every last piece of land with development!

Shawn Murphy Dallas PA 18612 United States 2015-11-30 We need to save our Open Spaces

Heather Bair Lafayette CO 80026 United States 2015-11-30 Wildlife and their habitat are important to me and I believe we should make protecting them a priority.

Karah Madrone Lafayette CO 80026 United States 2015-11-30 We love our birds!!

Suzannah Shogren Boulder CO 80301 United States 2015-12-01 I live in this neighborhood and every year we all come together by talking about owl sightings. It is important to keep nature intact!

Daryl Presley Boulder CO 80301 United States 2015-12-01 As a resident of Gunbarrel, i take pride in my neighborhood. Seeing such beautiful scenery and open space that is home to these beautiful owls is upsetting. Especially for more of these apartments that Gunbarrel is already having a hard time accommodating.

Andrea Merrill Boulder CO 80301 United States 2015-12-01 there is a great extinction going on. It is because of humans. It must stop. Please protect our Great Horned Owl family that needs our help!

Scott Lehmann Louisville CO 80027 United States 2015-12-01 We are not alone as on this planet

Marty Petersen Erie CO 80516 United States 2015-12-01 "Why? Because Boulder has enough glut of people, housing and ""development"", please let this remain a natural area! "

Paula Hansley Louisville CO 80027 United States 2015-12-02 I lead bird field trips for various organizations and this owl family has been a highlight of my trips for years! It is so important not to disturb it because it is easy for everyone to see and learn about owls from the volunteers. The nest is easy to observe by disabled people.

Rachel Homer Boulder CO 80302 United States 2015-12-02 Please save this habitat which has given so much to the community of people who walk in that area.

ann schnaidt fort collins CO 80524 United States 2015-12-02 Once habitat is gone, it's gone -- other animals have as much right to live and raise their young on this planet as humans!!!!!!

James Somets Jersey City NJ 07310 United States 2015-12-02 Wildlife needs help and I used to live in Gunbarrel CO!

Janet Lewallen Denver CO 80220 United States 2015-12-03 These owls are entitled to our respect and protection! I support the Owl preserve!

merri foster longmont CO 80501 United States 2015-12-03 I want to save those animals at risk and those who need a safe enviroment

Tricia Dessel Boulder CO 80301 United States 2015-12-04 I live on the street right next to the owl nest and enjoy watching the owls nest and give birt each year. Such an amazing display of nature

Sandra Ireland Boulder CO 80301 United States 2015-12-04 I am signing in order to support our wildlife population at Twin Lakes, especially the Great Horned Owls that nest at Twin Lakes and depend on the open space to hunt.

Shana Myers Louisville CO 80027 United States 2015-12-04 Because the last thing we need is more 'high density housing' when the roads cannot handle the population we already have in and around the area! Also.... I can't stand to think that these owls would be displaced as a result.

Allison Farrand Superior CO 80027 United States 2015-12-04 more Owls! Less housing!

Lisa Shik Boulder CO 80305 United States 2015-12-04 We have enough people living in the Boulder

area and we do not have enough owls living in Boulder. Its time to give a hoot and protect out wildlife habitat!

Kamilla Macar Boulder CO 80301 United States 2015-12-05 I think it is important to retain open space where we can to preserve wild life habitat within our city limits. Let's keep the owls!!!

John Hoemann Denver CO 80210 United States 2015-12-05 The owl reduces the amount of small rodents. Plus they are one of my favorite birds.

Jennifer Cate Broomfield CO 80023 United States 2015-12-05 Boulder needs to get it's priorities back on track!! So many of my friends moved out here because of the close proximity to nature and wildlife; PLEASE STOP TRYING TO DRIVE IT AWAY. These owls need our protection! DO THE RIGHT THING, BOULDER!

Marisa Unger Longmont CO 80503 United States 2015-12-05 I love owls and want to protect and preserve their habitat.

Alan Enos Boulder CO 80301 United States 2015-12-05 I am a homeowner in twin lakes and am concerned the new development is out of character of the surrounding open space and will threaten the fragile owl habitat. Gunbarrel is already building an abundance of condos around king soopers.

Richard Rowland Boulder CO 80305 United States 2015-12-05 I've visited these owls many times and it would be a shame if we disrupted their home.

jenny wehinger boulder CO 80305 United States 2015-12-05 I live near these amazing birds and love to watch them with their nestlings as well as hear their call at night. Please help them flourish here!

Derek Curtis Boulder CO 80302 United States 2015-12-05 With limited tree habitat in the front range, Let's save this plot for the owls.

joan jamison Lafayette CO 80026 United States 2015-12-05 The twin lakes is a beautiful and small area for great blue herons, ducks, owls, etc. It shoyld be preserved.

Jennie Burns Boulder CO 80305 United States 2015-12-06 I am a wildlife lover, conservationist, photographer, and animal rehabber. This site was actually the place where I first saw great horned owls in the wild! It was a pleasure to photograph them and watch the children and their families, even grannies in wheelchairs, flocking to watch and learn about these owls. I want to save this nesting site for the owls, for the people who love them, the people who have not yet been introduced to them, and for the environment in general. Our natural beauties are being plowed and paved all around the globe - can't we save this one?

Melanie Whitehead Boulder CO 80301 United States 2015-12-06 It will be truly sad to see the lovely land we care about so much be paved over. The wildlife will leave, most amongst them the beautiful Owls we have come to think of as family.

Matt Gustin Boulder CO 80304 United States 2015-12-06 Fuck yeah!

Maureen Boyle Boulder CO 80305 United States 2015-12-06 I believe that each of us has a role to play in keeping these owls safe and enabling the species to survive in our local environments. This is an opportunity to do just this. As Boulder continues to become more and more dense, there's even more reason why we need these animals to survive and to give us a sense of the bigger picture; i.e. of what's important outside of ourselves.

Steve Levin Boulder CO 80304 United States 2015-12-06 This parcel should be protected to preserve habitat and hunting grounds for the Great Horned Owls that have lived there as long as I've been in Gunbarrel (over ten years). And enough high-density development in Gunbarrel!

Lisa Jones Boulder CO 80304 United States 2015-12-06 i like owls.

Kristine Leader Boulder CO 80301 United States 2015-12-06 I love seeing the owls and other wildlife, and hate to see that destroyed.

Cindy Parker Boulder CO 80301 United States 2015-12-06 I love watching the Owls in Gunbarrel!

Kellie Coe Boulder CO 80301 United States 2015-12-07 We treasure our family walks to see the new baby owls every year. The owls have created real community in our neighborhood.

Donna Begley Louisville CO 80027 United States 2015-12-07 This is a critical issue that all

environments, especially those that EMBRACE the importance of open space and creating spaces for all beings, should consider.

Keely Cormier Boulder CO 80301 United States 2015-12-07 The city is trying to slip this by everyone and creating an over population in a preserved neighborhood.

Teresa Gulock-Mundy Boulder CO 80301 United States 2015-12-07 I want to protect our precious owls and preserve this beautiful open space.

Kellie Coe Boulder CO 80301 United States 2015-12-07 Our family LOVES our neighborhood owls and taking evening walks together to check up on them. Where else can you find a quiet gathering of adults, teens and kids who are looking at nature and NOT cellphones? Can't imagine Spring without the baby owls and the mingling of neighbors.

marcia minke Boulder CO 80303 United States 2015-12-07 "Please create an owl preserve. Please find another location for housing. Please do not display these magnificent creatures. thank you, Marcia Minke"

Aria Mundy Boulder CO 80301 United States 2015-12-07 I want to protect the owls.

Daniel Fenton Manchester NH 03104 United States 2015-12-07 Have seen this area many times and disturbing this habitat would be a tragedy, impossible to undo.

Shannon Vance Broomfield CO 80023 United States 2015-12-07 I'm signing, because my late daughter used to rehabilitate owls and eagles in Ft. Collins, and we need something like that here in Boulder! I work in Boulder but live in Broomfield, so I hope that my signature counts on this petition!

sarah kingdom Boulder CO 80302 United States 2015-12-07 "Keep this owl habitat intact. NO MORE HIGH DENSITY housing is needed. "

Cheryl Silver Golden CO 80403 United States 2015-12-07 Owls are magical! And, their hunting activities keep rodent activity to a minimum in my neighborhood. If you displace the owls, you allow the food chain to go unchecked.

Stefanie Pabst Boulder CO 80301 United States 2015-12-07 We have been observing the owls and the offspring for the last 10 years. Please protect their habitat!

Suzanne Westgaard Boulder CO 80301 United States 2015-12-07 I have lived near Twin Lakes for 28 years, and of course, I have seen these magnificent owls. There is no reason whatsoever to destroy their habitat. This needs to be preserved for the owls. Don't let the Owl Meadow become a metaphor for what humans are doing to the planet.

Kristine Perry Boston MA 02116 United States 2015-12-07 I support saving the environment

Steven Coe boulder CO 80301 United States 2015-12-07 "This location as a housing development makes no sense. It lacks the infrastructure, public transporting, access to services and, as noted here, erodes critical habitat that makes this place we live great. A HUGE residential development just went into ""downtown"" gunbarrel. Why was no low-income development considered for that. Build where it makes sense."

florence marcellus Loveland CO 80537 United States 2015-12-07 Please protect the owls

Beth Walter Boulder CO 80301 United States 2015-12-07 "I'm a birdwatcher with a BS in Wildlife Management"

Cathy Lund Denver CO 80203 United States 2015-12-07 This development will threaten the environment that Boulder County has fought to keep as an owl sanctuary for decades.

Karen Blatchford Lyons CO 80540 United States 2015-12-07 I believe the proposed housing project would seriously threaten the welfare of this owl family that has brought so much joy to the community - both in Gunbarrel and beyond. We - the people - need open space AND so do our owl friends.

C Gould Denver CO 80205 United States 2015-12-07 Not only are the owls a beautiful attraction, This owl habitat and nesting area is beneficial to keeping biodiversity in the local ecosystem

Jon Mize Denver CO 80231 United States 2015-12-07 It shouldn't be right to just eliminate this beautiful creatures' habitat!

Ken Stephens Boulder CO 80301 United States 2015-12-07 My friend signed it.

Julia French Boulder CO 80301 United States 2015-12-08 no more houses!!!! like seriously your going to put houses over there and kill wildlife habitat!

mj eslinger denver CO 80237 United States 2015-12-08 We don't need more housing projects in place of open space preserves.

David Williams Boulder CO 80302 United States 2015-12-08 I want to preserve owl habitat in Boulder.

Sheryl Lehman Boulder CO 80301 United States 2015-12-08 We love twin lakes area as it is.

Charlie Bachman Boulder CO 80301 United States 2015-12-08 we can live with less development but not without the owls

Kristin Sanford Boulder CO 80301 United States 2015-12-08 This is near my house!

Rochelle Woods Denver CO 80205 United States 2015-12-08 I believe we should protect nature

John Chapin Boulder CO 80302 United States 2015-12-09 I believe in open spaces and preserving wildlife.

Elise Winkler Boulder CO 80301 United States 2015-12-09 The Twin Lakes is home to a great deal of wildlife, not just the amazing owls. It is an area used and enjoyed daily by a multitude of residents and is part of what defines Boulder County as unique. A touch of peaceful wilderness among the tumult and congestion of Gunbarrel.

lindsay coe Boulder CO 80301 United States 2015-12-09 I go see the owls each spring and they're cute af stop killing the environment

margery mcsweeney boulder CO 80301 United States 2015-12-09 We must care and protect - there is no other choice !

leon schrecongost Denver CO 80229 United States 2015-12-09 I like owls.

Virginia tobey Providenciales "" "" United States Minor Outlying Islands 2015-12-09 In Spring of 2015, my husband and I visited family living in Boulder. One day they led us through a development of homes to a narrow park area. Right off the well trafficked footpath, the pointed to an owl's nest! With binoculars, we saw a baby owl looking back at us! Magical! Irreplaceable! An important part of the history and heritage of the New World. Save, protect and honor the endangered wild places!!

Yamilet SEMPE 03200 France 2015-12-09 Ysempe

Patricia Steen Boulder CO 80301 United States 2015-12-10 These owls need their home to remain safe.

Hannah Loudin Denver CO 80211 United States 2015-12-10 I lived in the Twin Lakes Neighborhood for over 30 years, and the environment was one of the biggest assets to my childhood. Please protect our owls!

Brian Lay Boulder CO 80301 United States 2015-12-10 Love the owls. They always make me smile when I hear them at night.

Pamela Simpson Boulder CO 80301 United States 2015-12-10 I love owls, I love all animals, and I think preserving our wetlands and opens spaces are very important to these animals survival and ours in the long run.

Lindsey White Denver CO 80209 United States 2015-12-10 I support the Boulder Great Horned Owl Preserve!

Joseph Hahn Broomfield CO 80021 United States 2015-12-10 As a husband, father, veteran, Eagle scout, beekeeper, herp-hobbyist, citizen and fellow human. I believe that the health of our society greatly depends on the health of our natural world. Signing this petition is a no brainer.

Valerie Hotz Callis Boulder CO 80301 United States 2015-12-10 Boulder County is known for it's protection of natural resources and preservation of natural habitats for wildlife. This one has somehow been overlooked. Community leaders need to recognize this glorious area regardless of current high density high tech ambitions.

Pam Smith Iowa city IA 52245 United States 2015-12-11 I love owls and this place. If you have ever been in close proximity to a Great Horned you would sign.

Anna Hildebrandt Boulder CO 80301 United States 2015-12-11 Growing up in the Gunbarrel

neighborhood and visiting the baby owls every spring when they hatch has been a highlight of my childhood. Watching these beautiful animals grow and seeing them up close is such a privilege that we need to protect. We need to save these animals so future generations can enjoy them just as we have.

Jeff Hildebrandt Boulder CO 80301 United States 2015-12-11 These owls and other wildlife need to be protected.

Juliet Gopinath Boulder CO 80301 United States 2015-12-11 The owls are amazing. How could we think of disturbing them? It doesn't make too much sense.

Mary wallace Boulder CO 80301 United States 2015-12-11 To lose these birds and the amazing wildlife present at the lakes would be a travesty

Erin Manning Boulder CO 80305 United States 2015-12-11 I'm signing bc I think owls are a very important part of our ecosystem and I'm attached the pair that lives in our neighborhood. I love hearing and seeing them and I would like to support the sustainability of their species.

Judy McLaughlin Longmont CO 80503 United States 2015-12-11 I want the owl habitat protected now and for future generations.

Mikaela Madalinski Lafayette CO 80026 United States 2015-12-11 I used to live in the Twin Lakes area and listen to these beautiful birds calling to each other.

Eric Conrad Boulder CO 80304 United States 2015-12-11 I enjoy biking through this region and would like to preserve the park land we have.

Erin Saunders Lafayette CO 80026 United States 2015-12-11 I care about protecting habitat for animals.

Oxana O'Banion Boulder CO 80301 United States 2015-12-11 This a am amazing nature preserve and need to be cherished

Connie KNIPPELMEYER Boulder CO 80301 United States 2015-12-12 Keep the Great Horned Owl in the park for generations to see and enjoy

Sara Graydon Loveland CO 80537 United States 2015-12-12 I honestly believe we need to protect the local wildlife. As someone who emmensly enjoys nature, I enjoy the wildlife I see when I'm enjoying Mother Earth much more.

Wendi Hinrichs Erie CO 80516 United States 2015-12-12 I'm signing because I don't want to see our wildlife going away and want to save their homes.

Jane Maier Boulder CO 80301 United States 2015-12-13 I have photographed this nest site for years now and it would be a shame to lose it due to development.

Cathy Wise Lyons CO 80540 United States 2015-12-13 We need to ensure that development includes room not only for humans but for the wild things we share this earth with. Boulder prides itself on being green – creating space for the wild things is part of being green just as much as high efficiency furnaces and charging for plastic bags. Boulder can be a leader in a new world where there is room for ALL, not just humans.

Heather Diamond Westminster CO 80021 United States 2015-12-13 I'm signing because I love going to see these owls every spring.

Cathy Fossum Chetek WI 54728 United States 2015-12-13 I want to see a strong owl population for future generations.

Camilla Kristensen Fort Collins CO 80526 United States 2015-12-13 It's very important to preserve natural areas and habitats so that we can continue to protect and enjoy nature. We depend on it both physically and emotionally.

Meagan Borkowski Boulder CO 80301 United States 2015-12-13 I'm signing because we have been visiting the owl family for the past three years since we moved here. We lived in Gunbarrel for two years and loved visiting the owl family in the spring and following their story year after year. Protect the owls!

Nancy Rynes Boulder CO 80026 United States 2015-12-13 "I'm a longtime resident of Boulder County and enjoy seeing these birds every year. I am in favor of giving wildlife a place, especially

since we are Boulder. We are looked upon as being a very ""green"" and environmentally-friendly city. Let's show the country that we really DO live up to our reputation and create the Owl Preserve." Shalana Roberts Fort Collins CO 80537 United States 2015-12-13 I wish people would just leave the wildlife and their natural habitats alone. The poor Owls have been using this location for years.

Katie Connolly Denver CO 80215 United States 2015-12-13 I care about owls

Allison Wilton Lafayette CO 80026 United States 2015-12-13 We love experiencing the Owls here!!!!

Matthew Hansen Granby CO 80446 United States 2015-12-13 I am a birder and know wildlife has no voice except ours as a people and a culture. If the space was declared open space by open space officials originally and now they do a 180 in their opinion it makes one think if any open space is safe.

Lara Goldman Boulder CO 80302 United States 2015-12-13 We HAVE to preserve and protect!

Ian W Minneapolis MN 55406 United States 2015-12-13 I love those owls!!! Don't destroy their beautiful homes to build your ugly ones!

Emily Vaughn Boulder CO 80301 United States 2015-12-13 Want to preserve the open space and owls!!

Mindy King Bailey CO 80421 United States 2015-12-13 It is critical that we save the nesting sites of Great Horned Owls. This development will destroy habitat that this nesting pair of owls depend on to survive and raise their young.

Dawn Key Elizabeth CO 80107 United States 2015-12-14 The boom in Colorado has taken enough land. Please save us some open space!

Lauren Gricci Waltham MA 02451 United States 2015-12-14 I used to live in twin lakes and know the owls- it was always a thrill to see them and they deserve to live and thrive in their home!

Becky Rothenberg Casper WY 82601 United States 2015-12-14 I'm signing because I lived in the Gunbarrel area for years, and those owls are a wonderful asset to the community. Not only do people love them, but the owls belong there. It is a rare opportunity to be able to see the owlets grow up and fledge- kids and adults both need that opportunity. There are so few places that we can truly experience nature in our backyard, it would be a travesty to knowingly get rid of this one.

CJ LAWRENCE Niwot CO 80503 United States 2015-12-14 I represent these beautiful creatures' RIGHTS to maintain the homes they ALREADY have!!

Cynthia Rizzo Paxton MA 01612 United States 2015-12-14 We need to preserve our wild life and leaving one tree alone won't hurt anything.

Katherine Schulz-Heik Boulder CO 80301 United States 2015-12-14 My kids and I would love to keep the beauty and miracle of nature close. When I watch nature I tell them this is how it should be, before people interfered.

elizabeth peach Boulder, CO 80304 United States 2015-12-14 Boulder is fast losing its specialness and the loss of the Great Horned Owl Preserve is another nail in its coffin.

Carol Baum Louisville CO 80027 United States 2015-12-14 I have watched these owls and their babes for years...its their home please preserve it..rather than build high density housing there!

Ann Wilson Erie CO 80516 United States 2015-12-14 My daughter and her family live in this area and they are keen birdwatchers as are we. There are fewer and fewer open spaces left for our wild birds and animals. We need to preserve what is left more than ever. This whole area is a wildlife sanctuary. Let's keep it that way. The Gunbarrel area is already becoming high density. These remaining wild acres need to remain that way for all of us. Boulder has always been in the forefront of preserving open space. Let's keep it that way.

Ali Zeljo Boulder CO 80304 United States 2015-12-14 I love owls!

Luke Naftz Arvada CO 80004 United States 2015-12-14 I believe in the preservation of all animals. This is a great conservation effort that the local government can be part of.

Cynthia Carey Boulder CO 80301 United States 2015-12-14 I'm a professional ornithologist and believe that there should be no development anywhere near this nest.

Penelope Bartell Boulder CO 80301 United States 2015-12-14 I understand the need for infill,

however this is one of few remaining open field lands that are not farmed or mown. And, this field is adjacent to the nesting area.

Shelley Stern Boulder CO 80305 United States 2015-12-14 I want to protect the owls.

Barbara Parr Erie CO 80516 United States 2015-12-14 We need to save as much open space as possible for our wildlife!!!

Scott Beavers Boulder CO 80301 United States 2015-12-14 I live in the neighborhood and enormously value the annual Great Horned Owl experience.

deborah catalina wlms OR 97544 United States 2015-12-15 animals will only survive if we engineer habitat into our own living space. you are ultimately hurting your own economy by not accomodation wildlife. you need to rething you idea of living space

Gwendolyn Tenney Boulder CO 80302 United States 2015-12-15 There's' better places for new housing than on one of the areas still covered by trees, and especially by owls!

Judith Smith Rocklin CA 95765 United States 2015-12-15 It is not necessary to destroy the critical habitat needed by this owl family for its survival. Even though I am not a resident of the area, my family and I enjoy the open spaces such as this one when we are visiting Boulder and the surrounding area. Please protect this meadow and the wildlife it supports.

Talia Roberts Phoenix AZ 85027 United States 2015-12-15 My 2 year olds favorite animal is the owl and I want him and his children to learn about them and see them in the wild for generations to come! Owls deserve to be protected! Unless someone like you cares a whole awful lot, nothing is going to get better, it's not!

Don Combee Niwot CO 80503 United States 2015-12-15 I want to keep the owls preserve!! Please save the owls!

Angela Barnes Boulder CO 80301 United States 2015-12-15 I love them!

Lynn Schardt Garden Valley CA 95633 United States 2015-12-15 Preservation will enrich the community much more. It is wise stewardship. Find another site for the housing.

Tara Dubarr Boulder CO 80305 United States 2015-12-15 This is a magnificent species that needs territory protected. They are part of the web of life and it is amazing to watch them in flight.

Farzin Lalezari Boulder CO 80302 United States 2015-12-15 the city is growing way too fast and destroying all natural habitats for wild life

katrina vecchiarelli denver CO 80246 United States 2015-12-15 For the love of God , stop destroying our planet

James Townsend Boulder CO 80301 United States 2015-12-15 It is important to preserve the natural wonders that make Boulder special.

Karen Danko Boulder CO 80301 United States 2015-12-15 "I'm signing because Boulder is loosing it's Soul. Recently the Council wanted to preserve an old smelly chicken coop in a alleyway!!! Is that really more important than preserving a very important habitat for a very important animal. I've been there when the babies are born. I watched faces of old and young light up with wonder at seeing a wild animal. Do we really, really need more so called ""affordable"" housing???? What about securing the housing for the owls and future generations????"

Dixie Elder Longmont CO 80504 United States 2015-12-15 Longmont

Stephany Seay Moiese MT 59824 United States 2015-12-15 "Too much is being destroyed. This is one small thing Boulder County can do to stop at least some of the destruction. Otherwise, you're well on your way to being a dead county with nothing but invasive humans and their gross constructs. Do the right thing: Support the Great Horned Owl Preserve....and then go even further to preserve more of what's left of your few wild places. Protecting prairie dog colonies are another great place to start. And get ready for the return of wild, migratory buffalo. Those of us on the side of Life intend to weave this tapestry all back together.

"

Anuradha Singh Longmont CO 80503 United States 2015-12-16 I believe in this cause and fully support it.

Vallee Johnson Erie CO 80516 United States 2015-12-16 "We need to protect all of our remaining wildlife to save ourselves.

Please recognize the importance of maintaining what natural habitats we have left to help balance our impact on all our natural resources."

Mary Ceallaigh Austin TX 78751 United States 2015-12-17 Listen to the wildlife biologists, and protect owl habitat. The wild animals need all the help they can get these days – DO NOT bulldoze the 20 acre Owl Hunting Meadow!!!

Louise Gray Summerland CA 93067 United States 2015-12-17 "We are all connected!

"

Denise Hintze Riverview FL 33578 United States 2015-12-17 Nature needs protection

Kate Sladen Boulder CO 80305 United States 2015-12-20 We need to save wildlife! These owls are very important for the balance of our ecosystem.

Julie Debrey Rock Island IL 61201 United States 2015-12-21 I care about animals.

Kelly Voss Brownwood TX 76801 United States 2015-12-22 I give a hoot!

Joseph Schwartz Wimberley TX 78676 United States 2015-12-22 No high density housing development. Boulder county should be a zero growth county to preserve the beauty, don't be an Austin Texas!

Patricia Logan-Olson Longmont CO 80503 United States 2015-12-22 These owls are what make living in Boulder County special. Please protect these treasures. Endless growth will destroy what so many of us love about this area.

Pamela Jones Longmont CO 80504 United States 2015-12-22 I'm signing because the beloved Owls need my protection.

Sandra Sartor Longmont CO 80504 United States 2015-12-22 My family and I used to live in Gunbarrel. My husband still works in Gunbarrel. We have visited the owls while a ranger was there with scopes as recently as Spring 2015 so that we could see the babies. It was a wonderful experience!

Debbie Williams Oceana WV 24870 United States 2015-12-28 Yes – maintain the Preserve!

Chris Panayi Brighton, ENG BN2 0HF United Kingdom 2015-12-28 Read a bit about these beautiful birds before you decide whether to keep them, or kill them.

Sheila Desmond Cameron Park CA 95682 United States 2015-12-28 Our feathered predators need space to survive. If we don't protect our eco-system, we are only hurting ourselves.

Kate Kenner Guilford VT 05301 United States 2015-12-29 Of course a preserve should be created. Animals are losing their habitats all over the place. I fully support this idea To bulldoze it would be cruel-where are they suppose dot g? Would you want your homes bulldozed for the use of others? I don't think so. Why should wild animals always have to give up their hoes for others. They are going extinct at an alarming rate and the tide must turn to protect them. Make a preserve and let them love and flourish in health and safety.

Sandra Woodall San Antonio TX 78212 United States 2015-12-29 There is a limit to how much damage humans can do to other species before we find we are hurting ourselves.

Agnieszka Marszalek Arctic Bay X0A 0A0 Canada 2015-12-29 I believe that we have a duty to protect the life around us.

john pasqua ESCONDIDO CA 92025-5005 United States 2015-12-29 must protect these owls now.

Nora Davidson Bremerton WA 98311-9572 United States 2015-12-29 This owl is a treasure of the Earth.

martyn bassett london NY cr4 2jq United States 2015-12-29 Owls are so very important to Healthy Ecosystems.

Phillip J Crabill Little Elm TX 75068 United States 2015-12-29 These creatures are a very valuable part of our wildlife and must be preserved for future generations to enjoy!!!!

andrea bassett london ENG cr4 2jq United Kingdom 2015-12-29 I am in full Support of the Boulder

Great Horned OWL PRESERVE!

Deborah Wells London ENG SW2 5BA United Kingdom 2015-12-29 "Please create the Owl Preserve. Thanks.  
"

Flora Pino García Alameda del Valle, Madrid 00000 Spain 2015-12-31 FIRMA AQUÍ Y DIFUNDE PARA QUE EL CONDADO DE BOULDER, COLORADO, EEUU, PROTEJA A ESTA ESPECIE DE BHÚO Y EL HÁBITAT DE LA VIDA SILVESTRE EN TWIN LAKES Y DETENGA LA GRAN URBANIZACIÓN QUE LOS DESTRUIRÍA

Jane Cummings Boulder CO 80301 United States 2016-01-01 It is a travesty to think of destroying this decades old habitat of the Great Horned Owl

Kimberly Gibbs Longmont CO 80503 United States 2016-01-11 "I adore the owls and want to share the land with them.  
"

Julie MacLeod Boulder CO 80304 United States 2016-01-12 I'm signing this petition because I would like to see this parcel of land remain undeveloped. Leaving the parcel as is, or using it for a green park or community gardens, would be much less disruptive to the owls' habitat. Leaving it as natural as possible would allow the owls to keep their important hunting ground and at the same time let those in the neighborhood continue to admire and enjoy the owls. Please prohibit residential development in this space.

Jean Hancock Boulder CO 80301 United States 2016-01-14 Please protect our magnificent owls.

Tobin Kaestner Rancho Santa Fe CA 92067 United States 2016-01-14 birdwatcher at heart!

ESTER DEEL Oakland CA 94603 United States 2016-01-14 DO the right thing.

Chris Anderson Boulder CO 80303 United States 2016-01-15 Boulder needs to stay true to its values and put wildlife and the environment first.

Amanda Lineberry Winston Daley NC 27106 United States 2016-01-16 I care about preserving wildlife

Danielle pollak Denver CO 80237 United States 2016-01-17 We need to protect nature and our owls....

Gabe DeMola Boulder CO 80305 United States 2016-01-17 I've been taking my children to visit the owl family at Twin Lakes for the last three years. It has always been a magical experience to observe these majestic creatures in the wild. We have tried looking for other owls in Boulder County, but have never had any luck. I urge you to please consider other alternative to this proposed development so that this can remain an important habitat for this owl family and future generations.

Michael Cutter Denver CO 80236 United States 2016-01-18 This is a gem right in NE Boulder and should be preserved. Housing developments can go in many places. Once destroyed this owl habitat can never be re-created.

Florence Bocquet Lafayette CO 80026 United States 2016-01-18 "It is a SHAME to always build and disregard nature around us. We NEED nature. Without nature and its living animals, we would not exist.

I chose to live in Boulder County (live in Lafayette for the past 5 yrs) –and I used to live in Boulder city for 8 years– because I love the parks and nature surrounding the city; a city that includes only low-rise buildings, etc.

We need parks and preserves to remain parks and preserves FOREVER, whatever the economic situation is, whoever the City Council board members are, whatever monetary offers are proposed. The human race NEEDS nature. Where do you think our oxygen (we need oxygen to breath) comes from??? Not from buildings, paved roads and cars, but from healthy trees that grow with animals and clean water.

I vote NO to a construction site.

I vote YES to keeping the Boulder Great Horned Owl Preserve and park trails.

I will attend the City Council meeting on January 26 in support of the Boulder Great Horned Owl Preserve.

BE BOULDER,

(be innovative, be successful, be driven, be together)"

Katherine Van Winkle Boulder CO 80304 United States 2016-01-18 This is a remarkable habitat for great horned owls, as evidenced by documented descriptions, as well as other wildlife. It would be a travesty to destroy this area, feeding ground and open space so valuable to our precious environment.

Sweigh Emily Spilkin Boulder CO 80305 United States 2016-01-18 I love owls and want to protect them and I value them as a presence in my community and life.

Christine Rudzinkas Denver CO 80239 United States 2016-01-18 I love animals.

Penelope Whittington Dayton TX 77535 United States 2016-01-18 We as humans need to preserve our wildlife! We are the protectors of our great planet and everything on it. Take a moment to look around our earth do we really need another home, Best Buy, Wal Mart? No we need to preserve our wildlife's homes they can't sign a petition, get an attorney, protest to protect themselves!! Stop the development save the Great Horned Owl's home!!

Mary Kay Engel Boulder CO 80301 United States 2016-01-18 These owls need to be saved!

DARIA CARTER Lafayette CO 80026 United States 2016-01-18 We love owls and open space in/around Boulder.

Peg Duffy Golden CO 80401 United States 2016-01-18 "I'm signing because we do not own this beautiful place. We share it.

"

Sylvia Sommerer Boulder CO 80302 United States 2016-01-18 I want to protect these owl's habitat which they have had for over 30 years. What a great opportunity to have the United States first Great Horned Owl Preserve here in Boulder county! Developing land for profit happens much more often. I encourage Boulder County to take opportunities like this to create a preserve for education, and sustainability for this generation of Great Horned Owls. Something close to home we can be protect and be proud of for many generations.

Heidi Cuppari Boulder CO 80304 United States 2016-01-18 Want to protect these amazing animals.

Laurie Lazar Boulder CO 80304 United States 2016-01-18 I'm signing this because I feel its important to protect this little area as a home for the owls. Thank you for doing what you can to protect them!

Susan Dickinson Broomfield CO 80020 United States 2016-01-18 I care deeply for the preservation of wild habitat, particularly for raptors, and while I don't live in Boulder, I am frequently a visitor to Boulder's beautiful parks and open space, and always want to see wild creatures like the owls, thriving around us.

JOANN DEVINE Saint Louis MO 63109 United States 2016-01-19 I'm signing because we need to protect the Great Horned Owl Preserve!!

BRIAN COMERY Aurora CO 80014 United States 2016-01-19 There needs to balance between a respect for nature and housing needs. Decisions should not be made solely on financial gain.

Mark Ruocco Boulder CO 80302 United States 2016-01-19 Do we really need to destroy owl habitat in Gunbarrel in favor of some matchstick apartments, I think not.

Terri Fox Boulder CO 80304 United States 2016-01-19 I care about the Owls having a home.

Brittaney Caldwell Broomfield CO 80020 United States 2016-01-19 To give voice & recognition for a living family that has no human voice or defense against the destruction of their habitat & well-being for now & generations to come!

Lucretia Holcomb Boulder CO 80302 United States 2016-01-19 This needs to be preserved. Its a very small location.

kathryn harris Englewood CO 80113 United States 2016-01-19 Build your house somewhere else - the owls were there first. Let them keep their house! Don't be a bankstah gangstah and evict our relatives who perform many unacknowledged services for us. Otherwise I hope you come back as a mouse to be eaten by them.

Mary Stuber Lafayette CO 80026 United States 2016-01-20 These owls and this nest are too great a resource for the city of Boulder and the people of Boulder County to sacrifice for housing. So many people I know have been positively affected by their experience of this nest, including myself. This seems like a no-brainer except in the wacky world of Boulder's land-use choices (like the recommendation by trustees to build a trail on the west side of Hwy 36 in the NTSA - shame on them!). Once these places are gone, no amount of \$ can ever get them back. Please use the power vested in you by the people to save this special place from further development. Thank you.

Candi Formen Hershey PA 17070 United States 2016-01-20 Colorado is a pristine state thAt should protect the precious animals who live there. They are your gift.

Rachel Leber Boulder CO 80305 United States 2016-01-20 The owls are very very important and a big part of our beautiful neighborhood!!

Leslie Leddy Boulder CO 80301 United States 2016-01-20 I've lived in this area for 6 years. The owls are magestic and it is a privilege to share this area with them. Please do not destroy their precious home land area. Please do not take away the most precious aspect of our quaint neighborhood. Please make this an owl preserve. Do the right thing.

Daniel Curtiss Boulder CO 80301 United States 2016-01-20 I'm signing this because I have enjoyed seeing the owls in recent years, and otherwise very much enjoy the beautiful meadow there. I live nearby, and would hate to see it developed! LEAVE THE MEADOW AND THE OWLS ALONE!

Julia Lunk Boulder CO 80304 United States 2016-01-20 Great horn owls are important and such as their livelihood. Keep them safe, please!

Maia Vitkovic Bethesda MD 20814 United States 2016-01-20 I am signing this because our Planet Earth needs more owls and less bulldozing.

Linda Rae Niwot CO 80544 United States 2016-01-20 Preserve great horned owls, not more development!

Jannell Shaw Boulder CO 80305 United States 2016-01-20 I enjoy hiking there specifically for the owls.

Karen Bartolo Boulder CO 80303 United States 2016-01-20 Protection of great horned owl nesting area, along with home of many snapping turtles, blue heron, redwing blackbirds, egret, fox, rabbit, critters that feed the owls(rodents) etc. This area is a Nature Trail, supported and looked after by local naturalists, provides education for the public and schools, and is a beautiful area. This entire area is wetlands with marshes and home to amphibians, fish, insects, etc that are an important part of the ecosystem foe animals and population. Let's keep some areas natural for all of and our future generations. Did I mention, this area and many surrounding acreage land is wetland. In July, lightening bugs are observed and they only survive in wetland areas and are very rare in Colorado.

Dari Blake Littleton CO 80120 United States 2016-01-20 We need to protect our nature.

Kim Kapustka Boulder CO 80302 United States 2016-01-20 I'm signing because Boulder is a special place. A big part of that specialness is its open space and wildlife. Please don't sacrifice these owls to continued growth.

antwinnette elliott Erie CO 80516 United States 2016-01-20 Natural preserve areas are becoming threatened by non-caring money hungry developers.

Kenny Mullet Boulder CO 80303 United States 2016-01-21 Nature is precious and we are destroying it at an exponential rate. I love Boulder because people here do care a little more.

Lisa Rogers Boulder CO 80301 United States 2016-01-21 This is my favorite activity in March and April. I have learned so much. These birds deserve to keep their home and to raise their babies in peace, as they have for many, many years!

Dechen Hawk Boulder CO 80301 United States 2016-01-21 I love owls

Cathie Martyny Boulder CO 80302 United States 2016-01-21 I enjoy watching the owls, plus habitat loss is a huge concern for all wildlife. Do the right thing and prioritize the owls!

Susan Foster Boulder CO 80302 United States 2016-01-21 I believe that affordable housing is important, but what ever is designed, it should not disrupt the owls that have nested there for years

nor their food source. Great Horned Owls and humans can co-habitate. Thank you for taking that into consideration.

nehje snow-valin Longmont CO 80501 United States 2016-01-21 Great educational tool for children.

Sarah Gramer Berquet "" 75007 Paris France 2016-01-21 To create the Great Horned Owl Preserve in North Boulder at Twin Lakes

Summer Lenderman Boulder CO 80304 United States 2016-01-21 I love OWLS and Nature

joao hooks Boulder CO 80306 United States 2016-01-21 Bulldozing the natural habitat for what!!!!

Gus Cohen Boulder CO 80303 United States 2016-01-21 I grew up here and have always loved the owls in the Twin lakes area. It's their habitat. Please don't take it from them.

Rachel Mark-Bachus Longmont CO 80501 United States 2016-01-21 The Great Horned Owls are part of our community. They have brought us so much joy and comfort, and wonderment. It is our duty to protect them. How could we do anything less?

Janice Owens Longmont CO 80503 United States 2016-01-21 It's wrong to take their home away! People need to respect nature!

Emma Wilmore Boulder CO 80302 United States 2016-01-21 I love owls and think it's wrong to leave them homeless.

seliena sena rio rancho NM 87144 United States 2016-01-21 We need to stop depleting our wildlife spaces exchanging them for concrete dwellings. If we continue down this path, our wildlife will become extinct. Boulder is supposed to be about open spaces, becoming one with the environment and respecting our wildlife. Why then do we continue to develop the land? Help save these beautiful creatures and secure their natural habitat. They do not need to be forced from their home in order to pacify human greed.

Linda Lehr Westminster CO 80031 United States 2016-01-21 I love the owls..used to see a bunch of them when I worked at IBM & also when going to Niwot!!

max absher Littleton CO 80128 United States 2016-01-21 Save the owls!

connie carroll-hopkins Boulder CO 80305 United States 2016-01-22 Owls are a very important component to maintain a balanced echo system. We, humanity, needs to be the voice of the owls

Mark Stobbs Boulder CO 80303 United States 2016-01-22 Let's keep Boulder wildlife friendly amidst a growing number of construction projects.

Beth Huesing Boulder CO 80301 United States 2016-01-22 The owls are magnificent!! I am teaching in China so not home to help. This is such an important amtter for Twin Lakes!!

Renee Bornstein Alameda CA 94501 United States 2016-01-22 I have family and friends who live near Twin Lakes, and I visit them to watch the owls. Why ruin an owl family's home?

Leaf Running-rabbit Ward CO 80481 United States 2016-01-22 "I would prefer to protect and save the owl habitat rather than to have more human housing.  
"

Irene Sinel Parker CO 80134 United States 2016-01-22 Besides being majestic, owls are necessary to keep the rodent and poisonous snake population down. Boulder needs to do the right thing and preserve their habitat. ♥

Rima M Aurora CO 80013 United States 2016-01-22 Save the owls!

Stephanie Rose Englewood CO 80113 United States 2016-01-23 All sentient beings need everyone's assistance to live the life they deserve...and I love owls !!!

Sandra Ringener Sparks NV 89434 United States 2016-01-23 We don't need more condos at the expense of nature.

Sandy Shea Crested Butte CO 81224 United States 2016-01-24 I'm with the owls.

Ed Hall Denver CO 80210 United States 2016-01-24 "Nature needs a seat at the table. We need to leave half of the habitat in any small area for nature, in order for us to survive. No more development. Period.  
"

Sarah Krolick Boulder CO 80304 United States 2016-01-24 I want to save the owl habitat

Jim Kellogg Chino Hills CA 91709 United States 2016-01-25 I'm from Boulder and return to Twin Lakes often. It's a great natural preserve for many animals.

Paula Zuppas Longmont CO 80503 United States 2016-01-25 I like to see the owls when I go for walks in the area. I also believe in protecting our wildlife. It is something Colorado should be proud to do.

Zac Zuppas Longmont CO 80501 United States 2016-01-25 I'm signing this because I've seen the owls in question and various other birds of prey hunt in that field.

Randolph Ware Boulder CO 80305 United States 2016-01-25 I have observed owls in this location for many years. Losing this habitat would be very upsetting.

Marta Nelson Longmont CO 80501 United States 2016-01-25 I work near the Twin lakes and the last thing we need is more construction and less wildlife. An Owl sanctuary is a better choice for Boulder!

Karrie McMillan Tampa FL 33617 United States 2016-01-26 We have enough developed land and vacant homes to fill.

jennifer kirsch Los Angeles CA 90049 United States 2016-01-26 Because it's the right thing to do.

Nancy Meute Panama City FL 32405 United States 2016-01-26 You need to create a Great Horned Owl Preserve. Housing developments can be constructed anywhere if they are absolutely necessary. This particular area needs to be preserved for the wildlife.

Wendy King Dronfield ENG S18 8QL United States 2016-01-26 Wildlife needs somewhere to live!! Dont be selfish!

Carol Wojdyla Boulder CO 80301 United States 2016-01-26 SAVE the OWLS....

Linda Miller Boulder CO 80303 United States 2016-01-26 Owls deserve some space too - and they eat a lot of mice which help people.

stephen eckert boulder CO 80304 United States 2016-01-26 We need owls. They need us to protect their habitat.

Brandon Blanc Arvada CO 80007 United States 2016-01-27 I care

Jaime Roth Boulder CO 80302 United States 2016-01-27 Boulder's great horned owls should be protected and their habitat preserved for future generations of owls and the humans who observe and admire them. Housing needs should be met through infill rather than new construction wherever possible. The parcels at issue are critical hunting grounds and construction and other human interference would likely damage wildlife populations in this area.

Vicente Vialpando Denver CO 80212 United States 2016-01-27 These Owls are Majsetic and they should be able feed where they want. People just want to detsroy thier habitat for self gaining reasons and that is not right.

tanya shimer Jamestown CO 80455 United States 2016-01-27 please protect this land for our great horned owls!

Stephanie Southard Brighton CO 80601 United States 2016-01-27 I understand wanting to crest affordable housing, but if we continue to take over any available land we will push out all of the wildlife from their homes. Sometimes wildlife needs to come first.

wallace sobel tucson AZ 85750 United States 2016-01-27 I believe that this small parcel of land, that is an integral part of the oil's domain, is more important than any profits for builders or politicians

Judith Miller Littleton CO 80127 United States 2016-01-27 Because they are part of nature and give so many people pleasure in being able to observe them. Also the baby owls are so precious!

Tina Toth Broomfield CO 80023 United States 2016-01-27 I believe not only animals but people too need natural space around them. We are reaching a critical density of tract houses in the Denver metro area.

Elise Zuppas Doylestown OH 44230 United States 2016-01-27 Owls are amazing creatures

Andrrw Casswy Boulder CO 80306 United States 2016-01-28 I live near some owls too!! I love

listening to them at night/morning as much as the Loons of Maine  
charlotte phillips Hilo HI 96720 United States 2016-01-28 We must stop making the world uninhabitable for animals. It would be a bleak place with nothing but humans. Please do not bulldoze the owl habitat.

margaret kane Longmont CO 80503 United States 2016-01-29 "Seeing owls in our area is a magnificent experience. I am proud to live somewhere where we actually see them freely is a privilege. Before Somerset in Niwot was built we had so many more. I don't want to see that happen in Twin Lakes.

"

Jane Harris Boulder CO 80305 United States 2016-01-30 Give a HOOT! Let Boulder City Council know that you value the preservation of wildlife habitat within and surrounding Boulder:)

Emma Schaefer Longmont CO 80503 United States 2016-01-30 I care about these habitants of nature and want a Preserve for them and for others to enjoy.

Ellen-Alisa Saxl Boulder CO 80301 United States 2016-01-30 The only option is to keep them undisturbed - good work!

Pamela Weber Boulder CO 80303 United States 2016-01-30 I am signing because I live in the neighborhood very close to Twin Lakes and have enjoyed walking around Twin Lakes and seeing the owls and their babies. MANY new apartments have just gone up in the Gunbarrel area (and are still going up) which is contributing to congested roads and over crowding. We absolutely do not need more multi-family housing units out here! Our wildlife and quality of life is being adversely impacted.

Judith St Clair Boulder CO 80301 United States 2016-01-30 We watch the owls every year. Stop the high density sprawl into Gunbarrel, especially at the expense of these beautiful birds.

Karen Shay Boulder CO 80301 United States 2016-01-30 It would be a terrible mistake to ruin this beautiful spot of nature by building on it.

Valerie Walker Ely NV 89301 United States 2016-01-30 "The possibility of destroying this beautiful sanctuary, where so many come to watch, from a distance, nature's rebirth is heartbreaking. I remember taking a Girl Scout troop to see the owls and our daughter is now 25.

Gunbarrel has seen the bulk of affordable housing from the city. Please let this enclave survive and support the owls."

Debra Croghan Mullen NE 69152 United States 2016-01-30 This is too great a treasure to lose!

pamela deis Boulder CO 80301 United States 2016-01-31 I hear the owls hoot at pre-sunrise.

Leslie Brown "" 2230 Australia 2016-02-01 " That's very sad news. A couple of things to help: you should \*definitely\* go on to flickr, twitter and facebook, search for ""owls"" and post a link to this petition in the comments. Search flickr, filter the search results by ""interesting"", that will show the search results with the most comments. Then, every time someone posts a comment, all the previous commenters see the link. It's a fantastic way to get more exposure. Go! Do it now! (I have already done about 20 comments, you need to do it a few hundred times)"

Leslie Brown "" 2230 Australia 2016-02-01 "That's very sad news. A couple of things to help: you should \*definitely\* go on to flickr, twitter and facebook, search for ""owls"" and post a link to this petition in the comments. Search flickr, filter the search results by ""interesting"", that will show the search results with the most comments. Then, every time someone posts a comment, all the previous commenters see the link. It's a fantastic way to get more exposure. Go! Do it now!"

Lynn Israel Boulder CO 80305 United States 2016-02-01 We need to protect this state's wildlife NOW!

Susan Mccausland Boulder CO 80304 United States 2016-02-01 Please do not destroy this owl habitat!

Sandra Holloway san diego CA 92111 United States 2016-02-01 Birds matter. People can live

elsewhere

Sheri Smith Boulder CO 80302 United States 2016-02-01 Owls deserve protection and Boulder is great because we do value nature and open space.

Kyle Farook Newtown Square PA 19073 United States 2016-02-01 I give a shit

Edie Stone Boulder CO 80302 United States 2016-02-01 We need to preserve open space and the meadow where the owls hunt for future generations.

m goldin boulder CO 80302 United States 2016-02-01 I'm signing this because it is of great importance that this owl preserve be created or maintained. It is a travesty to Nature and to us as humans. We need more people, but you are also not being respectful of their habitat. You wouldn't like it if it happened to you, would you? Animals don't have a voice or a choice. Do the right thing please and preserve their habitat.

Rosemary McEwen Castile NY 14427 United States 2016-02-01 I GIVE A HOOT!

Kerstin Eckmann 20144 Germany 2016-02-01 "Ich unterschreibe, weil es nicht sein kann, dass der Mensch aus purer Habgier jedem Mitgeschöpf den Raum zum Leben und Atmen nimmt. Dieser Planet gehört nicht uns. Er ist unsere Heimat, aber auch die von vielen anderen Geschöpfen. Wir haben genug Unheil angerichtet.

I'll sign because it can not be that man any fellow creature takes the space for living and breathing out of sheer greed. This planet is not ours. He is our homeland, but also from many other creatures. We have done enough harm."

Patrick ORourke Nederland CO 80466 United States 2016-02-01 Save more open space

Gail Margolis Boulder CO 80304 United States 2016-02-01 Owls are endangered species so leaving them displaced would be putting them in even more danger. They have been in that tree for years- it is theirs.

Karlene Dancingwolf Lafayette CO 80026 United States 2016-02-01 This land needs to remain a sanctuary for our wildlife. Please keep Boulder beautiful and don't cave to developers who come and go.

alexandra kustow brooklyn NY 11201 United States 2016-02-01 Someone has to stand up for the owls

Lena Schäfer 24143 Germany 2016-02-01 Wir haben uns schon so viel genommen... warum fällt es uns so schwer, solche Plätze den Tieren zu überlassen?!

Joe Ward Farmington NM 87401 United States 2016-02-01 Habitat for great horned owls is more important than the kickbacks paid to corrupt council members by developers.

Michaela Hinerman Centennial CO 80015 United States 2016-02-01 Owls before Development!!!! Wake up Boulder!!!!

Phyllis Writz Littleton CO 80128 United States 2016-02-01 "People should be heard over developers. Come on ""board"" -- do the ethical thing!!! You still have s chance to show integrity regarding our wildlife. "

Michele Donay Boynton Beach FL 33436 United States 2016-02-01 I am an animal lover. I believe in supporting all things that are good and live.

marie antobenedetto natick MA 01760 United States 2016-02-01 This area is wild and should kept that way. That is an owl conservation area. Those owls will leave or die just for more houses!!

Margaret Strumpf Boulder CO 80301 United States 2016-02-01 The opportunity to observe these wonderful creatures is an important learning opportunity for young and old. It enriches us all, beyond any \$\$\$ amount. Please do not disturb them!

Dayna Conner Carbondale IL 62901 United States 2016-02-02 Time to stop the destruction of life.

Brett Ochs Boulder CO 80301 United States 2016-02-02 Leave some open space to those who makes this city great! We need undeveloped land for the other creatures that live here.

Jillian Curry Denver CO 80237 United States 2016-02-02 We need to protect forest creatures!

Nancy Reighter Castle Rock CO 80104 United States 2016-02-02 Bit-by-bit, piece- by-piece, you

and your ilk allow the destruction of everything that makes Colorado (native of 58 years) a place of extraordinary beauty. You give developers every consideration while dooming wildlife and destroying the faith of citizens alike. Some things are more precious than capital and if you don't believe that, go back from where you came, or did you destroy that too?

Mary Carpenter Louisville CO 80027 United States 2016-02-02 "Please City Counsel members, the Owls at Twin Lakes are such an important part of the local community!!! Part of the reason so many people want to live in our area is because of how we treasure our wildlife, our mountains and each other. Let these beautiful creatures have their bountiful land. There are so many other places that the developers can build on without taking anything away from any person or animal.

I appreciate you all for the tough decisions you must make. Please consider the value we place in Boulder County on the environment that nature has afforded us all. So many of us love these owls!!!"

Kimberly santos Lafayette CO 80026 United States 2016-02-02 All who are voteing should be fired..now,,we now see who you really work for...we the People of the United States are seeing this over and over I ashamed of you all...what more do you need? These are great sacred beings.....you will be remembered for this ..nothing else you do will matter, why? oh Why? can you tell the truth? Boulder...so so called great Boulder we love our wildlife and well the cash too...Shame on all of you Shame.....wait till the children hear how you sold their future...and they will know...how could you?

Kevin gALLAGHER Boulder CO 80304 United States 2016-02-02 I have seen these owls and they are an awesome addition to Boulder. I would love future generations to experience them as I have.

gemma meekison Kirkcaldy SCT ky26rl United Kingdom 2016-02-02 I love owls and they are beautiful creatures!

david stein Sarasota FL 34239 United States 2016-02-02 i wanted to move to colorado to live but so many developments destroying wildlife lately that i am about to re-think it....

Paula Nailon Tucson AZ 85712 United States 2016-02-02 I love Boulder and visit frequently. The Owl Preserve is an important part of Boulder's unique beauty and ecology and I simply can't believe that you would consider destroying it for the same of development. The developers could surely find another 20 acres to use for this project!

Jenny Devaud Boulder CO 80302 United States 2016-02-02 Affordable housing should be provided within new developments in town.

Nadene Pettry Idaho Springs CO 80452 United States 2016-02-02 "We need preserves like this, for the owls, our community and our children. Our quality of life is more important than development. Please save this beautiful area."

sue boorman Longmont CO 80503 United States 2016-02-02 Nature needs to be protected--this is a Boulder County value--we have enough cancerous townhome sprawls.

Stephen Haydel Boulder CO 80302 United States 2016-02-02 This is a really bad spot for housing. Stop allowing Developers to buy out of affordable housing, like Reve', 29 North, Solano, etc...

Jennifer Eads Boulder CO 80305 United States 2016-02-02 This seems unethical and an unconscionable process in our community.

Diana Reed Livingston TX 77351 United States 2016-02-02 This is not right. Preserve has one meaning. To preserve. Please stop the destruction of nesting area for endangered species.

Grant Bender Gunnison CO 81230 United States 2016-02-02 This is a major habitat and breeding site that feeds into the ecosystem of open space stretching from Foothills RD Boulder, then to Louisville and Longmont

Katherine Streicher Boulder CO 80303 United States 2016-02-02 Open space and wetlands are more important to young and old, now and in the future, than commercial development

charlotte friedman Longmont CO 80503 United States 2016-02-02 i lived at 6545 Kalua and i have watched these owls for years. This is not a convenient spot for low-income folks to be located.

Elizabeth Barnes Hazlehurst GA 31059 United States 2016-02-02 Shame on you Colorado. I come to Colorado to see the wildlife...maybe I will find a different state that values their precious treasures

like owls.

Heather King Ottawa ON K2P 2R2 Canada 2016-02-03 owls are feathered earth bound angels  
Polly Peacock Downingtown PA 19335 United States 2016-02-03 I am an adamant bird lover!!

Vickie Emms Anola R0E0A0 Canada 2016-02-03 its time people started standing up for the wildlife  
and not the WILD LIFE! Where is this world going taking away the habitats of our animals every day  
and succeeding yet.

david cuccia columbus OH 43230 United States 2016-02-03 Because it's the right thing to do and  
all wildlife needs as much as their original habitat as we can afford to give them...we can always  
move...they can't!

Jacque Tros Hastings 4122 New Zealand 2016-02-03 Everything must be done to save/ preserve  
any Owl anywhere!!!!

Mary Ann Mazzarella Conway SC 29527 United States 2016-02-03 I give a hoot! Create the  
preserve!

Vivian Gordon Punxsutawney PA 15767 United States 2016-02-03 These creatures deserve our help.

Kathleen Cain Boulder CO 80303 United States 2016-02-03 Okay, the protection of Twin Lakes as  
an Owl Preserve, which we need, or bulldozing the area for a high density housing development. Do  
you really need me or anyone else to tell you why we need to preserve the area for future  
generations of owls and the natural world. Let's stop urban sprawl and give nature a chance to thrive  
and grow for our children and their children and so on. Please choose wisely as we are responsible  
to those that come after us. Leave Twin Lakes as a beautiful reminder of what we hold dear. Thank  
you.

Shelly Bohin Boulder CO 80301 United States 2016-02-03 I live on twin lakes road and feel honored  
to hear and see the owls in my neighborhood. give me a break, this preserve should be a no brainer.

D LePage Salem MA 01970 United States 2016-02-03 People are beautiful majestic creatures and  
their habitat needs to be preserved.

Vincent Wayland Boulder CO 80303 United States 2016-02-03 this is wrong!

Daniela Bourass 50679 Germany 2016-02-03 ich liebe Eulen und will sie schützen

marilena belloni Udine 20100 Italy 2016-02-03 la terra non è solo degli umani, grazie al cielo !

Scott Mast Boulder CO 80302 United States 2016-02-03 I love owls and i also think we need more  
green space and less development.

Betsy Collins Carmel CA 93923 United States 2016-02-03 I love Boulder and owls!

Kerrie Martin Aspen CO 81611 United States 2016-02-03 I love owls and believe in preserving their  
homes!

John McKnight Boulder CO 80305 United States 2016-02-03 I'm signing because preservation of the  
Owl Hunting Meadow is important to what Boulder is, and we don't need more commercial  
development here.

Hildy Kane Boulder CO 80304 United States 2016-02-03 I feel passionately about protecting our  
animal neighbors. I vote to create a preserve.

Audrey Gunn Boulder CO 80301 United States 2016-02-04 I see the birds hunt in this field first  
hand. We need them, we do. They provide diversity to our biome. New housing will stifle them, us,  
the entire environment.

Mark Ramirez Longmont CO 80501 United States 2016-02-04 the owl were here first, they were  
here before you!!

Mark Ramirez Longmont CO 80501 United States 2016-02-04 They were here first, don't mess with  
the delicate balance that Tunkasila perfected!

Steve Pyle Boulder CO 80301 United States 2016-02-04 "Owls need space not sprawl. Open space  
improves the quality of life here!

Steve in Gunbarrel"

Allison Scott Fort Collins CO 80525 United States 2016-02-05 It is irresponsible and disrespectful to  
destroy anyone or anything's home!

Loren Matilsky Boulder CO 80304 United States 2016-02-08 I like owls more than people.

aryl hatt-todd Boulder CO 80304 United States 2016-02-08 I am signing because Owl's are valuable predators and beautiful creatures. We have bulldozed enough land. Wealthy humans who want more land are not more important than an owl family. This is the dichotomy of our age. Save the land, as it holds more than owls.

chantal baas because no animal has to be tortured and live in p LI 6444cb Netherlands 2016-02-16 We need to protect the beautiful animals

Charles Garabedian Boulder CO 80301 United States 2016-02-16 Humans destroy everything that is beautiful in the world for excess material crap.

Dieter Bruhn Boulder CO 80301 United States 2016-02-16 It's important to protect these beautiful creatures and their habitat!

jen murphy boulder CO 80301 United States 2016-02-16 We need to protect our wildlife and Open Spaces!

Dave Settle Boulder CO 80303 United States 2016-02-16 I prefer owls over condos!

Deb Mizner Boulder CO 80301 United States 2016-02-16 We love this area & have watched the owls with our kids for years. This area needs to be preserved for generations to come who live in our area. We like the rural feel of our neighborhoods & want to keep it this way!

Brian Welconish Boulder CO 80301 United States 2016-02-16 This is important to me, to keep the owls in the neighborhood.

Erin Williams Boulder CO 80303 United States 2016-02-16 We need land preserved for animals. Open spaces and a respect for nature is one of the biggest reasons I moved to Boulder.

Kelly Hildebrandt Boulder CO 80301 United States 2016-02-16 I am a Gunbarrel resident and we need to protect our wildlife habitats. I can't believe this is even in question after relocating prairie dogs!

Alice Hall Corvallis OR 97330 United States 2016-02-16 Open space and a healthy environment is essential a happy healthy functioning society.

Anne Roan Boulder CO 80301 United States 2016-02-16 I love the owls!

Kristen Moegling Boulder CO 80304 United States 2016-02-17 please protect these beautiful birds.

Olivia Murphy-Welconish Boulder CO 80301 United States 2016-02-17 The Twin Lakes are right in my back yard and are special to me. It's where I can go to clear my head and just be surrounded by the sights and sounds of the many forms of nature that area is home to. With the ever expanding construction taking place not only in Boulder but Gunbarrel too, having land set aside to just be is not only nice but important to people's quality of living.

Charlie Brockway Boulder CO 80305 United States 2016-02-18 We can't destroy the little habitat that is left for these owls

Rick Pawlenty St. Cloud MN 56303 United States 2016-02-20 I would give anything to see a Great Horned Owl. Please don't destroy this owl family.s habitat.

Heather DiPaolo Bourne MA 02559 United States 2016-02-21 As a Boulder visitor I want to keep many natural and open spaces to enjoy the wonder in that beautiful part of the country.

Kristen Aldretti Boulder CO 80301 United States 2016-02-27 I want to protect the ever decreasing wilderness from development. Each year these owls are so amazing to experience. And the activity of watching them brings the community together - I've had amazing and rich conversations with other community members, all due to gathering and watching these beautiful creatures.

salli farrin Boulder CO 80301 United States 2016-02-27 i value the nature setting this area has provided for wildlife and feel it needs to be safeguarded

Tamara Kerner Boulder CO 80304 United States 2016-02-28 Let's not let great horned owls become a thing of the past. This is COLORADO not LA

Jenny Natapow Boulder CO 80305 United States 2016-03-23 I want this space protected for all wildlife that uses it.

Laura Wilson Thornton CO 80241 United States 2016-03-30 I think the owls will leave without the

hunting meadow.

Jon Anderson Louisville CO 80027 United States 2016-04-05 I loved owls!

Jeff Grantham Boulder CO 80301 United States 2016-04-06 Neighbor

Jeff Hansen boulder CO 80304 United States 2016-04-12 I agree with it.

Antoinette Cabral Santa Monica CA 90402 United States 2016-04-13 I want to protect the owls!

Maria Santiago Boulder CO 80301 United States 2016-04-13 Respectful the life.

Heidi Haas Louisville CO 80027 United States 2016-04-13 It is such an amazing situation to have a family of owls that have become accustomed to humans. This allows so many more people to be exposed to nature and all its beauty. This proximity promotes advocacy and education to help preserve precious hunting habitat. We can build affordable housing elsewhere, protect our wildlife!

Lindsay Dunham Martin Elizabeth IL 61028 United States 2016-04-13 "We humans have taken enough from Mother nature and her other children. The owls were there first, let's be better children and learn to share and quit destroying nature with our ""progress""."

Eliza McCutchen Boulder CO 80301 United States 2016-04-13 I'm signing because I believe animal rights are easy to overlook, and the greed of development is easy to give in to.

Spencer Poorman denver CO 80206 United States 2016-04-14 The people deserve a say in government and the fate of the owl preserve.

Alison Whitlock Bridgend WLS CF31 2HF United Kingdom 2016-04-15 With human's encroaching into the territory, more species will be threatened?

Jenn DeVary Boulder CO 80301 United States 2016-04-17 In the 2 years I have lived in Gunbarrell the constant building of new housing units has been disruptive to the peacefulness which initially attracted me to the area. If we don't draw some lines the beauty of Boulder will soon be diminished and redefined.

Genesa Falcao Boulder CO 80301 United States 2016-04-21 I want to save the owls!

Theresa Yvette Soutiere Juneau AK 99801 United States 2016-05-05 I was born and grew up in Boulder. I left when I was 30. My parents still live there and every time I visit, I miss the beautiful fields where these animals once lived. Please set some of it aside for them!

Haley McNabb Boulder CO 80305 United States 2016-05-17 Preserve the area! I live in this Neighbor

Jeremy Horst Boulder CO 80305 United States 2016-06-19 I love owls! People can live in all sorts of places, owls can't.

Tonya McKinney Hayden AL 35079 United States 2016-08-08 Our animals need protection because they can't protect themselves from humans.

aletia trepte san diego CA 92115 United States 2016-08-08 I give a HOOT!

Courtney Phillips Boulder CO 80304 United States 2016-08-08 Protecting owls whoooo have made this area their home for as long as I can remember is more important than more condos which who'll only add to the already over populated, congested roads and gentrified Boulder that unfortunately the city has created. Owls over people!!!!

Theodora Grace Boulder CO 80302 United States 2016-08-08 The City of Boulder is too inclined to permit natural habitat as well as historical buildings to be destroyed for new development.

Tanya Kasper Wimberley TX 78676 United States 2016-08-08 Boulder City needs to adopt a Moore wildlife friendly policy as a whole. It is terrible what they do to prairie dogs too.

Joy Miller Boulder CO 80305 United States 2016-08-08 "All across the planet, we're experiencing a mass extinction event. This habitat is home to the Owls. This is one habitat where we can make a difference.

"

Sarah K Mitchell Boulder CO 80303 United States 2016-08-08 I do not want the owls' habitat disturbed or eliminated.

Leigh Kornfeld Boulder CO 80301 United States 2016-08-08 I love the owls and they deserve to live in the twin lakes area. Building dense urban housing will not help the owls.

Julia Paine Boulder CO 80305 United States 2016-08-09 I care about owls and we need to stop building homes in their nesting areas.

Corinne McKay Boulder CO 80305 United States 2016-08-09 We love watching these owls!!

Ron Beetham Boulder CO 80301 United States 2016-08-09 I would love for our children and our children's children to experience the same joy we have in viewing these owls in our midst.

Ada Urist Boulder CO 80305 United States 2016-08-09 I have gone to see these owls every year for the past few years and I think that it is important to preserve their habitat.

Julie Mutuc Boulder CO 80308 United States 2016-08-09 We need to stop this development that will take away more owl habitat.

Nancy Holder Boulder CO 80305 United States 2016-08-09 The better question is why wouldn't I.

Jane Engel Boulder CO 80303 United States 2016-08-09 I love owls

Louisa Baker Boulder CO 80305 United States 2016-08-09 The preservation of wildlife like the Great-Horned Owl is important to the diversity of our world.

Scot Corn Boulder CO 80303 United States 2016-08-10 "Boulder residents needs to prioritize the natural diversity we have here so as to keep land for animal habitat. Otherwise Boulder will lose not only the distinction we have as a City with natural beauty, but also the animal habitat that makes the area the Destination it is!"

Gary Ball Boulder CO 80301 United States 2016-08-10 The Twin Lakes preserve area is the wrong place for this 280 unit development.... it will change the zoning of this area and change the character of this great eco-friendly neighborhood. It is now zoned low density and will become medium density. Too many people and too much traffic for this small area! and the whole ecosystem will be threatened .

martha mcpherson Evergreen CO 80439-4811 United States 2016-08-11 I am no longer in evergreen, I am in gun barrel and revel in the wildlife surrounding us. Please do the right thing, protect our world

Christine Mohr Wanze "" Belgium 2016-08-15 "Urgent please Important Please "

Melanie Kotze Cape Town 7500 South Africa 2016-08-15 Stop please

Heike Karimzadeh 30455 Germany 2016-08-16 I sign this petition to save this owl in her living area for a undisturbed life-we should save animals,they are in existentially danger to keep their kind!

Erin Mallon Longmont CO 80501 United States 2016-08-16 I lived in the Twin Lakes area for over 8 years. The owls were and are the symbol that life is prospering there, a sign that there is some balance. The habitat provides for this majestic and endangered species and they in turn foster kinship, bonding, and conscientiousness in the community. They have become the symbol itself of Twin lakes. Destroying their habitat would then be destroying ourselves on many levels.

Lisa Kerns Wheat ridge CO 80214 United States 2016-08-17 Owls are incredibly important

Wendy L Hall Arvada CO 80003 United States 2016-08-18 I am a big supporter of the Birds of Prey Foundation and have seen one barn owl in my neighborhood, but it's not an ideal place for an owl. WE need to SAVE these creatures and help them along.

Joye Fuller Boulder CO 80301 United States 2016-08-23 "I am concerned about the welfare of the Great Horned Owl and the habitat near Twin Lakes.. This is such a special place and would hate to see the hunting meadow destroyed.

"

Jane Weigle Longmont CO 80501 United States 2016-08-23 We must preserve open space respecting the land, flora & fauna in this fast growing, highly pressured front range area.

Erik Bernstein Boulder CO 80302-4001 United States 2016-08-24 The owls are an annual source of delight as the babies hatch and eventually fledge. This habitat is less than a mile from my house, accessible from the LOBO and Twin Lakes trails. It would be a shame to lose such a distinct, local natural habitat.

sophia bernstein Boulder CO 80301 United States 2016-08-24 I care deeply for wildlife and the

preservation of nature.

kim basher boulder CO 80305 United States 2016-08-25 "DO THE RIGHT THING!

"

Deb Reid Littleton CO 80127 United States 2016-08-25 "I have visited this Area several times- it is magical and beautiful! We all, must see Birds in nature- not just zoos! These owls

Are

Spectacular and part of what makes Boulder a special place. "

Pamela Amon Boulder CO 80301 United States 2016-08-26 "i have lived here in this neighborhood for 25 years. I love the natural habitat and open space. I am a frequent visitor of the owl preserve, and all nature around us here in our neighborhood. this will ruin the environment..

I am a native of Boulder county and am appalled at the local Government who have sold out to developers to line their own pockets. WE are being forced into an annexation to meet their requirements for their affordable housing. People need to stand together and expose these officials for what they are.

Criminals...out for profit. "

Donna Stewart Erie CO 80516 United States 2016-08-26 "Plowing crucial habitat for owls so that another land developer, and pocketed politicians, and line their pockets? Just plain wrong.

"

David Gould Boulder CO 80302 United States 2016-08-26 Im signing because I care and I LOVE owls!

Sheryl Hart Boulder CO 80301 United States 2016-08-26 I am one of the many fans of the owls, who have given me a window in to their world. When they are gone, they are gone!

Jennifer Wridt Longmont CO 80504 United States 2016-08-26 Boulder does not need more densely packed housing, it needs to preserve its natural resources and wildlife habitats!

Katherine Wootton LONGMONT CO 805036413 United States 2016-08-26 I lived in Twin Lakes for 25 years and hate to see the loss of what natural habitat that remains.

Julie Naumer Boulder CO 80301 United States 2016-08-26 Where else can you show your children the world of owls in their natural habitat! We see them nest and have babies. We see them hunt. And we find owl pellets to explore.

Helmuth Naumer Boulder CO 80301 United States 2016-08-26 We have enjoyed the Owls at Twin Lakes for years, it is a special place.

Sarah Long Boulder CO 80301 United States 2016-08-27 When I was a child, my family raised a baby horned owl. it was brought to my science teacher mother after falling out of its nest. Took over 2 years for him to reach maturity and move to the wild.

Deborah Kelly Boulder CO 80302 United States 2016-08-27 Humans need to live with their owl neighbors and owl neighbors need to live.

Lindsay Craig boulder CO 80305 United States 2016-08-27 "There are many reason.

Financially- Part of the value of Boulder and the surrounding communities is the wildlife and nature reserves. If we destroy these we also destroy monetary value in the community and drive housing prices down.

Ecologically- Owls help keep the prairie dogs in check. The prairie dogs are cute, but do we really want more of them? The repercussions of a reduced owl population cannot be foreseen. All things are connected in an ecosystem. Humans would probably be fine with reduced numbers of owls, but it would irreparably change the ecosystem of Boulder in unforeseeable ways.

Aesthetics- Life without beauty is largely meaningless drudgery. Human development near nature preserves will reduce the beauty of Boulder.

Safety– Increased developments will result in significantly more traffic. The nature preserves are an area where children and elderly people (as well as the rest of the population) tend to walk, bike and generally recreate. Increased traffic in a pedestrian heavy area may lead to increased accidents. A decrease in the aesthetic value of Boulder (and an increase in population density) will also discourage those who value aesthetics and tranquility to live in the city, changing the value system of the population over time, which will also have unforeseeable consequences.

Thank you for considering the thoughts and concerns of your constituents."

deborah marie Columbus NE 68601 United States 2016-08-28 PLEASE SAVE OUR WILDLIFE !!!! OUR OWLS ARE BEAUTIFUL AND DESERVE TO BE PROTECTED ALONG WITH ALL OUR TREASURED WILDLIFE

Becky York Boulder CO 80305 United States 2016-08-28 This land needs to be preserved!

Cynthia Goehring Westminster CO 80234 United States 2016-08-28 One of the great assets of Boulder County is how highly it values it's natural environment. We need to preserve that atmosphere, not destroy it.

Stacey Marie Grilli Broomfield CO 80020 United States 2016-08-28 I believe all life is Sacred and connected...every plant, critter, bug or person is valuable, to someone....we ripple onto and into one another.....

Betina Mattesen Nederland CO 80466 United States 2016-08-28 Remember, we are supposedly environmental leaders, as in Big Green Boulder. Let's actually walk the talk by giving these spectacular animals a place to hunt – a simple and fundamental need.

stuart geltner santa fe NM 87505 United States 2016-08-29 We need Owls! Not more buildings!

Diane Dorschner Boulder CO 80301 United States 2016-09-02 We need to save these types of areas as so many are being gobbled up by unnecessary building when the the development could be better placed in other areas of the city. Why not make it a community park for Gunbarrel for all of the new residents that have moved into the high density iarea behind King Soopers? S much better use of the land and saving the wildlife at the same time.

Laurie Weston Boulder CO 80301 United States 2016-09-04 This is a beautiful place to watch nature at its finest. These owls raise their young here every year and people flock to see the process. It's an amazing habitat and a true treasure in Boulder.

Jenny Devaud Boulder CO 80302 United States 2016-09-08 Tragic loss of natural habit in exchange for badly chosen location for housing. Another ridiculous decision.

Ruth Griffiths Powys ENG SY226UX United Kingdom 2016-09-11 I THINK HUMANS HAVE DONE ENOUGH DAMAGE TO NATURE! IT IS DISGUSTING THAT YOU ARE EVEN CONSIDERING DESTROYING THIS WILDLIFE HABITAT FOR A SPECIAL OWL!! STOP PUTTING HUMAN DEVELOPMENT FIRST ! JUST TO MAKE PROFITS! GET NATURE DIRECTIVES IN PLACE LIKE THE EU! BUILD THE HOUSES SOMEWHERE ELSE!

Evelyn Murphy-Welconish Boulder CO 80302 United States 2016-09-26 This affects me and my surrounding neighborhood. We don't want apartments that could hurt our owls

Rylee Keys Boulder CO 80301 United States 2016-09-26 I live in the neighborhood and love the presence of the owls and the open space of their habitat. These are both important to preserve and, unlike a prospective building site, cannot be moved. Preserve the habit and protect the owls.

Kim Marie Boulder CO 80304 United States 2016-09-26 I'm signing because it's time to stop raping and pillaging our Mother for the sake of money and greed.

Dorin Merrill Denver CO 80210 United States 2016-09-26 I support the Twin Lakes owl habitat!

Rob and Gail Gordon Boulder CO 80302 United States 2016-09-26 Save the owls, open space, and the environment.

James Hood Boulder CO 80301 United States 2016-09-26 These owls are an important part of our ecosystem. This is perfect example of our unfortunate impact on the wildlife and unexplored importance of each native inhabitant of these lands.

Janet Garcia Boulder CO 80301 United States 2016-09-26 Housing can be built somewhere else, but

once we displace the owls, they are gone forever.

Tauna Houghton Boulder CO 80301 United States 2016-09-26 These peaceful lakes are a key reason I continue to live in Gunbarrel. They are also a key reason the owls live there, too.

Jason Miller Boulder CO 80301 United States 2016-09-26 Save the owl habitat!

Jill Kreutzberg Longmont CO 80503 United States 2016-09-26 This place belongs to the owls, not for apts.

Elizabeth Mangin Denver CO 80211 United States 2016-09-26 Because I'm concerned about keeping all of our open spaces for our wildlife and for our environment. Haven't we taken enough already!

Charlie Shilling Boulder CO 80301 United States 2016-09-26 Allowing this to happen would basically be the most un-Boulder thing to happen in awhile. There are other places to build apartments.

Joan Harvey Boulder CO 80301 United States 2016-09-26 Wildlife habitat is disappearing at a disturbing rate and Boulder should be a leader in both preserving nature and sustainable housing. The owls should not be sacrificed for development.

Sherrill Woodruff Broomfield CO 80020 United States 2016-09-26 The owls matter too!

Emily Reynolds Boulder CO 80304 United States 2016-09-26 Why can't the wretched development be stopped on Open Space? Must every Open Space be devoted to greedy developers?

Stephanie San German Denver CO 80237 United States 2016-09-26 As a voter it is important to me that our politicians value our wildlife. That is part of what draws people to want to live and work here. I am confident we can come up with a way to live and develop our land that honors wildlife and human activity. I like to think of Boulder as a City and County that is progressive and can lead the way in this creating this kind of a living environment.

Priscilla Eagye Boulder CO 80305 United States 2016-09-26 These owls are a local treasure.

cynthia weitzel overton NE 68863 United States 2016-09-26 Soon all open space will be gone if we never say no to endless development. Open space is a shared value we all have and a shared responsibility. Our wildlife depends on it

Anita Salvato Philadelphia PA 19145 United States 2016-09-26 I believe there is always a better solution than to destroy a natural habitat for the sake of an apartment dwelling. Suggestions have been made and are possible. We've got to rethink taking animals away from their natural habitats. They then become endangered and we wind up spending more money to save them. Save them now..save the owl.

Mary Kirk Boulder CO 80302 United States 2016-09-26 We need to think of nature and what it can give us not just of housing humans.

Michaela Holden Minneapolis MN 55401 United States 2016-09-26 I often visit this neighborhood and believe the habitat is a special place that deserves to be preserved.

cheryl warren Kalama WA 98625 United States 2016-09-26 Leave the Owl habitat as it is, there has to be other property available

annie Beal HASTINGS ENG TN34 2JA United Kingdom 2016-09-26 Surely there must be other places to bulldoze in such a huge state without having destroy such precious habitat so necessary to the Great Horned Owl????

sheila foster boulder CO 80301 United States 2016-09-27 The land and wild life are sacred. I will not support greed and graft.

lisa tranfagli Winthrop MA 02152 United States 2016-09-27 Leave. Wild life alone.

Shelah Summers Kalispell MT 59901 United States 2016-09-27 I LOVE owls! We NEED owls and they NEED to be here! Simple as that! LEAVE THEM ALONE!

Jude Blitz Boulder CO 80308 United States 2016-09-27 "I love walking and breathing and smelling and being in this wonder wildi-ish UNIQUE part of our County. One of the reasons I live here in Heatherwood. The OLWS are a magnet for so many of our greatest hopes for our ecosystem. LET IT, THEM, AND US

BE UNDEVELOPED, PLEASE. WE NEED THE OWLS MORE THAN SQUARE UNITS OF PEOPLE.

"

Tom Daly Boulder CO 80301 United States 2016-09-27 This neighborhood is too crowded already, we don't need more apartments and development.

Maggie Vanderhorn Boulder CO 80301 United States 2016-09-27 I value open space and the opportunity that it gives to wildlife like the owl to continue to thrive. Options such as this are becoming more and more scarce and we should preserve this while we can.

Kellie Anderson Angwin CA 94508 United States 2016-09-27 Because wildlife habitat has no feasible mitigation. We are out if options.

Sandra Bershad Boulder CO 80301 United States 2016-09-27 I am signing this campaign because I believe if these apartments are built it will devastate and disrupt the beautiful owl and wildlife sanctuary.

Jennifer Murnan Boulder CO 80302 United States 2016-09-27 I grew up in on this land and with the owls. I cannot imagine losing them. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Carol Abts Emmett ID 83617 United States 2016-09-27 Please dont destroy the habitat n living areas for these owls..put your apts away from our natural habitats n resources..you dont need t destroy their lives n homes..

Gail Highland Arvada CO 80004 United States 2016-09-27 I've been there and photographed them. They don't hurt anything.

Alan Hall Boulder CO 80301 United States 2016-09-27 I love my community, Heatherwood. My wife and I recently purchased a home here to raise our three sons. We love the open spaces and when we heard about the City of Boulder's illegal land grab in the Twin Lakes area through annexation, I felt I was back in California all over again. Each year my family looks forward to seeing the newly hatched owls near the lakes. It draws us to nature and help bind our community on common things, unlike the very divisive attempt to bus your homelessness problem, that your encourage with you asinine policies, into my backyard. No thank you. I live in Gunbarrel because I didn't want to live in NoBo near the homeless shelter. Don't bring your problems here and leave our owls alone.

ELAINE FLANIGAN Wallagrass ME 04781 United States 2016-09-27 PLEASE STOP THE BULLDOZING LET THEM LIVE FREE AND IN PEACE

Danielle Garnich Los Lunas NM 87031 United States 2016-09-27 "Stop putting ""progress"" ahead of Nature. Once gone it is highly likely it would ever return. Keep the balance intact please."

Susan Theiss Longmont CO 80501 United States 2016-09-27 Boulder county has a strong history of protecting open space and now that is at risk of changing. There are better locations in the area for the development that will work better for the owls and the people. Please protect the howls hunting meadows.

Chris Thomas Colorado Springs CO 80919 United States 2016-09-27 We don't have the moral right to destroy the homes of fellow Earthlings.

Natalie Spears Lyons CO 80540 United States 2016-09-28 These owls are a touch stone for people to deepen the connection to the natural world. It is through this connection that people genuine a develop love and genuine desire to care take the environment that supports us.

Debra Shaffer Denver CO 80212 United States 2016-11-03 I Give a HOOT!. Just think what it would be like not to see them . Besides people who don't like mice and snakes (which I do love them both) will be over run with out the owls.

Datch Baudisch Boulder CO 80301 United States 2016-12-27 We need to preserve our natural resources. Owls are a crucial part of the ecosystem. Also I want to be BOULDER PROUD when it comes to natural resources preservation and respect.

wendy gronbeck Longmont CO 80501 United States 2016-12-28 No use making more housing if we destroy the very reasons people want to live here. This is one of those reasons.

Annie Mayo Denver CO 80203 United States 2016-12-29 Hoot hoot!

Jesika Rose Fort Collins CO 80521 United States 2016-12-30 Wildlife habitats are more important to

protect than to keep destroying them for development.

Rachel Ellis Littleton CO 80127 United States 2017-01-04 Help the owls!!!

Keith Hoffman Boulder CO 80303 United States 2017-01-04 Deeply misguided project!

Ryan Lillis Boulder CO 80305-5725 United States 2017-01-04 Habitat loss is the most important issue affecting wildlife! Please don't build in this sensitive area!

Bob Pennington Mooresville IN 46158 United States 2017-01-05 The open space near the owls must be preserved.

Emilie Gunderson Windsor CO 80550 United States 2017-01-05 Save the owls.

Leslie Ireland Longmont CO 80503 United States 2017-01-05 the owls need this habitat! we need owls! the owls have been at twin lakes for many years - i lived on tally ho years ago and saw them frequently.

===== All signatures below

Name City State Postal Code Country Signed On

Ken Beitel "" United States 2015-11-21

Jeffrey Cohen Boulder Colorado 80301 United States 2015-11-21

Shirley Frewin Boulder Colorado 80301 United States 2015-11-21

David Kovsky Boulder Colorado 80301 United States 2015-11-21

Nichole Costa Colorado Springs Colorado 80923 United States 2015-11-21

Rolf Munson Boulder Colorado 80301 United States 2015-11-21

Lauren Bond kovsky Boulder Colorado 80301 United States 2015-11-22

Dennis Kaplan Mayfield Heights Ohio 44124 United States 2015-11-22

Gama Leong Petaling Jaya 11060 Malaysia 2015-11-22

Márcia Paiva Viçosa gap776lid Brazil 2015-11-22

ximena suarez lopez Gardena California 90247 United States 2015-11-22

Barbara Sergent Leesburg Virginia 20176 United States 2015-11-22

Yasiu Kruszynski Chicago Illinois 60613-0011 United States 2015-11-22

Vanna Pagnozzi goddelau 64560 Germany 2015-11-22

susanna minacheili Thessaloniki 0033 Greece 2015-11-22

adele urbanek Mödling "" Austria 2015-11-22

Reggie De Man pittem 8740 Belgium 2015-11-22

Oki Mari 神奈川県 2470009 Japan 2015-11-22

jocelyne lapointe Terrebonne California j6w0b5 United States 2015-11-22

Helena Jonsson Stockholm "" Sweden 2015-11-22

Germa Prang Groningen 9736pr Netherlands 2015-11-22

Lilit Margaryan Erevan "" Armenia 2015-11-22

Lisette de Waard Lelystad Flevoland 8226 LJ Netherlands 2015-11-22

Inge Stadler 91161 Germany 2015-11-22

renate botzler München 81379 Germany 2015-11-22

paula martins 28203 Germany 2015-11-22

Japhette Bender Elim 7916rp Netherlands 2015-11-22

Maud Nilsson grästorps 46795 Sweden 2015-11-22

stuart smith rotherham s66 9ns United Kingdom 2015-11-22

katina czyczelis Adelaide 5045 Australia 2015-11-22

Sabine Bohutyn 56070 Germany 2015-11-22

Anna Piecha zabrze 41-806 Poland 2015-11-22

Renate ludwig Zwickau 08062 Germany 2015-11-22

Agnieszka Chwalek Katowice 40-881 Poland 2015-11-22

Kinga Kaczmarek Kobierzyce Poland 2015-11-22

Silvia Steinbrecher 53881 Germany 2015-11-22

Liliana Czuber swietochlowice Poland 2015-11-22

Anna Miller Warszawa 02-392 Poland 2015-11-22  
Sylvia Cybulska Bielsko-Biala 43-300 Poland 2015-11-22  
Katarzyna Badura Bochnia "" Poland 2015-11-22  
Barbara Sadlik Herzberg am Harz 37412 Germany 2015-11-22  
baharak ghahraman MASHAD Armed Forces Pacific 91838 United States 2015-11-22  
Agata Bernadetta Lublin "" Poland 2015-11-22  
Susana Muñoz Madrid 28019 Spain 2015-11-22  
Monika Kaim Dobra 34-642 Poland 2015-11-22  
surem hero iran Iran, Islamic Republic of 2015-11-22  
manja dührkopf büdelsdorf 24782 Germany 2015-11-22  
Willem Kom Hoogezand 9602vd Netherlands 2015-11-22  
NATACHA PENET Saint Etienne 42000 France 2015-11-22  
Patti O'Rourke Boulder Colorado 80304 United States 2015-11-22  
marilena zubani Brescia 25080 Italy 2015-11-22  
Judit Spaeth Karlsbad 76307 Germany 2015-11-22  
Jenny Eshjey Penang 14000 Malaysia 2015-11-22  
Juani Muñoz España - Isla Menorca 12345 Spain 2015-11-22  
Diana Tichem Spijkenisse 3208ab Netherlands 2015-11-22  
MOREAU AGNES Saint-Cyr-sur-Loire 37000 France 2015-11-22  
anna maria Belchatow Poland 2015-11-22  
GIANFRANCESCO LORIO "" 13836 Italy 2015-11-22  
Antonio Velasco Córdoba 14005 Spain 2015-11-22  
LAURA TOLPEZNIKOVA 13836 Italy 2015-11-22  
Lorenza Larivière Lyon 69300 France 2015-11-22  
Karin Zimmermann "" 91217 Germany 2015-11-22  
Marianne Beames 29640 Spain 2015-11-22  
marianna benashvili Tbilisi Georgia 2015-11-22  
hamard nathalie montpothier 10400 France 2015-11-22  
Jasmine Cerfontaine Sambreville Belgium 2015-11-22  
Nestor Berazategui Maipú 5515 Argentina 2015-11-22  
ursula angelika zintel 67581 Germany 2015-11-22  
Gabriela Murner 83125 Eggstätt Germany 2015-11-22  
chantal wolf 65125 Italy 2015-11-22  
Laura Guy Boulder Colorado 80301 United States 2015-11-22  
sabine mayr innsbruck 6020 Austria 2015-11-22  
Anja Möller evrenski 22523 Germany 2015-11-22  
Jeeva Nadarajah singapore 650117 Singapore 2015-11-22  
Donita Lowrey Denton Texas 76209 United States 2015-11-22  
David Roederer Longmont Colorado 80503 United States 2015-11-22  
Piotr Lukasz Kielce "" Poland 2015-11-22  
Michelle Hayward Kempston mk42 7dp United Kingdom 2015-11-22  
GODET ISABELLE ST QUENTIN 02100 France 2015-11-22  
Marion Oswald Rahden 32369 Germany 2015-11-22  
christa lohrig 41352 Germany 2015-11-22  
aurelia girardi gioia del colle 70023 Italy 2015-11-22  
Annette Berghammer München 81539 Germany 2015-11-22  
isabel esteve Castelloli 08719 Spain 2015-11-22  
giovanna nasca 96011 Italy 2015-11-22  
EGBERT WOLTERS montfoort Utrecht 3417 bt Netherlands 2015-11-22  
angelika+ thomas wegner 51399 Germany 2015-11-22

Elvira Sabatini 62012 Italy 2015-11-22  
Andrea Zebisch Rinn Austria 2015-11-22  
Cenisia Morlè 02040 Italy 2015-11-22  
JULIE JONES liverpool L33 4DR United Kingdom 2015-11-22  
Brigitte Hoin Aachen 52134 Germany 2015-11-22  
Marta Dziemidowicz Ostroleka Poland 2015-11-22  
adriano saponara Altamura 70022 Italy 2015-11-22  
Lisa Roybal Boulder Colorado 80304 United States 2015-11-22  
patrizia randolfi montreal California H1E3T2 United States 2015-11-22  
Michela Zilio Cartura 35025 Italy 2015-11-22  
Gabi Maschkötter Osnabrück 49074 Germany 2015-11-22  
Bobbi Parsley Atwood Illinois 61913 United States 2015-11-22  
Nelleke Schuringa Doetinchem 7009 Netherlands 2015-11-22  
Rolf Mense Puerto Lumbreras 30891 Spain 2015-11-22  
TAMARA PAKHOMOVA Santa Maria Capua Vetere 81055 Italy 2015-11-22  
Janelle Pollock La Boisse 01120 France 2015-11-22  
H Mol Poortvliet Nebraska 4693EG United States 2015-11-22  
Ann Swissdorf Indian Hills Colorado 80454 United States 2015-11-22  
Rose Moore Yale Michigan 48097 United States 2015-11-22  
Ana Espriella Longmont Colorado 80503 United States 2015-11-22  
Dr. Angela Fetzner Bad Kissingen 97688 Germany 2015-11-22  
Yvonne De waard Lelystad-Haven Flevoland 8226 Ij Netherlands 2015-11-22  
Greg Summers Longmont Colorado 80504 United States 2015-11-22  
Lucy Pérez Chilpancingo Guerrero 39000 Mexico 2015-11-22  
Maria Brygida de Waard Rygiel 52499 Germany 2015-11-22  
Alexandr Yantselovskiy Vyshneve 08132 Ukraine 2015-11-22  
adrienne jones goldcoast 4215 Australia 2015-11-22  
Sandra Robertson Denver Colorado 80261 United States 2015-11-22  
JANKA KAJABÁLÓS-CSEPU Tata Hungary 2015-11-22  
นันทิตา ทอมมาน phayao Thailand 2015-11-22  
Joan Snedker Northampton NN4 6EW United Kingdom 2015-11-22  
sandra sheehy Dublin. 15 Ireland 2015-11-22  
Erika kaufman Littleton Colorado 80128 United States 2015-11-22  
Lisa Olsen Centennial Colorado 80112 United States 2015-11-22  
Sara Laura Bakane 64295 Germany 2015-11-22  
Shane Hofmann Louviers Colorado 80131 United States 2015-11-22  
Rini Twait Longmont Colorado 80504 United States 2015-11-22  
yulia gasparyan Tbilisi Georgia 2015-11-22  
Manuela arioli Milano 20146 Italy 2015-11-22  
Danuta Watola Kalety 42-660 Poland 2015-11-22  
Anna. Rita Proietti 00100 Italy 2015-11-22  
Candace S. Brown Boulder Colorado 80303 United States 2015-11-22  
sue sch. Florida Florida 89077 United States 2015-11-22  
Scott Medina Boulder Colorado 80303 United States 2015-11-22  
Concerned Citizen New City New York 10956-2406 United States 2015-11-22  
Dorssemont Magda 35100 Spain 2015-11-22  
Olivia Hudis Boulder Colorado 80304 United States 2015-11-22  
Jim Riley Longmont Colorado 80501 United States 2015-11-22  
Ольга Стелинговская Москва 127572 Russian Federation 2015-11-22  
Sue Frederick Longmont Colorado 80503 United States 2015-11-22

Wilma Lagrand Goes 4451 Netherlands 2015-11-22  
manuela wolter st-cruiz 50309 Costa Rica 2015-11-22  
sebastien levasseur CHERBOURG 50460 France 2015-11-22  
Marian Hall Longmont Colorado 80501 United States 2015-11-22  
Patty Penner Madison Wisconsin 53713 United States 2015-11-22  
Martina de Marco Raeren 4730 Belgium 2015-11-22  
Ulrike Werner Vienna 1030 Austria 2015-11-22  
Marcella Caravaglios Messina 98122 Italy 2015-11-22  
Julia weingardt Loveland Colorado 80537 United States 2015-11-22  
ROSANGELA ARAUJO são paulo "" Brazil 2015-11-22  
RITA SABBATINI roma 00100 Italy 2015-11-22  
MONICA PASKVAN Boulder Colorado 80301 United States 2015-11-22  
Mari Heart Boulder Colorado 80301 United States 2015-11-22  
angelina stoycheva Arguedas 31513 Spain 2015-11-22  
Melanie Look 49477 Germany 2015-11-22  
Trul Trullina Lugano Switzerland 2015-11-22  
Kim Shannon Longmont Colorado 80503 United States 2015-11-22  
Brian Miller Broomfield Colorado 80020 United States 2015-11-22  
Evie Cohen Lafayette Colorado 80026 United States 2015-11-22  
catherine cheneval LYON 73000 France 2015-11-22  
renate keller 47807 Germany 2015-11-22  
April Mondragon El Prado New Mexico 87529 United States 2015-11-22  
Eduardo Martín Rubio Hospitalet de Llobregat (Barcelona) 08902 Spain 2015-11-22  
chrislaure lagenette Martillac 33650 France 2015-11-22  
Diane Dickinson Neptune City New Jersey 07753 United States 2015-11-22  
vetro mina 92100 Italy 2015-11-22  
Rebecca Turnbull Longmont Colorado 80503 United States 2015-11-22  
N A edinburgh eh15 1le United Kingdom 2015-11-22  
Kathryn Olmsted Broomfield Colorado 80020 United States 2015-11-22  
Melissa Thornton Louisville Colorado 80027 United States 2015-11-22  
cecile christine paris 75012 France 2015-11-22  
sarita cohen Santa Fe, NM New Mexico 87501 United States 2015-11-22  
Paula Fitzgerald Longmont Colorado 80501 United States 2015-11-22  
Bruce Bechtold Phoenixville Pennsylvania 19460 United States 2015-11-22  
sarai A 48410 Spain 2015-11-22  
Maria de la Sierra Felipe ciudad real 13350 Spain 2015-11-22  
Irina Merabishvili Tbilisi "" Georgia 2015-11-22  
Amber Eichorn Longmont Colorado 80504 United States 2015-11-22  
CONCEPCION DIAZ RUIZ san fernando-cadiz 11100 Spain 2015-11-22  
Arlene Ruksza-Lenz Elmwood Park Illinois 60707-3531 United States 2015-11-22  
Pierre-Yves Bridoux Nancy 54000 France 2015-11-22  
patricia wood Málaga 29570 Spain 2015-11-22  
luc Roux Pontgibaud 63230 France 2015-11-22  
Marcia Maccaux Lafayette Colorado 80026 United States 2015-11-22  
Cynthia Franke Kassel 34127 Germany 2015-11-22  
Monique Angela Buijs Hoorn Noord-Holland 1628 BC Netherlands 2015-11-22  
Maria Elena Lozano M. Albacete 02005 Spain 2015-11-22  
Irene Huskisson Springdale Arkansas 72764 United States 2015-11-22  
Deroulou Hugo Bouffioulx 6000 Belgium 2015-11-22  
Danielle Hanif Webster Texas 77598 United States 2015-11-22

Petra Jakubzik Grevenbroich 41515 Germany 2015-11-22  
Justin Healey Edinburgh EH6 7EE United Kingdom 2015-11-22  
Lenka Ríhová Prague Czech Republic 2015-11-22  
ALF ANY ETTENDORF 67350 France 2015-11-22  
Monika Tyssarczyk Skarszewy 83-250 Poland 2015-11-22  
SAMUELA CONTE Ispra 21027 Italy 2015-11-22  
Loredana Dumitru slatina "" Romania 2015-11-22  
AnnMarie Hodgson Barrie, Ontario L4N 2T8 Canada 2015-11-22  
Beatriz Fanton Bariri 17250000 Brazil 2015-11-22  
Yvonne Lopez Boulder Colorado 80301 United States 2015-11-22  
Laila Sunde Odda Nevada 5750 United States 2015-11-22  
pilar blas san sebastian 20009 Spain 2015-11-22  
penny rhodes Longmont Colorado 80501 United States 2015-11-22  
Torri Del Gaudio Eastbourne Bn21 4hf United Kingdom 2015-11-22  
ISABEL FERNANDEZ SEGOVIA 40100 Spain 2015-11-22  
Doni Stith Benton Arkansas 72015 United States 2015-11-22  
Marie Jose Bouey 33600 France 2015-11-22  
Linda Southern Boulder Colorado 80301 United States 2015-11-22  
Sophie Abu Paris 46005 Spain 2015-11-22  
Fanny Mabon GONNEVILLE SUR MER 14510 France 2015-11-22  
Kelley Dickson Boulder Colorado 80301 United States 2015-11-22  
Ana Calle Segovia Washington 40194 United States 2015-11-22  
Anke O. Schaller 99097 Germany 2015-11-22  
longinotti bruna BRESSO 20091 Italy 2015-11-22  
pol mesa 08226 Spain 2015-11-22  
carla poletti beverino sp Illinois 19020 United States 2015-11-22  
Caterina Spaccamonti Turin 10134 Italy 2015-11-22  
Kristina petrovic Nis Serbia 2015-11-22  
Lynn Carlsen Boulder Colorado 80301 United States 2015-11-22  
Pat Lehman Boulder Colorado 80304 United States 2015-11-22  
anna lo cascio palermo 90122 Italy 2015-11-22  
annie van-san houdeng-goegnie 7110 Belgium 2015-11-22  
Venta Vesna 42329 Germany 2015-11-22  
Jessica Finn Narrogin Western Australia 6312 Australia 2015-11-22  
Claudia Wallies-Klose 31311 Germany 2015-11-22  
Barbara Thomas-Kruse Alburtis Pennsylvania 18011 United States 2015-11-22  
Llisa Schaewe Nederland Colorado 80466 United States 2015-11-22  
zara c manchester m160ep United Kingdom 2015-11-22  
callie rennison Boulder Colorado 80305 United States 2015-11-22  
José Antonio Campillo Arias Toreno 24450 Spain 2015-11-22  
Pamela Sichel Lyons Colorado 80540 United States 2015-11-22  
Moriah Sucec Littleton Colorado 80123 United States 2015-11-22  
Денис Шабанин Moscow Russian Federation 2015-11-22  
Alicja Styrnik Egersund Norway 2015-11-22  
Atiye Özcümen Berlin 13599 berlin Germany 2015-11-22  
Adrienne Middleton Boulder Colorado 80305 United States 2015-11-22  
Andreas Thiel Munich 81545 Germany 2015-11-22  
karen sobel tUCSON Arizona 85750 United States 2015-11-22  
Ellen Kessler Littleton Colorado 80127 United States 2015-11-22  
Veronica Randall Longmont Colorado 80503 United States 2015-11-22

JoAnn Paris Saint-Lazare J7T 2L1 Canada 2015-11-22  
pat hermans Venlo 5915gp Netherlands 2015-11-22  
Silvia Yan Tallinn "" Estonia 2015-11-22  
Jennifer Ballard Lafayette Colorado 80026 United States 2015-11-22  
Karin Guenther 27474 Germany 2015-11-22  
wendy leys antwerpen 2223 Belgium 2015-11-22  
romina maja tirana 71 Albania 2015-11-22  
Patrycja Wydra Katowice Poland 2015-11-22  
Sylvie Larangeira Parmain 95620 France 2015-11-22  
Robin Shirley Culloden West Virginia 25510 United States 2015-11-22  
Elaine Renoire Loogootee Indiana 47553 United States 2015-11-22  
Susan Welky Brook Park Ohio 44142 United States 2015-11-22  
Monica Latosky Willowick Ohio 44095 United States 2015-11-22  
Kitty Connell Longmont Colorado 80501 United States 2015-11-22  
Goldie Schuler Albuquerque New Mexico 87110 United States 2015-11-22  
brigitte vanbekbergen bruxelles 1060 Belgium 2015-11-22  
QUESNEL Nathalie CALAIS 62100 France 2015-11-22  
april strohmeier Mauston Wisconsin 53948 United States 2015-11-22  
susana giraudo buenos aires 1663 Argentina 2015-11-22  
morgan kanae hanford California 93230 United States 2015-11-22  
James Head Cleveland Georgia 30528 United States 2015-11-22  
Margaret Miller Hounslow TW5 0QJ United Kingdom 2015-11-22  
Anne Harris-Cross Longmont Colorado 80501 United States 2015-11-22  
Eve Nakwanzi New Braunfels Texas 78130 United States 2015-11-22  
Laural Radmore Denver Colorado 80205 United States 2015-11-22  
Kim Krusinski Erie Colorado 80516 United States 2015-11-22  
Katherine Breen Boulder Colorado 80302 United States 2015-11-22  
Brenda Lai Knoxville Tennessee 37914 United States 2015-11-22  
Premila Stunkel Singapore 127466 Singapore 2015-11-22  
paul tenhompel Boulder Colorado 80303 United States 2015-11-23  
bos claudine poligny 39800 France 2015-11-23  
deborah symonds des moines iowa 50311 United States 2015-11-23  
Dixie Howard House Springs Missouri 63051 United States 2015-11-23  
Karin Waters Niwot Colorado 80502 United States 2015-11-23  
amy moore san Jose California 95124 United States 2015-11-23  
Jeanne Olsen Hinckley Minnesota 55037 United States 2015-11-23  
Judi Dressler Louisville Colorado 80027 United States 2015-11-23  
James Thurber Lafayette Colorado 80026 United States 2015-11-23  
Lynnette Johansson Dalby 247 54 Sweden 2015-11-23  
Lise Vandal Alma G8B 5V3 Canada 2015-11-23  
Elli Johnson Boulder Colorado 80301 United States 2015-11-23  
Sandra Charbonneau Steilacoom Washington 98388 United States 2015-11-23  
Alexandra Wolff Nuremberg 90408 Germany 2015-11-23  
Jennifer Hinton Longmont Colorado 80503 United States 2015-11-23  
Cinzia Amiconi Cave Creek Arizona 85331 United States 2015-11-23  
Andy Gup Boulder Colorado 80301 United States 2015-11-23  
Carol Gup Boulder Colorado 80301 United States 2015-11-23  
Elizabeth Guare menlo park California 94025 United States 2015-11-23  
Sharon Thomas Thomasville North Carolina 27360 United States 2015-11-23  
近藤 となみ 8200081 Japan 2015-11-23

Gary Gervais Merritt B.C. V1K 1M6 Canada 2015-11-23  
Monica Marinelli Lugano- Pregassona 6963 Switzerland 2015-11-23  
Lori Vega Hawaiian Gardens California 90716 United States 2015-11-23  
kimmy marshall north hollywood California 91601 United States 2015-11-23  
Heidi Miller Johnstown Pennsylvania 15902 United States 2015-11-23  
Tsering Ngodup Santiago 471108 India 2015-11-23  
rachael krygiel Imperial Missouri 63052 United States 2015-11-23  
Myra Brodett Muntinlupa 1780 Philippines 2015-11-23  
gloria reyes Pittsburgh Pennsylvania 15235 United States 2015-11-23  
Sarah Eastin Cortez Colorado 81321 United States 2015-11-23  
Don Walker Lakewood Colorado 80226 United States 2015-11-23  
Susana Kapodistrias Boulder Colorado 80301 United States 2015-11-23  
nan stevenson Las Vegas Nevada 89134-7842 United States 2015-11-23  
JAMIE HART SANFORD Florida 32771 United States 2015-11-23  
Michele Vance Monroe Washington 98272 United States 2015-11-23  
Julio Antonio Santos Paniagua "" 62080 Mexico 2015-11-23  
Shawn Shea Arvada Colorado 80005 United States 2015-11-23  
Lorraine Baxter Dundee DD3 6SP United Kingdom 2015-11-23  
Janette Dalbeith Weston super mare bs22 6dq United Kingdom 2015-11-23  
celeste w. Covington Louisiana 70433 United States 2015-11-23  
Esther Garvett Miami Florida 33186 United States 2015-11-23  
Наталья Бортникова Магнитогорск 455008 Russian Federation 2015-11-23  
Kathy Johnson St.Paul Park Minnesota 55071 United States 2015-11-23  
Brenda Leap Loveland Colorado 80537 United States 2015-11-23  
bri ericksen waterbury center Vermont 37069 United States 2015-11-23  
Claudia Schöngrundner 80339 Germany 2015-11-23  
Cari Lyttle Lakeside California 92040 United States 2015-11-23  
cathala corine Pierrelatte 26700 France 2015-11-23  
Allison Horvath erie Colorado 80516 United States 2015-11-23  
Chelsea Walker Fullerton California 92831 United States 2015-11-23  
Marlo Schimpf Broomfield Colorado 80021 United States 2015-11-23  
Susan Conway Yachats Oregon 97498 United States 2015-11-23  
ling sweet yee Kuala Lumpur 56100 Malaysia 2015-11-23  
Esther Lemoine Vaison-la-Romaine 84110 France 2015-11-23  
lisa connor Bolton BL1 6AA United Kingdom 2015-11-23  
Lydia Zink Hanover 67346 Germany 2015-11-23  
true love beirut 9999 Lebanon 2015-11-23  
Cheryl Early Sand Springs Oklahoma 74063 United States 2015-11-23  
Gloria Dalusung Nueva Ecija Philippines 2015-11-23  
daisy salcedo Colton California 92324 United States 2015-11-23  
Sabine Möhler sabine.stiker@web.de 97839 Germany 2015-11-23  
marielaure vignaud 16200 France 2015-11-23  
willieme nicolas Charleville-Mézières 08000 France 2015-11-23  
Tricia Olson Boulder Colorado 80301 United States 2015-11-23  
Luciano Gabrieli Rome 00100 Italy 2015-11-23  
илья зуев Moscow Russian Federation 2015-11-23  
loredana buffoni 00137 Italy 2015-11-23  
Cosima Krueger-Cunningham Boulder Colorado 80302 United States 2015-11-23  
Anna Luneau liège "" Belgium 2015-11-23  
Marina Kotelnikova Moscow 121359 Russian Federation 2015-11-23

fabiola diplotti 00121 Italy 2015-11-23  
sabine mayr innsbruck "" Austria 2015-11-23  
Bianca Sodfried Purbach am Neusiedler See 7083 purbach Austria 2015-11-23  
Frances Rove Leawood Kansas 66206 United States 2015-11-23  
Connie Palladini San Jose California 95123 United States 2015-11-23  
Tatiana Ashastina Moscow Russian Federation 2015-11-23  
julie port slough SL1 6JR United Kingdom 2015-11-23  
Evelyne lampson 54350 France 2015-11-23  
christine schramm Offenbach 63526 Germany 2015-11-23  
Trixie Anton Düsseldorf 40227 Germany 2015-11-23  
kirsten Viera Longmont Colorado 80501 United States 2015-11-23  
carlotta ca bologna 40033 Italy 2015-11-23  
Irina Salauyeva Athens 15452 Greece 2015-11-23  
M. Batson Tucker Georgia 30084 United States 2015-11-23  
scheila wolf Turin 66100 Italy 2015-11-23  
Karen Harley Longmont Colorado 80501 United States 2015-11-23  
Gemma Quinton Derby DE1 1RG United Kingdom 2015-11-23  
Chardonnens-Haldimann Sonja Domdidier 1564 Switzerland 2015-11-23  
Chantal Buslot Hasselt Texas 78756 United States 2015-11-23  
Jonathan Sledz 60316 Germany 2015-11-23  
Laura Larkin Baton Rouge Louisiana 70808 United States 2015-11-23  
michon emmanuelle longes Florida 69420 United States 2015-11-23  
Brenna Heart Porter Ranch California 91326 United States 2015-11-23  
Sabine Eickhoff Menden (Sauerland) 58706 Germany 2015-11-23  
Keva Miles Boston Massachusetts 02121 United States 2015-11-23  
Nicolette Ludolphi Bremen 28239 Germany 2015-11-23  
Maria González Herrero 08027 Spain 2015-11-23  
Leigh Saunders Hastings 4122 New Zealand 2015-11-23  
Christ'l Stich Antwerp 2100 Belgium 2015-11-23  
petra bakker malaga 29631 Spain 2015-11-23  
jill nightingale Eugene Oregon 97402 United States 2015-11-23  
Gisela Heinzmann Berlin 10243 Germany 2015-11-23  
shari depauw Boulder Colorado 80305 United States 2015-11-23  
Margherita Giuffrida "" 20092 Italy 2015-11-23  
gerhard hess vienna 12300 Austria 2015-11-23  
KAREN DUNCANSON Carbondale Colorado 81623 United States 2015-11-23  
KONSTANTINOS STAMOS volos 38334 Greece 2015-11-23  
marion Nüssel Eschweiler 52249 Germany 2015-11-23  
Heike Vomberg Jülich 52428 Germany 2015-11-23  
nicole martin 56070 Germany 2015-11-23  
Angelika Scheidt "" 60326 Germany 2015-11-23  
MIQUEL MARCE 08240 Spain 2015-11-23  
Claudia Correia Portimão 8500 Portugal 2015-11-23  
suzanne unthank manchester Massachusetts m41 Oup United States 2015-11-23  
Natalie Eisenblätter Essen 45889 Germany 2015-11-23  
Javid Ahmed Twickenham tw1 1jr United Kingdom 2015-11-23  
Candy Frenzel 02977 Germany 2015-11-23  
Ольга Ткаченко Харьков Ukraine 2015-11-23  
Michael Kallies 65589 Hadamar-Oberzeuzheim 65589 Germany 2015-11-23  
ingrid voigt Schotten 63679 Schotten Germany 2015-11-23

krshna soneji St Albans All 1tj United Kingdom 2015-11-23  
faye pittsley wausau Wisconsin 54401 United States 2015-11-23  
Sylvia Gries Eppenbrunn 66957 Germany 2015-11-23  
thiele christin 09217 Germany 2015-11-23  
Andrea Heinze Gamsen Switzerland 2015-11-23  
erika wenger Ebikon Switzerland 2015-11-23  
Mimi Shannon Longmont Colorado 80503 United States 2015-11-23  
Sabine Aslani 94149 Germany 2015-11-23  
Lynne Rees Kansas City Missouri 64113 United States 2015-11-23  
maria teresa ferrero torino 10123 Italy 2015-11-23  
katia Rivi 29121 Italy 2015-11-23  
Marion Schiffers Brussels 4720 Belgium 2015-11-23  
Susanne Feuerriegel Schellerten 31174 Germany 2015-11-23  
Alena Zakharova Khabarovsk "" Russian Federation 2015-11-23  
Ivan Snajdar Crikvenica 51260 Croatia 2015-11-23  
James Glover Boulder Colorado 80301 United States 2015-11-23  
Pierre Menier Alma QC g8b 3l8 Canada 2015-11-23  
m Fishman Boulder Colorado 80301 United States 2015-11-23  
Jeannine Kühn-Wiebershausen Oberaußem 50129 Germany 2015-11-23  
elizabeth banks douglasville Georgia 30135 United States 2015-11-23  
David Rechberger Boulder Colorado 80301 United States 2015-11-23  
Natalie Van Leekwijck Deurne 2100 Belgium 2015-11-24  
djendara farida belgique Belgium 2015-11-24  
Anastasia Horwith Arvada Colorado 80007 United States 2015-11-24  
Mari Dominguez Linden California 95236 United States 2015-11-24  
Jossie Moran Ocklawaha Florida 32179 United States 2015-11-24  
Rebecca Rumsey Louisville Colorado 80027 United States 2015-11-24  
Dakota Osborn Duenweg Missouri 64841 United States 2015-11-24  
Donna Hamilton Longmont Colorado 80503 United States 2015-11-24  
Sandy Wilder Boulder Colorado 80305 United States 2015-11-24  
Lorena Fox Boulder Colorado 80301 United States 2015-11-24  
SAKAGUCHI AKIKO tokyo 1540002 Japan 2015-11-24  
Drew Kilz Boulder Colorado 80301 United States 2015-11-24  
Dagmar Hünnes 22880 Germany 2015-11-24  
Guido Langenberg 41749 Germany 2015-11-24  
gabl Briese 27472 Germany 2015-11-24  
Simone Maarouf Schmölln 04626 Germany 2015-11-24  
Lori Durfee Fair Oaks California 95628 United States 2015-11-24  
Anita Erhard 6840 Götzis Austria 2015-11-24  
Carola brünjes 28832 Germany 2015-11-24  
Sylwia Nozderko Kargowa 66-120 Poland 2015-11-24  
Margarete Hülsemann 34559 Germany 2015-11-24  
anne kloth 52224 Germany 2015-11-24  
David Andrews Sandton 2196 South Africa 2015-11-24  
Eileen Thomson Annan Wyoming DG12 6JL United States 2015-11-24  
Ellon Carpenter Tempe Arizona 85281 United States 2015-11-24  
Regina Wielsch Gemuenden 35329 Germany 2015-11-24  
Stefanie Flanders Gateshead NE8 3QB United Kingdom 2015-11-24  
小山 えり奈 Tagajo-shi 985-0872 Japan 2015-11-24  
Monika Skala Nünchritz 01612 Germany 2015-11-24

Iris Mueller Nidderau Delaware 61130 United States 2015-11-24  
melanie watts 06130 France 2015-11-24  
MARIA PETEINARAKI heraklion city creta 71305 Greece 2015-11-24  
kathy clark Bellingham Massachusetts 02019 United States 2015-11-24  
Jessica Holland Irvine California 92612 United States 2015-11-24  
Ina Gerhold Großrosseln 66352 Germany 2015-11-24  
Helena Arimond "" 04207 Germany 2015-11-24  
Anneke Andries R'veer 4941JT Netherlands 2015-11-24  
Kurt und Rita Windler Mainz 55118 Germany 2015-11-24  
Jan Brooks Livingston Montana 59047 United States 2015-11-24  
Marianna Giordano 65372 Germany 2015-11-24  
Jennifer Bell Lafayette Colorado 80026 United States 2015-11-24  
Claudia Schoenfelder 35085 Germany 2015-11-24  
sieglinde frey Neusiedl am Steinfeld 2731 Austria 2015-11-24  
Andreas Oberländer Halle 06420 Germany 2015-11-24  
Sarah Vuu Espoo Finland Finland 2015-11-24  
Andreas Fadel Siegburg D 53721 Germany 2015-11-24  
Kristina Sedic Zagreb 10000 Croatia 2015-11-24  
Stephanie Faustino Toronto M2C2L4 Canada 2015-11-25  
Shane williams Boulder Colorado 80301 United States 2015-11-25  
Annelie Liedtke Essen 45307 Essen Germany 2015-11-25  
susan parrish Dallas Texas 75211 United States 2015-11-25  
Genevieve Simon Arusha Arusha Tanzania, United Republic of 2015-11-25  
ankie brunschot veldhoven 5501gh Netherlands 2015-11-25  
Daniela Bress Niedersachsen 38226 Germany 2015-11-25  
Mariela Carnero 5900 Argentina 2015-11-25  
Eden Wild Elk Grove California 95759 United States 2015-11-25  
Sofie Løve Forsberg Lundby 4750 Denmark 2015-11-25  
Susanne Hubl Korneuburg Austria 2015-11-25  
Adam Pastula Boulder Colorado 80301 United States 2015-11-25  
Ulrica Sjögren Sweden Sweden 2015-11-25  
Bruce Nygren Boulder Colorado 80301 United States 2015-11-25  
Lisa Shearer Boulder Colorado 80301 United States 2015-11-25  
Martin Streim Boulder Colorado 80301 United States 2015-11-25  
Kira Davis Boulder Colorado 80301 United States 2015-11-25  
John Spangler Denver Colorado 80211 United States 2015-11-25  
Theodore Spachidakis piraeus 18535 Greece 2015-11-25  
Leslie Middleton Boulder Colorado 80301 United States 2015-11-25  
Beth Stevens Boulder Colorado 80301 United States 2015-11-25  
patty kundrat Elgin Illinois 60123 United States 2015-11-25  
Esmeralda martin martin 05270 Spain 2015-11-25  
Sally Anderson Boulder Colorado 80303 United States 2015-11-25  
Jeremie Yoder Broomfield Colorado 80021 United States 2015-11-25  
Stewart Guthrie Boulder Colorado 80301 United States 2015-11-25  
Antoinette Gonzales Victorville California 92392 United States 2015-11-25  
Elizabeth Remnant Boulder Colorado 80301 United States 2015-11-25  
Bonnie Clark Boulder Colorado 80302 United States 2015-11-25  
Martina Kallies Oldenburg 26817 Germany 2015-11-25  
Wendy Forster Lamesley NE11 0ET United Kingdom 2015-11-25  
Larry Utter Boulder Colorado 80304 United States 2015-11-25

Melissa Nogaski Lexington Kentucky 40509 United States 2015-11-25  
Cynthia Lonas Glen Allen Virginia 23060 United States 2015-11-25  
Milada Kostalkova Denver Colorado 80202 United States 2015-11-25  
Carin Armstrong Boulder Colorado 80301 United States 2015-11-25  
Breanna Lonas Glen Allen Virginia 23060 United States 2015-11-25  
Niina Turunen Stockholm Sweden 2015-11-25  
Scodellari Paola Roma 00199 Italy 2015-11-25  
Lilian Dayan-Cimadoro waltham Massachusetts 02451 United States 2015-11-25  
Elisabeth Bechmann St. Pölten 3100 Austria 2015-11-25  
Marije terEllen Boulder Colorado 80304 United States 2015-11-25  
Leslie Sutton Boulder Colorado 80301 United States 2015-11-25  
Paula Earl Boulder Colorado 80303 United States 2015-11-25  
Eydie Cady Longmont Colorado 80503 United States 2015-11-25  
Jack Klarfeld Boulder Colorado 80301 United States 2015-11-25  
Dave Stevenson Boulder Colorado 80301 United States 2015-11-25  
Ruth Sherry Boulder Colorado 80301 United States 2015-11-25  
Jennifer Garone Longmont Colorado 80503 United States 2015-11-25  
samantha ricklefs Boulder Colorado 80301 United States 2015-11-25  
A W Boulder Colorado 80301 United States 2015-11-25  
Evan Perkins Boulder Colorado 80301-4032 United States 2015-11-25  
Mike Chiropoulos Boulder Colorado 80303 United States 2015-11-25  
sau tsang las vegas Nevada 89141 United States 2015-11-25  
George Turner Boulder Colorado 80301 United States 2015-11-25  
Michael Lightner Longmont Colorado 80503 United States 2015-11-25  
Miho Shida Boulder Colorado 80301 United States 2015-11-25  
Dara Houliston Boulder Colorado 80305 United States 2015-11-25  
joy brown Phoenix Arizona 85006 United States 2015-11-25  
Kim Zwicker Lynn Massachusetts 01902 United States 2015-11-25  
Karl Fiderer Boulder Colorado 80301 United States 2015-11-25  
Liliana Nealon Boulder Colorado 80301 United States 2015-11-25  
Dean Enix Boulder Colorado 80301 United States 2015-11-25  
Joyce Webb Boulder Colorado 80301 United States 2015-11-25  
LYNEL VALLIER Boulder Colorado 80303 United States 2015-11-25  
Sue Fellows Ross-on-Wye HR9 5LR United Kingdom 2015-11-25  
Marion Friedl Singen 78224 Germany 2015-11-25  
Janine Vinton Hastings 3915 Australia 2015-11-26  
Yan Ei Ra Singapore Singapore 2015-11-26  
Adrian Shiva Trincity - Trinidad and Tobago 2015-11-26  
Gisela Gama 4350-149 Portugal 2015-11-26  
Virginia Mendez North Miami Beach Florida 33160 United States 2015-11-26  
Anne Pieniak Grand Junction Colorado 81501 United States 2015-11-26  
Iryna Shevchenko Stockton California 95219 United States 2015-11-26  
Mary Sterritt Boulder Colorado 80301 United States 2015-11-26  
Robert Soto La Quinta California 92253 United States 2015-11-26  
Barbara Idso Danville California 94526 United States 2015-11-26  
Jordan Fournier Winnipeg R2H0M8 Canada 2015-11-26  
Heather Daffue Bloemfontein 9301 South Africa 2015-11-26  
Neil Ryding Warrington wa4 2gu United Kingdom 2015-11-26  
Monika Koestler Aschau im Chiemgau 83339 Germany 2015-11-26  
Corrina Parker Toowoomba 4350 Australia 2015-11-26

Αλεξία Μπίτσάκη Athens Greece 2015-11-26  
ulla rosenkilde Randers "" Denmark 2015-11-26  
Roberta Limoli-barufaldi Burlington Massachusetts 01803 United States 2015-11-26  
Andrea Knöpfler 30625 Germany 2015-11-26  
I Van Trijp Deventer 7437 Netherlands 2015-11-26  
Brigitta MacMillan Deal, Kent CT14 9QN United Kingdom 2015-11-26  
jessy kadmaer Hoogwoud New Hampshire 1718 mn United States 2015-11-26  
Nik Friedman TeBockhorst Boulder Colorado 80301 United States 2015-11-26  
Jenna Grobelny Boulder Colorado 80301 United States 2015-11-26  
Jennifer Turner-Valle Longmont Colorado 80503 United States 2015-11-26  
Guillermo Romero Satellite 53100 Mexico 2015-11-26  
sue boorman Longmont Colorado 80503 United States 2015-11-26  
Barbara Brandt Boulder Colorado 80301 United States 2015-11-26  
Beth Kemper MILLIKEN Colorado 80543 United States 2015-11-26  
Gela Seel San Anselmo California 94960 United States 2015-11-26  
Ashlyn Johnson Newport Beach California 92663 United States 2015-11-26  
Erika Reed Boulder Colorado 80303 United States 2015-11-26  
Chris Reed Boulder Colorado 80303 United States 2015-11-26  
Barbara Peterlin Chicago Illinois 60643 United States 2015-11-26  
Miia Suuronen Tampere 33100 Finland 2015-11-26  
Sherrie Stille Boulder Colorado 80301 United States 2015-11-27  
Anna Rivas Longmont Colorado 80503 United States 2015-11-27  
Lori Scott Longmont Colorado 80504 United States 2015-11-27  
Tracy Clevenger Golden Colorado 80403 United States 2015-11-27  
Harrison B Albert Boulder Colorado 80305 United States 2015-11-27  
sara bostic ottawa k1s1z9 Canada 2015-11-27  
BethAnne Bane Longmont Colorado 80503 United States 2015-11-27  
Lark Latch Boulder Colorado 80303 United States 2015-11-27  
Connie Mansour Boulder Colorado 80305 United States 2015-11-27  
Kari Armstrong Boulder Colorado 80302 United States 2015-11-27  
Mary Driscoll Arvada Colorado 80003 United States 2015-11-27  
elena klaver Niwot Colorado 80544 United States 2015-11-27  
Sarah Hallowell Boulder Colorado 80304 United States 2015-11-27  
Donna Bonetti Boulder Colorado 80303 United States 2015-11-27  
Dinah McKay Boulder Colorado 80301 United States 2015-11-27  
William H. Miller Fort Collins Colorado 80521 United States 2015-11-27  
KD Leka Boulder Colorado 80305 United States 2015-11-27  
Nicole Hugo Broomfield Colorado 80020 United States 2015-11-27  
Walter Szymanski Broomfield Colorado 80020 United States 2015-11-27  
Eva Fidjeland Orrefors 38040 Sweden 2015-11-27  
June Mills vb Florida 32966 United States 2015-11-27  
Arkadij Friedt 76726 Germany 2015-11-27  
Susan Bonfield Boulder Colorado 80305 United States 2015-11-27  
Lawrence Crowley Louisville Colorado 80027 United States 2015-11-27  
Lillian Connelly Longmont Colorado 80501 United States 2015-11-27  
Mary Balzer Longmont Colorado 80501 United States 2015-11-27  
Jacqueline Muller Boulder Colorado 80304 United States 2015-11-27  
Donna Deininger Longmont Colorado 80503 United States 2015-11-27  
Michael Delaney Boulder Colorado 80303 United States 2015-11-27  
Jennifer Pinter Littleton Colorado 80128 United States 2015-11-27

Kathy Kaiser Boulder Colorado 80301 United States 2015-11-27  
Sue Hirschfeld Boulder Colorado 80301 United States 2015-11-27  
Goran Abramic Valpovo 31550 Croatia 2015-11-27  
Malcolm Moreno Louisville Colorado 80027 United States 2015-11-27  
Jessica Sandler Boulder Colorado 80303 United States 2015-11-27  
m m San Diego California 92108 United States 2015-11-27  
Angela Fricke 99752 Germany 2015-11-27  
beth armstrong Boulder Colorado 80301 United States 2015-11-27  
Christeen Anderson Crestview Florida 32539 United States 2015-11-27  
Elizabeth Lauro Tampa Florida 33624 United States 2015-11-27  
James McClure Colfax Washington 99111 United States 2015-11-28  
Brenda Lee Boulder Colorado 80304 United States 2015-11-28  
Susan Lambert Boulder Colorado 80301 United States 2015-11-28  
Elizabeth Naughton Boulder Colorado 80305 United States 2015-11-28  
Suzanne Marienau Ozark Missouri 65721 United States 2015-11-28  
Patricia Billig Boulder Colorado 80305 United States 2015-11-28  
consuelo serena velasco strambino piemonte 10019 Italy 2015-11-28  
Laurel Dallenbach Boulder Colorado 80305 United States 2015-11-28  
Ann Stewart Zachwieja Boulder Colorado 80301 United States 2015-11-28  
Annette Wessberg Stockholm Sweden 2015-11-28  
Alev Viggio Boulder Colorado 80304 United States 2015-11-28  
Michelle Albert Boulder Colorado 80304 United States 2015-11-28  
Erin Collard Centennial Colorado 80015 United States 2015-11-28  
Zuppini Antonella Brescia 25136 Italy 2015-11-28  
Yolanda soto Los Angeles California 90031 United States 2015-11-28  
Leslie Herz Boulder Colorado 80301 United States 2015-11-28  
shawn meier Boulder Colorado 80301 United States 2015-11-28  
Holly Krivjansky Boulder Colorado 80301 United States 2015-11-28  
Julia Longland Winnipeg R2G 0B9 Canada 2015-11-28  
Fernande Fournier Luxemburg Luxembourg 2015-11-29  
CRUZ ISAR san fernando de henares 28830 Spain 2015-11-29  
Rick Krivjansky Boulder Colorado 80301 United States 2015-11-29  
Dee George Boulder Colorado 80301 United States 2015-11-29  
Lamy Deeb Longmont Colorado 80503 United States 2015-11-29  
Terttu Marin Helsinki Finland 2015-11-29  
Bonnie Vallier Boulder Colorado 80301 United States 2015-11-29  
rosangela de fatima da conceicao conceicao Praia Grande Brazil 2015-11-29  
Cathy Bassett Portland Oregon 97242 United States 2015-11-29  
Fiona Scott Wellington New Zealand 2015-11-29  
Scott Dixon Boulder Colorado 80301 United States 2015-11-29  
Ricardo vieira de souza Rio De Janeiro Brazil 2015-11-29  
Robert O'Dea Boulder Colorado 80305 United States 2015-11-29  
Fred Gluck Boulder Colorado 80301 United States 2015-11-29  
diana gomes lisboa 2130 Portugal 2015-11-29  
Nelly Vasquez madrid 28029 Spain 2015-11-29  
Cecília Maria D Aguiar Nunes Rio de Janeiro 20530 003 Brazil 2015-11-29  
Iara Bulso Porto Alegre, RS, República Federativa do Brasil "" Brazil 2015-11-29  
Natalia Mendiola Boulder Colorado 80301 United States 2015-11-29  
Mary Breitenstein Longmont Colorado 80503 United States 2015-11-29  
Alexandre Cezar Ribeiro Cacequi "" Brazil 2015-11-29

Maria Andruszkiewicz 52074 Germany 2015-11-29  
Keri Bowling Denver Colorado 80234 United States 2015-11-30  
Glenda Hilty Boulder Colorado 80301 United States 2015-11-30  
Jill Hammel Boulder Colorado 80301 United States 2015-11-30  
Bill Hammel Boulder Colorado 80301 United States 2015-11-30  
Kimberley McKibbin Amherstburg N9V2T7 Canada 2015-11-30  
Christine LABBE Gien 45500 France 2015-11-30  
Lia Ramos Lima Rio de janeiro "" Brazil 2015-11-30  
margarete marques Sao Paulo 01000035 Brazil 2015-11-30  
kate chandler Boulder Colorado 80301 United States 2015-11-30  
Jeremy Kalan Boulder Colorado 80304 United States 2015-11-30  
Kirsi Kesaniemi Lyons Colorado 80540 United States 2015-11-30  
RJoao Pires Lisboa 2625-087 - Póvo Portugal 2015-11-30  
Shawn Murphy Dallas Pennsylvania 18612 United States 2015-11-30  
maria estela de souza costa Várzea Grande MT Brazil 2015-11-30  
Elizangela Rodrigues Elizangela Tramandaí Vamos mudar iss Brazil 2015-11-30  
Inês Portela Nogueira Sobradinho--DF Brasil Ohio 73 050 180 United States 2015-11-30  
Heather M Bair Lafayette Colorado 80026 United States 2015-11-30  
Regina Maria Freire D Aguiar Rj Brazil 2015-11-30  
Kai Karah Madrone Lafayette Colorado 80026 United States 2015-11-30  
Weslyn Austin Boulder Colorado 80301 United States 2015-11-30  
Lynn Merrill Boulder Colorado 80301 United States 2015-11-30  
Bay Roberts Boulder Colorado 80304 United States 2015-11-30  
Diana Leavesley Longmont Colorado 80504 United States 2015-11-30  
Sari Ghiselli Boulder Colorado 80301 United States 2015-11-30  
Tiago Eduardo Zimmermann Blumenau Brazil 2015-11-30  
SuAnna Schamper Lafayette Colorado 80026 United States 2015-11-30  
PARRAVICINI MARCO MILANO 20159 Italy 2015-12-01  
Gerlinda Smith BOULDER Colorado 80301 United States 2015-12-01  
Amanda Poole Denver Colorado 80215 United States 2015-12-01  
aiello frank Boulder Colorado 80301 United States 2015-12-01  
HIME Oliver S.P Brazil 2015-12-01  
James Whittemore 4481 Applewood Ct Boulder Colorado 80301 United States 2015-12-01  
Diana Assenmacher Boulder Colorado 80301 United States 2015-12-01  
Maria Bravo Hemet California 92543 United States 2015-12-01  
Meagan Bennett Denver Colorado 80260 United States 2015-12-01  
Osborn Lkosborn51@gmail.com Longmont Colorado 80504 United States 2015-12-01  
Suzannah Shogren Boulder Colorado 80301 United States 2015-12-01  
Kevin Middleton Boulder Colorado 80301 United States 2015-12-01  
Barbara Distefano Niwot Colorado 80544 United States 2015-12-01  
Lora Bailey Louisville Colorado 80027 United States 2015-12-01  
Daryl Presley Boulder Colorado 80301 United States 2015-12-01  
Andrea Merrill Boulder Colorado 80301 United States 2015-12-01  
victoria arias león 38290 Spain 2015-12-01  
Ann Tagawa Boulder Colorado 80302 United States 2015-12-01  
Scott Lehmann Louisville Colorado 80027 United States 2015-12-01  
Marty Petersen Erie Colorado 80516 United States 2015-12-01  
Patrick Madden Boulder Colorado 80301 United States 2015-12-01  
Alan Haas Cambridge N1R 1B2 Canada 2015-12-01  
kazue groce smyrna Tennessee 37167 United States 2015-12-01

rick groce smyrna Tennessee 37167 United States 2015-12-01  
sean little smyrna Tennessee 37167 United States 2015-12-01  
Nancy Meredith Fort Lauderdale Florida 33317 United States 2015-12-02  
Donna Norton Longmont Colorado 80503 United States 2015-12-02  
Jennifer Cate Broomfield Colorado 80023 United States 2015-12-02  
Constance Franklin Los Angeles California 90026 United States 2015-12-02  
Evan Assenmacher Boulder Colorado 80301 United States 2015-12-02  
Paula Hansley Louisville Colorado 80027 United States 2015-12-02  
Rachel Homer Boulder Colorado 80302 United States 2015-12-02  
Kevin Lane Boulder Colorado 80304 United States 2015-12-02  
ann schnaidt Fort Collins Colorado 80524 United States 2015-12-02  
Sonia Smith Boulder Colorado 80301 United States 2015-12-02  
Courtney Foster Boulder Colorado 80301 United States 2015-12-02  
Elise Hudson Boulder Colorado 80301 United States 2015-12-02  
James Somets Jersey City New Jersey 07310 United States 2015-12-02  
Janet Lewallen Boulder Colorado 80303 United States 2015-12-03  
merri foster longmont Colorado 80501 United States 2015-12-03  
Michael Price Erie Colorado 80516 United States 2015-12-03  
Ana Alves Denver Colorado 80209 United States 2015-12-03  
Jamey Andeson Boulder Colorado 80304 United States 2015-12-03  
Kendall Hudson Boulder Colorado 80301 United States 2015-12-04  
Juliana Cohen Boulder Colorado 80301 United States 2015-12-04  
Tricia Dessel Boulder Colorado 80301 United States 2015-12-04  
Sandra Ireland Boulder Colorado 80301 United States 2015-12-04  
Lance Carl Boulder Colorado 80301 United States 2015-12-04  
Robert Collins Boulder Colorado 80301 United States 2015-12-04  
Terese DeLaney Boulder Colorado 80305 United States 2015-12-04  
Matt Samet Boulder Colorado 80301 United States 2015-12-04  
Penny Tompkins Boulder Colorado 80303 United States 2015-12-04  
Shana Myers Louisville Colorado 80027 United States 2015-12-04  
Allison Farrand Louisville Colorado 80027 United States 2015-12-04  
Lisa Shik Boulder Colorado 80305 United States 2015-12-04  
Patricia ONeill Longmont Colorado 80503 United States 2015-12-05  
William Young Boulder Colorado 80305 United States 2015-12-05  
Sharon Mckeown Chiang Mai Thailand 2015-12-05  
Kamilla Macar Boulder Colorado 80301 United States 2015-12-05  
Carol Duncan Boulder Colorado 80303 United States 2015-12-05  
John Hoemann Denver Colorado 80210 United States 2015-12-05  
Dennis B Denver Colorado 80220 United States 2015-12-05  
Bernice Hwang Boulder Colorado 80305 United States 2015-12-05  
Casey Moyaert Broomfield Colorado 80023 United States 2015-12-05  
Robyn Towler Loveland Colorado 80537 United States 2015-12-05  
Taylor Epskamp Boulder Colorado 80303 United States 2015-12-05  
Marisa Unger Longmont Colorado 80503 United States 2015-12-05  
Alan Enos Boulder Colorado 80301 United States 2015-12-05  
Richard Rowland Boulder Colorado 80305 United States 2015-12-05  
Jena Johnson Boulder Colorado 80305 United States 2015-12-05  
Kristin Vyhna Chicago Illinois 60657 United States 2015-12-05  
Steven Harshman Boulder Colorado 80302 United States 2015-12-05  
Matthew Krenitsky Boulder Colorado 80304 United States 2015-12-05

Justin Vallelonga Boulder Colorado 80301 United States 2015-12-05  
jenny wehinger boulder Colorado 80305 United States 2015-12-05  
Puneet Pasrich Boulder Colorado 80303 United States 2015-12-05  
tiffany everett Longmont Colorado 80504 United States 2015-12-05  
Derek Curtis Boulder Colorado 80302 United States 2015-12-05  
Madeline Allen Boulder Colorado 80305 United States 2015-12-05  
joan jamison Lafayette Colorado 80026 United States 2015-12-05  
Robin Kelly Boulder Colorado 80301 United States 2015-12-06  
Jennie Burns Boulder Colorado 80305 United States 2015-12-06  
bill bolduc Lafayette Colorado 80026 United States 2015-12-06  
Guadalupe Gamallo Cavada 15864 Spain 2015-12-06  
Melanie Whitehead Boulder Colorado 80301 United States 2015-12-06  
Joel Glidden Golden Colorado 80401 United States 2015-12-06  
Staci Burns Denver Colorado 80206 United States 2015-12-06  
Matt Gustin Boulder Colorado 80304 United States 2015-12-06  
Gianna Sullivan Lafayette Colorado 80026 United States 2015-12-06  
Leila McMurray Lafayette Colorado 80026 United States 2015-12-06  
Maureen Boyle Boulder Colorado 80305 United States 2015-12-06  
Steve Levin Boulder Colorado 80304 United States 2015-12-06  
Lisa Jones Boulder Colorado 80304 United States 2015-12-06  
Sarah Peapples Boulder Colorado 80304 United States 2015-12-06  
Kristine Leader Boulder Colorado 80301 United States 2015-12-06  
Virginia Brown Aurora Colorado 80012 United States 2015-12-06  
Andrea Bucholz Denver Colorado 80206 United States 2015-12-06  
Cindy Parker Boulder Colorado 80301 United States 2015-12-06  
kenny Leader Boulder Colorado 80301 United States 2015-12-06  
Angela Green Boulder Colorado 80301 United States 2015-12-06  
claudia liedtke Longmont Colorado 80503 United States 2015-12-06  
Sarah Baldwin Louisville Colorado 80027 United States 2015-12-07  
Kellie Coe Boulder Colorado 80301 United States 2015-12-07  
Donna Begley Arvada Colorado 80002 United States 2015-12-07  
Julie Poyton Boulder Colorado 80301 United States 2015-12-07  
Keely Cormier Boca Raton Florida 33433 United States 2015-12-07  
George Deriso Boulder Colorado 80301 United States 2015-12-07  
Teresa Gulock-Mundy Boulder Colorado 80301 United States 2015-12-07  
amy wong Boulder Colorado 80301 United States 2015-12-07  
debbie pfalzgraf Longmont Colorado 80504 United States 2015-12-07  
Jackie Thompson Boulder Colorado 80301 United States 2015-12-07  
marcia minke Boulder Colorado 80303 United States 2015-12-07  
Aria Mundy Boulder Colorado 80301 United States 2015-12-07  
Cache Mundy Boulder Colorado 80304 United States 2015-12-07  
andrea Guderian Boulder Colorado 80301 United States 2015-12-07  
Marina Bean Albuquerque New Mexico 87109 United States 2015-12-07  
Diana Kalan Boulder Colorado 80301 United States 2015-12-07  
Nancy Neumann Boulder Colorado 80301 United States 2015-12-07  
Laura Fleming Boulder Colorado 80301 United States 2015-12-07  
Rachel Heassler Boulder Colorado 80302 United States 2015-12-07  
Beverly Johnston Boulder Colorado 80303 United States 2015-12-07  
MILLIE BUETHE Round Rock Texas 78681 United States 2015-12-07  
Daniel Fenton Manchester New Hampshire 03104 United States 2015-12-07

Jeanmarie Redente Boulder Colorado 80303 United States 2015-12-07  
Shannon Vance Broomfield Colorado 80023 United States 2015-12-07  
Diana Roth Boulder Colorado 80304 United States 2015-12-07  
Jarrod Weaton Longmont Colorado 80501 United States 2015-12-07  
sarah kingdom Boulder Colorado 80302 United States 2015-12-07  
Cheryl Silver Golden Colorado 80403 United States 2015-12-07  
Stefanie Pabst Boulder Colorado 80301 United States 2015-12-07  
Andreas Krammer Boulder Colorado 80301 United States 2015-12-07  
Suzanne Westgaard Boulder Colorado 80301 United States 2015-12-07  
Jane Baryames Boulder Colorado 80302 United States 2015-12-07  
Kristine Perry Portsmouth New Hampshire 03801 United States 2015-12-07  
Virginia Bowers Lafayette Colorado 80026 United States 2015-12-07  
Robert Mullins Louisville Colorado 80027 United States 2015-12-07  
STEVEN COE Wheat Ridge Colorado 80033 United States 2015-12-07  
hannah coe Boulder Colorado 80301 United States 2015-12-07  
Anastasia Nagel Denver Colorado 80246 United States 2015-12-07  
Nancy French Boulder Colorado 80301 United States 2015-12-07  
John Fleming Boulder Colorado 80301 United States 2015-12-07  
kelly covrig Loveland Colorado 80537 United States 2015-12-07  
Jayda Couch Denver Colorado 80210 United States 2015-12-07  
Wes Lorenzen Boulder Colorado 80304 United States 2015-12-07  
Lisa Gould Windsor Colorado 80550 United States 2015-12-07  
Nils Edfors Boulder Colorado 80301 United States 2015-12-07  
Beth Walter Boulder Colorado 80301 United States 2015-12-07  
Kat Bevington Boulder Colorado 80304 United States 2015-12-07  
Cathy Lund Denver Colorado 80203 United States 2015-12-07  
Rebecca Maytubby Boulder Colorado 80304 United States 2015-12-07  
John Stearns Boulder Colorado 80304 United States 2015-12-07  
Karen Blatchford Lyons Colorado 80540 United States 2015-12-07  
Clayton Gould Windsor Colorado 80550 United States 2015-12-07  
Jon Mize Denver Colorado 80231 United States 2015-12-07  
Lynn Fleming Boulder Colorado 80301 United States 2015-12-07  
Lynn Linagen Lithia Florida 33547 United States 2015-12-07  
David Uhlir San Jose California 95103 United States 2015-12-07  
Patricia Loudin Boulder Colorado 80301 United States 2015-12-07  
Bodo Blaczak Lafayette Colorado 80026 United States 2015-12-07  
Ken Stephens Boulder Colorado 80301 United States 2015-12-07  
Tracy Warner Boulder Colorado 80305 United States 2015-12-07  
Christina Uhlir Boulder Colorado 80305 United States 2015-12-07  
Abby Presley Boulder Colorado 80301 United States 2015-12-07  
Rick Hunt Sacramento California 95842 United States 2015-12-07  
Julia French Boulder Colorado 80301 United States 2015-12-08  
Hailey Johnson South San Francisco California 94080 United States 2015-12-08  
Amie Durden Boulder Colorado 80305 United States 2015-12-08  
Benj Durden Boulder Colorado 80305 United States 2015-12-08  
MJ Eslinger Denver Colorado 80237 United States 2015-12-08  
Woody Green Lafayette Colorado 80026 United States 2015-12-08  
Connie Knippelmeyer Boulder Colorado 80301 United States 2015-12-08  
Ellie Kanaar Boulder Colorado 80304 United States 2015-12-08  
David Williams Boulder Colorado 80304 United States 2015-12-08

Dean Coe Sandwich Massachusetts 02563 United States 2015-12-08  
Karen Mitchell Denver Colorado 80232 United States 2015-12-08  
Lynne Hoover Boulder Colorado 80304 United States 2015-12-08  
karen fiant Denver Colorado 80231 United States 2015-12-08  
David Burns Louisville Colorado 80027-1047 United States 2015-12-08  
Sheryl Lehman Boulder Colorado 80301 United States 2015-12-08  
Trew Mundy Boulder Colorado 80304 United States 2015-12-08  
Duane Webster Boulder Colorado 80303 United States 2015-12-08  
Mike Overstreet Boulder Colorado 80304 United States 2015-12-08  
Darcy Gora Broomfield Colorado 80020 United States 2015-12-08  
Jan Blanchard Boulder Colorado 80301 United States 2015-12-08  
Patricia Morrison Erie Colorado 80516 United States 2015-12-08  
Caroline Douglas Boulder Colorado 80304 United States 2015-12-08  
Charlie Bachman Boulder Colorado 80301 United States 2015-12-08  
Lee Woods Boulder Colorado 80302 United States 2015-12-08  
Brooke Hinckley Marion Massachusetts 02738 United States 2015-12-08  
Kristin Sanford Boulder Colorado 80301 United States 2015-12-08  
Christine Manzo Louisville Colorado 80027 United States 2015-12-08  
Rochelle Woods Denver Colorado 80205 United States 2015-12-08  
Mark Edmonds Evergreen Colorado 80439 United States 2015-12-08  
lorinne otte santa rosa California 95409 United States 2015-12-08  
John Chapin Boulder Colorado 80302 United States 2015-12-09  
Lisa Jones Denver Colorado 80219 United States 2015-12-09  
Elise Winkler Boulder Colorado 80301 United States 2015-12-09  
lindsay coe Boulder Colorado 80301 United States 2015-12-09  
Janice Pringle Boulder Colorado 80301 United States 2015-12-09  
Aimee Newfield Loveland Colorado 80537 United States 2015-12-09  
Jessica Buskard Boulder Colorado 80301 United States 2015-12-09  
margery mcsweeney boulder Colorado 80301 United States 2015-12-09  
Mary Kraus Boulder Colorado 80305 United States 2015-12-09  
leon schrecongost Denver Colorado 80229 United States 2015-12-09  
t. brian mcsweeney Parthenon Arkansas 72666 United States 2015-12-09  
Virginia tobey Providenciales United States Minor Outlying Islands 2015-12-09  
Lisa Goodrich Boulder Colorado 80304 United States 2015-12-09  
Yamilet SEMPE "" 03200 France 2015-12-09  
Julia Makowski Salida Colorado 81201 United States 2015-12-09  
Priya Krishnan Boulder Colorado 80304 United States 2015-12-09  
Martha Henze Boulder Colorado 80305 United States 2015-12-10  
Deepa Krishnan Potomac Maryland 20854 United States 2015-12-10  
Patricia Steen Boulder Colorado 80301 United States 2015-12-10  
michelle jung Boulder Colorado 80304 United States 2015-12-10  
Hannah Loudin Denver Colorado 80211 United States 2015-12-10  
Brian Lay Boulder Colorado 80301 United States 2015-12-10  
Pamela Simpson Boulder Colorado 80301 United States 2015-12-10  
Lindsey White Denver Colorado 80209 United States 2015-12-10  
Joseph Hahn Broomfield Colorado 80021 United States 2015-12-10  
Lenia Hahn Wheat Ridge Colorado 80033 United States 2015-12-10  
Michele Clay Boulder Colorado 80301 United States 2015-12-10  
Valerie Hotz Callis Boulder Colorado 80301 United States 2015-12-10  
Tay Kim San Francisco California 94102 United States 2015-12-10

Linda Stull Boulder Colorado 80302-9341 United States 2015-12-10  
Susan Stearns Boulder Colorado 80305 United States 2015-12-10  
John Nowak Santa Ana California 92704-3726 United States 2015-12-11  
Brittany Elliott Franklin Indiana 46131 United States 2015-12-11  
pamela smith Iowa City Iowa 52245 United States 2015-12-11  
Anna Hildebrandt Boulder Colorado 80301 United States 2015-12-11  
Jeff Hildebrandt Boulder Colorado 80301 United States 2015-12-11  
Juliet Gopinath Boulder Colorado 80301 United States 2015-12-11  
Lennu Duncanson Boulder Colorado 80302 United States 2015-12-11  
Matt Ferren Boulder Colorado 80301 United States 2015-12-11  
Jordan Golden Boulder Colorado 80301 United States 2015-12-11  
Mary Wallace Boulder Colorado 80302 United States 2015-12-11  
Ann Kossack Westminster Colorado 80035 United States 2015-12-11  
Erin Manning Boulder Colorado 80305 United States 2015-12-11  
Judy McLaughlin Longmont Colorado 80501 United States 2015-12-11  
Mikaela Madalinski Lafayette Colorado 80026 United States 2015-12-11  
Angela Myers Boulder Colorado 80305 United States 2015-12-11  
Eric Conrad Boulder Colorado 80304 United States 2015-12-11  
Erin Saunders Lafayette Colorado 80026 United States 2015-12-11  
Sarah Skigen Golden Colorado 80403 United States 2015-12-11  
Kristyn myers Thornton Colorado 80241 United States 2015-12-11  
Melissa Arthur Louisville Colorado 80027 United States 2015-12-11  
Marc Volland Broomfield Colorado 80023 United States 2015-12-11  
Sherri Schultz Boulder Colorado 80301 United States 2015-12-11  
Jeffrey Lowell Boulder Colorado 80304 United States 2015-12-11  
Oxana O'Banion Boulder Colorado 80301 United States 2015-12-11  
Jessica Hodorowski Denver Colorado 80236 United States 2015-12-11  
Stephanie Brudwick Longmont Colorado 80503 United States 2015-12-11  
Dezideria Martinez Cain Lafayette Colorado 80026 United States 2015-12-12  
Laura Coblenz Boulder Colorado 80302 United States 2015-12-12  
Bruce Neale Boulder Colorado 80301 United States 2015-12-12  
Ricardo Martinez Boulder Colorado 80301 United States 2015-12-12  
Sara Graydon Loveland Colorado 80537 United States 2015-12-12  
Judith Edgar Loveland Colorado 80538 United States 2015-12-12  
Leslie Stinson co Colorado 80301 United States 2015-12-12  
Tara Peltier Louisville Colorado 80027 United States 2015-12-12  
John Malenich Boulder Colorado 80302 United States 2015-12-12  
Stacie Schuchardt Broomfield Colorado 80020 United States 2015-12-12  
Peter Welsch Boulder Colorado 80301 United States 2015-12-12  
Wendi Hinrichs Erie Colorado 80516 United States 2015-12-12  
kari robinson boulder Colorado 80302 United States 2015-12-13  
Elizabeth Welsch Boulder Colorado 80301 United States 2015-12-13  
Jane Maier Boulder Colorado 80301 United States 2015-12-13  
Peter Richter Sunnyside New York 11104 United States 2015-12-13  
Cathy Larson Lyons Colorado 80540 United States 2015-12-13  
Heather Ryan Broomfield Colorado 80021 United States 2015-12-13  
Cathy Fossum Chetek Wisconsin 54728 United States 2015-12-13  
Nicole Belvill Wheat Ridge Colorado 80212 United States 2015-12-13  
Zane Muhlestein Highland Utah 84003 United States 2015-12-13  
Josh Oleson Boulder Colorado 80301 United States 2015-12-13

Tom Leskin Boulder Colorado 80301 United States 2015-12-13  
Heather Richmond Boulder Colorado 80303 United States 2015-12-13  
Charles Hayward Boulder Colorado 80301 United States 2015-12-13  
jamie solveson Boulder Colorado 80301 United States 2015-12-13  
Camilla Kristensen Fort Collins Colorado 80525 United States 2015-12-13  
Meagan Borkowski Longmont Colorado 80501 United States 2015-12-13  
Deborah Brummett Boulder Colorado 80301 United States 2015-12-13  
R Bruce Rogers Boulder Colorado 80305 United States 2015-12-13  
Lauren Frazier Boulder Colorado 80301 United States 2015-12-13  
Kathleen Fredrickson Boulder Colorado 80301 United States 2015-12-13  
jordan churchill nederland Colorado 80466 United States 2015-12-13  
Linda Brothers Boulder Colorado 80301 United States 2015-12-13  
Bradley Craig Longmont Colorado 80501 United States 2015-12-13  
Adam Szczepanski Boulder Colorado 80301 United States 2015-12-13  
Nancy Rynes Boulder Colorado 80026 United States 2015-12-13  
Shalana Roberts Greeley Colorado 80634 United States 2015-12-13  
kim gagnon calgary t3k 4m4 Canada 2015-12-13  
Beth Medina SUPERIOR Colorado 80027 United States 2015-12-13  
Kay Devers Longmont Colorado 80501 United States 2015-12-13  
Kim VanHoosier-Carey Boulder Colorado 80301 United States 2015-12-13  
Katie Connolly Denver Colorado 80215 United States 2015-12-13  
Richard Mallows Rushden, Northants NN10 9RG United Kingdom 2015-12-13  
Brian Helfrich Denver Colorado 80206 United States 2015-12-13  
Lydia Daffenberg Las Vegas Nevada 89130-0141 United States 2015-12-13  
Sara Kirkpatrick Boulder Colorado 80301 United States 2015-12-13  
Lisa DeWitt Littleton Colorado 80120 United States 2015-12-13  
Christina Gillease South Lyon Michigan 48178 United States 2015-12-13  
Rosa Moncayo Boulder Colorado 80301 United States 2015-12-13  
Julia Littlepage Frisco Colorado 80443 United States 2015-12-13  
Paige Porter Boulder Colorado 80301 United States 2015-12-13  
Suzie Frasher Denver Colorado 80209 United States 2015-12-13  
Amanda Wallace Longmont Colorado 80504 United States 2015-12-13  
Jay Pezoldt Longmont Colorado 80503 United States 2015-12-13  
Kate Moinard Broomfield Colorado 80020 United States 2015-12-13  
Barbara Johnson Boulder Colorado 80301 United States 2015-12-13  
Terri Stewart Denver Colorado 80232 United States 2015-12-13  
Allison Wilton Lafayette Colorado 80026 United States 2015-12-13  
Matthew Hansen Granby Colorado 80446 United States 2015-12-13  
Angela Garza Madison Wisconsin 53704 United States 2015-12-13  
Connie Lubinsky Boulder Colorado 80301 United States 2015-12-13  
Lara Goldman Boulder Colorado 80302 United States 2015-12-13  
Ian W Minneapolis Minnesota 55406 United States 2015-12-13  
holly Duncanson Minneapolis Minnesota 55406 United States 2015-12-13  
Kate Olukalns Cornelius North Carolina 28031 United States 2015-12-13  
Shawn O'Loane Lansing Michigan 48906 United States 2015-12-13  
Emily Vaughn Boulder Colorado 80301 United States 2015-12-13  
Kathryn Nicolella Golden Colorado 80403 United States 2015-12-13  
Lois Liebherr Denver Colorado 80228 United States 2015-12-13  
Jayne James Denver Colorado 80220 United States 2015-12-13  
Colleen Dorczuk Arvada Colorado 80005 United States 2015-12-13

Jason Conger Boulder Colorado 80301 United States 2015-12-13  
Donnamae Miller Mead Colorado 80542 United States 2015-12-13  
Laina Macrae Brooklyn New York 11225 United States 2015-12-13  
Alejandro Corrales Bogota "" Colombia 2015-12-13  
Mindy King Bailey Colorado 80421 United States 2015-12-13  
Aaron Vaughn Boulder Colorado 80301 United States 2015-12-14  
Tasha Chaney Boulder Colorado 80301 United States 2015-12-14  
Dawn Key Elizabeth Colorado 80107 United States 2015-12-14  
Bridget Newman Boulder Colorado 80305 United States 2015-12-14  
Barbara Hey-Smith Boulder Colorado 80301 United States 2015-12-14  
Dee Raponi Williamsville New York 14221 United States 2015-12-14  
Elizabeth Johnson Salt Lake City Utah 84103 United States 2015-12-14  
Deb Jenkins Thornton Colorado 80602 United States 2015-12-14  
lynda slipetz south elgin Illinois 60177 United States 2015-12-14  
Joan Mazeika Plainfield Illinois 60544 United States 2015-12-14  
Alexandra Hopkins Denver Colorado 80223 United States 2015-12-14  
Lauren Gricci Erie Colorado 80516 United States 2015-12-14  
Patricia Carr Manchester Center Vermont 05255 United States 2015-12-14  
Becky Rothenberg Casper Wyoming 82601 United States 2015-12-14  
Elimaris Gonzalez Colorado Springs Colorado 80920 United States 2015-12-14  
CJ LAWRENCE Niwot Colorado 80503 United States 2015-12-14  
Margaret Vest Boulder Colorado 80303 United States 2015-12-14  
Kristen Kammerer Dallas Texas 75204 United States 2015-12-14  
Cynthia Rizzo Princeton Massachusetts 01541 United States 2015-12-14  
Katherine Schulz-Heik Boulder Colorado 80301 United States 2015-12-14  
elizabeth peach Boulder, Colorado 80304 United States 2015-12-14  
Carole Hossan Fort Collins Colorado 80524 United States 2015-12-14  
Dorothy DePaulo Denver Colorado 80226 United States 2015-12-14  
Jonathan Miller Boulder Colorado 80301 United States 2015-12-14  
Carol Baum Louisville Colorado 80027 United States 2015-12-14  
Ann wilson erie Colorado 80516 United States 2015-12-14  
Diane Falten Royal Oak Michigan 48067 United States 2015-12-14  
Kathe Lujan Lafayette Colorado 80026 United States 2015-12-14  
Jeanne edwards Erie Colorado 80516 United States 2015-12-14  
Karen Bordner Boulder Colorado 80301 United States 2015-12-14  
Arnie Lehmann San Rafael 5603 Argentina 2015-12-14  
rachel hamilton Boulder Colorado 80301 United States 2015-12-14  
Peggy Wait Littleton Colorado 80125 United States 2015-12-14  
Mary Ann Toledo Boulder Colorado 80301 United States 2015-12-14  
Shelli Sittler Longmont Colorado 80503 United States 2015-12-14  
Ellen Jardine Boulder Colorado 80304 United States 2015-12-14  
Vicki Stansbury Parker Colorado 80134 United States 2015-12-14  
Charles Lujan Lafayette Colorado 80026 United States 2015-12-14  
Ali Zeljo Boulder Colorado 80304 United States 2015-12-14  
Luke Naftz Arvada Colorado 80004 United States 2015-12-14  
Amy Alpers Boulder Colorado 80301 United States 2015-12-14  
Cynthia Carey Boulder Colorado 80301 United States 2015-12-14  
Penelope Bartell Boulder Colorado 80301 United States 2015-12-14  
Harlin Savage Boulder Colorado 80305 United States 2015-12-14  
Beth Howard Boulder Colorado 80301 United States 2015-12-14

virginia redman dover-foxcroft Maine 04426 United States 2015-12-14  
Hill Janet Boulder Colorado 80301 United States 2015-12-14  
Shelley Stern Boulder Colorado 80305 United States 2015-12-14  
Lisa Salazar Shasta Lake California 96089 United States 2015-12-14  
Melissa Held Longmont Colorado 80501 United States 2015-12-14  
Christina Roy Boulder Colorado 80301 United States 2015-12-14  
Althea Harris Boulder Colorado 80301 United States 2015-12-14  
Glenn Nevill San Francisco California 94110 United States 2015-12-14  
Barbara Parr Erie Colorado 80516 United States 2015-12-14  
Rose Ruggles Lafayette Colorado 80026 United States 2015-12-14  
charlene neville san francisco California 94110 United States 2015-12-14  
Susan Lind Boulder Colorado 80301 United States 2015-12-14  
Scott Beavers Boulder Colorado 80301 United States 2015-12-14  
Sarah Furno McDonald Pennsylvania 15057 United States 2015-12-14  
Deanna Meyer Sedalia Colorado 80135 United States 2015-12-14  
deborah catalina wlms Oregon 97544 United States 2015-12-14  
Sarah Buck Covington Louisiana 70435 United States 2015-12-15  
Christine Sibona Denver Colorado 80223 United States 2015-12-15  
Patricia Moreno Boulder Colorado 80301 United States 2015-12-15  
Lindsey Wohlman Louisville Colorado 80027 United States 2015-12-15  
Caroline Long Nederland Colorado 80466 United States 2015-12-15  
Gwendolyn Tenney Longmont Colorado 80503 United States 2015-12-15  
Margaret Southwell Fanwood New Jersey 07023 United States 2015-12-15  
Brenda Glen Ardmore Oklahoma 73401 United States 2015-12-15  
Kathryn Ruiz Nederland Colorado 80466 United States 2015-12-15  
Kristina Chase Castle Rock Colorado 80109 United States 2015-12-15  
K Bailey Aurora Colorado 80013 United States 2015-12-15  
Pat Jeske Boulder Colorado 80303 United States 2015-12-15  
Mary Dawson Denver Colorado 80201 United States 2015-12-15  
Judith Smith Rocklin California 95765 United States 2015-12-15  
Alana Stroud Phoenix Arizona 85027 United States 2015-12-15  
Talia Roberts Phoenix Arizona 85083 United States 2015-12-15  
Kevin Kalstrom Boulder Colorado 80304 United States 2015-12-15  
Don Combee Niwot Colorado 80503 United States 2015-12-15  
Jill Iwaskow Boulder Colorado 80302 United States 2015-12-15  
Steven Smith Rocklin California 95765 United States 2015-12-15  
Jeanne Auerbach Lafayette Colorado 80026 United States 2015-12-15  
Lindsay Wolf Boulder Colorado 80306 United States 2015-12-15  
Angela Barnes Longmont Colorado 80503 United States 2015-12-15  
Michele Brulee Ventura California 93001 United States 2015-12-15  
Ramon Cardena Sant Cugat del Valles 08172 Spain 2015-12-15  
Lynn Schardt Garden Valley California 95633 United States 2015-12-15  
Shawna Sharp Lafayette Colorado 80026 United States 2015-12-15  
Brandon May Denver Colorado 80235 United States 2015-12-15  
Carmen Ardalan Boulder Colorado 80301 United States 2015-12-15  
PY Holmes Ben Avon Pennsylvania 15202 United States 2015-12-15  
Rebecca britt Nederland Colorado 80466 United States 2015-12-15  
Tara Dubarr Boulder Colorado 80305 United States 2015-12-15  
Laurie suter Sedalia Colorado 80135 United States 2015-12-15  
Jonathan Pastor Madrid 28019 Spain 2015-12-15

Julie Bohler Boulder Colorado 80301 United States 2015-12-15  
sheila grotzky boulder Colorado 80303 United States 2015-12-15  
Tiffany Johnson Denver Colorado 80260 United States 2015-12-15  
Farzin Lalezari Boulder Colorado 80302 United States 2015-12-15  
Dennis Harris Denver Colorado 80234 United States 2015-12-15  
Deborah King Boulder Colorado 80304 United States 2015-12-15  
katrina vecchiarelli denver Colorado 80246 United States 2015-12-15  
Sydney McMillan EDMONTON T5M 0B6 Canada 2015-12-15  
trish oliver Toronto M5T 1V7 Canada 2015-12-15  
Heather O'Brien Spotsylvania Virginia 22551 United States 2015-12-15  
David Wright Boulder Colorado 80302 United States 2015-12-15  
David Auerbach Philadelphia Pennsylvania 80301 United States 2015-12-15  
Colleen Odechuck Castle Rock Colorado 80104 United States 2015-12-15  
Elizabeth Watts Lynbrook New York 11563 United States 2015-12-15  
Elizabeth Spreen Los Altos Hills California 94022 United States 2015-12-15  
Shirley Lalezari Boulder Colorado 80302 United States 2015-12-15  
James Townsend Boulder Colorado 80301 United States 2015-12-15  
Erika Arias Denver Colorado 80260 United States 2015-12-15  
Michelle MacKenzie San Carlos California 94070 United States 2015-12-15  
Laura Cruz Denver Colorado 80261 United States 2015-12-15  
Steven Janssen Boulder Colorado 80302 United States 2015-12-15  
Karen Danko Boulder Colorado 80305 United States 2015-12-15  
Dixie Elder Longmont Colorado 80504 United States 2015-12-15  
diana trettin Boulder Colorado 80301 United States 2015-12-15  
Tobias Bank Fort Collins Colorado 80526 United States 2015-12-15  
Evon Holladay Denver Colorado 80222 United States 2015-12-15  
Debra Sleigh Littleton Colorado 80126 United States 2015-12-15  
Stephany Seay West Yellowstone Montana 59758 United States 2015-12-15  
erin sharp Longmont Colorado 80503 United States 2015-12-15  
Mirabai Nagle Boulder Colorado 80301 United States 2015-12-15  
Stacy Wagner Denver Colorado 80210 United States 2015-12-15  
Loretta Stadler Franklin Lakes New Jersey 07417 United States 2015-12-15  
Gwynneth Aten Boulder Colorado 80301 United States 2015-12-15  
Alexandra Rinaldi Castle Rock Colorado 80109 United States 2015-12-15  
Eric Meleney Boulder Colorado 80304 United States 2015-12-15  
Kacy Adams Littleton Colorado 80120 United States 2015-12-15  
Jessica Nicolella Boulder Colorado 80301 United States 2015-12-15  
edward adams Littleton Colorado 80121 United States 2015-12-16  
jacob jepson Boulder Colorado 80305 United States 2015-12-16  
Anita Rosinola Westmont New Jersey 08108 United States 2015-12-16  
Shawn Holladay Denver Colorado 80222 United States 2015-12-16  
Anuradha Singh Longmont Colorado 80503 United States 2015-12-16  
Khandan Poureftekhar Boulder Colorado 80301 United States 2015-12-16  
Jill Gallagher Franklin Lakes New Jersey 07417 United States 2015-12-16  
Vallee Johnson Erie Colorado 80516 United States 2015-12-16  
Mary Doubleday Wolcott Vermont 32250 United States 2015-12-16  
Janet Runyon Plano Texas 75074 United States 2015-12-16  
Erika Hansen-Dahlin Boulder Colorado 80303 United States 2015-12-17  
Diane Stroz Chicago Illinois 60634 United States 2015-12-17  
Sabine Ehrenfeld Chatsworth California 91311 United States 2015-12-17

Mary Ceallaigh Austin Texas 78756 United States 2015-12-17  
Sonja Bjornsn Pacific Palisades California 90272 United States 2015-12-17  
Nancy Eagleson Blacklick Ohio 43004 United States 2015-12-17  
Skye Taylor Longmont Colorado 80504 United States 2015-12-17  
susan wills Jamestown Colorado 80455 United States 2015-12-17  
Louise Gray Summerland California 93067 United States 2015-12-17  
Mary Sherman Kerneersville North Carolina 27284 United States 2015-12-17  
Van Der Vynckt Montserrat 02700 France 2015-12-17  
Nancy Keber Alexandria Virginia 22314 United States 2015-12-17  
Denise Hintze Riverview Florida 33578 United States 2015-12-17  
Hans valerius 04435 Germany 2015-12-17  
Laurie Storm Buffalo New York 14207 United States 2015-12-17  
Linn Wilder Boulder Colorado 80303 United States 2015-12-18  
Roberta Olenick Vancouver V6R 2S6 Canada 2015-12-19  
Barak Siman Ov Tel Aviv Israel 2015-12-19  
Lidia Bergamaschi Forlì 47121 Italy 2015-12-19  
Aimee Day Boulder Colorado 80301 United States 2015-12-20  
Joey Lynn Waldport Oregon 97394 United States 2015-12-20  
Justa Kruger Pretoria South Africa 2015-12-20  
jennae sevvom Boulder Colorado 80304 United States 2015-12-20  
Joy Hartley Boulder Colorado 80304 United States 2015-12-20  
Kate Sladen Boulder Colorado 80305 United States 2015-12-20  
Julie Debrey Rock Island Illinois 61201 United States 2015-12-21  
Ali Van Zee Oakland California 94610 United States 2015-12-21  
saundra holloway el cajon California 92022 United States 2015-12-21  
Kathy Lenz Boulder Colorado 80305 United States 2015-12-21  
Pam Miller North Highlands California 95660 United States 2015-12-21  
Kelly Voss Lyons Colorado 80540 United States 2015-12-22  
joseph schwartz Lyons Colorado 80540 United States 2015-12-22  
Patricia Logan-Olson Longmont Colorado 80503 United States 2015-12-22  
Pamela Jones Longmont Colorado 80504 United States 2015-12-22  
Kristen Caliga Boulder Colorado 80301 United States 2015-12-22  
Seth Caliga Boulder Colorado 80301 United States 2015-12-22  
Andy Dube toronto M6J 2C8 Canada 2015-12-22  
Sandra Sartor Longmont Colorado 80504 United States 2015-12-22  
Kiara Cunningham trtrtr Minnesota 55315 United States 2015-12-22  
Linda Logan Broomfield Colorado 80023 United States 2015-12-22  
Michael Vladeck Boulder Colorado 80304 United States 2015-12-23  
Shirley Aung Waterlooville PO7 6QD United Kingdom 2015-12-23  
Dianne Gross El Dorado Hills California 95762 United States 2015-12-24  
Petra Gassmann 39128 Germany 2015-12-24  
Kathy Gynane Peterborough K9H 2H2 Canada 2015-12-28  
Mary Thomas Davila Richmond California 94801 United States 2015-12-28  
Animae Chi 5000 Australia 2015-12-28  
Giana Peranio-Paz Haifa 34403 Israel 2015-12-28  
Candy LeBlanc Placerville California 95667 United States 2015-12-28  
Maria Teresa Schollhorn 2800 Argentina 2015-12-28  
Allen Olson Minneapolis Minnesota 55409 United States 2015-12-28  
Candy Bowman Sacramento California 95823-1931 United States 2015-12-28  
Ljiljana Milic Belgrade Serbia 2015-12-28

Jason Bowman Placerville California 95667 United States 2015-12-28  
Raymond Bartlett Harborcreek Pennsylvania 16421 United States 2015-12-28  
Angel Warrior Jersey JE2 4NR United Kingdom 2015-12-28  
Ted Williams Ralls 79357 United States Minor Outlying Islands 2015-12-28  
Anne Montarou Plaisir 78370 France 2015-12-28  
K S Marktoberdorf Delaware 87616 United States 2015-12-28  
joy lydecker ocoee Florida 34761 United States 2015-12-28  
Birgitta Siponen Oulu 90100 Finland 2015-12-28  
Linda brockett Calderbank ml69sq United Kingdom 2015-12-28  
Herbert Staniek Wien Austria 2015-12-28  
Barbara Vieira Staten Island New York 10312 United States 2015-12-28  
Marianne Rehfeld Redwood City California 94061 United States 2015-12-28  
Ivana Dzobova Dublin Ireland 2015-12-28  
Elisabeth Hansson Uppsala "" Sweden 2015-12-28  
Ruth Litton South Yarmouth Massachusetts 02664 United States 2015-12-28  
Ed Vieira Staten Island New York 10312 United States 2015-12-28  
Mary Foley cork d15 Ireland 2015-12-28  
Stardust Noel Lillian Alabama 36549 United States 2015-12-28  
James Howie Renfrewshire pa3 4sf United Kingdom 2015-12-28  
Barbara Tomlinson Seattle Washington 98102 United States 2015-12-28  
Jeffrey Creech Burlington New Jersey 08016 United States 2015-12-28  
Krysta Ice Shawnee Kansas 66216 United States 2015-12-28  
Sheila Dillon Willmar Minnesota 56201 United States 2015-12-28  
Marco🅈 Baracca Milano 20142 Italy 2015-12-28  
Lisa Neste High Pt. North Carolina 27265 United States 2015-12-28  
Stella Gambardella "" 00199 Italy 2015-12-28  
Lois Jordan Tucson Arizona 85749 United States 2015-12-28  
Ernst Mecke Helsinki FIN-00150 Finland 2015-12-28  
Meryl Pinque Bangor Maine 04401 United States 2015-12-28  
Paul Cole Lake Worth Florida 33460 United States 2015-12-28  
Bill Swisher Valley Center California 92082 United States 2015-12-28  
Philip Simon San Rafael California 94912 United States 2015-12-28  
James Mulcare Clarkston Washington 99403-2576 United States 2015-12-28  
Birgit Walch Hamilton L8W 0B1 Canada 2015-12-28  
Rebecca Tippens Colrain Massachusetts 01340 United States 2015-12-28  
Carol Jurczewski Riverside Illinois 60546 United States 2015-12-28  
Dori Cole Wheaton Illinois 60189 United States 2015-12-28  
Apolonia P Gdansk 80211 Poland 2015-12-28  
Pascal VERCKNOCKE 30200 France 2015-12-28  
Heather Little Grand Bay- Westfield E5K 3K1 Canada 2015-12-28  
Anna Jasiukiewicz Ostrów Wlkp. 63-400 Poland 2015-12-28  
Anthony Capobianco Bethel Park Pennsylvania 15102 United States 2015-12-28  
andrea frank beach park Illinois 60099 United States 2015-12-28  
Carol Thompson South Park Pennsylvania 15129-8955 United States 2015-12-28  
Veronica Poad Thatcham RG19 8JY United Kingdom 2015-12-28  
Anthony Montapert North Hollywood California 91602 United States 2015-12-28  
peter collins Boston Massachusetts 02110 United States 2015-12-28  
Chris Panayi Brighton, BN2 0HF United Kingdom 2015-12-28  
Jane Berrigan Bloomfield New Jersey 07003 United States 2015-12-28  
Donald Baumgartner Missoula Montana 59802 United States 2015-12-28

Cassandra OKUN Vienna 1030 Austria 2015-12-28  
Ma. Elena Guillermo Mérida 97115 Mexico 2015-12-28  
Marina Parfenova Moscow Russian Federation 2015-12-28  
Mariana Camino 7607 Argentina 2015-12-28  
Bob Thomas Myrtle Creek Oregon 97457 United States 2015-12-28  
norma laborie SAINT OUEN 93400 France 2015-12-28  
Kaatje Adams brabant 5555 AB Netherlands 2015-12-28  
dogan ozkan Fairbanks Alaska 99701 United States 2015-12-28  
Noemia Ventura Aveiro 3800 Portugal 2015-12-28  
Marie-Ange Berchem Altlinster L-6150 Luxembourg 2015-12-28  
Marc Schoenberg Farmington Hills Michigan 48336 United States 2015-12-28  
Mary Benesovsky Coquitlam V3J 2V1 Canada 2015-12-28  
yvette janssens aarschot Belgium 2015-12-28  
Sylvia Ruth Gray Salt Lake City Utah 84103 United States 2015-12-28  
Javier Rivera Brooklyn New York 11211 United States 2015-12-28  
Deborah Dahlgren East Hartford Connecticut 06118 United States 2015-12-28  
Sheila Desmond Cameron Park California 95682 United States 2015-12-28  
joyce schwartz altamonte springs Florida 32714 United States 2015-12-28  
julie sasaoka concord California 94518 United States 2015-12-28  
Sondra Boes Campbell California 95008-5123 United States 2015-12-28  
Alicia Jackson Vallejo California 94591 United States 2015-12-28  
Sandra Materi Casper Wyoming 82604 United States 2015-12-28  
Elizabeth Guthrie Webster New York 14580 United States 2015-12-28  
Charmaine Broad New York New York 10025 United States 2015-12-28  
Sonia Minwer-Barakat Requena Ubeda 23400 Spain 2015-12-28  
Steve Prince Eugene Oregon 97405 United States 2015-12-28  
Barbara Becker melville New York 11747 United States 2015-12-28  
Dawn M Pottsville Pennsylvania 17901 United States 2015-12-28  
eva luursema Amsterdam 1056xj Netherlands 2015-12-28  
Judith Hazelton Bennington Vermont 05201 United States 2015-12-28  
Paula Morgan Hollywood Florida 33019 United States 2015-12-28  
Kate Kenner Jamaica Plain Massachusetts 02130 United States 2015-12-29  
Janet Robinson Boca Raton Florida 33433 United States 2015-12-29  
Nelson Baker Bethesda Ohio 43719 United States 2015-12-29  
Bonnie Lynn MacKinnon Georgetown Texas 78626 United States 2015-12-29  
Henrik Thorsen København 2660 Denmark 2015-12-29  
Lanier Hines Redding California 96002 United States 2015-12-29  
Bruce Abbott Newark Delaware 19702 United States 2015-12-29  
Jim Brunton Tampa Florida 33612 United States 2015-12-29  
Rkachea Carpenter Papillion Nebraska 68046 United States 2015-12-29  
DAVID THIEKE Derwood Maryland 20855 United States 2015-12-29  
Katherine -3604 Bommarito St Louis Missouri 63129 United States 2015-12-29  
Jerry Peavy Chico California 95926 United States 2015-12-29  
Julien Kaven Parcou Victoria Mahe Seychelles 2015-12-29  
Tanaka Kazue Inage-ku Chiba 263-0043 Japan 2015-12-29  
Debi Bergsma Fontana California 92336-4106 United States 2015-12-29  
Jane Beattie Ketchum Idaho 83340 United States 2015-12-29  
Dawn Cumings Wayne Michigan 48184 United States 2015-12-29  
Wanda Huelsman Dayton Ohio 45449 United States 2015-12-29  
Peter Cummins 4878 Australia 2015-12-29

Robert Seltzer Malibu California 90265 United States 2015-12-29  
Sandra Woodall San Antonio Texas 78212 United States 2015-12-29  
Gail McMullen Los Angeles California 90027-3722 United States 2015-12-29  
Raymond Zhang vancouver California v6p3w2 United States 2015-12-29  
Mauricio Carvajal Santiago 9291583 Chile 2015-12-29  
Gustavo Sandoval San Mateo California 94403 United States 2015-12-29  
Angeles Madrazo Campeche 24120 Mexico 2015-12-29  
Evelyn Badeau Calgary T3H 2R1 Canada 2015-12-29  
Agnieszka Marszalek Arctic Bay X0A 0A0 Canada 2015-12-29  
Judith Embry North Adams Massachusetts 01247 United States 2015-12-29  
Lee Fister Allentown Pennsylvania 18104 United States 2015-12-29  
Ellen G Sussex Wisconsin 53089 United States 2015-12-29  
Maureen O'Neal Portland Oregon 97223 United States 2015-12-29  
Anssi Haapala Turku 20810 Finland 2015-12-29  
Lorenz Steininger "" 86558 Germany 2015-12-29  
john pasqua ESCONDIDO California 92025-5005 United States 2015-12-29  
Miriam Noemi Ivaldi Buenos Aires 01824 Argentina 2015-12-29  
sue josmond sydney Australia 2000 Australia 2015-12-29  
Cecilie Davidson Bremerton Washington 98311-9572 United States 2015-12-29  
Unnikrishnan Sasidharan Cochin 682309 India 2015-12-29  
Lorraine Barrie Kihei Hawaii 96753 United States 2015-12-29  
Michael Hughey Vista California 92081 United States 2015-12-29  
Bonnie Faith Cambridge Massachusetts 02139 United States 2015-12-29  
ute trowell kalymnos 85200 Greece 2015-12-29  
Piotr Marczakiewicz Goniadz 19110 Poland 2015-12-29  
Dianne Douglas Phoenix Arizona 85042 United States 2015-12-29  
andreas vlasiadis athens 17778 Greece 2015-12-29  
Rhonda Carr Brisbane 4074 Australia 2015-12-29  
Margie Fourie PORT ELIZABETH South Africa 2015-12-29  
Dianne Douglas Phoenix Arizona 85042 United States 2015-12-29  
Nolan Getsinger Idaho Falls Idaho 83406 United States 2015-12-29  
Sandra Ferri Bäretswil 8344 Switzerland 2015-12-29  
ISABEL CERVERA MADRID 28009 Spain 2015-12-29  
simon hooper leigh-on-sea Minnesota essex ss92dh United States 2015-12-29  
Barbara Stanton Rockville Maryland 20855 United States 2015-12-29  
Filomena Viana melksham New York 10121 United States 2015-12-29  
Devon De Sayles Staten Island New York 10303 United States 2015-12-29  
Annie Wei Auckland 2025 New Zealand 2015-12-29  
martyn bassett london New York cr4 2jq United States 2015-12-29  
shelly hall LaGrange Ohio 44050 United States 2015-12-29  
Angelica Chinellato Monthey 1870 Switzerland 2015-12-29  
Bonna Mettie Paradise Michigan 49768 United States 2015-12-29  
John Pinezich Longmont Colorado 80503-9398 United States 2015-12-29  
Mireille Urbain 13000 France 2015-12-29  
Julia Waller London SE24 9LR United Kingdom 2015-12-29  
rhonda lawford morris Illinois 60450-7373 United States 2015-12-29  
Jennifer Miller Stevensville Maryland 21666 United States 2015-12-29  
Marc Grawunder Westerkappeln 49492 Germany 2015-12-29  
Sharon S Bailey Richardson Texas 75081 United States 2015-12-29  
sandra arapoudis Rhodos 85100 Greece 2015-12-29

Paula Myles Harwich Massachusetts 02645 United States 2015-12-29  
Priscilla Gallou Hermanville sur mer FRANCE 14880 France 2015-12-29  
Rucha Harde Nagpur 440022 India 2015-12-29  
Judy Moran Panama City Florida 32404 United States 2015-12-29  
Dennis Morley Old Bridge New Jersey 08857 United States 2015-12-29  
lynn tor shropshire sy11 United Kingdom 2015-12-29  
Phillip J Crabill Little Elm Texas 75068 United States 2015-12-29  
Gabriela Dragoi Hunedoara 331069 Romania 2015-12-29  
Monika Aniserowicz Cracow Poland 2015-12-29  
andrea bassett london cr4 2jq United Kingdom 2015-12-29  
Ruth Cain Clearwater Florida 33764 United States 2015-12-29  
Deborah Wells London SW2 5BA United Kingdom 2015-12-29  
andrea vazquez Morelia 58270 Mexico 2015-12-29  
Joey Walsh Chicago Illinois 60601 United States 2015-12-29  
Barbara Stamp Bloomington Minnesota 55438 United States 2015-12-29  
Connie Dunn Springville Tennessee 38256 United States 2015-12-30  
Sandra M Zwingelberg Denver Colorado 80209 United States 2015-12-30  
MARILYN DAVIES TYNONG 3793 Australia 2015-12-30  
Leslie Brown 2230 Australia 2015-12-30  
Laura Merchant 03020 Mexico 2015-12-31  
Emma Forrest Wolfville B4P2C1 Canada 2015-12-31  
Jess b Portland Oregon 97219 United States 2015-12-31  
Mariano Hernández 2000 Argentina 2015-12-31  
Lenore Reeves Mokena Illinois 60448 United States 2015-12-31  
Virginia Wood Boulder Colorado 80304 United States 2015-12-31  
Martha W Bushnell Boulder Colorado 80303-4732 United States 2016-01-01  
Brian Paradise Ponte Vedra Beach Florida 32082 United States 2016-01-01  
Jane Cummings Boulder Colorado 80301 United States 2016-01-01  
Patricia Vazquez Mexico City 15900 Mexico 2016-01-02  
Karen Miley Boulder Colorado 80301 United States 2016-01-03  
vickie stellato sturtevant Wisconsin 53177 United States 2016-01-03  
Gerard van Tol Ridderkerk 2986EV Netherlands 2016-01-03  
Miranda van Tol 2986EV Netherlands 2016-01-03  
Shelley Ottenbrite S Royalton Vermont 05068 United States 2016-01-05  
Kimberly Wiley Rochester New York 14612 United States 2016-01-06  
John D Williams Longmont Colorado 80501 United States 2016-01-09  
Mandi Papich Lafayette Colorado 80026 United States 2016-01-11  
Kimberly Gibbs Longmont Colorado 80503 United States 2016-01-11  
Jamie Ferguson Boulder Colorado 80304 United States 2016-01-11  
Julie MacLeod Boulder Colorado 80304 United States 2016-01-12  
Lacie Robedeau Boulder Colorado 80301 United States 2016-01-12  
Lisa Sundell Boulder Colorado 80301 United States 2016-01-12  
Carla Behrens Longmont Colorado 80503 United States 2016-01-12  
Brian Brown Las Vegas Nevada 89128 United States 2016-01-12  
Kimberley Rivero Boulder Colorado 80303 United States 2016-01-13  
Hal Trufan Charlotte North Carolina 28226 United States 2016-01-14  
Kim Mauppin Bloomingdale Georgia 31302 United States 2016-01-14  
Jean Hancock Boulder Colorado 80301 United States 2016-01-14  
tobin kaestner Boulder Colorado 80301 United States 2016-01-14  
ESTER DEEL Oakland California 94603 United States 2016-01-14

Jennifer Vance Boulder Colorado 80302 United States 2016-01-15  
Chris Anderson Longmont Colorado 80501 United States 2016-01-15  
Renata Frenzen Boulder Colorado 80301 United States 2016-01-16  
- Coco Boulder Colorado 80304 United States 2016-01-16  
Catherine Russell Boulder Colorado 80301 United States 2016-01-16  
john evans ypslanti Michigan 48197 United States 2016-01-16  
Hillary Beckmeyer Lansing Michigan 48912 United States 2016-01-16  
Amanda Lineberry Boulder Colorado 80301 United States 2016-01-16  
Jim Disinger Boulder Colorado 80302 United States 2016-01-17  
Danielle pollak Denver Colorado 80237 United States 2016-01-17  
Gabriel DeMola Boulder Colorado 80305 United States 2016-01-17  
suni ogle Westminster Colorado 80260 United States 2016-01-18  
Lauren Byrne Denver Colorado 80206 United States 2016-01-18  
Michael Cutter Denver Colorado 80236 United States 2016-01-18  
Florence Bocquet Lafayette Colorado 80026 United States 2016-01-18  
Ari Coats Denver Colorado 80233 United States 2016-01-18  
Katherine Van Winkle Boulder Colorado 80304 United States 2016-01-18  
Sweigh Emily Spilkin Boulder Colorado 80305 United States 2016-01-18  
Christine Rudzinskas Denver Colorado 80239 United States 2016-01-18  
Penelope Whittington Dayton Texas 77535 United States 2016-01-18  
Mary Kay Engel Boulder Colorado 80301 United States 2016-01-18  
Denise Daniel Longmont Colorado 80501 United States 2016-01-18  
Madelaine Lumpp Wheat Ridge Colorado 80033 United States 2016-01-18  
Carly Tineo Central Islip New York 11722 United States 2016-01-18  
Daniel Roberts St. Louis Missouri 63123 United States 2016-01-18  
kim sheldon Cleveland Ohio 44130 United States 2016-01-18  
Charlotte Smith Tyler Texas 75703 United States 2016-01-18  
julie folley glos gl517jr United Kingdom 2016-01-18  
Laura guida Longmont Colorado 80503 United States 2016-01-18  
DARIA CARTER Lafayette Colorado 80026 United States 2016-01-18  
Pascal AUDRAS 29870 France 2016-01-18  
jamie smith higginsville Missouri 64037 United States 2016-01-18  
donna marino boulder Colorado 80304 United States 2016-01-18  
Peg Duffy Golden Colorado 80401 United States 2016-01-18  
Carrie Fischer Boulder Colorado 80304 United States 2016-01-18  
Peter Fabish Boulder Colorado 80304 United States 2016-01-18  
Meg Stauffer Fort Collins Colorado 80526 United States 2016-01-18  
Heather Ng Longmont Colorado 80503 United States 2016-01-18  
Jeanette Scotti Millar Longmont Colorado 80503 United States 2016-01-18  
Joy Sommerer Boulder Colorado 80302 United States 2016-01-18  
Suzanne Wolf Boulder Colorado 80301 United States 2016-01-18  
Melissa Chiariello Boulder Colorado 80301 United States 2016-01-18  
Michael W Spatz Golden Colorado 80401 United States 2016-01-18  
Bryan Eastin Lafayette Colorado 80026 United States 2016-01-18  
Per Hultquist Louisville Colorado 80027 United States 2016-01-18  
Lindsey Gillette Arvada Colorado 80003 United States 2016-01-18  
Adam Prager Boulder Colorado 80304 United States 2016-01-18  
Judy Irene Littleton Colorado 80123 United States 2016-01-18  
Heidi Cuppari Boulder Colorado 80304 United States 2016-01-18  
Laurie Lazar Boulder Colorado 80304 United States 2016-01-18

Tina Herr Boulder Colorado 80302 United States 2016-01-18  
Susan Dickinson Broomfield Colorado 80020 United States 2016-01-18  
JOANN DEVINE St. Louis Missouri 63109 United States 2016-01-19  
Frank Pickell Longmont Colorado 80503 United States 2016-01-19  
BRIAN COMERY Aurora Colorado 80014 United States 2016-01-19  
angela montgomery denver Colorado 80246 United States 2016-01-19  
Julie Martin Frederic Wisconsin 54837-8918 United States 2016-01-19  
Mark Ruocco Boulder Colorado 80302 United States 2016-01-19  
Carol Goerke Tempe Arizona 85287 United States 2016-01-19  
Kari Nelson boulder Colorado 80304 United States 2016-01-19  
Jennell Bantin-Johnson Colorado Speings Colorado 80921 United States 2016-01-19  
Terri Fox Boulder Colorado 80305 United States 2016-01-19  
Brittaney Caldwell Broomfield Colorado 80020 United States 2016-01-19  
Patricia Roper Boulder Colorado 80301 United States 2016-01-19  
nanci alpert boulder Colorado 80301-3795 United States 2016-01-19  
kasia svec Boulder Colorado 80303 United States 2016-01-19  
Patricia Rubio Boulder Colorado 80304 United States 2016-01-19  
Regina Cowles Boulder Colorado 80304 United States 2016-01-19  
Lucretia Holcomb Boulder Colorado 80302 United States 2016-01-19  
William Kuepper Boulder Colorado 80301 United States 2016-01-19  
Deborah Mullen Louisville Colorado 80027 United States 2016-01-19  
Kathryn Harris Englewood Colorado 80113 United States 2016-01-19  
Michael Gordon Aurora Colorado 80014 United States 2016-01-19  
Bob Coontz Littleton Colorado 80122 United States 2016-01-19  
Dori Detherow Longmont Colorado 80504 United States 2016-01-19  
Keith Holecek Boulder Colorado 80302 United States 2016-01-19  
Rich Sanchez Boulder Colorado 80307 United States 2016-01-19  
Richard Karpel Berthoud Colorado 80513 United States 2016-01-19  
Janice Kriegel Boulder Colorado 80301 United States 2016-01-19  
Ocean Byrne Boulder Colorado 80301 United States 2016-01-19  
Mary Stuber Lafayette Colorado 80026 United States 2016-01-20  
Sandra Bornman New Cumberland Pennsylvania 17070 United States 2016-01-20  
Gavin Hart Saint Paul Minnesota 55113 United States 2016-01-20  
Judy Stone Boulder Colorado 80304 United States 2016-01-20  
Timothy Sheridan Longmont Colorado 80503 United States 2016-01-20  
Linda Neldner Tipton Longmont Colorado 80503 United States 2016-01-20  
Jennifer Sands Boulder Colorado 80302 United States 2016-01-20  
Jamie Furstoss Boulder Colorado 80305 United States 2016-01-20  
Rachel Leber Boulder Colorado 80305 United States 2016-01-20  
Leslie Leddy Boulder Colorado 80301 United States 2016-01-20  
Daniel Curtiss Boulder Colorado 80301 United States 2016-01-20  
David Willey Boulder Colorado 80305 United States 2016-01-20  
Beata Mazurkiewicz Louisville Colorado 80027 United States 2016-01-20  
Celia Macedo Boulder Colorado 80308 United States 2016-01-20  
Larke Krening Loveland Colorado 80537 United States 2016-01-20  
briana brower Boulder Colorado 80302 United States 2016-01-20  
wendy littlepage Denver Colorado 80223 United States 2016-01-20  
Courtney Audy Loveland Colorado 80538 United States 2016-01-20  
Júlia Lunk Boulder Colorado 80304 United States 2016-01-20  
Stephanie Brooks Boulder Colorado 80304 United States 2016-01-20

Ljubisa Vitkovic Bethesda Maryland 20814 United States 2016-01-20  
ken ingham Garrett Park Maryland 20896 United States 2016-01-20  
megan macaraeg Edwardsville Illinois 62025 United States 2016-01-20  
Christa Chilson Norman Oklahoma 73069 United States 2016-01-20  
Julie Barr Golden Colorado 80401 United States 2016-01-20  
Suneet Srivastava toronto M4m2m8 Canada 2016-01-20  
Linda Rae Niwot Colorado 80544 United States 2016-01-20  
Jannell Shaw Boulder Colorado 80305 United States 2016-01-20  
Karen Bartolo Boulder Colorado 80301 United States 2016-01-20  
Allison Knight Littleton Colorado 80122 United States 2016-01-20  
Tessalin Green Boulder Colorado 80304 United States 2016-01-20  
Dari Blake Littleton Colorado 80120 United States 2016-01-20  
Kim Kapustka Boulder Colorado 80302 United States 2016-01-20  
Glennis Smith Boulder Colorado 80304 United States 2016-01-20  
antwinnette elliot Erie Colorado 80516 United States 2016-01-20  
I Hernandez Rio Rancho New Mexico 87124 United States 2016-01-20  
Jason Berkowitz Longmont Colorado 80503 United States 2016-01-20  
Scott Bears Boulder Colorado 80301 United States 2016-01-21  
Johnetta Meyer Broomfield Colorado 80020 United States 2016-01-21  
Kenny Mullet Boulder Colorado 80303 United States 2016-01-21  
Pat Hood Boulder Colorado 80304 United States 2016-01-21  
Genna Brocone Lafayette Colorado 80026 United States 2016-01-21  
Nicholas Pemberton Saint Paul Minnesota 55104 United States 2016-01-21  
Lisa Rogers Boulder Colorado 80301 United States 2016-01-21  
Dechen Hawk Boulder Colorado 80301 United States 2016-01-21  
Cathie Martyny Boulder Colorado 80302 United States 2016-01-21  
Jane Bowers Boulder Colorado 80302 United States 2016-01-21  
Michelle Murphy Boulder Colorado 80302 United States 2016-01-21  
Susan Foster Boulder Colorado 80302 United States 2016-01-21  
Nehje Snow-Valin Longmont Colorado 80501 United States 2016-01-21  
Lauren Schowe Boulder Colorado 80304 United States 2016-01-21  
Barbara LeBlanc Louisville Colorado 80027 United States 2016-01-21  
Robin Williams Titusville Florida 32780 United States 2016-01-21  
Barbara McDaniel Lafayette Colorado 80026 United States 2016-01-21  
Sarah Gramer Berquet 75007 Paris France 2016-01-21  
Summer Lenderman Boulder Colorado 80301 United States 2016-01-21  
Jeff Slutz Lafayette Colorado 80026 United States 2016-01-21  
joao hooks Boulder Colorado 80306 United States 2016-01-21  
Tia Kocianic Mentor Ohio 44060 United States 2016-01-21  
Gus Cohen Boulder Colorado 80303 United States 2016-01-21  
Rachel Mark-Bachus Longmont Colorado 80501 United States 2016-01-21  
Janice Owens Longmont Colorado 80503 United States 2016-01-21  
Samantha Meyer Boulder Colorado 80305 United States 2016-01-21  
Emma Wilmore Boulder Colorado 80302 United States 2016-01-21  
Kigin Hill Boulder Colorado 80302 United States 2016-01-21  
Olivia Ashburn Castle Rock Colorado 80108 United States 2016-01-21  
Seliena Sena Erie Colorado 80516 United States 2016-01-21  
Linda Lehr Westminster Colorado 80031 United States 2016-01-21  
Haley McTee Castle Rock Colorado 80108 United States 2016-01-21  
Lexi Tonascia Boulder Colorado 80302 United States 2016-01-21

Darren McTee Castle Rock Colorado 80108 United States 2016-01-21  
Nicholas Radovich Montrose Colorado 81401 United States 2016-01-21  
Jessica Gilman Golden Colorado 80401 United States 2016-01-21  
max absher Littleton Colorado 80128 United States 2016-01-21  
Violetta Klimek Lafayette Colorado 80026 United States 2016-01-21  
Aubree Smith Littleton Colorado 80126 United States 2016-01-21  
Dalys Hill Fort Collins Colorado 80526 United States 2016-01-21  
connie carroll-hopkins Boulder Colorado 80305 United States 2016-01-22  
Elizabeth Pancoast Lafayette Colorado 80026 United States 2016-01-22  
Gemma Huang Denver Colorado 80211 United States 2016-01-22  
Mark Stobbs Boulder Colorado 80303 United States 2016-01-22  
Beth Huesing Boulder Colorado 80301 United States 2016-01-22  
Maya Kumar Boulder Colorado 80301 United States 2016-01-22  
Kelsey Novak Longmont Colorado 80503 United States 2016-01-22  
Renee Bornstein Alameda California 94501 United States 2016-01-22  
Jennah Synnestvedt Boulder Colorado 80304 United States 2016-01-22  
Sasha McTee Denver Colorado 80234 United States 2016-01-22  
Kellie mcTee Castle Rock Colorado 80108 United States 2016-01-22  
Jenna Watkins Katz Boulder Colorado 80303 United States 2016-01-22  
Joseph Ubriaco Boulder Colorado 80304 United States 2016-01-22  
Gregg Eisenberg Louisville Colorado 80027 United States 2016-01-22  
Leaf Running-rabbit Ward Colorado 80481 United States 2016-01-22  
Irene Sinel Parker Colorado 80134 United States 2016-01-22  
Rima M Aurora Colorado 80013 United States 2016-01-22  
Michael Travers Boulder Colorado 80308 United States 2016-01-22  
Lauren Griffin Lafayette Colorado 80026 United States 2016-01-22  
Gena Cline Boulder Colorado 80526 United States 2016-01-22  
Abby Leuchten Boulder Colorado 80301 United States 2016-01-22  
Eliza Dubose Longmont Colorado 80503 United States 2016-01-22  
Siddarth Kamath Chennai 600018 India 2016-01-23  
Doug Wiebe Boulder Colorado 80301 United States 2016-01-23  
Stacey Anderson Fort Collins Colorado 80524 United States 2016-01-23  
Stephanie Rose Englewood Colorado 80113 United States 2016-01-23  
Tina Fields Boulder Colorado 80301 United States 2016-01-23  
Hailey Leader Boulder Colorado 80301 United States 2016-01-23  
Natalie Platil Thornton Colorado 80241 United States 2016-01-23  
Claudia Burgess Boulder Colorado 80304 United States 2016-01-23  
Gregory VanHoosier-Carey Lafayette Colorado 80026 United States 2016-01-23  
Kelly Keisler Eau claire Wisconsin 54701 United States 2016-01-23  
Sandra Ringener Sparks Nevada 89434 United States 2016-01-23  
Christine Ferraro Boulder Colorado 80304 United States 2016-01-24  
Sandy Shea Crested Butte Colorado 81224 United States 2016-01-24  
Ed Hall Littleton Colorado 80122 United States 2016-01-24  
Sarah Krolick Boulder Colorado 80304 United States 2016-01-24  
Pam Brown Westminster Colorado 80030 United States 2016-01-24  
margaret phillips Marshchapel Colorado fl United States 2016-01-24  
Carol Keeley Boulder Colorado 80305-5436 United States 2016-01-24  
Cynthia Madore South Paris Maine 04281 United States 2016-01-24  
Jerica McTee West Jordan Utah 84088 United States 2016-01-25  
Jim Kellogg Chino Hills California 91709 United States 2016-01-25

Michelle Ross Denver Colorado 80204 United States 2016-01-26  
Karrie McMillan Tampa Florida 33617 United States 2016-01-26  
Dianne Douglas Phoenix Arizona 85042 United States 2016-01-26  
Averie Maddox Arcadia California 91007 United States 2016-01-26  
Lori Plaster Lancaster Texas 75146 United States 2016-01-26  
Jean Hehn-Bradley Atascadero California 933422 United States 2016-01-26  
janis millu Reno Pennsylvania 16343 United States 2016-01-26  
charlotte cunningham chubbuck Idaho 83202 United States 2016-01-26  
Alicia Glickman Boulder Colorado 80303 United States 2016-01-26  
Cyndi Salinas Schaumburg Illinois 60194 United States 2016-01-26  
Tama Abbey New Albany Indiana 47150 United States 2016-01-26  
Alice DiTullio Boulder Colorado 80301 United States 2016-01-26  
Belinda.smith@imperial.nhs.uk Smith Feltham Tw13 7 jn United Kingdom 2016-01-26  
Gaye Kelly Petaluma California 94954 United States 2016-01-26  
Nancy Meute Panama City Florida 32405 United States 2016-01-26  
Liz Porter Desertmartin BT455LF United Kingdom 2016-01-26  
Wendy King Dronfield S18 8QL United Kingdom 2016-01-26  
Lisa MacLean Dartmouth B2Y 2X2 Canada 2016-01-26  
Ana Morris LV Nevada 89141 United States 2016-01-26  
Cheryl Wilson Hendersonville North Carolina 28792 United States 2016-01-26  
debraann severns Howell Michigan 48855 United States 2016-01-26  
Carol Wojdyla Boulder Colorado 80301 United States 2016-01-26  
Stephanie Roland Broomfield Colorado 80021 United States 2016-01-26  
Nancy Smith La Mirada California 90638 United States 2016-01-26  
Hannah Pritchett Fowlerville Michigan 48836 United States 2016-01-26  
Michelle Slusher Boulder Colorado 80303 United States 2016-01-26  
Linda Miller Boulder Colorado 80303 United States 2016-01-26  
Patti Giordana Boulder Colorado 80301 United States 2016-01-26  
abhi ktori niwot Colorado 80503 United States 2016-01-26  
Tranz Walker Carson City Nevada 89701 United States 2016-01-26  
Lora Schultz Bloomington Illinois 61701 United States 2016-01-26  
Steve Eckert Boulder Colorado 80304 United States 2016-01-26  
Brandon Blanc Arvada Colorado 80007 United States 2016-01-27  
Jaime Roth Boulder Colorado 80302 United States 2016-01-27  
James Madsen Denver Colorado 80209 United States 2016-01-27  
Sarah Keeyes Boulder Colorado 80304 United States 2016-01-27  
Vicente Vialpando Denver Colorado 80212 United States 2016-01-27  
tanya shimer Jamestown Colorado 80455 United States 2016-01-27  
Karen Southard Brighton Colorado 80601 United States 2016-01-27  
Stephanie Southard Brighton Colorado 80601 United States 2016-01-27  
wallace sobel Boulder Colorado 80304 United States 2016-01-27  
Julie Hock Longmont Colorado 80501 United States 2016-01-27  
Keith Economidis Boulder Colorado 80301 United States 2016-01-27  
Antoni Carradine Littleton Colorado 80120 United States 2016-01-27  
Carol Barrow Denver Colorado 80215 United States 2016-01-27  
Amanda Nottingham Mobile Alabama 36608 United States 2016-01-27  
Tammy Babino Littleton Colorado 80123 United States 2016-01-27  
Tracey DeSousa Erie Colorado 80516 United States 2016-01-27  
Judith Miller Littleton Colorado 80127 United States 2016-01-27  
Shellie Honemann Boulder Colorado 80303 United States 2016-01-27

Klaus Matten Aurora Colorado 80012 United States 2016-01-27  
Tina Toth Broomfield Colorado 80023 United States 2016-01-27  
Margaret Hallisey Boulder Colorado 80302 United States 2016-01-27  
Melissa Moore Littleton Colorado 80123 United States 2016-01-27  
Sharlene Somerville London N5W 6B3 Canada 2016-01-27  
Don Stedman Aurora Colorado 80016 United States 2016-01-27  
Paralee Walls Boulder Colorado 80301 United States 2016-01-27  
Ines Nedelcovic Rego Park New York 11374 United States 2016-01-27  
Amelia Labbe Scotts Valley California 95066 United States 2016-01-27  
kim waterson Stanton California 90680 United States 2016-01-27  
wendy kelly bham b338uq United Kingdom 2016-01-27  
Elise Zuppas-miller Wooster Ohio 44691 United States 2016-01-27  
Andrrw Casswy Boulder Colorado 80306 United States 2016-01-28  
bradley lewis Broomfield Colorado 80023 United States 2016-01-28  
Hayley Somers Lakewood Colorado 80214 United States 2016-01-28  
Victoria Samuel Aurora Colorado 80011 United States 2016-01-28  
charlotte phillips Hilo Hawaii 96720 United States 2016-01-28  
tracy rogers chattanooga Tennessee 37419 United States 2016-01-29  
margaret kane Longmont Colorado 80503 United States 2016-01-29  
Eric Weddell Slidell Louisiana 70458 United States 2016-01-29  
Jane Harris Boulder Colorado 80305 United States 2016-01-30  
Emma Schaefer Longmont Colorado 80503 United States 2016-01-30  
Ellen-Alisa Saxl Boulder Colorado 80301 United States 2016-01-30  
Pamela Weber Boulder Colorado 80301 United States 2016-01-30  
Michelle Edwards Boulder Colorado 80301 United States 2016-01-30  
Judith St Clair Boulder Colorado 80301 United States 2016-01-30  
Karen shay Boulder Colorado 80301 United States 2016-01-30  
Claude Gianetto Gianetto Boulder Colorado 80301 United States 2016-01-30  
Valerie Walker Ely Nevada 89301 United States 2016-01-30  
Katy Wirth Boulder Colorado 80301 United States 2016-01-30  
Debra Croghan Scottsdale Arizona 85262 United States 2016-01-30  
pamela deis Boulder Colorado 80301 United States 2016-01-31  
Deborah Belote Longmont Colorado 80503 United States 2016-01-31  
Martha Clark Boulder Colorado 80301 United States 2016-01-31  
dorothy yewer Scarsdale New York 10583 United States 2016-01-31  
Ellen Mendlow Brooklyn New York 11217 United States 2016-02-01  
Maya Lakhani Coquitlam Ve0 4E6 Canada 2016-02-01  
Lynn Israel Boulder Colorado 80305 United States 2016-02-01  
Susan Mccausland Boulder Colorado 80304 United States 2016-02-01  
Saundra Holloway san diego California 92111 United States 2016-02-01  
Joel Kaplan Wayne Pennsylvania 19087 United States 2016-02-01  
Jennifer Skiendzielewski Boulder Colorado 80303 United States 2016-02-01  
Sheri Smith Boulder Colorado 80302 United States 2016-02-01  
kyle Farook Irvine California 92606 United States 2016-02-01  
Patty Dellinger Longmont Colorado 80504 United States 2016-02-01  
Edie Stone Boulder Colorado 80302 United States 2016-02-01  
myles goldin Boulder Colorado 80302 United States 2016-02-01  
Rose McEwen Castile New York 14427 United States 2016-02-01  
Marjy Berkman Princeville Hawaii 96722 United States 2016-02-01  
Kerstin Eckmann 20144 Germany 2016-02-01

Christine Cerqueda Paranaque 1 Philippines 2016-02-01  
Finn Frode Hansen Taastrup Denmark 2016-02-01  
Valerie Bear Meadow Grove Nebraska 68752 United States 2016-02-01  
Keith Laposh Dacono Colorado 80514 United States 2016-02-01  
MILDRED KAPLAN Wayne Pennsylvania 19087 United States 2016-02-01  
gynette cathey Elsberry Missouri 63343 United States 2016-02-01  
Patrick ORourke Nederland Colorado 80466 United States 2016-02-01  
Tim Blagen Boulder Colorado 80301 United States 2016-02-01  
Annette Yuan Boulder Colorado 80303 United States 2016-02-01  
Debbie C. Boone Wilmington North Carolina 28412 United States 2016-02-01  
Felicity Alligood Haines City Florida 33845 United States 2016-02-01  
Kenneth vogelsberg Liberty New York 12754 United States 2016-02-01  
Kristina Stamatis Boulder Colorado 80305 United States 2016-02-01  
Jeff Brierly Goshen Ohio 45150 United States 2016-02-01  
Gail Margolis Boulder Colorado 80304 United States 2016-02-01  
Lawrence Scrima Aurora Colorado 80012 United States 2016-02-01  
Debra Henry Spokane Washington 99208 United States 2016-02-01  
Elma Tassi Athens 111 43 Greece 2016-02-01  
Annamaria Laverty Boulder Colorado 80304 United States 2016-02-01  
sean edwards Boulder Colorado 80305 United States 2016-02-01  
Brad Pugh Louisville Colorado 80027 United States 2016-02-01  
Rochelle Prowell Lafayette Colorado 80026 United States 2016-02-01  
Kevin Sadaj Rochester Michigan 48309 United States 2016-02-01  
Fernanda Litt Superior Colorado 80027 United States 2016-02-01  
Laura Wynfield Lafayette Colorado 80026 United States 2016-02-01  
Maria Falcon Somerville Massachusetts 02145 United States 2016-02-01  
Gene Weber Boulder Colorado 80301 United States 2016-02-01  
Anne Clarke Provo Utah 84601 United States 2016-02-01  
Abhijeet Kulkarni Davis California 95618 United States 2016-02-01  
Karlene Dancingwolf Lafayette Colorado 80026 United States 2016-02-01  
alexandra kustow brooklyn New York 11201 United States 2016-02-01  
D Franklin Edgewater Park New Jersey 08010 United States 2016-02-01  
Ryan Pollock Boulder Colorado 80301 United States 2016-02-01  
Lena Schäfer 24143 Germany 2016-02-01  
Maggie Calkins Monte-Carlo 98000 Monaco 2016-02-01  
Jette Guyette McKinleyville California 95519 United States 2016-02-01  
Joe Ward Farmington New Mexico 87401 United States 2016-02-01  
Katherine ORourke Boulder Colorado 80301 United States 2016-02-01  
James Dodd Lakewood Colorado 80215-1142 United States 2016-02-01  
Kathleen Christensen Boulder Colorado 80303 United States 2016-02-01  
Michaela Hinerman Centennial Colorado 80015 United States 2016-02-01  
Susan Sommers Longmont Colorado 80504 United States 2016-02-01  
Phyllis Writz Littleton Colorado 80128 United States 2016-02-01  
Angie mashaw Boulder Colorado 80301 United States 2016-02-01  
Michele Donay Boynton Beach Florida 33436 United States 2016-02-01  
Melissa Bronson Larkspur Colorado 80118 United States 2016-02-01  
marie antobenedetto natick Massachusetts 01760 United States 2016-02-01  
Nancy Yarosis Benson North Carolina 27504 United States 2016-02-01  
Margaret Strumpf Boulder Colorado 80301 United States 2016-02-01  
lorraine green Lafayette Colorado 80026 United States 2016-02-01

Sherril Hanson Boulder Colorado 80301 United States 2016-02-01  
Patricia Lemmon Longmont Colorado 80503 United States 2016-02-02  
chris glover Chesterfield Virginia 23832 United States 2016-02-02  
Dayna Conner Terra Bella California 93270 United States 2016-02-02  
Brett Ochs Boulder Colorado 80301 United States 2016-02-02  
Jillian Curry Denver Colorado 80237 United States 2016-02-02  
Keith Bernoski Denver Colorado 80237 United States 2016-02-02  
SUZANNE LAROCQUE-TETREULT Boulder Colorado 80301 United States 2016-02-02  
Ann Pruitt Boulder Colorado 80301 United States 2016-02-02  
Gabriel Guereca denver Colorado 80216 United States 2016-02-02  
Susanne Lebon Zürich Switzerland 2016-02-02  
Sharon Larocque Boulder Colorado 80304 United States 2016-02-02  
Spencer Morgan Bellingham Washington 98229 United States 2016-02-02  
Robert Love Longmont Colorado 80503 United States 2016-02-02  
kathy Sumpter Longmont Colorado 8501 United States 2016-02-02  
Nancy Reighter Castle Rock Colorado 80104 United States 2016-02-02  
Mary Carpenter Louisville Colorado 80027 United States 2016-02-02  
April Green Lafayette Colorado 80026 United States 2016-02-02  
Rhonda Lynn Duncan Louisville Colorado 80027 United States 2016-02-02  
Tanya Vallianos Fort Collins Colorado 80524 United States 2016-02-02  
Ksenia Daniels Boulder Colorado 80301 United States 2016-02-02  
Kimberly santos Lafayette Colorado 80026 United States 2016-02-02  
Erica Norris Sterling Virginia 20164 United States 2016-02-02  
Linda Seib Akron Ohio 44319 United States 2016-02-02  
Mari Clements Boulder Colorado 80304 United States 2016-02-02  
Joshua Smith Aurora Colorado 80011 United States 2016-02-02  
Elina Day Lafayette Colorado 80026 United States 2016-02-02  
Chris MacKrell Long Beach California 90804-6909 United States 2016-02-02  
Rebecca Wasserman Longmont Colorado 80503 United States 2016-02-02  
Carmel Grier Yarmouthport Massachusetts 02675 United States 2016-02-02  
Kevin Gallagher Boulder Colorado 80304 United States 2016-02-02  
Catherine Woods Fort Collins Colorado 80521 United States 2016-02-02  
Monica Manev Puyallup Washington 98375 United States 2016-02-02  
gemma meekison Kirkcaldy ky26rl United Kingdom 2016-02-02  
Elizabeth Thomas Irvington New Jersey 07111 United States 2016-02-02  
Michelle Aduleit Port Jervis New York 12771 United States 2016-02-02  
karen sandburg Boulder Colorado 80301 United States 2016-02-02  
david stein Sarasota Florida 34239 United States 2016-02-02  
Giarda Antonietta Milano 20133 Italy 2016-02-02  
Paula Nailon Tucson Arizona 85712 United States 2016-02-02  
Jenny Devaud Boulder Colorado 80302 United States 2016-02-02  
Nadene Pettry Idaho Springs Colorado 80452 United States 2016-02-02  
sue boorman Longmont Colorado 80503 United States 2016-02-02  
Heather Sakai Boulder Colorado 80302 United States 2016-02-02  
Dayna Schueth Boulder Colorado 80304 United States 2016-02-02  
Stephen Haydel Boulder Colorado 80302 United States 2016-02-02  
Sara Breschi Livorno 57100 Italy 2016-02-02  
kimberly Subulski Boulder Colorado 80305 United States 2016-02-02  
Jennifer Banyan Boulder Colorado 80305 United States 2016-02-02  
Diana Reed Livingston Texas 77351 United States 2016-02-02

Laurel Griffin Paonia Colorado 81428 United States 2016-02-02  
Sherry Sommer Louisville Colorado 80027 United States 2016-02-02  
Grant Bender Gunnison Colorado 81230 United States 2016-02-02  
Beth Erlander Boulder Colorado 80304 United States 2016-02-02  
Alan Starner Nederland Colorado 80466 United States 2016-02-02  
Courtney Provost Boulder Colorado 80303 United States 2016-02-02  
Max Fuochiciello Trinitapoli (BT) 76015 Italy 2016-02-02  
J Siv Littleton Colorado 80126 United States 2016-02-02  
Debra Termini Oceanside New York 11572 United States 2016-02-02  
Ryan Lewis Boulder Colorado 80304 United States 2016-02-02  
Liliana De Cao Mantova 46100 Italy 2016-02-02  
Cheri Belz Boulder Colorado 80304 United States 2016-02-02  
hollie rogin Boulder Colorado 80304 United States 2016-02-02  
joy schultz Littleton Colorado 80120 United States 2016-02-02  
Sandra Siegel Niwot Colorado 80503 United States 2016-02-02  
Elaine Hemphill Boulder Colorado 80301 United States 2016-02-02  
Katherine Streicher Boulder Colorado 80303 United States 2016-02-02  
Nicole Bushman Fountain Colorado 80817-4721 United States 2016-02-02  
tracey holderman boulder Colorado 80301 United States 2016-02-02  
charlotte friedman Longmont Colorado 80503 United States 2016-02-02  
Elizabeth Barnes Hazlehurst Georgia 31059 United States 2016-02-02  
Sher Alltucker Longmont Colorado 80501 United States 2016-02-02  
georgina kolber Denver Colorado 80218 United States 2016-02-02  
James Van Dyk Lyons Colorado 80540 United States 2016-02-02  
Heather King Ottawa K2P 2R2 Canada 2016-02-03  
Polly Peacock Downingtown Pennsylvania 19335 United States 2016-02-03  
Steve dunsford Whitney K0J 2M0 Canada 2016-02-03  
Anita Inverarity Aberdeen AB14 0UR United Kingdom 2016-02-03  
Vickie Emms Anola R0E0A0 Canada 2016-02-03  
Gilbert Lachance Ottawa K1S 1B8 Canada 2016-02-03  
Pamela Breska Ballston Spa New York 12020 United States 2016-02-03  
Mary MacDonald Chicago Illinois 60606 United States 2016-02-03  
Chris Thompson Oshawa L1K 1L4 Canada 2016-02-03  
david cuccia Columbus Ohio 43230 United States 2016-02-03  
Tom McIntosh Surrey B.C. v4p 1r9 Canada 2016-02-03  
Jacque Tros Hastings New Zealand 2016-02-03  
Thorsten Dohr 52074 Germany 2016-02-03  
Tracie Louise Springbrook 4213 Australia 2016-02-03  
Annora Foster San Angelo Texas 76904 United States 2016-02-03  
Lisa C Laine Oshawa Ontario L1J 6L4 Canada 2016-02-03  
Mary Ann Mazzarella Conway South Carolina 29527 United States 2016-02-03  
Vivian G Punxsutawney Pennsylvania 15767 United States 2016-02-03  
david parry Ottawa k1c 7e3 Canada 2016-02-03  
kerry lynne vandaele sault ste marie p6b 1h6 Canada 2016-02-03  
Peggy Forbes Whitby L1R2C2 Canada 2016-02-03  
marlon Cairenius Whitby L1P1B8 Canada 2016-02-03  
Kathleen Cain Boulder Colorado 80303 United States 2016-02-03  
Trisha Barron Romulus Michigan 48174 United States 2016-02-03  
Anita Pollak Westford Massachusetts 01886 United States 2016-02-03  
Barry Jones Nesbit Mississippi 38651 United States 2016-02-03

Louis Perzia London N5V 3K8 Canada 2016-02-03  
Donna Martin Gimli, Manitoba R0C 1B0 Canada 2016-02-03  
Megan Ramos Boulder Colorado 80301 United States 2016-02-03  
Kellie Matthews Boulder Colorado 80301 United States 2016-02-03  
Michelle Mistelske Tucson Arizona 85716 United States 2016-02-03  
melanie pennock danville California 94526 United States 2016-02-03  
Michael Schwartz Boulder Colorado 80304 United States 2016-02-03  
Rebecca Gschwend Conifer Colorado 80433 United States 2016-02-03  
shelly bohin Boulder Colorado 80301 United States 2016-02-03  
D LePage Salem Massachusetts 01970 United States 2016-02-03  
suzi gessert Williamsburg Virginia 23188 United States 2016-02-03  
natalia kushner Boulder Colorado 80305 United States 2016-02-03  
Vincent Wayland Boulder Colorado 80303 United States 2016-02-03  
kitty walton Decatur Georgia 30033 United States 2016-02-03  
Redbird Stormcrow Jacksonville North Carolina 28540 United States 2016-02-03  
Marlon Paul Bruin Den Burg 1791 DR Netherlands 2016-02-03  
Alexa Coupens Arvada Colorado 80003 United States 2016-02-03  
James Harrington Boulder Colorado 80304 United States 2016-02-03  
Daniela Bourass 50679 Germany 2016-02-03  
Genevieve tham Boulder Colorado 80304 United States 2016-02-03  
marilena bellon Udine 20100 Italy 2016-02-03  
Scott P Mast Boulder Colorado 80304 United States 2016-02-03  
Betty Thompson Oshawa LiG 5K8 Canada 2016-02-03  
Miriam Kalliomaki Barrie L4N5T7 Canada 2016-02-03  
Laurent Mondamert Boulder Colorado 80301 United States 2016-02-03  
Laurie Search San Lorenzo California 94580 United States 2016-02-03  
Betsy Collins Carmel California 93923 United States 2016-02-03  
Kerrie Martin Aspen Colorado 81611 United States 2016-02-03  
John McKnight Chandler Arizona 85226 United States 2016-02-03  
derek sweeney Erie Colorado 80516 United States 2016-02-03  
Hildy Kane Boulder Colorado 80304 United States 2016-02-03  
Jordyn Collins Flagstaff Arizona 86004 United States 2016-02-04  
Betty C. North Aurora Illinois 60542 United States 2016-02-04  
Lane Davis Fort White Florida 32038 United States 2016-02-04  
Audrey Gunn Boulder Colorado 80301 United States 2016-02-04  
Love Mercury Boulder Colorado 80305 United States 2016-02-04  
Zori Levine Boulder Colorado 80304 United States 2016-02-04  
Mark Ramirez Longmont Colorado 80501 United States 2016-02-04  
Jesse Beltis Bend Oregon 97701 United States 2016-02-04  
Erin Donnelly Boulder Colorado 80304 United States 2016-02-04  
miche bacher Longmont Colorado 80026 United States 2016-02-04  
Stephanie Joy Arvada Colorado 80002 United States 2016-02-04  
Shannon Noling Boulder Colorado 80303 United States 2016-02-04  
Cameron Kenne Broomfield Colorado 80020 United States 2016-02-04  
Amanda Moon Longmont Colorado 80504 United States 2016-02-04  
Jessie Barnes Boulder Colorado 80302 United States 2016-02-04  
Ken Webster Boulder Colorado 80301 United States 2016-02-04  
Mara Lee Boulder Colorado 80304 United States 2016-02-04  
Steve Pyle Boulder Colorado 80301 United States 2016-02-04  
Andrea Holloway Boulder Colorado 80302 United States 2016-02-04

Carly Pasenow Cincinnati Ohio 45244 United States 2016-02-04  
Michael Greene Boulder Colorado 80304 United States 2016-02-05  
Valerie Zygmunt Greenwich Connecticut 06831 United States 2016-02-05  
Christiana Scott Boulder Colorado 80301 United States 2016-02-05  
Curt Taylor Long Lake Wisconsin 54542 United States 2016-02-05  
Diane Alpern Boulder Colorado 80303 United States 2016-02-05  
Allison Scott Denver Colorado 80206 United States 2016-02-05  
Margarita Rubiera Boulder Colorado 80301 United States 2016-02-06  
Laurel Lewis Longmont Colorado 80503 United States 2016-02-07  
Mitra Snyder Brookler Florida 32622 United States 2016-02-07  
miya sakai Lafayette Colorado 80026 United States 2016-02-07  
Paige Berry Boulder Colorado 80304 United States 2016-02-08  
Julie Goldberg Boulder Colorado 80304 United States 2016-02-08  
Loren Matilsky Boulder Colorado 80304 United States 2016-02-08  
Kyle Lange Boulder Colorado 80301 United States 2016-02-08  
aryl hatt-todd Boulder Colorado 80304 United States 2016-02-08  
Nancy Cranbourne Boulder Colorado 80304 United States 2016-02-09  
Glen Venezio San Juan Puerto Rico 00911 United States 2016-02-14  
D D Phoenix Arizona 85042 United States 2016-02-16  
Tina Selsmark Jystrup Denmark 2016-02-16  
Carla Renders heppen "" Belgium 2016-02-16  
yukari oi tokyo 167-0022 Japan 2016-02-16  
Elizabeth Forrester Caledonia N3w1L1 Canada 2016-02-16  
Adriana Schmidtova Prague "" Czech Republic 2016-02-16  
chantal baas because no animal has to be tortured and live in p 6444cb Netherlands 2016-02-16  
John Suplanski La Palma California 90623-1961 United States 2016-02-16  
Charles Garabedian Boulder Colorado 80301 United States 2016-02-16  
Angelique Curran Laguna Niguel California 92677 United States 2016-02-16  
Cisco Quintero Erie Colorado 80516 United States 2016-02-16  
Rosy Donnadiew Montebello California 90640 United States 2016-02-16  
Dieter Bruhn Boulder Colorado 80301 United States 2016-02-16  
jen murphy boulder Colorado 80301 United States 2016-02-16  
Dave Settle Boulder Colorado 80303 United States 2016-02-16  
Mike Costa Boulder Colorado 80301 United States 2016-02-16  
Deb Mizner Boulder Colorado 80301 United States 2016-02-16  
Brian Welconish Boulder Colorado 80301 United States 2016-02-16  
Erin Williams Boulder Colorado 80303 United States 2016-02-16  
Lisa Cornacchia Longmont Colorado 80503 United States 2016-02-16  
Kelly Hildebrandt Boulder Colorado 80301 United States 2016-02-16  
Susan Hall Westminster Colorado "" United States 2016-02-16  
Stephen Kinsch Boulder Colorado 80301 United States 2016-02-16  
Diana Smith Boulder Colorado 80301 United States 2016-02-16  
susan fattor Boulder Colorado 80301 United States 2016-02-16  
Alice Hall Corvallis Oregon 97330 United States 2016-02-16  
Ann Harris Rhymney Np22 5nf United Kingdom 2016-02-16  
E K Greensboro North Carolina 27401 United States 2016-02-16  
Anne Roan Boulder Colorado 80301 United States 2016-02-16  
u b Boulder Colorado 80301 United States 2016-02-16  
Dee Marie Boulder Colorado 80301 United States 2016-02-16  
Doug Sabanosh Boulder Colorado 80301 United States 2016-02-17

Kristen Moegling Louisville Colorado 80027 United States 2016-02-17  
Alacoque Arbetman Boca Raton Florida 33496 United States 2016-02-17  
Olivia Murphy-Welconish Boulder Colorado 80301 United States 2016-02-17  
Irene Radsack Anoka Minnesota 55303 United States 2016-02-17  
Sarah Lockhart Denver Colorado 80214 United States 2016-02-17  
Caroline Chilson Loveland Colorado 80537 United States 2016-02-17  
TaL kemalov Tel aviv "" Israel 2016-02-17  
Ian Stevenson Boulder Colorado 80301 United States 2016-02-17  
Charlie Brockway Boulder Colorado 80305 United States 2016-02-17  
Maia Bogert Boulder Colorado 80301 United States 2016-02-18  
Kelly Strand Boulder Colorado 80305 United States 2016-02-18  
MICHAEL KOPPER Boulder Colorado 80301 United States 2016-02-18  
Kathleen Lessman Longmont Colorado 80503 United States 2016-02-18  
Adrien Smith Boulder Colorado 80301 United States 2016-02-18  
Laurie bogert Half Moon Bay California 94019 United States 2016-02-18  
Brett Hall Arvada Colorado 80005 United States 2016-02-18  
Esra Kellermanns Lafayette Colorado 80026 United States 2016-02-18  
Sharon Houghton Boulder Colorado 80303 United States 2016-02-18  
may si Mount Pleasant Pennsylvania 15666 United States 2016-02-18  
Michael Green Boulder Colorado 80301 United States 2016-02-18  
Bradin McElhaney Boulder Colorado 80305 United States 2016-02-18  
Rick Pawlenty Saint Cloud Minnesota 56303 United States 2016-02-20  
Benjamin Sease Boulder Colorado 80301 United States 2016-02-20  
Riley Butler Boulder Colorado 80301 United States 2016-02-21  
Heather DiPaolo Bourne Massachusetts 02559 United States 2016-02-21  
Ella McConnell Boulder Colorado 80301 United States 2016-02-21  
Anthony Lewandowski Canonsburg Pennsylvania 15317 United States 2016-02-22  
Fran Katnik Boulder Colorado 80303 United States 2016-02-22  
Sandy Tobin Erie Colorado 80516 United States 2016-02-22  
Pattijo Miller Milliken Colorado 80543 United States 2016-02-23  
Melissa Klein Longmont Colorado 80503 United States 2016-02-23  
Alacia Acton Empire Michigan 49630 United States 2016-02-23  
Jennifer Otten Longmont Colorado 80503 United States 2016-02-23  
vin fiorillo massapequa New York 11758 United States 2016-02-23  
Liz Mandel Boulder Colorado 80304 United States 2016-02-25  
Dorothy Bass Boulder Colorado 80301 United States 2016-02-26  
Debbie Cumbo Dallas Pennsylvania 18612 United States 2016-02-26  
Kristen Aldretti Boulder Colorado 80301 United States 2016-02-27  
Mariano Hernández Cañada de Gómez 2500 Argentina 2016-02-27  
Mike Smith Boulder Colorado 80301-3862 United States 2016-02-27  
ZHeli Yu Boulder Colorado 80301 United States 2016-02-27  
salli farrin Boulder Colorado 80301 United States 2016-02-27  
caroline hogue boulder Colorado 80301 United States 2016-02-27  
IVAN SHPAKOV Brooklyn New York 11214 United States 2016-02-27  
Kim Patterson Bowmanville L1C3K3 Canada 2016-02-28  
Tamara Kerner Boulder Colorado 80304 United States 2016-02-28  
alison Cooper Todmorden OL14 5EJ United Kingdom 2016-02-28  
Kelly Walsh Boulder Colorado 80302 United States 2016-02-28  
Penny Bunnell Land O'Lakes Wisconsin 54540 United States 2016-02-28  
Dave Dodson Scottsdale Arizona 85251 United States 2016-02-29

Lissa McIntyre Lafayette Colorado 80026 United States 2016-02-29  
Dianelyris Melendez Boulder Colorado 80301 United States 2016-02-29  
Heather Anthony Boulder Colorado 80302 United States 2016-02-29  
Karen Conduff Boulder Colorado 80302 United States 2016-02-29  
Suzanne Beckerman Seattle Washington 98109 United States 2016-03-01  
Elise Edson Boulder Colorado 80304 United States 2016-03-02  
Denise Berthiaume canton Michigan 48187 United States 2016-03-12  
Diane Strassberg Boulder Colorado 80301 United States 2016-03-17  
Caroline Beaker Firestone Colorado 80520 United States 2016-03-17  
michael middleton Boulder Colorado 80302 United States 2016-03-21  
Leslie Weber Boulder Colorado 80303 United States 2016-03-22  
Jenny Natapow Boulder Colorado 80305 United States 2016-03-23  
Mel Green Managua 15034 Nicaragua 2016-03-29  
barbara schmitt denver Colorado 80222 United States 2016-03-29  
Lorraine Dumas Lexington Kentucky 40511 United States 2016-03-29  
Laura Wilson Thornton Colorado 80241 United States 2016-03-30  
Jacqui Lipschitz Rochester New York 14620 United States 2016-04-01  
Timothy Keyser Ravenna Ohio 44266 United States 2016-04-02  
Jenny Arenholz Aurora Colorado 80017 United States 2016-04-02  
Art Arenholz Aurora Colorado 80017 United States 2016-04-02  
Brigid Norton Columbus Ohio 43228 United States 2016-04-03  
Dorothy Davis Rockville Maryland 20852 United States 2016-04-03  
Kay Rippy Boulder Colorado 80301 United States 2016-04-04  
edward mathers Boulder Colorado 80305 United States 2016-04-04  
Jon Anderson Louisville Colorado 80027 United States 2016-04-05  
Allen Bese Boulder Colorado 80301 United States 2016-04-05  
Jeff Grantham Boulder Colorado 80301 United States 2016-04-06  
Sarah Gibbons Lafayette Colorado 80026 United States 2016-04-06  
Diana Gibson Boulder Colorado 80305 United States 2016-04-08  
Kathryn Middleton Denver Colorado 80212 United States 2016-04-11  
Jeffrey Hansen Boulder Colorado 80304 United States 2016-04-12  
Sergio Padilla Somoto 00505 Nicaragua 2016-04-12  
altagracia Suazo Algete 28110 Spain 2016-04-12  
Antoinette Cabral Santa Monica California 90402 United States 2016-04-13  
Maria Santiago Boulder Colorado 80301 United States 2016-04-13  
Jessie Wright Oceanside California 92054 United States 2016-04-13  
Callie Berman Longmont Colorado 80503 United States 2016-04-13  
Heidi Haas Louisville Colorado 80027 United States 2016-04-13  
Adelaine Pearson Yuma Arizona 85365 United States 2016-04-13  
Lindsay Dunham Martin Elizabeth Illinois 61028 United States 2016-04-13  
Jessica Mann Carbondale Illinois 62901 United States 2016-04-13  
Doug Abramson Longmont Colorado 80503 United States 2016-04-13  
Christina Cook Denver Colorado 80226 United States 2016-04-13  
L Kennedy Ffx Sta Virginia 22039 United States 2016-04-13  
Rensselear Resch Boulder Colorado 80301 United States 2016-04-13  
Matthew Cox Louisville Colorado 80027 United States 2016-04-13  
Rachel Cox Louisville Colorado 80027 United States 2016-04-13  
Eliza McCutchen Boulder Colorado 80301 United States 2016-04-13  
Heidi Jensen Golden Colorado 80401 United States 2016-04-14  
Jocelyn Diles Boulder Colorado 80302 United States 2016-04-14

Erik Ahl Denver Colorado 80260 United States 2016-04-14  
John Poorman Boulder Colorado 80305 United States 2016-04-14  
Lisa Sarvey Boulder Colorado 80302 United States 2016-04-14  
Marcelino Miret Marte 08915 Spain 2016-04-14  
Alison Whitlock Bridgend CF31 2HF United Kingdom 2016-04-15  
maureen plant stoke staffordshire st44nu United Kingdom 2016-04-15  
cynthia dahlen Kirkland Washington 98034 United States 2016-04-16  
Jenna DeVary Boulder Colorado 80301 United States 2016-04-17  
Nicole Kramer Longmont Colorado 80503 United States 2016-04-17  
Kevin Natapow Boulder Colorado 80305 United States 2016-04-19  
Alex Varno Helsinki Finland 2016-04-20  
Reg Sarhh Helsinki "" Finland 2016-04-20  
Genesa Falcao Boulder Colorado 80301 United States 2016-04-21  
ribert gulley Boulder Colorado 80301 United States 2016-04-21  
Christine Adams Boulder Colorado 80304 United States 2016-04-22  
Julie Brooks Traverse City Michigan 49685 United States 2016-04-23  
Anna Friedman Brooklyn New York 11206 United States 2016-04-24  
Yvette Chopty Surrey V3R 7R9 Canada 2016-04-24  
Maia South Cayce South Carolina 29033 United States 2016-04-28  
Lisa Shinn Reading Pennsylvania 19604 United States 2016-04-29  
karen rathbone Birmingham B44 9BY United Kingdom 2016-04-29  
casey crabtree Janesville Wisconsin 53548 United States 2016-05-01  
Mike Pardee Boulder Colorado 80301 United States 2016-05-04  
Sayoko Brodbeck Boulder Colorado 80301 United States 2016-05-05  
Paul Kosenski Lafayette Colorado 80026 United States 2016-05-05  
Kristi Fenrich Superior Colorado 80027 United States 2016-05-05  
Theresa Yvette Soutiere Juneau Alaska 99801 United States 2016-05-05  
Emma Schneidkraut Haverhill Massachusetts 01832 United States 2016-05-05  
Kelly Ross Lafayette Colorado 80026 United States 2016-05-06  
Taylor Canon Osage Beach Missouri 65065 United States 2016-05-13  
Martin Brodsky Boulder Colorado 80301 United States 2016-05-15  
Ian Roberts Lafayette Colorado 80026 United States 2016-05-15  
Haley McNabb Boulder Colorado 80301 United States 2016-05-17  
Margaret O'Connor Tucson Arizona 85745 United States 2016-05-23  
Anna Polaris Beverly Hills California 90210 United States 2016-06-02  
Lawren Rudley Blackwood New Jersey 08012 United States 2016-06-02  
P Bowen bastrop Texas 78612 United States 2016-06-02  
Janice Banks Center Barnstead New Hampshire 03225 United States 2016-06-02  
gabriela seabra 37802 Portugal 2016-06-02  
jeanne. rogers westfield Vermont 05874 United States 2016-06-03  
Nyack Clancy Manhattan New York 10016 United States 2016-06-03  
Jennifer Smell Coaldale Pennsylvania 18218 United States 2016-06-03  
Éric Hittra 67610 France 2016-06-03  
Doris Fröschl 80993 München 80993 Germany 2016-06-03  
Leslene Dunn Johannesburg 7700 South Africa 2016-06-03  
sylvie auger Trois-Rivières G8Y 6S9 Canada 2016-06-03  
Cal Mendelsohn Nanuet New York 10954 United States 2016-06-03  
catherine gaspard Brussels 1070 Belgium 2016-06-03  
M R Hamden Connecticut 06514 United States 2016-06-03  
Maria Tüchler Kirchbach "" Austria 2016-06-03

Cat Hendrixson Rockford Illinois 61114 United States 2016-06-03  
Andre Ferro Helmond 5707RN Netherlands 2016-06-03  
Lisa Mazzola Tampa Florida 33612 United States 2016-06-03  
pablo bobo 1013 Argentina 2016-06-03  
MESUT SUBASI istanbul 34149 Turkey 2016-06-03  
Beth McHenry Parksley Virginia 23421 United States 2016-06-03  
Lindsay Kemp Derby DE23 1DF United Kingdom 2016-06-03  
Ludo Stassijns Lebbeke 9280 Belgium 2016-06-03  
Barbara Garris 90419 Germany 2016-06-03  
RICK SLOAN HENDERSON Tennessee 38340 United States 2016-06-03  
Barbara DelGiudice Burien Washington 98166-1802 United States 2016-06-03  
Janet Grunke Colgate Wisconsin 53017 United States 2016-06-03  
Maria Teresa Schollhorn 1428 Argentina 2016-06-03  
elsie venegas Santiago 8205495 Chile 2016-06-03  
Cheryl A. Aaron Chicago Illinois 60637 United States 2016-06-03  
Juliana Diaz Fresno California 93705 United States 2016-06-04  
Fran Fulwiler Portland Oregon 97213 United States 2016-06-04  
Joan Walker Bishop California 93514 United States 2016-06-04  
Carol Bischoff Junction City 6461GD Netherlands 2016-06-04  
daniela oliveira Luxembourg 3635 Luxembourg 2016-06-04  
Bartlomiej Tomczak Grabow 99150 Poland 2016-06-04  
Theresia Pointner Hlg.Kreuz/W "" Austria 2016-06-04  
Mrs M -- New York 12065 United States 2016-06-04  
Krista Slavin Keego Harbor Michigan 48320 United States 2016-06-05  
Marie Wakefield Newport Oregon 97365 United States 2016-06-05  
Jeremy Horst Boulder Colorado 80305 United States 2016-06-19  
Suze Bragg Boulder Colorado 80301 United States 2016-06-22  
Dagmar L. Anders El Ejido 04700 Spain 2016-06-25  
Jaclyn Diaz Boulder Colorado 80301 United States 2016-07-10  
Lisa Torres Miami Florida 33186 United States 2016-07-10  
Janice Trahan Philadelphia Pennsylvania 19148, United States 2016-07-24  
Nicholas McDaniell Delta V4c 3w7 Canada 2016-07-25  
Megan Roemer Boulder Colorado 80304 United States 2016-08-06  
Tonya McKinney Hayden Alabama 35079 United States 2016-08-08  
Marion Hitzenhammer Klagenfurt Alabama 05021 United States 2016-08-08  
aletia trepte san diego California 92115 United States 2016-08-08  
R Johnson Thousand Oaks California 91360 United States 2016-08-08  
Rosemary Heagrtly Boulder Colorado 80305 United States 2016-08-08  
Crystal Lohman Boulder Colorado 80302 United States 2016-08-08  
vicki grossman Boulder Colorado 80304 United States 2016-08-08  
dawn adams Casper Wyoming 82601 United States 2016-08-08  
Billie Gutgsell Boulder Colorado 80305 United States 2016-08-08  
Amanda Jasper Boulder Colorado 80305 United States 2016-08-08  
Courtney Phillips Boulder Colorado 80304 United States 2016-08-08  
Jan Higa Boulder Colorado 80305 United States 2016-08-08  
Laura Slythe Boulder Colorado 80301 United States 2016-08-08  
Theodora Grace Boulder Colorado 80302 United States 2016-08-08  
Connie Maley Ottawa K1L 6G6 Canada 2016-08-08  
Amy Fortunato Boulder Colorado 80306 United States 2016-08-08  
Sondra Boes Campbell California 95008-5123 United States 2016-08-08

Tanya Kasper Wimberley Texas 78676 United States 2016-08-08  
Michelle Grayson Boulder Colorado 80305 United States 2016-08-08  
Michael Luna-Victoria Boulder Colorado 80301 United States 2016-08-08  
Glenn Graham Redwood City California 94062 United States 2016-08-08  
heather mertes Pleasanton California 94588 United States 2016-08-08  
Joy Miller Boulder Colorado 80305 United States 2016-08-08  
Christina Hill Arvada Colorado 80004 United States 2016-08-08  
Julie Phillips Boulder Colorado My husband and United States 2016-08-08  
Kathryn Painter Boulder Colorado 80305 United States 2016-08-08  
Riddell Roper Moosup Connecticut 06354 United States 2016-08-08  
Anne Mitchell, Attorney at Law Boulder Colorado 80302 United States 2016-08-08  
erin burke Haledon New Jersey 07508 United States 2016-08-08  
Sarah K Mitchell Boulder Colorado 80303 United States 2016-08-08  
Leigh Kornfeld Boulder Colorado 80301 United States 2016-08-08  
Michael Mitchell Boulder Colorado 80303 United States 2016-08-08  
Julia Paine Boulder Colorado 80305 United States 2016-08-09  
Daniel Urist Boulder Colorado 80305 United States 2016-08-09  
Sarah Branstetter Boulder Colorado 80305 United States 2016-08-09  
Marie Adams Boulder Colorado 80303 United States 2016-08-09  
Lauren Mengert Wood-Ridge New Jersey 07075 United States 2016-08-09  
Corinne McKay Boulder Colorado 80305 United States 2016-08-09  
Stacey Gottesman Wayne New Jersey 07470 United States 2016-08-09  
bob mengert Ocean City Maryland 21842 United States 2016-08-09  
Ron Beetham Boulder Colorado 80301 United States 2016-08-09  
kathleen Adair Boulder Colorado 80305 United States 2016-08-09  
Ada Urist Boulder Colorado 80305 United States 2016-08-09  
Julie Mutuc Boulder Colorado 80308 United States 2016-08-09  
Nancy Holder Boulder Colorado 80305 United States 2016-08-09  
Jane Engel Boulder Colorado 80303 United States 2016-08-09  
michelle column hong kong Hong Kong 2016-08-09  
Tammy Wixon Hasbrouck Heights New Jersey 07604 United States 2016-08-09  
Wanda Stephan New Orleans Louisiana 70123 United States 2016-08-09  
Nancy Joy Hasbrouck Heights New Jersey 07604 United States 2016-08-09  
Louisa Baker Boulder Colorado 80305 United States 2016-08-09  
Thaissa Rane Boulder Colorado 80305 United States 2016-08-09  
Peter Mutuc Boulder Colorado 80305 United States 2016-08-09  
Dawn Lynn Cheyenne Wyoming 82001 United States 2016-08-09  
Kat Oldfield Boulder Colorado 80301 United States 2016-08-09  
Janice Bothe Middletown New Jersey 07748 United States 2016-08-10  
Scot Corn Boulder Colorado 80303 United States 2016-08-10  
Gary Ball Boulder Colorado 80301 United States 2016-08-10  
connie schwab Boulder Colorado 80301 United States 2016-08-10  
carol olden Longmont Colorado 80503 United States 2016-08-11  
Celanie Pinnell Boulder Colorado 80301 United States 2016-08-11  
martha mcpherson Evergreen Colorado 80439-4811 United States 2016-08-11  
Marta Zatorska Wroclaw Poland 2016-08-11  
Anne Burns Boulder Colorado 80303 United States 2016-08-11  
LEONARD WEED Boulder Colorado 80304 United States 2016-08-11  
Janet Hickey Middletown New York 10940 United States 2016-08-11  
Melissa Arthur Boulder Colorado 80304 United States 2016-08-12

홍길동 홍길동 korea "" Korea, Republic of 2016-08-13  
Joan Kolessar Nazareth Pennsylvania 18064 United States 2016-08-13  
Catherine Zuckerman Decatur Georgia 30032 United States 2016-08-13  
Grazia Gambalunga 06110 France 2016-08-13  
Heidi Walderra verden 27283 Germany 2016-08-13  
Heike Lessmann 31812 Germany 2016-08-14  
Silvia Müller 70173 Germany 2016-08-14  
Adrianna Kuriata Carlisle LOR 1H4 Canada 2016-08-14  
Renee Walker Arena Wisconsin 53503 United States 2016-08-14  
Christine Mohr Wanze "" Belgium 2016-08-15  
liu wai ling N.T. nil Hong Kong 2016-08-15  
Melanie Kotze Cape Town 7500 South Africa 2016-08-15  
Heike Karimzadeh 30455 Germany 2016-08-16  
Erin Mallon Longmont Colorado 80501 United States 2016-08-16  
Gary Nelson Boulder Colorado 80301 United States 2016-08-16  
Kelsey Moore Lafayette Colorado 80026 United States 2016-08-16  
Lisa Kerns Denver Colorado 80214 United States 2016-08-17  
Rosy Sanchez Mexico 12000 Mexico 2016-08-18  
María Piza 1730 Mexico 2016-08-18  
Wendy L Hall Arvada Colorado 80003 United States 2016-08-18  
Jeanette Martin Longmont Colorado 80503 United States 2016-08-21  
daniela OBERTI BERGAMO 24128 Italy 2016-08-21  
Peter Gengler Boulder Colorado 80302 United States 2016-08-21  
Jaime Kessler-Gengler Boulder Colorado 80302 United States 2016-08-21  
Susan Brown Broomfield Colorado 80021 United States 2016-08-21  
sheila liewald Boulder Colorado 80301 United States 2016-08-22  
Daniela Rossi Pomezia Idaho 83756 United States 2016-08-22  
Neely Quinn Boulder Colorado 80305 United States 2016-08-22  
Kyoko Saegusa Boulder Colorado 80301 United States 2016-08-22  
Joye Fuller Boulder Colorado 80301 United States 2016-08-23  
Jane Weigle Longmont Colorado 80501 United States 2016-08-23  
Cheryl Wahlheim Boulder Colorado 80303 United States 2016-08-23  
Lester Branch 2016-08-24  
Erik Bernstein Boulder Colorado 80301-6059 United States 2016-08-24  
Sophia Bernstein Boulder Colorado 80301 United States 2016-08-24  
Jennifer Watkins Vienna Virginia 22180 United States 2016-08-25  
Kimberly Basher Boulder Colorado 80301 United States 2016-08-25  
Deb Reid Littleton Colorado 80127 United States 2016-08-25  
Glenda ORourke Boulder Colorado 80301 United States 2016-08-25  
Jan Bachman Arvada Colorado 80005 United States 2016-08-25  
David Gould Boulder Colorado 80302 United States 2016-08-25  
Linda Olson Littleton Colorado 80120 United States 2016-08-25  
donna stewart Erie Colorado 80516 United States 2016-08-26  
Pamela Amon Boulder Colorado 80301 United States 2016-08-26  
Megan Carnarius Boulder Colorado 80303 United States 2016-08-26  
HEIDI MITKE Boulder Colorado 80301 United States 2016-08-26  
Sheryl Hart Boulder Colorado 80301 United States 2016-08-26  
Jill White Boulder Colorado 80301 United States 2016-08-26  
Jennifer Wridt Longmont Colorado 80504 United States 2016-08-26  
Elaine Becker Roanoke Virginia 24018 United States 2016-08-26

marion lee columbus Ohio 43205 United States 2016-08-26  
Emily Kellagher Boulder Colorado 80301 United States 2016-08-26  
Katherine Wootton LONGMONT Colorado 805036413 United States 2016-08-26  
Dave Carlson Boulder Colorado 80305 United States 2016-08-26  
Rena Levi Detroit Michigan 48226 United States 2016-08-26  
Julie Naumer Boulder Colorado 80301 United States 2016-08-26  
Helmuth Naumer Boulder Colorado 80301 United States 2016-08-26  
Kristen Degener Rogers Arkansas 72758 United States 2016-08-27  
Tracy Bischoff Niwot Colorado 80544 United States 2016-08-27  
Sarah Long Boulder Colorado 80301 United States 2016-08-27  
Deborah Kelly Boulder Colorado 80302 United States 2016-08-27  
Lindsay Craig Longmont Colorado 80501 United States 2016-08-27  
Katherin Matolcsy Eagle River Alaska 99577 United States 2016-08-27  
Barbara Comstock Longmont Colorado 80503 United States 2016-08-27  
Stacey Govito Beaufort South Carolina 29906 United States 2016-08-28  
deborah marie columbus Nebraska 68601 United States 2016-08-28  
Tori Carpenter Louisville Colorado 80027 United States 2016-08-28  
Betsy Gaums Boulder Colorado 80301 United States 2016-08-28  
Becky York Boulder Colorado 80305 United States 2016-08-28  
Cynthia Goehring Denver Colorado 80234 United States 2016-08-28  
Stacey Marie Grilli Broomfield Colorado 80020 United States 2016-08-28  
joan milford mansfield Texas 76063 United States 2016-08-28  
Betina Mattesen Nederland Colorado 80466 United States 2016-08-28  
Angie Mashaw Boulder Colorado 80301 United States 2016-08-28  
Kacie Griffith Boulder Colorado 80302 United States 2016-08-28  
Jean Plant Stafford st16 1ne United Kingdom 2016-08-28  
stuart geltner santa fe New Mexico 87505 United States 2016-08-29  
Angela Mailander Fairfield Iowa 52556 United States 2016-08-29  
Martha Russell Stanfordville New York 12581 United States 2016-08-29  
Milan Nikolic Alexandria Virginia 22311 United States 2016-08-30  
Christine M. Hurley Boulder Colorado Unit E United States 2016-08-30  
Victoria harvey Longmont Colorado 80503 United States 2016-08-30  
Jonathan Wallace Boulder Colorado 80304 United States 2016-08-31  
Josh Goldstein Boulder Colorado 80304 United States 2016-08-31  
Diane Dorschner Boulder Colorado 80301 United States 2016-09-02  
Gary Kasper Wimberley Texas 78676 United States 2016-09-02  
mitzi frank Sharon Center Ohio 44274 United States 2016-09-03  
Sara Victoria N.Y. New York 10034 United States 2016-09-03  
Kristen Gentala Aurora Colorado 80015 United States 2016-09-03  
Kris Koff Littleton Colorado 80120 United States 2016-09-03  
Alice Liu New York New York 10003 United States 2016-09-04  
Laurie Weston Boulder Colorado 80301 United States 2016-09-04  
Jake Smith Boulder Colorado 80301 United States 2016-09-04  
Betty Pappas Lehigh Valley Pennsylvania 18103 United States 2016-09-05  
Jenny Devaud Boulder Colorado 80302 United States 2016-09-08  
Ruth Griffiths Powys SY226UX United Kingdom 2016-09-11  
Brigitte St Jean Lincoln E3B 7G9 Canada 2016-09-11  
Glennis Whitney Rockhampton 4701 Australia 2016-09-12  
Sara Graziosa East Canaan Connecticut 06024 United States 2016-09-12  
Maria Schneider Munich 80333 Germany 2016-09-12

celine duburg anchen montevideo Uruguay 2016-09-12  
Dessislava Tzenova Vercelli 13100 Italy 2016-09-12  
Francisca Brechbuehler Zurich 8032 Switzerland 2016-09-13  
Joy Toney RICHMOND California 94803 United States 2016-09-13  
Ruhee Baltz Surrey SM45RB United Kingdom 2016-09-15  
christin reni milano 20122 Italy 2016-09-15  
Mariana Lukáčová Moldava nad Bodvou Slovakia 2016-09-15  
marga huber Budel-schoot 6023EJ Netherlands 2016-09-16  
Jade Hibberd 3000 Australia 2016-09-17  
Nigel Griffiths Sheffield S6 United Kingdom 2016-09-20  
Cricket Babajian Boulder Colorado 80301 United States 2016-09-26  
Paige Cantliffe Boulder Colorado 80303 United States 2016-09-26  
Raquel Rizo Denver Colorado 80221 United States 2016-09-26  
James Vanatta Louisville Colorado 80027 United States 2016-09-26  
Evelyn Murphy-Welconish Boulder Colorado 80302 United States 2016-09-26  
Jamie Shultz Morgantown West Virginia 26508 United States 2016-09-26  
Rylee Keys Boulder Colorado 80301 United States 2016-09-26  
Kim Marie Boulder Colorado 80304 United States 2016-09-26  
Blair Chandler Boulder Colorado 80304 United States 2016-09-26  
Dorin Merrill Denver Colorado 80210 United States 2016-09-26  
Rob and Gail Gordon Boulder Colorado 80302 United States 2016-09-26  
James Hood Boulder Colorado 80301 United States 2016-09-26  
Molly Marienthal Boulder Colorado 80301 United States 2016-09-26  
Cerah hedrick Boulder Colorado 80305 United States 2016-09-26  
Douglas Wisoff Lafayette Colorado 80026 United States 2016-09-26  
Traci Hyland Westborough Massachusetts 01581 United States 2016-09-26  
Lisa Sleeth Boulder Colorado 80302 United States 2016-09-26  
Laura Shaffer Louisville Colorado 80027 United States 2016-09-26  
Brittany Hromi St. Charles Illinois 60175 United States 2016-09-26  
David Hatcher Boulder Colorado 80301-5540 United States 2016-09-26  
Janet Garcia Boulder Colorado 80301 United States 2016-09-26  
Tauna Houghton Boulder Colorado 80301 United States 2016-09-26  
Jason Miller Boulder Colorado 80301 United States 2016-09-26  
Jill Kreutzberg Longmont Colorado 80503 United States 2016-09-26  
Liz Bokram Aspen Colorado 81611 United States 2016-09-26  
Elizabeth Mangin Denver Colorado 80211 United States 2016-09-26  
Charlie Shilling Boulder Colorado 80301 United States 2016-09-26  
Tracy Goldenberg Boulder Colorado 80305 United States 2016-09-26  
Gary Krebs Ringwood New Jersey 07456 United States 2016-09-26  
Deborah Bronstein Boulder Colorado 80303 United States 2016-09-26  
Laura Chickering Colorado Springs Colorado 80921 United States 2016-09-26  
Joan Harvey Boulder Colorado 80302 United States 2016-09-26  
Sherrill Woodruff Broomfield Colorado 80020 United States 2016-09-26  
Patricia Craig Franktown Colorado 80116 United States 2016-09-26  
Cecily Wilson Boulder Colorado 80304 United States 2016-09-26  
Jacob Marienthal Boulder Colorado 80301 United States 2016-09-26  
Emily Reynolds Boulder Colorado 80304 United States 2016-09-26  
Peter Ketels Boulder Colorado 80306 United States 2016-09-26  
Stephanie San German Longmont Colorado 80504 United States 2016-09-26  
Linda Toukan Boulder Colorado 80304 United States 2016-09-26

Sue Ash Boulder Colorado 80303 United States 2016-09-26  
M. Alexandria Rainey Gower Boulder Colorado 80301 United States 2016-09-26  
Karen Brant Toronto M1N 2E4 Canada 2016-09-26  
Priscilla Eagye Boulder Colorado 80305 United States 2016-09-26  
Monica Nguyen Broomfield Colorado 80020 United States 2016-09-26  
cynthia weitzel overton Nebraska 68863 United States 2016-09-26  
Anita Salvato Philadelphia Pennsylvania 19145 United States 2016-09-26  
Kathy Rockwell Morton Pennsylvania 19070 United States 2016-09-26  
Mary Kirk Boulder Colorado 80302 United States 2016-09-26  
August Allen Milford Connecticut 064602670 United States 2016-09-26  
Karen Gregory Boulder Colorado 80306 United States 2016-09-26  
Susan Fairweather ST AUSTELL PL25 3EN United Kingdom 2016-09-26  
Karen Lloyd Biloxi Mississippi 39532 United States 2016-09-26  
Lola chau Forest Hills New York 11375 United States 2016-09-26  
Tara Jourabchi Boulder Colorado 80301 United States 2016-09-26  
Jennifer Mearing Longmont Colorado 80504 United States 2016-09-26  
Gina Geisel Boulder Colorado 80304 United States 2016-09-26  
Barbara Walklate Leigh St10 4sw United Kingdom 2016-09-26  
Michaela Holden Minneapolis Minnesota 55401 United States 2016-09-26  
Mary Mayers Saint Petersburg Florida 33716 United States 2016-09-26  
Leah Haut New Haven Connecticut 06511 United States 2016-09-26  
rachel davies Aberfan cf48 4rl United Kingdom 2016-09-26  
Jenny Fortsch Prescott Arizona 86301 United States 2016-09-26  
Jean Weiskotten Whitefish Montana 59937 United States 2016-09-26  
Lisa Lopez Northglenn Colorado 80233 United States 2016-09-26  
Edith Yelland N. Fort Myers Florida 33917 United States 2016-09-26  
cheryl warren Kalama Washington 98625 United States 2016-09-26  
Genevieve Launay Paris (FRANCE) Alaska 75013 United States 2016-09-26  
Katherine Heldman Louisville Colorado 80027 United States 2016-09-26  
Logan Melton Boulder Colorado 80301 United States 2016-09-26  
Wendy Dore-Sutton London N2 0ED United Kingdom 2016-09-26  
annie Beal HASTINGS TN34 2JA United Kingdom 2016-09-26  
Carol Walz Westminster Colorado 80030 United States 2016-09-26  
Amy Holder Newton New Jersey 07860 United States 2016-09-26  
Katrina Yurenka Jaffrey New Hampshire 03452 United States 2016-09-26  
kathleen kirchner Parker Colorado 80138 United States 2016-09-26  
Patricia Jabbari Boulder Colorado 80304 United States 2016-09-26  
Charissa Banna Boulder Colorado 80303 United States 2016-09-26  
Susannah Gelbart Las Vegas Nevada 89149 United States 2016-09-26  
Sheila Foster Boulder Colorado 80301 United States 2016-09-27  
lisa tranfagli Winthrop Massachusetts 02152 United States 2016-09-27  
Linda Blair Missoula Montana 59801 United States 2016-09-27  
Shelah Summers Kalispell Montana 59901 United States 2016-09-27  
Judith Blitz Boulder Colorado 80301 United States 2016-09-27  
Thomas Daly Boulder Colorado 80301 United States 2016-09-27  
Maggie Vanderhorn Boulder Colorado 80301 United States 2016-09-27  
Rick Meier Muskegon Michigan 49441 United States 2016-09-27  
J Tracy Denver Colorado 80210 United States 2016-09-27  
Kellie Anderson Angwin California 94508 United States 2016-09-27  
Sandie Bershad Boulder Colorado 80301 United States 2016-09-27

Jennifer Murnan Boulder Colorado 80302 United States 2016-09-27  
Kelly Sweeney Glencoe California 95232 United States 2016-09-27  
G griego albuquerque New Mexico 87112 United States 2016-09-27  
Carol Abts Emmett Idaho 83617 United States 2016-09-27  
Tracey Sobel Boulder Colorado 80304 United States 2016-09-27  
Gail Highland Arvada Colorado 80004 United States 2016-09-27  
Melissa Wolak Boulder Colorado 80301 United States 2016-09-27  
Patti Gehring Sheridan Wyoming 82801 United States 2016-09-27  
Joseph zawislan Boulder Colorado 80305 United States 2016-09-27  
Alan Hall Boulder Colorado 80301 United States 2016-09-27  
Mari Temmer Boulder Colorado 80301 United States 2016-09-27  
arturo ruiz 77507 Mexico 2016-09-27  
Leslie WEise Monument Colorado 80132 United States 2016-09-27  
nicky able Sevenoaks Tn15 7by United Kingdom 2016-09-27  
Vera Kepsch-Müller 71034 Germany 2016-09-27  
leslie niquette west springfield Massachusetts 01089 United States 2016-09-27  
devin miller taos New Mexico 87571 United States 2016-09-27  
ELAINE FLANIGAN Wallagrass Maine 04781 United States 2016-09-27  
Stephanie Grimmond Longmont Colorado 80504 United States 2016-09-27  
Danielle Garnich Los Lunas New Mexico 87031 United States 2016-09-27  
SUSAN ZAPOLSKI ERIE Pennsylvania 16503 United States 2016-09-27  
Carey Weinheimer Longmont Colorado 80503 United States 2016-09-27  
Karen Cavey Chanhassen Minnesota 55317 United States 2016-09-27  
Susan Theiss Longmont Colorado 80501 United States 2016-09-27  
Heather Rubin Fort Collins Colorado 80521 United States 2016-09-27  
Maria Ribeiro St Helier JE2 3YA Jersey 2016-09-27  
Mark Ware Denver Colorado 80209 United States 2016-09-27  
Augusta Carr Scarbrough Ashland City Tennessee 37015 United States 2016-09-27  
Brionna Gripentrog Golden Colorado 80403 United States 2016-09-27  
Stephanie Sullivan Denver Colorado 80206 United States 2016-09-27  
Sjoran Fitzpatrick Indian Hills Colorado 80454 United States 2016-09-27  
Anna Stolecka Warszawa 02691 Poland 2016-09-27  
Terri Albright Boulder Colorado 80304 United States 2016-09-27  
Chris Thomas Colorado Springs Colorado 80919 United States 2016-09-27  
Emma Morley Fort Collins Colorado 80525 United States 2016-09-27  
Ellen Zachary Denver Colorado 80211 United States 2016-09-28  
Susan Sorg Grand Rapids Michigan 49534 United States 2016-09-28  
Natalie Spears Lyons Colorado 80540 United States 2016-09-28  
Robin Riley Lincoln Nebraska 68507 United States 2016-09-28  
jonathan alexander Bletchley mk2 3qb United Kingdom 2016-09-28  
Cher Oteyza Chantilly Virginia 20151 United States 2016-09-28  
Carole Knapton smith Harrogate HG2 7EJ United Kingdom 2016-09-29  
todd resley lakewood Colorado 80228 United States 2016-09-30  
Louise Dyer Kendal LA9 7DJ United Kingdom 2016-09-30  
Kierstin Chambers Gastonia North Carolina 28054 United States 2016-10-01  
Nina Jagtiani Boulder Colorado 80304 United States 2016-10-02  
Wesley Clawson Boulder Colorado 80301 United States 2016-10-02  
Deb Wills Oakland California 94610 United States 2016-10-20  
Debra Shaffer Denver Colorado 80212 United States 2016-11-03  
Ashley Carlisle Gordon Georgia 31031 United States 2016-11-19

Tayton Alvis Hillsborough North Carolina 27278 United States 2016-11-19  
Petra Jones Sydney 2204 Australia 2016-11-22  
Datch Baudisch Boulder Colorado 80301 United States 2016-12-27  
Teresa Foster Longmont Colorado 80503 United States 2016-12-27  
Kristin Seplavy Longmont Colorado 80504 United States 2016-12-27  
Kirsten Snobeck Boulder Colorado 80301 United States 2016-12-27  
Ruth Remple Longmont Colorado 80503-9263 United States 2016-12-28  
Mary Hitchko Santa Cruz California 95062 United States 2016-12-28  
Zora Grund Arvada Colorado 80004 United States 2016-12-28  
Wendy Gronbeck Longmont Colorado 80501 United States 2016-12-28  
Kathryn Irby Gulfport Mississippi 39507 United States 2016-12-29  
Christine Krebs Jessup Maryland 20794 United States 2016-12-29  
Jonathan Sharley Louisville Colorado 80027 United States 2016-12-29  
Annie Mayo Denver Colorado 80203 United States 2016-12-29  
Jesika Rose Fort Collins Colorado 80521 United States 2016-12-30  
Jennifer Wilson Phoenix Arizona 85008 United States 2017-01-01  
Julie Vida Estes Park Colorado 80517 United States 2017-01-02  
Steve Smith Mequon Wisconsin 53092 United States 2017-01-03  
Rebecca Giuntoli Austin Texas 78737 United States 2017-01-03  
Josette Villecco Boulder Colorado 80305 United States 2017-01-04  
Hamilton Donna Longmont Colorado 80503 United States 2017-01-04  
Lisa Gross Brooklyn New York 11218 United States 2017-01-04  
Shannon White Littleton Colorado 80127 United States 2017-01-04  
Rachel Ellis Littleton Colorado 80127 United States 2017-01-04  
Emmy Mostoller Denver Colorado 80232 United States 2017-01-04  
Sarah Doty Evergreen Colorado 80439 United States 2017-01-04  
Keith Hoffman Boulder Colorado 80303 United States 2017-01-04  
Lisa Flynn Longmont Colorado 80504 United States 2017-01-04  
Ryan Lillis Boulder Colorado 80305-5725 United States 2017-01-04  
Amy Thompson Broomfield Colorado 80021 United States 2017-01-04  
Robert Pennington Longmont Colorado 80504 United States 2017-01-05  
Sara Grein Denver Colorado 80246 United States 2017-01-05  
Emilie Gunderson Windsor Colorado 80550 United States 2017-01-05  
Leslie Ireland Longmont Colorado 80503 United States 2017-01-05

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#148]  
**Date:** Thursday, January 05, 2017 10:26:26 PM

---

Name *	Terra Grantham
Email *	<a href="mailto:jethr001@hotmail.com">jethr001@hotmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	circumvented democracyThe city with developers have so invested itself into this development plan that it feels guilty and liable if changes are made from public input. School, church, paved bike path, rec center, mass transit, open space, wildlife corridor, horned owls, housing density, park, drainage, parking,
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#149]  
**Date:** Thursday, January 05, 2017 10:39:42 PM

---

Name \* Donna George

Email \* [georgehouse@comcast.net](mailto:georgehouse@comcast.net)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

You cannot stifle the truth. It will come out!

The Twin Lakes parcels should not be developed due to a number of very legitimate reasons (including but not limited to a wide variety of hydrology, wildlife, infrastructure, and policy issues) that have been presented to staff and governing bodies over the past several months. New information is being discovered that will also support leaving the Twin Lakes properties undeveloped.

I am tired of BCHA and BVSD waving the affordable housing flag in order to promote development on unsuitable property for this purpose. The North field should never have been transferred to BCHA. A feasibility study and site analysis was not performed on the property prior to its purchase for development of public housing. This land has environmental and annexation constraints on it that BCHA was aware of before purchasing the property and continues to ignore.

If this was not an affordable housing development would any of the changes in land use that BCHA and BVSD are requesting ever get past even the first round of votes? There have been a number of other requests by private individuals for changing the land use designation on their own properties in order to build affordable housing and they have been denied. Also, when the Archdiocese of Denver wanted to build on the North field the Boulder County Open Space director was adamantly opposed to annexing through County Open Space in order to establish the needed state required 1/6th contiguity for annexation.

These parcels should remain as Open Space/Park for the Gunbarrel Subcommunity as was the intention written in the original Boulder Valley Comprehensive Plan. Gunbarrel has significantly less park land compared to the other subcommunities in the Boulder Valley. The Gunbarrel citizens deserve and demand a legitimate, honest, thorough planning of their community in which they play a major role. They will not tolerate being railroaded by hidden agendas.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Mike Chiropolos - BVCP-15-0001: Boulder Valley Comprehensive Plan Update  
**Date:** Thursday, January 05, 2017 10:42:19 PM

---

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

If your comments are regarding a specific docket, please enter the docket number: BVCP-15-0001: Boulder Valley Comprehensive Plan Update

Name: Mike Chiropolos

Email Address: [mike@chiropoloslaw.com](mailto:mike@chiropoloslaw.com)

Phone Number: (303) 956-0595

Please enter your question or comment: See attached letter: TLAG provides select comments on staffs "Key Facts" regarding the Twin Lakes parcels and the BVCP Update in advance of the Rehearing before the Planning Commission

Attach a photo or document (optional):

[https://bouldercounty.wufoo.com/cabinet/ejdtMngz/0iijJmrtdrU%3D/tlag\\_rehearing\\_comments\\_1\\_5\\_17.pdf](https://bouldercounty.wufoo.com/cabinet/ejdtMngz/0iijJmrtdrU%3D/tlag_rehearing_comments_1_5_17.pdf) - 494.51 kB

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#150]  
**Date:** Thursday, January 05, 2017 10:56:46 PM

---

Name *	Hilary Maybee
Email *	<a href="mailto:hilary.maybee@comcast.net">hilary.maybee@comcast.net</a>
Phone Number (optional)	(720) 202-7853
Address (optional)	 4962 10th St Boulder, CO 80304 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Please approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there. As someone who lives in an affordable rental in Boulder, I know how difficult it is to find affordable housing in Boulder county. I grew up in Boulder and the affordable housing programs are the only way I could possibly live in The area that has always been my home.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#151]  
**Date:** Thursday, January 05, 2017 11:20:58 PM

---

Name *	Brian Lay
Email *	<a href="mailto:brian_m_lay@yahoo.com">brian_m_lay@yahoo.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	See attached Letter.
Attach a File (optional)	 <a href="#">january_5_comments.pdf</a> 250.96 KB • PDF
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#152]  
**Date:** Thursday, January 05, 2017 11:25:19 PM

---

Name \* Mark George

Email \* [mark.msg7@gmail.com](mailto:mark.msg7@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

The Twin Lakes land parcels should be designated as open space for the Gunbarrel community. The land parcels meet the five criteria for Boulder County open space acquisition, they have been used for recreational and educational purposes by the Gunbarrel community for decades, they support a variety of wildlife, runoff from these land parcels in their natural state sustain Federally designated wetlands, and in their natural state they mitigate and reduce the effects of flooding due to a high water table.

I'm a civil and environmental engineer with a federal agency, who often participates in siting studies and analyzes the environmental effects of proposed development projects on previously undeveloped land, and the characteristics I listed for the Twin Lakes land parcels are indisputable.

From my observations, BCHA and BVSD have chosen to ignore these facts in their desire to advance this project on the Gunbarrel community and these land parcels. They have also chosen to ignore zoning and annexation laws which were written to avoid leap frog or spot annexations, especially through public open space lands.

BCHA and BVSD have not justified selection of the Twin Lakes land parcels for development and when pressed, only talk about an "affordable housing crisis." This may hold some sway in local public opinion and be championed by developers looking to profit, but won't hold any merit for siting studies and in justifying why the Twin Lakes land parcels are the preferred site over other alternative sites.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#153]  
**Date:** Thursday, January 05, 2017 11:35:38 PM

---

Name *	Scott Dale
Email *	<a href="mailto:scott@sdaledproperties.com">scott@sdaledproperties.com</a>
Phone Number (optional)	(303) 449-1231
Address (optional)	 7035 Rustic Trail Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

Putting a higher density zone amidst a lower density zone with no adjacent services such as shopping, recreation, or mass transit is very poor land planning, amateur at best. Medium and higher density zones belong in urban zones such as the commercial/retail part of Gunbarrel. The logic here is that it intensifies traffic through existing neighborhoods and further impacts such things as noise, crime, air quality, and other natural resources.

Affordable housing needs are valid but the planners need to recognize that affordability comes in more relative forms than just the bottom tier. I believe that there is as much if not more demand in the Boulder area for housing that is affordable to families making \$80k-\$150k than there is for those making \$30-\$40K. Boulder is adding jobs every month that pay in the \$80-\$150K range. There are very limited options for housing these workers in Boulder so they end up in other towns and commute.

So let's address both needs with one project. Approve the land use for a modified version of low density single family housing that allows for an increased number of accessory cottages, shall we say. These backyard cottages may be stand-alone or above detached garages. They are only to be used (rented) by low-income occupants that come from a controlled list administered by the local housing authority.

The rental income goes to the main house property owner. These 2-unit properties would not be designed to look like duplexes, they would look like nice single family dwellings with a cute cottage in the back or side yard. The income that goes to the homeowner makes that home more affordable. \$1,000/month translates to about \$230K in mortgage principal in today's lending market. Think about it. Now a home costing \$800K has the same affordability as one costing \$570K while also providing a cute 2BR cottage to a low-income couple or small family for only \$1000/mo.

In conclusion, this is a great solution that addresses two affordability problems, does not ruin the neighborhood as much as other options on the table, and blends low and middle income citizens together into the fabric of one community.

Scott Dale  
Scottsdale Properties

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#154]  
**Date:** Thursday, January 05, 2017 11:55:35 PM

---

Name \* Donna George

Email \* [georgehouse@comcast.net](mailto:georgehouse@comcast.net)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

The request for a land use change on the Twin Lakes parcels to Open Space (Request #36) was unanimously voted by all four governing bodies to move forward for further analysis in the 2015 BVCP update process and yet this analysis never took place. Request #36 was shelved (more like thrown in the trash) and a proper analysis on this request was never conducted by staff. Instead, the analysis effort was directed to Request #35, submitted by BCHA and BVSD for a Mixed Density designation. Request #35 did not receive a unanimous vote by the Boulder County Planning Commission to move forward for further analysis in the process. What happened to Request #36? As one of the many citizens who took time to submit a request for an Open Space designation of the Twin Lakes parcels, I am requesting that a thorough, fair, and honest analysis on Request #36 take place. The citizens of Gunbarrel deserve a fair and honest process in this matter and not a broken and compromised one.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#155]  
**Date:** Thursday, January 05, 2017 11:58:02 PM

---

Name *	Stephen Whitehead
Email *	<a href="mailto:whitestep@gmail.com">whitestep@gmail.com</a>
Phone Number (optional)	(303) 443-7725
Address (optional)	 6521 Barnacle Street Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I urge the Planning Commissioners and the Boulder City Council to deny Land Use Request #35 and to approve Land Use Request #36 relating to the parcels of land off of Twin Lakes Road.

The proposed increase in density would negatively affect the surrounding neighborhoods by increasing the frequency and severity of flooding and the huge increase in traffic would endanger people and animals all along Twin Lakes Road.

This area is too far from crucial services that low income and senior citizens will need to access.

I feel that there is a need for affordable housing in Boulder, but I think it should be dispersed throughout the city, and be more centrally located, rather than crammed into one high (or "medium") density housing project in Twin Lakes.

Please rethink this ill-fated project and deny Land Use Request #35.

Thank you,  
Stephen Whitehead

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#156]  
**Date:** Friday, January 06, 2017 12:13:04 PM

---

Name *	Cathy Osborn
Email *	<a href="mailto:cathyosborn@yahoo.com">cathyosborn@yahoo.com</a>
Phone Number (optional)	(720) 660-0727
Address (optional)	 303 Pearl st 5 Boulder, co 80302 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I believe this plan for Twin Peaks Road, for new affordable housing, should be approved. It is so hard for teachers to find residency close to Boulder and this would help alleviate some of that problem. I 100% believe in affordable housing, as the rates keep skyrocketing in comparison to the average living wages given in Colorado. Please let this land be used to help the people who add value to all of our lives – teachers, police, bus drivers, etc. Thank you.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#157]  
**Date:** Friday, January 06, 2017 2:10:12 PM

---

Name *	J. Lawson
Email *	<a href="mailto:jl49444@outlook.com">jl49444@outlook.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	It is my opinion that affordable housing in this area would benefit the county as well as small families, college students, veterans, and more.
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#158]  
**Date:** Friday, January 06, 2017 2:25:20 PM

---

Name *	Dennis Whalen
Email *	<a href="mailto:Dennis.W.Whalen@gmail.com">Dennis.W.Whalen@gmail.com</a>
Address (optional)	 57 Aspen Way Nederland, CO 80466 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	At the Nederland Food Pantry we recently conducted a survey of our customers and found that most people were spend 60%–90% of their income for housing. These are mostly people who work. Having more affordable housing available will enhance their lives greatly and allow them to continue living and working in the greater Nederland area.
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#159]  
**Date:** Friday, January 06, 2017 2:59:40 PM

---

Name \* Suzanne Crawford

Email \* [suzcraw2001@yahoo.co](mailto:suzcraw2001@yahoo.co)

Phone Number (optional) (720) 984-4097

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission:

For the last 12 years I have been the CEO of Sister Carmen Community Center, a Family Resource Center serving low income residents of East Boulder County. Over the years, but especially over the last 3-4 years, rents have continued to increase and it has become more and more difficult for people to find affordable housing. It is not uncommon for us to hear that a family has lived in the same rental for several years but will have to move because the landlord suddenly increased the rent \$300-500 per month. It can be nearly impossible to find another "affordable" rental in this market. Some get lucky, but many end up paying 50-75% of their income for housing, which leaves precious little for childcare, food, medical expenses, and utilities. Others choose to move out of Boulder County. The more people who are forced to move further away from jobs and/ or schools, the more impact there is on traffic and the environment.

Boulder County needs more affordable housing. I hope you will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.

Sincerely,

Suzanne Crawford

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#160]  
**Date:** Friday, January 06, 2017 3:38:26 PM

---

Name \* Betsey Martens

Email \* [martensb@boulderhousing.org](mailto:martensb@boulderhousing.org)

Address (optional)  4800 Broadway  
Boulder, CO 80304  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Commissioners,

My experience with affordable housing development in Boulder goes back to 1987 to the Poplar project and spans 29 years and dozens of projects, highlighted perhaps by our recent experience at 1175 Lee Hill. In every instance, having managed our properties from 1 to 20 years, the worries and objections about density, property values, infrastructure, school crowding, geology, hydrology and crime have not been borne out. And let me be clear I am not trying to make generic very genuine concerns expressed by neighbors. Instead, I am making the strong argument that thoughtful development done well by a developer with a track record like BCHA can respond to and mitigate, and very often improve, the worries of a neighborhood.

The University of Colorado at Denver is just wrapping up a study for us that examines the data on these very questions. I will share the study highlights with you as soon as it's published.

There are not other, better sites to pursue. If we have policy concern that 42,000 households in Boulder County are spending too much money on rent, then this is the time and the place to respond – thoughtfully, carefully and with great sensitivity to the needs of the neighbors.

Betsey Martens

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#161]  
**Date:** Friday, January 06, 2017 4:18:49 PM

---

Name *	Stephanie Hobbs
Email *	<a href="mailto:stephaniehobbs@msn.com">stephaniehobbs@msn.com</a>
Phone Number (optional)	(720) 938-7530
Address (optional)	 3240 Iris Avenue #110 Boulder, Colorado 80301 United States
This comment relates to: *	BCHA/Twin Lakes

**Comment: \***

I am a 46 year old single woman living with a disability that I incurred at the age of four. My life didn't turn out exactly how I thought it would. I always dreamt I would have a spouse, children and be able to work. But I am a strong, kind, honest member of this community striving to make the best of both my situation and that of others. I look forward to the day when I can get my affairs in order so I can integrate further into this community I love and help others through volunteering and advocacy work. I may not be able to maintain substantial gainful employment but there is so much more that I can achieve in life. I am blessed with talents, skills and a heart that wants to help others, but first I need to work to make some fundamental changes in my life and the lives of others like myself and I need to ask your help in making these changes.

You see right now I am living in abject terror much of the time. The energy I should be using to improve my health, connect with others and give back to my community is being consumed instead by anxiety because it is likely only a matter of time before I will be living on the street with a myriad of chronic health conditions. In essence I am afraid for my life and the lives of others. I am fortunate to be receiving Section 8 Housing through the Boulder County Housing Association. I am a good tenant who has lived in the same unit for 14 years, but although I have been loyal to my landlord all of these years and despite the fact that I take the utmost care of his property, I sense things changing. And although I allow my landlord to not make certain repairs lest he increase my rent making my unit ineligible for Section 8, he attempted to increase my rent by one third last year alone. I am so grateful to my landlord for providing a safe place for me all of these years, but I feel as if my life is literally in this one person's hands. I know I am not alone in this fear and so I am asking that we come together as a community and join hands to create a safety net against this dangerous and scary situation. I love my community with all of my heart, but it is changing in ways that terrify me. I see some of the values it is most known for, compassion and inclusiveness, on the verge of being lost.

We are blessed to live in one of the most beautiful places, however the very things that make it so stunning restrict the areas in which housing can be built. The Gunbarrel property is one, if not the, last options we have. It is close to a grocery store and bus stops. In fact, when I first moved to Boulder in 2001, I was taking the bus to Gunbarrel several times a week to receive treatment at the acupuncture school and had no difficulties in doing so despite having both physical and cognitive impairments. I even considered moving into a community there before finding my current residence. The bottom line is we need roofs over people's heads. I just want the security that comes with having my basic needs met. I and so many people like me do not have a Plan B. Plan B is the street. As I stated earlier, I yearn for the stability that will enable me to give back to my community. I look

forward to the day when my energy isn't wasted by worry and can be fully incorporated into having the highest level of functionality possible. I dream of living in an environment amongst others whom I can form supportive relationships with and feel some sort of connection. Therefore I am asking the Planning Commission to approve the proposal from the Boulder County Housing Authority and the School District and support changing the land use designation on the Twin Lakes properties to Medium Density so that affordable housing can be built there.

Thank you for taking the time to listen.

Sincerely, Stephanie Hobbs

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#162]  
**Date:** Friday, January 06, 2017 9:33:48 PM

---

Name *	Leslie Stinson
Email *	<a href="mailto:lesdiane22@yahoo.com">lesdiane22@yahoo.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>The only reason you want twin lakes is so you can annex more property. You are the greediest and most corrupt people around. The only reason there are any housing issues is because you decided you needed one of the wealthiest companies in the world to move here!</p> <p>Use the in-lieu money you've taken to pay some rent!</p> <p>There are lots of empty apartments here you greedy bastards!</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#163]  
**Date:** Saturday, January 07, 2017 7:34:30 AM

---

Name \* Amber Lane

Email \* [waterislife@comcast.net](mailto:waterislife@comcast.net)

This comment relates to: \* Affordable off grid communities

Comment: \*

Looking at Standing Rock...there is a way to build community for the cost of an average home in Boulder.

An off grid yurt community, with aquaponics/ year-round greenhouses, composting toilets, pedal powered washers, wind generators, community kitchen, community electric car, goats/chickens/farm area, wind/solar and pedal powered with own power planet...would make self-sufficiency possible for many people willing to live minimally. Yurts are less than \$15,000 (about half the cost of rent for a year). Most families cannot afford the up front costs to live in such a way – but would love to if given the opportunity.

Boulder could buy some land, get some grants and build a yurt community for a fraction of the Twin Lakes project. Offer 0% interest loans for individuals and families up to \$25,000 to start building on a plot in the yurt village.

I would be happy to develop a powerpoint presentation to share what I learned from Standing Rock, that could be easily applied to a yurt community.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#164]  
**Date:** Saturday, January 07, 2017 3:03:52 PM

---

Name *	Jim Lefebvre
Email *	<a href="mailto:jim.lefebvre@bvsd.org">jim.lefebvre@bvsd.org</a>
Phone Number (optional)	(303) 667-1928
Address (optional)	 Boulder, Colorado 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I can't imagine what it would look like to see 240 homes squeezed into such a small space. The rest of the homes and even apartments in the area are spaced out. These lots aren't even near anything. I would think that you'd want it near shopping and transportation. It honestly makes me scratch my head. I absolutely support low income housing but let's find a more suitable place to put it.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#165]  
**Date:** Saturday, January 07, 2017 3:04:20 PM

---

Name *	Adam P
Email *	<a href="mailto:ajmail2011@gmail.com">ajmail2011@gmail.com</a>
Address (optional)	 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I am opposed to the Twin Lakes change request; as I think it will alter the character of that neighborhood, be a loss of the land that is currently used as open space (never to be regained – which is against the ethics Boulder usually promotes), it is against the purpose (school or park) that the South Lot was originally intended for when it was donated, and the land itself is not conducive to lower income housing (isolated with the nearest bus stop and shopping not within a convenient walking distance.)</p> <p>Thank you for your efforts and consideration.</p>
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#166]  
**Date:** Saturday, January 07, 2017 3:34:25 PM

---

Name \* Gary Baines

Email \* [baines@live.com](mailto:baines@live.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

There was a time, way back several years ago, when it was considered progressive to support having more open space in Boulder County. Now, if you support keeping these fields as open space, you're looked upon as a reprobate -- especially by the powers that be in Boulder-area government. Is it so much to ask to keep a semi-rural setting semi-rural? And when a significant amount of affordable housing could have easily -- and sensibly -- been included in the recent construction around the Gunbarrel King Soopers -- but inexplicably wasn't -- one has to wonder if government is working for citizens, or just special interests.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#167]  
**Date:** Saturday, January 07, 2017 4:55:36 PM

---

Name *	Patricia Steen
Email *	<a href="mailto:psteen13@rcn.com">psteen13@rcn.com</a>
Phone Number (optional)	(202) 669-5359
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I think this is a very inappropriate location for the housing you are proposing.</p> <p>Assuming that the residents have cars, there is no place for parking. Assuming they don't have cars, there is no public transportation easily reached.</p> <p>Why oh why did you not designate some of the units in Gunbarrel for this purpose? With buses, grocery stores, restaurants, post office etc.. all within walking distance, it seems 100% more appropriate.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#169]  
**Date:** Sunday, January 08, 2017 3:00:31 PM

---

Name *	Edwin Kase
Email *	<a href="mailto:edkase@yahoo.com">edkase@yahoo.com</a>
Phone Number (optional)	(303) 530-7160
Address (optional)	 6752 Twin Lakes Road Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I think the development planned for Twin Lakes is totally inappropriate. It is higher density than is characteristic for the surrounding neighborhood. Also it consumes some of the last open space within (not surrounding Gunbarrel).

The location is not ideal given the long walking distance from the 205 bus route, the grocery store, and other amenities.

Also, the current infrastructure (streets, storm sewer, water service) is stressed already. Additional development will exacerbate these issues.

Finally, building on the lots, with their high water table, will create water problems for the buildings built there as well as the surrounding neighbors.

Other than the fact the land was acquired at low cost, there are no redeeming qualities that make it suitable for this type of development.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#170]  
**Date:** Sunday, January 08, 2017 4:23:39 PM

---

Name *	Liz Koon
Email *	<a href="mailto:hastings55@gmail.com">hastings55@gmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I think this is a poorly designed project. The Twin Lakes area is not the place for low income housing. That needs to be closer to services, grocery stores, etc.
Please check box below *	<ul style="list-style-type: none"><li>• I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#171]  
**Date:** Sunday, January 08, 2017 8:23:00 PM

---

Name \* gwynneth aten

Email \* [gwynaten@gmail.com](mailto:gwynaten@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \* see attached

Attach a File (optional)



[gunbarrel\\_development.docx](#)

14.81 KB · DOCX

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#172]  
**Date:** Sunday, January 08, 2017 11:04:37 PM

---

Name *	Leanne Ashcraft
Email *	<a href="mailto:leanette.ashcraft@gmail.com">leanette.ashcraft@gmail.com</a>
Phone Number (optional)	(303) 664-5214
Address (optional)	 723 Mead st Louisville, co 80027 United States
This comment relates to: *	Policy Updates
Comment: *	Please delete my previous comment dated 1/7/2017. It was not my intention to have go public as I was in a manic state at the time and did not realize I was submitting it. That said, I still believe that your projects are overpriced for the people who really need good places to live, but I do understand that you have no choice but to charge high rents in that it is very expensive to build housing these days.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#173]  
**Date:** Sunday, January 08, 2017 11:17:11 PM

---

Name \* Lukas McNeil

Email \* [lukasthescotmcneil@yahoo.com](mailto:lukasthescotmcneil@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

If there is going to be ANY building of "affordable housing" in Boulder County – Twin Lakes area or otherwise – it should be for AMERICAN families NOT school teachers and other public service personnel only. That is ridiculous! The regular work a day men and women who don't have a government job with government benefits. The last time I checked, teachers get paid for the whole year, yet get to take summers off. Do our law enforcement forces get to take summers off? Do they get special housing projects built for them? How about fire fighters? Do they get summers off and special housing projects built for them? NO! They don't. Teachers make a GREAT salary for the little amount of work they actually successfully complete. So, NO! I don't think the Twin Lakes housing community should be built unless ALL units are fairly priced and open to the public at large. I think it's ridiculous on it's face to suggest our tax money should go to help people who are already over paid with our tax money! How dare you!?!? I am not in favor of this plan. At all.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#174]  
**Date:** Monday, January 09, 2017 8:03:28 AM

---

Name \* Timothy Cunningham

Email \* [twc151home@yahoo.com](mailto:twc151home@yahoo.com)

Address (optional)  4368 Park Ct.  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Please, please, do not build on the Twin Lakes open space. There are options for affordable housing that do not require annexing open space. The annexation of open space runs contrary to the ethos of Boulder. We love our open space and wild areas. Twin Lakes is ALWAYS busy with residents enjoying the outdoors. It is the most widely used open space in the County! Affordable housing should be sited closer to community services such as grocery shopping and other commercial areas citizens use every day. Why not use the open space in downtown Gunbarrel? Why not acquire and rehab existing properties? Why not increase County-sponsored affordable housing in the mobile home parks we have throughout our area? These actions make a lot more sense than developing our park.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#175]  
**Date:** Monday, January 09, 2017 9:15:13 AM

---

Name \* Betty Martinez  
Email \* [bettymartinez22@outlook.com](mailto:bettymartinez22@outlook.com)  
This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission,

You may have noticed a surge in emails last week. This is because last Wednesday, the County sent the attached email to all its "clients" (people who receive services), practically BEGGING people to write to the planning commission supporting their Twin Lakes development agenda.

I am low-income, and I OPPOSE this development project. I oppose it both because I love Boulder's wildlife and because it makes no sense in this isolated location.

I am tired of the County bombarding me with these extremely slanted emails.

I am tired of the County giving misinformation and exploiting people who are low-income in this way.

And I'm tired of them ignoring all of us who want to protect the Twin Lakes.

Thank you, dear Planning Commission, for all your time!

Regards,

Betty Martinez

Attach a File (optional)



[letter.pdf](#)

759.35 KB · PDF

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#176]  
**Date:** Monday, January 09, 2017 6:01:38 PM

---

Name \* Jessica Hartung

Email \* [jessica@integratedwork.com](mailto:jessica@integratedwork.com)

Phone Number (optional) (303) 516-9001

This comment relates to: \* BVCP -Gunbarrel

Comment: \*

Hello,  
Just attended another BVCP meeting. What I would like to know is:

Where in these scenarios and plans are the needs and interests of those who live and work in Gunbarrel represented?

Here are the notes from the Gunbarrel listening sessions. According the description of how the BVCP process works, which staff are happy to explain to me again and again, the needs of citizens are taken into account from the input received at open houses and listening sessions. Here is the record of the Gunbarrel session:

[https://www-static.bouldercolorado.gov/docs/Gunbarrel\\_and\\_Area\\_III\\_Listening\\_Session\\_Summary\\_Notes-1-201512280814.pdf?\\_ga=1.50144932.308673689.1324272674](https://www-static.bouldercolorado.gov/docs/Gunbarrel_and_Area_III_Listening_Session_Summary_Notes-1-201512280814.pdf?_ga=1.50144932.308673689.1324272674)

In what way, exactly, are the needs and concerns expressed represented by the plans and scenarios developed by staff?

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

---

**From:** Dave Rechberger  
**To:** [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Transportation Letter  
**Date:** Tuesday, January 10, 2017 2:21:37 PM  
**Attachments:** [TLAG 1 10 Letter.pdf](#)

---

Hello all –

TLAG asks that you all please review the attached letter related to the upcoming re-hearing on the 18<sup>th</sup>.

Thank you for your time.

Dave – TLAG Chair

January 9, 2017

Dear Planning Commission, County Commissioners, Planning Board, and City Council members,

First of all, happy New Year.

In advance of the January 18 Planning Commission hearing, the Twin Lakes Action Group, on behalf of its 1,600-plus members, would like to thank you for the steps you've taken to ensure a secure, tamper-proof speaking procedure.

To further safeguard the democratic process for the hearing, we would like to make two additional requests.

First, we respectfully ask that County staff refrain from providing transportation solely to those who have agreed to speak in favor of the Medium Density land-use change request.

Failing that, in the interest of fairness and parity, we ask that if staff provides transportation to Medium Density speakers, then they also provide transportation to the rest of the public, including Open Space speakers.

There is a reason for this first request: TLAG recently learned, through open-records requests, that for the August 30 hearing, County staff told select people that if they agreed to speak in favor of the Medium Density amendment, the County would provide them with transportation to the County Courthouse, parking, and return transportation. A County staff person then provided transportation to four or five people on August 30. (See Appendix for an example of one of the records returned.)

Many TLAG members—especially those with no car, limited gas money, or a trepidation for driving and parking downtown at night—would have loved to avail themselves of free transportation to Pearl Street and back home to their doorsteps. But no such offer was forthcoming.

The second request is that County officials refrain from exhorting citizens, organizations, and private contractors to speak in favor of the Medium Density land-use change request.

County officials have done this before every Twin Lakes hearing to date. The most recent email that we know of (since we tend to discover these emails by chance or through CORA requests) appears in the Appendix.

Three of the many troubling aspects of this practice are:

- The emails are propaganda. The biased, misleading, and one-sided communications fail to present any information about hydrology, wildlife, distance from services, and so forth. Government is supposed to represent *all* citizens and to provide objective information. Government cannot and should not lobby for itself.
- The emails are an abuse of power. The County is using taxpayer money, its database of citizens' contact information, and its political weight to pressure people to contact elected officials in support of a particular stance. Often, these people depend on the County for contracts and services or have received only half the information—the County's version of events.
- The emails are anti-democratic. By soliciting people to contact representatives and speak at public hearings, the Housing Authority is waging an astro-turf campaign. In the process, they are trying to trample true grassroots groups like TLAG.

So we ask, for the umpteenth time, that this practice stop.

TLAG is eager to move forward with a fair, impartial process, and we are grateful for your attention to these important matters—matters that extend far beyond TLAG to the very foundation of Boulder's and our country's democratic institutions.

Sincerely,

Dave Rechberger  
TLAG Chairman

## APPENDIX

**From:** [Williams, Jim C.](#)  
**To:** [Williams, Jim C.](#)  
**Subject:** FW: contacts for flyer  
**Date:** Tuesday, November 29, 2016 12:24:21 PM

---

**From:** Crosswy, Maggie  
**Sent:** Friday, August 26, 2016 11:37 AM  
**To:** McNeil, Jezal; Draving, Emily; Durso, Kristin; Faughnan, Mollie  
**Cc:** Williams, Jim C.; Campbell, Chris  
**Subject:** RE: contacts for flyer

Hi all!

There are 7 or 8 folks from JC and Aspinwall who have signed up to speak. Thanks again for your help! We are working on transportation options to get them to the meeting on Tuesday evening.

One option is to see if a few of you would be able to drive them from JC to Boulder (using the county cars) and back? We are asking Risk Management if this is do-able.

The other option is a van/driver rental. If we go this route, we thought it would be nice if one (or more) of y'all could join them (and potentially speak at the hearing, too). It might be helpful to have someone from BCHA with them in the van to answer any last minute questions and to make them feel a bit more comfortable. We would do it, but need to be at the Courthouse for the entire hearing.

Can you let us know your thoughts?

Thank you!!



Dear friend,

As a client of Boulder County services, you may know the work of the Boulder County Housing Authority. In the midst of soaring home prices and rental rates, we're working hard to build more affordable housing across Boulder County.

As someone who may know the impacts of high housing costs in Boulder County, we could use your help at this moment.

In one of our most recent proposals, we've partnered with the Boulder Valley School District in the hopes of building up to 240 affordable homes on 20 acres of vacant fields we own near Twin Lakes in Gunbarrel, and among other amenities we've proposed including wildlife buffers, bike paths, and walking trails to Twin Lakes. The affordable homes would be for teachers, janitors, bus drivers, and other school district employees as well as many others in our community who are struggling with high housing costs. At the same time, there is opposition to our proposal from neighbors in the Twin Lakes area.

This is a critical time. The Boulder County Planning Commission will meet on January 18<sup>th</sup> to vote on our Twin Lakes proposal. They've asked for the public to weigh in. Will you tell them what you think? There are three ways you can do so:

**1. Sign our statement of support, if you haven't already** (takes 15 seconds): [here is the link](#).

**2. Submit a comment online to the Planning Commission** (you only need to provide name, email address, and comments, but please be sure to indicate you're submitting for the "Twin Lakes Change Request"): [here is the link](#). While you can do this up to January 16th, if you submit prior to January 5th, your comments will be considered for the staff recommendation to the Planning Commission.

Here are a few ideas for what to share with them:

- What have your experiences been with the cost of housing in Boulder County?
- There have been questions about whether or not the Twin Lakes area in Gunbarrel is a suitable place for affordable housing residents to live ("distance from grocery stores, schools, bus stops," etc.). What are your thoughts on that? The nearest grocery store is under a mile away, and the nearest bus stop is under a half-mile away. Do you think people who struggle with high housing costs are generally able or unable to get to the services they need?
- If you support our proposal for affordable housing at Twin Lakes in Gunbarrel, please let the Planning Commission know you hope they "will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there." Or anything to that effect in your own

3. **Come to the Jan. 18 meeting and speak.** You could address the same ideas as above. Sign-up online begins Jan. 12 at noon on [this page](#) (look for the "Twin Lakes" box and click on it). You can speak for 2 minutes (or 4 minutes if you "pool" your time with someone else). Your approximate speaking time will be published on a list January 17 at noon (again, please look on [this page](#) for the list - select the "Twin Lakes" box); [here are more details](#) about the Jan. 18 meeting.

Want to know more? Please visit our [Twin Lakes web page](#).

Thanks for anything you're able to do to help. We wish you a very happy new year!

Sincerely,  
Norrie Boyd, Deputy Director, Boulder County Housing Authority

Equal Housing Opportunity: The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of handicapped Initial Status in the admission or access to, or treatment or employment in, its federally assisted programs or activities, within all materials and publications made available to applicants, tenants, and employees.

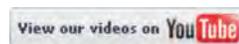
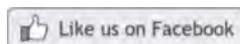


Hope for the future,  
help when you need it.



Boulder County Housing and Human Services · [hoinfo@bouldercounty.org](mailto:hoinfo@bouldercounty.org)  
[www.BoulderCountyHousing.org](http://www.BoulderCountyHousing.org)  
720.564.2267 · TTY: 1.800.659.3656  
3400 Broadway, Boulder, CO 80304

Stay Connected



Boulder County Housing and Human Services, 3400 Broadway, Boulder, CO 80304

[Forward this email](#) | [Update Profile](#) | [About our service provider](#)

Sent by [nboyd@bouldercounty.org](mailto:nboyd@bouldercounty.org) in collaboration with



Try it free today

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#177]  
**Date:** Tuesday, January 10, 2017 7:31:49 PM

---

Name *	Philip Ohmes
Email *	<a href="mailto:philipohmes@yahoo.com">philipohmes@yahoo.com</a>
Address (optional)	 80302 United States
This comment relates to: *	Policy Updates
Comment: *	It would in general be a very good idea to find places to build affordable housing. The infrastructure though does require the ability of the people to use public transportation from about 6 AM to 10 PM M–Sat. Sometimes a shuttle service from a close by RTD stop could be a better solution, much like is used in many industrial parks to shuttle workers to and from their workplace after they get off of a Regional bus. Then also sidewalks and bike lanes that are pedestrian friendly and well lit areas to walk.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** Kristin Bjornsen  
**To:** [Oeth, Amy](mailto:Oeth.Amy)  
**Subject:** Re: question for land-use change requests  
**Date:** Tuesday, January 10, 2017 9:52:23 PM

---

Many thanks, Amy. Responses #1 and #2 in the second attachment answered my question. It might be worthwhile including those in the final staff packet, since I know others have been wondering the same thing, but totally your call, of course.

Thanks!

Kristin

> On Jan 10, 2017, at 2:51 PM, Oeth, Amy <aoeth@bouldercounty.org> wrote:

>

> Hi Kristin,

>

> The attached documents relate to your question and should answer to your question.

>

> Please let me know if you have further questions.

>

> Thank you,

>

> Amy Breunissen Oeth, AICP

>

> Long Range Planner II|Boulder County Land Use Department

> 2045 13th Street, Boulder, CO 80302

> Office: 720-564-2623

> [aoeth@bouldercounty.org](mailto:aoeth@bouldercounty.org)

> [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

>

> -----Original Message-----

> From: Kristin Bjornsen [<mailto:bjornsenk@yahoo.com>]

> Sent: Monday, January 09, 2017 8:14 PM

> To: Oeth, Amy

> Subject: Re: question for land-use change requests

>

> Hi Amy,

>

> Thanks for your very thoughtful response!

>

> To answer your question, the error message I got was something like "Form Could Not Be Submitted at This Time" or "Form Failed to Load", with smaller text below that. I've only seen the error one time.

>

> I had looked at Question #28 from the "key facts" document, but it didn't entirely address my question. In an email, POS (and also the BOCC) had mentioned that this open space parcel was different from other open space parcels because no funds were used to acquire it, or something like that (maybe because it was a dedication?). So that was what I couldn't remember and was hoping staff could explain.

>

> Thanks!

>

> Kristin

>

>

>> On Jan 9, 2017, at 11:49 AM, Oeth, Amy <aoeth@bouldercounty.org> wrote:

>>

>> Hi Kristin,

>>

>> Thank you for your comment and question. Can you please provide more information regarding your comment saying that the form was not loading on your computer? Was this the BVCP comment form on the BVCP webpage or the Land Use Planner form? Did you receive a particular error message? I saw that you submitted comments through the BVCP comment form previously, and we have not received any other comments saying the form isn't working. We would like to have a better understanding of what the issue may be.

>>

>> Your comment will be added to the comment packet for comments received after Jan. 5. and will be included in the comment appendix of the staff packet that goes to Planning Commission next week, along with those received before the January 5 deadline for comments contributing to staff analysis for the January 11 report.

>>

>> To answer your question, please see question #28 of the Key Facts document (also copied below):

<http://www.bouldercounty.org/doc/landuse/bvcp150001twinlakesfaq.pdf#page=19>

>>

>> 28. One of the paths for annexation contiguity for the BCHA and BVSD parcels is annexation of a county-owned parcel used as a trail corridor. This parcel located to the northwest of 6655 Twin Lakes Rd. is managed as open space. What would be the effect of annexing this parcel, and would it set a precedent of using open space to support development?

>> • No. Annexation of the trail corridor parcel (Outlot 7 of the original Twin Lakes subdivision plat) would not set a precedent of using open space to support development. Annexation of the trail corridor, or of open space, would only change the jurisdiction in which the land is located. The ownership or management would not change. Therefore, if the Boulder County-owned trail corridor parcel in question was annexed, the parcel would remain county-owned and still be maintained as a trail corridor available for public use.

>> • Regarding setting precedence, this is a fairly unique situation in which there is county owned land used as open space within a community service area. A community service area is an area planned for annexation and development. Any request for annexation of county owned property interest would be considered based on the specific circumstances of the request, and its consistency with the Boulder Valley Comprehensive Plan (BVCP) and Boulder County Comprehensive Plan (BCCP). In this case:

>> 1. The BVCP and BCCP support a compact urban development pattern 2. The BVCP anticipates all Area II land will be annexed into the service area 3. There is a demonstrated need for affordable housing in the community, and addressing that need is consistent with BVCP policy 4. The county has agreed previously to allow open space land in which it owns an interest to be annexed within a city's planning area Therefore, in this case the county would support and pursue potential annexation of open space to facilitate affordable housing development on the BCHA and BVSD parcels.

>> • State statute (C.R.S. 31-12-104(a)(1)) allows a municipality to ignore certain types of property (roads, state-owned land, etc.) for purposes of contiguity, but does not allow a municipality to ignore county-owned open space to gain contiguity. This provision does not, however, preclude a county from seeking or allowing annexation of property that is used for or managed as open space, as long as all the statutory requirements for annexation are met.

>> • Boulder County-owned open space may only be annexed at the request of the county. Given the unique circumstances described above that would need to exist, the small portion of county open space in a community service area, and the county's deep commitment to the policies of the BVCP and BCCP, the county would only support annexation of open space in rare instances.

>> • In recognition of the long history around annexation in Gunbarrel and lack of interest of unincorporated neighborhoods in annexation, the city and county have not moved forward with annexation and have adopted policy language specific to Gunbarrel (BVCP Policy 1.24 Annexation: h).

>>

>> Amy Breunissen Oeth, AICP

>>

>> Long Range Planner II|Boulder County Land Use Department

>> 2045 13th Street, Boulder, CO 80302

>> Office: 720-564-2623

>> [aoeth@bouldercounty.org](mailto:aoeth@bouldercounty.org)

>> [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

>>

>> -----Original Message-----

>> From: Kristin Bjornsen [<mailto:bjornsenk@yahoo.com>]

>> Sent: Friday, January 06, 2017 12:07 PM

>> To: Oeth, Amy

>> Subject: question for land-use change requests

>>

>> Dear Amy,

>>

>> I tried to submit a question for staff regarding the Twin Lakes land-use change requests. The form wasn't loading on my computer, however.

>>

>> The question I'm staff can address in their Jan. 11 recommendations is this: BCHA has said on record that it intends to seek annexation via the open space parcel to the north. So my question is: In what ways is this open space property different from other open space properties in the POS system?

>>

>> Thanks for your help!

>>

>> Kristin

>

> <Ltr to A Niehaus (9-13-16).pdf><FW\_ Please! I Need Answers to These Important Questions!.pdf>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#178]  
**Date:** Wednesday, January 11, 2017 3:19:53 AM

---

Name *	Alison Pachovas
Email *	<a href="mailto:findalison@hotmail.com">findalison@hotmail.com</a>
Phone Number (optional)	(720) 437-0542
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I hope the Planning Commission will approve the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#179]  
**Date:** Thursday, January 12, 2017 12:41:50 PM

---

Name *	David Wilcox
Email *	<a href="mailto:WilcoxDave@live.com">WilcoxDave@live.com</a>
Address (optional)	 Longmont 80504 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	I hope the proposal from the Housing Authority and School District and support changing the land use designation on their Twin Lakes properties to Medium Density so affordable housing can be built there will be approved..
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#180]  
**Date:** Thursday, January 12, 2017 12:50:23 PM

---

Name *	Audrey Wilcox
Email *	<a href="mailto:audreywilcox7@gmail.com">audreywilcox7@gmail.com</a>
Phone Number (optional)	(720) 425-6210
Address (optional)	 813 Tempted Ways Dr Longmont, CO 80504 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

I feel strongly that Boulder County needs more affordable housing options and I believe the Gunbarrel location is an ideal opportunity. Please make this happen!

As a parent of an adult son with autism, helping him become independent and successful depends largely on affordable housing.

I also have adult children starting careers and building their future, but it has been much too difficult for them to find housing in Boulder County as they start their new family and careers. They want to stay in our community but affordable housing is a necessity.

For Boulder County to keep a good mix of ages and vibrancy for the future generations, more affordable housing is a basic requirement!

Thank you, Audrey Wilcox

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#181]  
**Date:** Thursday, January 12, 2017 2:16:52 PM

---

Name *	Ellen Taxman
Email *	<a href="mailto:ellentaxman@gmail.com">ellentaxman@gmail.com</a>
Phone Number (optional)	(303) 443-3789
Address (optional)	 601 10th St. Boulder, CO 80302 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Letter of Support for the Twin Lakes Project: Twin Lakes Change Request
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#182]  
**Date:** Thursday, January 12, 2017 3:11:05 PM

---

Name \* Patty Nilsen

Email \* [nilsencreative@mac.com](mailto:nilsencreative@mac.com)

Address (optional)  4893 Country Club Way  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*  
As Boulder grows so area the bordering towns. We need to embrace growth, It's reality but also do so responsibly. Having moved to Gunbarrel from Newlands 1.5 yrs ago we love it but also refer to it as the black hole. There is very little parks and rec. Twin lakes are is one area we use to recreate. We takes dogs and kids there weekly. Gunbarrel seems to only be adding high density and lots of it. Please consider the balance and at the same time a rec center, courts, skateparks, pool, more relevant commerce so we can have a real community. Thank you

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

**From:** Jeffrey D. Cohen  
**To:** [#LandUsePlanner](#)  
**Cc:** [Giang, Steven](#); [Ellis, Lesli](#); [Case, Dale](#)  
**Subject:** County Planning Commission vote  
**Date:** Thursday, January 12, 2017 3:36:27 PM  
**Attachments:** [image001.png](#)  
[TLAG Memo Planning Commission Five Vote Requirement 1 12 17.pdf](#)

---

Respected County Planning Commission Members and BVCP staff - On behalf of the Twin Lake Action Group ("TLAG"), I wanted to bring to your immediate attention one item in regards to the proposed land use change at Twin Lakes. TLAG's legal counsel just uncovered some irregularities regarding the BVCP voting process. Per the Colorado Revised Statutes ("CRS"), County Planning Commission Bylaws and Boulder County Land Use Code, it appears that any land-use change relating to Twin Lakes requires **five yes votes** from the County Planning Commission and not just a simple majority vote. Please see our legal counsel's memorandum which is attached. This memorandum was also submitted today to the Boulder County Attorney's office for their immediate review.

Based on our legal counsel's interpretation, based on State and County law as well as per the CPC Bylaws, the 4-3 vote on September 21 was actually a **rejection** of the land use request of Medium Density since the required five yes votes was not attained. As you know, the County Commissioners and staff, however, proceeded as if Medium Density had passed, when in reality (based on this legal position) it had been denied.

Out of fairness to everyone and to promote an open and transparent BVCP process, I request that this procedural topic be added to the Wednesday January 18<sup>th</sup> CPC docket for open discussion among CPC members and I also request that the actual Twin Lakes public hearing be tabled until another day so this matter can be properly resolved.

I appreciate you taking the time to review and take action on this matter.

Thanks,

Jeff Cohen  
TLAG Board Member



**Jeffrey D. Cohen, Esq., C.P.A.**  
**Managing Shareholder**  
**The Cohen Law Firm, P.C.**  
*Legal, Tax & Business Advisors*  
**6610 Gunpark Drive, Suite 202**  
**Boulder, Colorado 80301**  
**Telephone 303-733-0103**  
**Facsimile 303-733-0104**

[www.cohenadvisors.net](http://www.cohenadvisors.net)  
[jeff@cohenadvisors.net](mailto:jeff@cohenadvisors.net)



*The information contained in this email and any attachments is confidential and may be legally privileged or attorney work product, and is, in any event, confidential information intended only for the use of the individual or entity addressee named above. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this e-mail in error, please notify us immediately by return e-mail or by telephone at 303-733-0103 and delete this message. Please note that if this e-mail contains a forwarded message or is a reply to a prior message, some or all of it may not have been prepared by this firm.*

**MIKE CHIROPOLOS**  
**ATTORNEY & COUNSELOR, CHIROPOLOS LAW**  
1221 PEARL SUITE 11  
BOULDER CO 80302 303-956-0595 -- [mikechiropolos@gmail.com](mailto:mikechiropolos@gmail.com)

---

TO: To Whom It May Concern  
FROM: Mike Chiropolos, Counsel to Twin Lakes Action Group  
DATE: January 12, 2017  
SUBJ: **Boulder County Planning Commission Sept 21, 2016 Vote on Twin Lakes Parcels BVCP Update**

---

**Question Presented:**

Was the Boulder County Planning Commission's 4-3 vote on the Twin Lakes parcels on September 21, 2016 a denial of the change requests for lack of a five member majority of the full nine member Commission as required by State law, the County Land Use Code, and the Planning Commission Bylaws?

**Short Answer:** YES, it appears that the 4-3 vote was a denial of all change requests.

**Analysis:**

First, the Colorado statutes governing County Comprehensive Plans require that the plan, or any amendment to the plan, be adopted by a vote of not less than a majority of the entire membership of the commission.

**30-28-108. Adoption of plan by resolution.**

A county or regional planning commission may adopt the county or regional master plan as a whole by a single resolution or, as the work of making the whole master plan progresses, may adopt parts thereof, any such part to correspond generally with one or more of the functional subdivisions of the subject matter which may be included in the plan. The commission may amend, extend, or add to the plan or carry any part of it into greater detail from time to time. The adoption of the plan or any part, amendment, extension, or addition shall be by resolution carried by the affirmative votes of not less than a majority of the entire membership of the commission. The resolution shall refer expressly to the maps and descriptive matter intended by the commission to form the whole or part of the plan. The action taken shall be recorded on the map and descriptive matter by the identifying signature of the secretary of the commission.

CRS 30-28-108 (emphasis added).

Second, the Boulder County Land Use code provides that the Boulder Valley Comprehensive Plan (BVCP) is considered part of the Boulder County Comprehensive Plan (BCCP):

18-117 Boulder County Comprehensive Plan

That document, including all amendments, adopted by the Planning Commission, which provides policy direction to the County and the public about how existing and proposed land uses ought to be evaluated, how the various governmental and land management

entities in the County should coordinate their activities, and how environmental resources should be preserved. The Boulder Valley Comprehensive Plan and any similar subarea plans are considered part of the Boulder County Comprehensive Plan.

See <http://www.bouldercounty.org/doc/landuse/landusecode.pdf> at Section 18-117, page 18-3 (emphasis added).

Third, the Boulder County Planning Commission bylaws recognize that the enabling authority for the Commission is the state code section including 30-28-118 requiring that any changes to a county comprehensive plan be approved by a majority of the entire Planning Commission. They provide that the Planning Commission shall consist of nine members.

#### I. ENABLING AUTHORITY

Enabling authority for the Planning Commission of Boulder County is found in Part 1 of Article 28 of Title 30 of the Colorado Revised Statutes, as amended. Additional authority for the actions of the Planning Commission, as generally set forth in these Bylaws, is found in other provisions of the Colorado Revised Statutes which expressly or impliedly authorize or require the Planning Commission to act (including but not limited to the Planned Unit Development Act of 1972 (Article 67 of Title 24); the Special District Act (Article 1 of Title 32); the Preservation of Commercial Mineral Deposits Act (Part 3 of Article 1 of Title 34); and § 22-32-124 concerning proposed school district site acquisition and development, and in the duly enacted provisions of the Boulder County Land Use Code as it currently exists and may be amended from time to time.

#### II. MEMBERSHIP, APPOINTMENTS, AND TERMS

A. The Planning Commission shall consist of nine members, who shall be appointed by and in the discretion of the Board of County Commissioners.

BCCP Bylaws at I and II(A).

Fourth, the Planning Commission Bylaws explicitly provide, consistent with state law, that a “majority of the entire membership” is needed to adopt or amend all or part of the County’s Comprehensive Plan:

E. Five members shall constitute a quorum of the Planning Commission for official action. All official actions of the Planning Commission shall be taken by vote, with a majority of those members present and voting needed to approve a vote except as otherwise expressly provided in these Bylaws. Moreover, to approve any action adopting or amending all or part of the County’s Comprehensive Plan under C.R.S. §§30-28-106 through-109, not less than a majority of the entire membership of the Planning Commission (five members) shall be required to vote in favor of such action.

Bylaws at IV(E) (emphasis added)

In conclusion, it appears that the Motion to Approve the MR recommendation at the September 21, 2016 Planning Commission meeting failed by a 4-3 vote. TLAG’s subsequent Motion for Reconsideration was thus based on the mistaken assumption that the Planning Commission had approved the change request as stated in the motion.

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#183]  
**Date:** Thursday, January 12, 2017 3:44:09 PM

---

Name *	Alexander Stewart
Email *	<a href="mailto:sandystewart649@aol.com">sandystewart649@aol.com</a>
Phone Number (optional)	(303) 249-4023
Address (optional)	 649 Augusta Drive Louisville, colorado 80027 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

This matter ultimately should be decided on the basis of the greatest good to the largest number of our fellow-citizens. It relies on the design of the affordable housing being sympathetic to the environment, both in terms of minimizing disruption to wild-life corridors and in terms of enhancing its appearance within the surrounding attractive neighborhood. Objectors to affordable housing have a justifiable interest in preserving the value of their property but, with good design, they should incur minimal, if any detriment. Proponents of affordable housing will gain attractive housing in easy commuting distance of work and schools. The unfortunate fact is that it is easy to show a large number of signatures to deny those in need a safe and congenial housing, it is hard to mobilize the many times larger number of those who so desperately need it.

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

**From:** Steve Pomerance  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** staff participation in Twin Lakes hearings  
**Date:** Thursday, January 12, 2017 7:30:12 AM

---

To the Commissioners:

Some months ago we heard that your staff, the people who work directly for you, were testifying at hearings as if they are ordinary citizens, and also giving their time slots at hearings to people who supported their (and your) positions. Now we read in the Camera that these same people are giving people who support your positions rides to hearings and differentially assisting them in other ways. And they have the temerity to defend this biased public service.

In simple terms, this stinks! You are these people's bosses. They work for you. You pay them. If your public processes, including your hearings and those of your planning commission are to have any validity at all, you need to separate your staff completely from the hearing process. They should appear **ONLY** in their role as staff. They should provide you with complete and unbiased information and analysis, and that's it. They should stay totally out of the hearing process — no testifying, no giving of time and early position, no rides, no differential help, no nothing.

You all ought to publicly acknowledge this situation and tell the public what you are going to do to clean it up. This place is starting to look pretty ugly, and avoiding dealing with this or acting as if it's not a problem will just make things worse.

Regards,  
Steve Pomerance

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#184]  
**Date:** Friday, January 13, 2017 10:44:28 AM

---

Name \* RESSA Lively-Smith

Email \* [rjlivelysmith@msn.com](mailto:rjlivelysmith@msn.com)

Address (optional)  11863 Magnolia Dr  
Nederland, Co 80466  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Working with the Nederland Food Pantry we discovered the working poor of our community paid up to 80% of their income on housing. Many of these households have children.

So many of our participants work more than one job.

I understand that many would stay in the Nederland area and continue to be shopkeepers, teachers, utility workers, day care providers and other vital parts of our community but they cannot afford the housing costs.

We all lose if these vital people are forced to leave because they cannot afford the home all working folk deserve.

It behoves us as a community to promote the needs of the people who support our schools, shops, and facilities.

It is shortsighted to not address this very apparent need. And now is nearly too late.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** Richard Luna  
**To:** [boulderplanningboard](#)  
**Subject:** Opportunity For Site For Affordable Housing  
**Date:** Friday, January 13, 2017 11:42:22 AM  
**Attachments:** [Jay Rd. Affordable Housing Presentation - PP.pdf](#)

---

Dear City Planning Board,

I've been following the affordable housing issues in Boulder for many years, and most recently the controversy regarding the Twin Lakes properties and the very strong and organized neighborhood opposition to the proposed development at that location.

My wife and I own 12+ acres at 5775 Jay Rd. that are contiguous to the City of Boulder and our goal is to sell them. Our 2 neighbors immediately to the east, at 5801 and 5885 Jay Rd., own 12 and 11 acres respectively and may have some interest in selling portions of their properties, which are also contiguous to the City. Our 3 parcels total 35 acres of which I think that 20 to 25 could be available.

As part of both the 2000 and 2005 Major Updates to the BVCP the 3 of us (5801 Jay had a different owner at the time) jointly made an application to move our properties into Area II so that they could eventually be annexed to provide affordable housing and other uses that would be of benefit to the community; on both occasions our application was eventually rejected.

In my estimation - and I was there - both rejections had much more to do with the prevailing politics surrounding the relationship of the City vs. Gunbarrel than they did with the unsuitability of our properties.

Now, almost 12 years after our last BVCP application, the lack of affordable housing - which was a serious problem then - is now a "crisis" according to what's been said by those who know at most of the meetings I've attended and stated in articles I've read.

In my opinion there is no perfect location for affordable housing in the eyes of the neighbors that will abut it; but I think that if you objectively look at our properties you'll find that it would be hard to find a better site when you consider location, size, topography, road access, availability and likely price.

Attached please find a PDF file of a Power Point presentation showing the properties and my ideas of what might be possible. *I do not represent my neighbors at 5801 or 5885 Jay Rd.; if you're interested in exploring the possibilities of their properties I'd suggest that you contact them directly.*

Please feel free to call or email me with any questions or if you'd like to meet at our property to view the facts on the ground for yourself.

Thank you for your time.

Sincerely,

Richard Luna

P.S. If you have any problem opening the attachment because of its size, please let me know and I can upload it to my Google Docs and share it with you via a link.

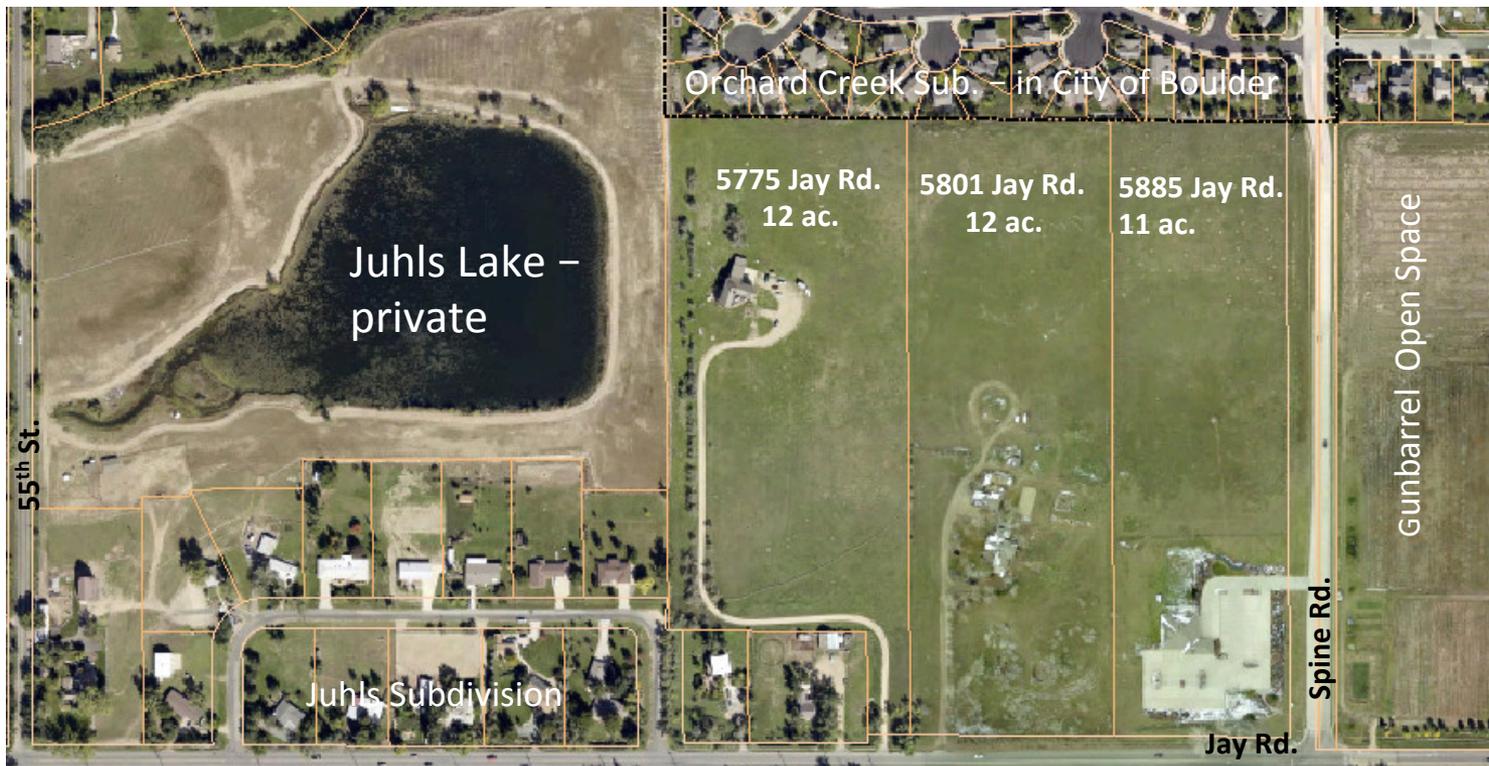
--

Richard Luna

5775 Jay Rd.  
Boulder, CO 80301  
(Mail to: PO Box 20188, Boulder, CO 80308)

303-931-5625

1/12/17



# Affordable Housing Opportunity:

Up to 25 of the 35+/- acres of the total of  
5775, 5801 and 5885 Jay Rd.

Prepared by Richard Luna, joint owner of 5775 Jay Rd. and owner of Luna Realty [www.lunarealty.net](http://www.lunarealty.net) ; all concepts in this presentation are mine and I don't represent or make any representations for the owners of 5801 and 5885 Jay Rd. If you have questions for me, please contact me at 303-931-5625 or [rjluna51@gmail.com](mailto:rjluna51@gmail.com). If you have questions of the owners of 5801 and 5885 Jay Rd., you should contact them directly.

BVCP comments received Dec. 2016 to 8 a.m. Jan. 17, 2017 | Page 374 of 473 | Updated 2017-01-17

# History:

- As part of both the 2000 and 2005 BVCP Major Update, the owners of the 3 properties made joint applications to be moved from Area III to Area II with the eventual goal of annexation to Boulder and selling all or part of our properties for affordable housing and/or uses that would benefit the community. We weren't successful with either application.
- When the Area III study was done to determine what parts of Area III should be considered for future annexation to Boulder - which resulted the creation of the Area III Planning Reserve located east of 28<sup>th</sup> St./US 36 and between Jay Rd. and the junction of Broadway and US 36 - our parcels met all of the criteria used, e.g. not in a flood plain, not of agricultural importance, not of historical importance, not a subsidence area, etc. I believe our properties were eliminated from consideration not because of their unsuitability but because of their location in the politically contentious Gunbarrel area.
- The ownership of 5801 Jay Rd. has changed since the '00 and '05 BVCP Major Update and the interest of the new owners in selling part or all of their property is undetermined; the Jehovah's Witness Church still owns 5885 Jay Rd. and their informal representative has indicated that they continue to have interest in selling the north 7 acres of their property.

360 degree panorama from 'widow's walk' of 5775 Jay Rd.



# Attributes of the Site:

- The north property line of all 3 properties is contiguous to the city limits of Boulder via the Orchard Creek Subdivision to the north.
- The terrain is flat, not in a flood plain, mostly devoid of trees and none of the properties are in agricultural production.
- At 20 to 25 acres, the site would equal the size of the Twin Lakes property and could be 3+/- acres larger than the Hogan-Pancost property.
- The acreage is large enough for affordable housing, some market rate housing (particularly along the Juhls Lake) and community uses: parks, gardens, etc.. Maybe a joint public/private development.
- Unlike the Twin Lakes, Palo Park and Hogan-Pancost properties, which are all accessed through existing neighborhoods – a major reason for neighborhood opposition - the properties would be accessed from Spine Rd.
- Traffic at the intersection of Jay Rd. & Spine Rd. is much less than at Jay Rd. and 63<sup>rd</sup>; development of the Twin Lakes properties would make the Jay Rd. and 63<sup>rd</sup> intersection even busier. And unlike Twin Lakes Rd., there are existing RTD stops on both Jay and Spine roads.
- The location is 2 miles from the Gunbarrel King Soopers and 4.6 miles from the Twenty Ninth Street shopping center; a more central location for access to Boulder than the Twin Lakes property.
- The 5775 Jay Rd. property abuts the privately owned Juhls lake on the west. The property around the lake abuts 55<sup>th</sup> St. on its west, opening up the possibility of a future pedestrian/bike trail connection from Spine Rd. to 55<sup>th</sup> St. and eventually to the Cottonwood Trail on Jay Rd.

# Possible Configurations:

There are 2 likely options for the dividing the 3 properties, the first is:

## First Option – 25 acres:

- All of the 12 acres of 5775 Jay Rd. – including the 5BR/5 bath house (could be remodeled into a ‘co-op’ or 4 - 800 sq. ft. +/- apartments, or demolished).
- The N 6 acres of the 12 at 5801 Jay Rd. – the owners would keep the south 6 along with the house and outbuildings.
- The N 7 of the 11 acres of 5885 Jay Rd. – the church would keep the S 4 acres.

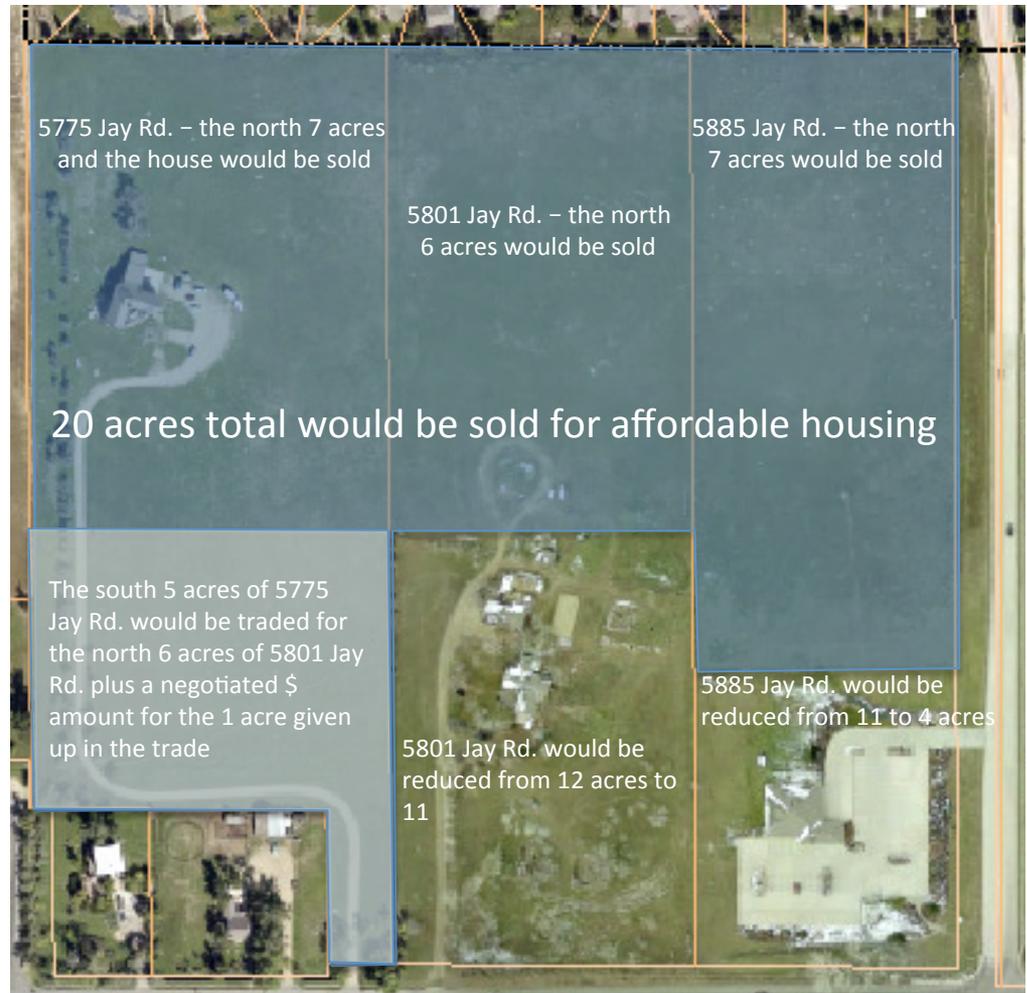
Because County land use regulations don't allow the parcels to be divided to create an additional parcel, it would seem that until annexation could take place, the parts of 5801 and 5885 that would be sold off would be added to 5775 resulting in 5775 having become larger and 5801 and 5885 having become smaller but there would still only be 3 parcels. BVCP comments received Dec. 2016 to 8 a.m. Jan. 17, 2017 | Page 377 of 473 | Updated 2017-01-17



# Possible Configurations:

## Second Option – 20 acres:

- The N 7 acres of 5775 Jay Rd. – including the 5BR/5 bath house – would be sold for affordable housing. The S 5 acres would be traded to the owners of 5801 Jay Rd.
- The N 6 acres of 5801 Jay Rd. would be traded for the S 5 acres of 5775 Jay Rd. + plus payment for 1 acre.
- The N 7 acres of 5885 Jay Rd. would be sold for affordable housing and the church would keep the south 4 acres.



# Selected Boulder Land Sales Since 1993

Date Sold	Location	Buyer	Sales Price	Acres	\$/Acre
1993 - Aug.	#1 (see below) 4990 Moorhead – High Mar Apartments	City of Boulder Housing Authority	\$400,000	2.09	\$191,388
1993 – Nov.	Near 17 <sup>th</sup> & Yarmouth (Lots 2-5, Buena Vista)	Thistle	\$480,000	3.66	\$131,148
1996 – Feb.	Near 22 <sup>nd</sup> & Violet	Habitat for Humanity	\$580,000	1.67	\$347,305
1998 – Jan.	Near Inca & Baseline (Carlson Court Sub.)	ITS Construction	\$923,500	1.83	\$504,645
1998 – Dec.	Near 28 <sup>th</sup> & Lee Hill Rd. (Holiday Drive-in theatre)	City of Boulder Housing Authority	\$4,200,000	31.6	\$132,911
2002 – June	Near Broadway & Meadow St. (Meadow Trail Sub. – 4 lots)	Meadow Trail LLC	\$2,185,000	2.17	\$1,006,912
2003 – Oct.	1870 Redwood Ave. (6 lots)	Unknown	\$1,500,000	1.6	\$937,500
2004 – May	2475 Mapleton Ave. (former YWCA ‘dome’ – now 5 unit PUD of detached homes)	2475 Mapleton LLC	\$1,015,000	.87	\$1,166,666
2004 – Dec.	33 <sup>rd</sup> & Arapahoe (former Exabyte property)	Bancroft Capital	\$13,500,000	10	\$1,350,000
2005 – Mar.	2696 29 <sup>th</sup> St. (SE corner of Bluff & 29 <sup>th</sup> St.)	Goose Creek LLC	\$750,000	.99	\$757,575
2012 – Oct.	#2 (see below) Wonderland Creek Townhomes (NE corner 28 <sup>th</sup> St. & Kalmia Ave.)	WTC LLC	\$2,400,000	5.28	\$454,545
2012 – Dec.	#3 (see below) 2785 28 <sup>th</sup> St. – Lumine Apartments	Allison of Boulder 28 <sup>th</sup> St. LLC & Thistle 28 <sup>th</sup> St. LLC	\$2,854,000	1.35	\$2,114,074
2014 – Jan.	575 Tantra Dr. (former Nat. Guard property)	4640 Table Mesa LLC	\$3,250,000	4.87	\$667,350
2014 – Feb.	1265 Sumac Ave. (6-7 lots)	Porchfront Homes at Sumac LLC	\$1,500,000	1.39	\$1,079,000
2014 – July	1315 Tamarack Ave. (4 lots)	1315 LLC	\$1,500,000	1.71	\$877,190
2016 – Jan.	3303 Broadway (former Clinica Campesina)	3303 Broadway LLC	\$3,100,000	1.27	\$2,440,945

#1 – City of Boulder Housing Authority bought the property in Aug. of 1993; apartments were completed in 2014.

#2 – Prior sale was \$500,000 in Nov. 2008.

#3 – Prior sale was \$1,989,000 in Aug. 2004.

**Disclaimer:** This chart is based on information about land sales that are intended for residential or mixed use. It is not a comprehensive list of all land sales during the period of the chart. The information was obtained from the Boulder County website, the MLS Realist website and misc. sources.

# The Scarcity of Affordable Land

- It would seem that affordable housing begins with affordable land. I think we can agree that because of land costs, potential sites won't be west of Broadway or in any central Boulder locations. Any parcels that are contiguous, big enough and affordable will almost certainly be along the eastern edges of Boulder and in the Gunbarrel area. Because of size, location, zoning and access, these 3 properties would be hard to improve upon.
- If the ballooning shortage of affordable housing is the "crisis" described by those trying to find solutions to the problem, then it would seem prudent to revisit our properties to buy for eventual annexation to provide affordable housing.

360 degree view from N of house at 5775 Jay Rd.

North

East

South

West

Orchard Creek Sub.

N part of 5775, 5801 & 5885  
toward Spine Rd.

house at 5775

Juhis Lake

# In Conclusion

My wife and I have owned 5775 Jay Rd. since July of 1992; we lived at the property until the summer of 1996 and then, after renting it out for 18 years, we moved back in the summer of 2014 with the specific intent of preparing it to sell.

I believe that the likely buyer will be an affluent party that would like to build a luxury home on 12 acres next to a lake and with views of the Indian Peaks (any farther west and those views disappear) but only 4 miles from Pearl and Broadway (as the crow flies).

Or it could be purchased by governmental and/or private entities as a location that (along with parts of 5801 and 5885 Jay Rd.) is large enough to provide substantial affordable housing and other amenities that would benefit the immediate community: a park, community garden, library, rec center...

If the buyer turns out to be a private party wanting to build a luxurious country estate\*, then the affordable housing opportunity would probably be gone. Even though there might still be the option of acquiring parts of 5801 and 5885 Jay Rd. for affordable housing, the amount of land would be half of what's possible if 5775 is included and I think it is safe to assume that the owner of the 'country estate' would be a formidable opponent to building affordable housing next to their property.

My wife and I are both in our mid 60's and not interested in any situation that relies on years of waiting for the next BVCP Major Update or any other protracted process. Before we'd do that we'll resume putting our property on the market each summer until we get the right buyer willing to pay a price we find acceptable. The price we're asking is \$250,000/per acre and we have 12.3+/- acres: \$3,075,000.

**As disclosed at the bottom of the first slide: I'm a real estate broker, I do not represent the owners of the neighboring properties at 5801 and 5885 Jay Rd. and don't make any representations as to their interest in selling any of their property – you should contact them directly if you have interest in what I've proposed.**

Please feel free to call (303-931-5625) or email me ([rjluna51@gmail.com](mailto:rjluna51@gmail.com)) if you have questions, would like to meet, etc.

Sincerely,  
Richard Luna

\* Take a drive past the following for an idea of what's happening with other acreages along Jay Rd.: 6686 Jay Rd., 6712 Jay Rd., 6999 Jay Rd. and 7426 Jay Rd. – and none of these have contiguity to the City of Boulder.

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#185]  
**Date:** Friday, January 13, 2017 3:35:37 PM

---

Name \* Kristin Bjornsen

Email \* [bjornsenk@yahoo.com](mailto:bjornsenk@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission members,,

I am sending along the following email and attachment on behalf of Jeff Cohen, who is out of town today. He sent this letter to the old submission address yesterday and wanted to make sure it got to the new correct one as well.

Thanks and best wishes,

Kristin  
-----

From: Jeffrey D. Cohen  
Sent: Thursday, January 12, 2017 3:16 PM

Respected County Planning Commission Members and BVCP staff – On behalf of the Twin Lake Action Group (“TLAG”), I wanted to bring to your immediate attention one item in regards to the proposed land use change at Twin Lakes. TLAG’s legal counsel just uncovered some irregularities regarding the BVCP voting process. Per the Colorado Revised Statutes (“CRS”), County Planning Commission Bylaws and Boulder County Land Use Code, it appears that any land-use change relating to Twin Lakes requires five yes votes from the County Planning Commission and not just a simple majority vote. Please see our legal counsel’s memorandum which is attached. This memorandum was also submitted today to the Boulder County Attorney’s office for their immediate review.

Based on our legal counsel’s interpretation, based on State and County law as well as per the CPC Bylaws, the 4–3 vote on September 21 was actually a rejection of the land use request of Medium Density since the required five yes votes was not attained. As you know, the County Commissioners and staff, however, proceeded as if Medium Density had passed, when in reality (based on this legal position) it had been denied.

Out of fairness to everyone and to promote an open and transparent BVCP process, I request that this procedural topic be added to the Wednesday January 18th CPC docket for open discussion among CPC members and I also request that the actual Twin Lakes public hearing be tabled until another day so this matter can be properly resolved.

I appreciate you taking the time to review and take action on this matter.

Thanks,

Jeff Cohen

TLAG Board Member

Attach a File (optional)



[ttag\\_memo\\_planning\\_commission\\_five\\_vote\\_requirement\\_1\\_12\\_17.pdf](#)

151.24 KB · PDF

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#186]  
**Date:** Saturday, January 14, 2017 11:42:34 AM

---

Name \* Kristin Bjornsen

Email \* [bjornsenk@yahoo.com](mailto:bjornsenk@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission members,

Thanks for your time!

I was wondering why the vote is being moved to a separate meeting? For many reasons, it seems like the hearing and the deliberation should generally happen concurrently.

It also seems like a strange precedent: On future dockets, will the County move the vote to a separate meeting anytime a hearing has fewer than nine members?

I dutifully ask the Planning Commission to please consider either 1) holding the vote on Jan. 18 or 2) moving the hearing to the February meeting, so it occurs at the same time as the vote.

Thanks and all the best,

Kristin

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#187]  
**Date:** Saturday, January 14, 2017 6:52:50 PM

---

Name *	Andrea Hodgdon
Email *	<a href="mailto:andreambridges@gmail.com">andreambridges@gmail.com</a>
Phone Number (optional)	(720) 235-9403
Address (optional)	 3825 Columbia Drive Longmont, Colorado 80503 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Longmont is in need of more affordable housing options. As a renter, we face increasingly high rates making it next to impossible to save in order to purchase. As purchase prices soar into \$400-\$500 thousand dollars for single family homes, it leaves us in a difficult cycle that is hard to get out of and keeps us in the cycle of renting. As a native, this is disappointing.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#188]  
**Date:** Sunday, January 15, 2017 3:52:20 PM

---

Name \* Rosa Garcia

Email \* [rosagarciasunny@gmail.com](mailto:rosagarciasunny@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission members,

Frank Alexander and Norrie Boyd's assumption that low-income people can't speak up for themselves or care about the environment is pretty insulting to me. I am low-income (very!), and I oppose the Twin Lakes project.

Although I work two jobs, I bent over backwards to attend meetings, to support open space. I'd like to let Mr. Alexander and Ms. Boyd know that: low-income people can advocate for ourselves, we do care about nature, and we need parks where our kids can play. I also feel like the planned location is too far from just about everything.

So please, Housing Authority, please no more condescension.

Sincerely,

Rosa

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#189]  
**Date:** Sunday, January 15, 2017 4:18:55 PM

---

Name \* Claire Levy

Email \* [cblevy1@gmail.com](mailto:cblevy1@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commissioners,

Thank you for the care and attention you have given this very important land use decision. I spent about 15 years of my professional life advising county planning commissioners. I served on the Boulder County Parks and Recreation Advisory Committee and the city of Boulder Planning Board. So I know what is involved in listening to the public, considering broader public interests, and basing a decision on the appropriate criteria.

I am submitting these comments in my individual capacity and as a member of the board of Boulder Housing Partners. I have lived in Boulder for over 30 years. I am an environmentalist and I care deeply about responsible growth. I also care deeply about assuring that Boulder County remains a place where all kinds of people can afford to live so that we do not become a wealthy enclave that requires its valuable service providers to commute in from distant communities. That is why I serve on the board of Boulder Housing Partners, and that is why I support the mixed density residential land use designation requested by BVSD and BCHA.

I live in a single-family house on a 1/4 acre lot in north Boulder. Two houses away from my house there are three townhouse developments with approximately 36 townhouses. The townhouses have young couples, single adults with roommates, families with small children, older people and everything in between. One couple just had their first baby. There is a single father who runs a tree-trimming service. Many residents are just starting out in Boulder. There are other attached housing developments, including a Boulder Housing Partners development, nearby. My old neighborhood on Shanahan Ridge was similar: my single-family home was adjacent to and across the street from a large condominium development. We had young couples, graduate students, seniors on fixed incomes, and single mature adults who wanted to live in less space. I like living in a neighborhood with a mix of densities and I like knowing that not everyone on my street is just like me. That's what makes for a vibrant community.

The Twin Lakes property is a unique opportunity for the Boulder County Housing Authority to work with BVSD to develop housing that will address the vital need for workforce housing. The staff who work in our schools should be our neighbors and should not have to get in their cars during pre-dawn hours and drive from another community.

With regard to proximity to services, the Gunbarrel community has retail and transit. It has professional offices and it has jobs. Siting affordable housing in this area would provide housing in proximity to the jobs. The RTD service that is available would allow a resident to travel to Longmont or to Boulder. But most of the residents of this planned development would probably do what the other residents of Twin Lakes do: drive. In that sense, they would be no different from what is already there.

The planned wild life corridor would bring a public amenity to this parcel and respect the habitat that is found nearby.

It is important to remember that there are many more steps in the process before the property can be developed. Annexation, concept plan, and site review allow yet more opportunities for the public to shape the process. I urge the Planning Commission to affirm its previous vote and change to land use designation so that this important site can serve the crucial role of providing housing for the many people we all count on in our lives.

Respectfully submitted,  
Claire Levy

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#190]  
**Date:** Sunday, January 15, 2017 6:37:21 PM

---

Name \* Matt Samet

Email \* [sensorsamet@gmail.com](mailto:sensorsamet@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission members,

I wanted to share with you my recent Daily Camera letter, about how the Twin Lakes fields are located in the area most impacted by the 2013 floods in all of Gunbarrel, according to FEMA. I pasted the letter below and also linked it here:

[http://www.dailycamera.com/letters/ci\\_30705586/matt-samet-come-hell-or-high-water-at](http://www.dailycamera.com/letters/ci_30705586/matt-samet-come-hell-or-high-water-at)

Thanks for your consideration,  
Matt

Come Hell or High Water at Twin Lakes?

In Gunbarrel, two 10-acre parcels near the Twin Lakes Open Space are being considered for medium-density residential development. With an MR designation and annexation, the rural-residential fields would go from allowing one dwelling unit on each parcel to allowing up to 140 units on each.

Along with other problematic issues, the area's hydrology renders any development highly questionable. According to Boulder's 2013 FEMA map, the properties are inside the zone most impacted by the 2013 floods in all of Gunbarrel, with that zone's color corresponding to the assigned range of 66 to 137 claims.

What was the cause? There are no rivers in the area, and Boulder Creek is a mile south, downhill from the properties. The explanation is simple: The flooding was caused by the area's high water table, located as little as two feet below the surface. Even prairie dogs know not to dig burrows in these fields.

The high water table makes the land susceptible to significant and ongoing flooding, even during normal years. A late-spring snow last year saw the fields turned into duck ponds, with water coursing down the sidewalks. Imagine what would happen to these neighborhoods, and the number of flood-related claims, if 360 units are built on the fields, increasing the number of units in the area by 85 percent?

Ironically, any attempts to mitigate flooding on the new development would worsen flooding of neighboring homes. It makes little sense to develop the most flood-prone area in all of Gunbarrel. Sump pumps and French drains can only do so much, and the end result is a soggy mess.

This scenario is playing out elsewhere in Boulder where developers feel entitled to externalize costs onto the surrounding neighborhood. A more promising use for the wildlife-rich land is open space.

Matt Samet

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Sandra M Zwingelberg -  
**Date:** Sunday, January 15, 2017 8:03:00 PM

---

Name: Sandra M Zwingelberg

Email Address: ychild99@aol.com

Please enter your question or comment: I love owls! Please CREATE:) Twin Lakes Owl Preserve and Open Space. There are other areas to develop. Living in Harmony with Nature to ensure our own survival means protecting habitat for Nature. Thank you for ensuring that this wild place will continue on Being.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Julie Vida -  
**Date:** Sunday, January 15, 2017 8:44:50 PM

---

Boulder County Property Address : Twin Lakes

Name: Julie Vida

Email Address: julievida@yahoo.com

Phone Number: (720) 361-7863

Please enter your question or comment: Dear Planning Commission,

Please create the Twin Lakes Owl Preserve and Open Space!!!

There are better alternative locations for the development that will not destroy Colorado's most beloved and famous Owls.

Thank you!

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#191]  
**Date:** Sunday, January 15, 2017 9:32:00 PM

---

Name \* Jahnvi Brenner

Email \* [jahnvi@gmail.com](mailto:jahnvi@gmail.com)

Address (optional)  4624 Gordon Drive  
Boulder, CO 80305  
United States

This comment relates to: \* CU South

Comment: \*

The City and County should not succumb to the pressure from CU to annex CU South in exchange for using some of the land to pursue Alternative D for flood mitigation. The city and county should decouple these decisions in order to ensure they have the most cost-effective and viable solution to flood mitigation.

I believe this is a short-sighted plan that puts the safety of Boulder residents at risk.

Alternative D calls for building a 3 story dam at the south end of the property. A dam is a temporary barrier for water. What if the water were to overtop the dam in the event of a 100 or 500 year flood? This dam proposal does not follow the thinking of the experts in flood loss avoidance. Also, Alternative D has only had rough cost estimates to date. If the actual plan comes in over estimates, this would make this solution financially unviable for the city.

The land at CU South is currently a natural floodplain. Experts have suggested using much of the land as a natural floodplain instead of developing most of it and creating a dam. CU has done some work to construct a berm and put in drainage to protect some of this land--likely the land they want to develop. What is the impact of this development (and future development) to the downstream community? The plans CU has mentioned include student and staff housing. I don't want CU students and staff to live in a floodplain.

Flood mitigation is a critical issue that requires thoughtfulness and putting what's best for the entire community ahead of what's best for one part of the community.

CU is a critical part of the Boulder community, and should be invested in the flood mitigation solution that is the most effective at a reasonable cost in protecting the lives of our citizens. To date, it doesn't seem like that has been a concern given their actions. The City should uphold their responsibility to the citizens of Boulder and look at other options more thoroughly before acting on this one.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Vicki Grossman -  
**Date:** Sunday, January 15, 2017 10:09:39 PM

---

Boulder County Property Address : Twin Lakes Development

Name: Vicki Grossman

Email Address: [Vicki.Grossman@ucdenver.edu](mailto:Vicki.Grossman@ucdenver.edu)

Phone Number: (720) 352-3316

Please enter your question or comment: I have observed the Twin Lake Owls every year with my children. Seeing these beautiful creatures raising their young and flying around the area is an amazing experience. I absolutely love Owls and believe this space should be preserved. Please consider not developing the Twin Lakes Owl nesting and hunting grounds. This area should be a considered a very important part of our natural ecosystem.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Jane Cummings -  
**Date:** Monday, January 16, 2017 1:02:28 AM

---

Boulder County Property Address : Twin lakes Preserve

Name: Jane Cummings

Email Address: [janecummings@me.com](mailto:janecummings@me.com)

Phone Number: (303) 963-5427

Please enter your question or comment: I love Owls. Please Planning Commission, please create the Twin Lakes Owl Preserve and Open Space. There are better alternative locations for the development that will not destroy Colorado's most famous Owls. You will also be encouraging the hundreds of children and people who go to see the Owls every year to respect their environment which we share with the Owls.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Deborah Brummett - Twin Lakes  
**Date:** Monday, January 16, 2017 3:09:47 AM

---

Boulder County Property Address : 6076 Gunbarrel Ave. "C"

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

Name: Deborah Brummett

Email Address: Summercruz1@gmail.com

Phone Number: (303) 530-9159

Please enter your question or comment: Please create the Twin Lakes Owl Preserve and Open Space so that I, my children and grandchildren can continue to enjoy the growing families of the owl family in Gunbarrel.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Joye Fuller - Owls  
**Date:** Monday, January 16, 2017 5:50:45 AM

---

Boulder County Property Address : 4990 Valkyrie Dr.

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

Name: Joye Fuller

Email Address: joye\_f2000@yahoo.com

Phone Number: (303) 475-1773

Please enter your question or comment: I love owls and do hope to preserve the Twin Lakes home to our CO owls..

Please do not build housing on this property.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#192]  
**Date:** Monday, January 16, 2017 6:05:18 AM

---

Name *	Isabel McDevitt
Email *	<a href="mailto:isabel@boulderbridgehouse.org">isabel@boulderbridgehouse.org</a>
This comment relates to: *	Twin Lakes Rd. Change Request

Comment: \*

To all concerned –

I support the development of affordable housing at the Twin Lakes property. On a general level, we need to explore all avenues to create a continuum of housing in our county that meets the needs of all citizens, at all income levels. In regard to this specific project, it is evident that Boulder County Housing Authority has worked hard to compromise with neighbors and it seems the proposed project meets criteria for approval.

According to a recent Op–ed in the Camera – over 40,000 Boulder County residents live in households spending over half their income on rent every month, and rents across the county have risen 33 percent in the past five years while median home values have increased 53 percent. Incomes haven't come close to keeping up. The people most affected by this are often working two or three jobs to support themselves and their families, and they're struggling just to make ends meet daily.

We, as a community, need to strive to improve the quality of life for all in our community and recognize that without affordable housing we are setting our community up for much larger challenges. To be rent burdened at such a high–level has significant impact on families. The constant stress of becoming homeless is not something anyone should have to endure. From a policy perspective, we should be focused on making sure people can stay housed or be housed affordably. A system that allows people to become homeless so easily is much more costly and difficult to handle. The cost of homelessness in terms of dollars and cents and in terms of trauma for the families involved is far greater than the investment in affordable housing.

Thank you for your consideration of the Twin Lakes project.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Ruhee Baltz - Twin Lakes  
**Date:** Monday, January 16, 2017 6:11:25 AM

---

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

Name: Ruhee Baltz

Email Address: ruheef@hotmail.com

Please enter your question or comment: Please do not destroy the owls habitat. Planning Commission, please create the Twin Lakes Owl Preserve and Open Space. There are better alternative locations for the development that will not destroy Colorado's most famous Owls. I am a tourist who would love to see the owls in their natural environment and many, many people from all over the world feel the same. We are looking to you to do the right and just thing.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Heather Little - Twin Lakes  
**Date:** Monday, January 16, 2017 7:45:23 AM

---

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

Name: Heather Little

Email Address: [yapper@nbnet.nb.ca](mailto:yapper@nbnet.nb.ca)

Please enter your question or comment: I am writing to ask the Planning Commission to create the Twin Lake Owl Preserve and Open Space. There are better, alternative locations for the housing development that will not destroy Colorado's most famous owls.

Thank you for the opportunity to comment.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Lisa Rogers - Twin Lakes Owls  
**Date:** Monday, January 16, 2017 9:46:12 AM

---

Boulder County Property Address : Twin Lakes

If your comments are regarding a specific docket, please enter the docket number: Twin Lakes Owls

Name: Lisa Rogers

Email Address: [whiskerprincess@aol.com](mailto:whiskerprincess@aol.com)

Please enter your question or comment: Waiting for the baby owls to hatch is one of the highlights of my life each year, then watching them grow almost daily, and finally take off on their own. This is a peaceful, pristine area. Please do not despoil it with these ungodly apartments. Find some place else that will not impact these majestic creatures.

Thank you.

Lisa Rogers

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#193]  
**Date:** Monday, January 16, 2017 10:02:26 AM

---

Name *	Eli Akerstein
Email *	<a href="mailto:eliakerstein@me.com">eliakerstein@me.com</a>
Phone Number (optional)	(617) 821-0969
Address (optional)	 4881 White Rock Circle Unit E Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Hi, Please add the Five Votes issue to the Wednesday docket and withdraw or table the rehearing. Eli Akerstein Owner of condo in Gunbarrel
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#194]  
**Date:** Monday, January 16, 2017 10:10:10 AM

---

Name \* Alison May

Email \* [alliecats.may@gmail.com](mailto:alliecats.may@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commission and County,

I feel that government officials and partners/contractors should disclose their affiliation when they write letters in support of the Medium Density amendment.

Although I don't doubt the sincerity of their letters, it's good to know when someone is in the employ of HHS/BCHA (or a related department) or receives significant money from them.

It's great, for example, that Claire Levy disclosed that she's on the BHP board; it would have been nice for Isabel McDevitt to say that she is the Bridge House executive director.

Just a thought!

Sincerely,

Alison

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#195]  
**Date:** Monday, January 16, 2017 10:14:02 AM

---

Name \* Harihar Rajaram

Email \* [hari@colorado.edu](mailto:hari@colorado.edu)

Phone Number (optional) (303) 530-4715

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

On September 21st when the Planning Commission voted, there were only 4 affirmative votes for amendment to the comprehensive plan. Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and there were only 4. This means that the Planning Commission rejected the Medium Density request. Please take this into consideration in connection with the January 18 re-hearing – It appears that there should be no need for the re-hearing since the Planning commission in principle rejected the medium density request already. You should therefore either withdraw or table the re-hearing

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#196]  
**Date:** Monday, January 16, 2017 10:14:44 AM

---

Name *	Gabrielle Bravo
Email *	<a href="mailto:gbravo50@hotmail.com">gbravo50@hotmail.com</a>
Phone Number (optional)	(720) 938-3628
Address (optional)	 4671 Portside Way Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please add the "Five Votes" issue to the Wednesday docket and to withdraw or table the rehearing.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from christie Gilbert - Not sure - BVCP Affordable Housing  
**Date:** Monday, January 16, 2017 10:18:33 AM

---

Boulder County Property Address : Twin Lakes area

If your comments are regarding a specific docket, please enter the docket number: Not sure - BVCP Affordable Housing

Name: christie Gilbert

Email Address: christieg@earthlink.net

Phone Number: (858) 774-2716

Please enter your question or comment: I keep reading articles that say that TLAG is opposed to affordable housing and that the debate is whether to build or not. Can the commission look at keeping the land designation as is and let it move forward to build according to the current land designation. I realize TLAG is asking for Open Space but I don't see a compromise coming as everyone is so stuck on their own agendas. We need and I support affordable housing. Not at medium density. Can you tell me why this isn't being considered?

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:** G Bravo  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** TLAG  
**Date:** Monday, January 16, 2017 10:18:39 AM

---

Dear County Commissioners (Elise Jones, Deb Gardner, and Cindy Domenico), Please adhere to Colorado and County statutes governing land-use changes.

Gabrielle Bravo  
gbravo50@hotmail.com

Have a Grateful day!

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Steve Callum - Twin Lakes Jan. 18, 2017  
**Date:** Monday, January 16, 2017 10:20:42 AM

---

If your comments are regarding a specific docket, please enter the docket number: Twin Lakes Jan. 18, 2017

Name: Steve Callum

Email Address: stvcallum@gmail.com

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

Please create the Twin Lakes Owl Preserve and Open Space. The vacant land adjacent to Twin Lakes provides a unique opportunity to protect valuable bird and wildlife habitat. It will be appreciated and treasured for generations to come. There is so little "wild land" interspersed in developed areas, we should make every effort to protect what's left, even if that means making a dramatic change of direction. In future decades people will applaud your courage and be grateful that you chose to save this place. Affordable housing is important, but can go elsewhere. This habitat cannot go elsewhere.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#197]  
**Date:** Monday, January 16, 2017 10:25:48 AM

---

Name \* Lauren Casalino

Email \* [casalino@naropa.edu](mailto:casalino@naropa.edu)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \* Dear Planning Commissioners,

I write to request that you add the Five Votes issue to the Wednesday docket and that you withdraw or table the rehearing. Please keep to the law in your actions and decisions.

Thank you very much,  
Lauren

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

**From:** Lauren Casalino  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes land use considerations  
**Date:** Monday, January 16, 2017 10:29:07 AM

---

Dear Ms Jones, Gardner, and Domenico

I write to request that you adhere to Colorado and County statutes governing land-use changes.

I thank you in advance for following the law.

Lauren Casalino, MA, LPC  
Associate Professor  
Master of Arts in Clinical Mental Health Counseling  
Contemplative Psychotherapy and Buddhist Psychology (CPBP)  
Graduate School of Counseling and Psychology  
Naropa University  
303-245-4778  
casalino@naropa.edu<<mailto:casalino@naropa.edu>>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#198]  
**Date:** Monday, January 16, 2017 10:35:40 AM

---

Name \* Tim Hogan

Email \* [tim.hogan@colorado.edu](mailto:tim.hogan@colorado.edu)

Address (optional)  80304  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Planning Commission,

There are many issues surrounding the Twin Lakes proposal that give me pause – density, infrastructure, flood concerns, etc. – but the thing that keeps coming back to me are the children.

Although I have lived in Boulder for over four decades, my earliest years were spent in the suburbs of Buffalo, New York, largely absent the presence of nature. Since then I have come to appreciate how important early access to the natural world is for our development as mature human beings.

I settled in Boulder because of an intuitive sense that here, in the nick of time, I might recover some of what I had rarely experienced. Here was a community holding a covenant with wild nature, recognizing the import of its presence in our lives. In recent years it seems this covenant is unraveling in our community.

Our open spaces, both statutory and de facto, are being maligned by those who have little sense of their place in our collective history. And while there are good-hearted people who support development and increased density, 20 acres of relatively unspoiled meadow and trees cannot be replaced with clever landscaping masquerading as 'wildlife corridors'.

Ask any five year old.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#199]  
**Date:** Monday, January 16, 2017 10:39:56 AM

---

Name *	Maura Clare
Email *	<a href="mailto:planetclare@gmail.com">planetclare@gmail.com</a>
Phone Number (optional)	(303) 884-7091
Address (optional)	 6221 Willow Lane Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	As you know, the Planning Commission had only four affirmative votes on August 30 in response to the proposal to amend the Comprehensive Plan in regard to the Twin Lakes property, making the vote a rejection of the Medium Density request. I am therefore requesting that you withdraw the Twin Lakes request.
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** gaye franklin  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Pleas to please adhere:  
**Date:** Monday, January 16, 2017 10:42:14 AM

---

I am requesting that the commissioners please adhere to Colorado and County statutes governing land use changes! Also I request that you add the 5 Votes issue to the Wed. docket and withdraw or cancel the hearing as it pertains to the Medium Density housing in Twin Lakes. Thank you. Gaye Franklin and Martin Ryder, Gunbarrel residents

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#200]  
**Date:** Monday, January 16, 2017 10:43:08 AM

---

Name *	Cindy Kraft
Email *	<a href="mailto:cindykraft21@gmail.com">cindykraft21@gmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Dear Planning Commission,</p> <p>I'm writing to request that you add the Five Votes issue to the Wednesday docket and to withdraw or table the rehearing.</p> <p>Thank you,</p> <p>Cindy Kraft</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#201]  
**Date:** Monday, January 16, 2017 10:49:06 AM

---

Name \* Caroline Hogue

Email \* [caroline.hogue@gmail.com](mailto:caroline.hogue@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

To the Planning Commission members:

Thank you for your thoughtful consideration of the issues that we the people brought to the last Planning Commission meeting. We appreciated it very much.

Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and when the vote was held, they had only 4. This means that the Planning Commission rejected the Medium Density request.

Based on this information, there is no longer a need for a rehearing, so we are requesting the rehearing be withdrawn from the docket.

Thank you very much.

Sincerely,

Caroline Hogue

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#202]  
**Date:** Monday, January 16, 2017 10:50:30 AM

---

Name *	Karen Rabin
Email *	<a href="mailto:karenrabin61@gmail.com">karenrabin61@gmail.com</a>
Address (optional)	 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Given that Colorado state law requires five affirmative votes to change the comprehensive plan, and given that there were only 4 affirmative votes at the last session, I urge you to withdraw or table the rehearing of the Twin Lakes "medium" density upzoning request. At a minimum, please add the "five votes" issue to the Wednesday docket.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#203]  
**Date:** Monday, January 16, 2017 10:58:22 AM

---

Name *	Chad Ricklefs
Email *	<a href="mailto:chadricklefs@comcast.net">chadricklefs@comcast.net</a>
Address (optional)	 4590 Starboard Drive Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Based on the lack of required affirmative votes for an amendment to the Comprehensive Plan, please ad the Five Votes issue to the Wednesday docket and to withdraw or table the rehearing on the Twin Lakes change request.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** Eli Akerstein  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** land-use changes  
**Date:** Monday, January 16, 2017 11:04:20 AM

---

Hello Commissioners,  
I am writing to request that you adhere to Colorado and County statutes governing land-use changes as it relates to the Twin Lakes land use.

Eli Akerstein  
Owner of a condo in Gunbarrel

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#204]  
**Date:** Monday, January 16, 2017 11:08:43 AM

---

Name *	deborah young
Email *	<a href="mailto:dyoung_pieat@yahoo.com">dyoung_pieat@yahoo.com</a>
Phone Number (optional)	(303) 527-2742
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Please add the Five Votes issue to the Wednesday docket and to withdraw or table the rehearing. TLAG clearly had won on SEPTEMBER 21st when the Planning Commission voted. Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request.</p> <p>Thank you, Deborah Young</p>
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** Chad Ricklefs  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes land use change request  
**Date:** Monday, January 16, 2017 11:12:07 AM

---

As a resident of Twin Lakes and an AICP certified land use planner, I am requesting that you adhere to Colorado and County statutes governing land-use changes. Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request. Based on the lack of required affirmative votes for an amendment to the Comprehensive Plan, please table the rehearing on the Twin Lakes change request. It is finally time for you to realize the damage that this incompatible land use change would do to the greater Twin Lakes Gunbarrel area, as well as the damage to the land use planning process and the citizens trust in the Boulder County/City land use planning process.

**Chad Ricklefs**

(h) 720.406.7609 | (c) 303.819.4392  
email: chadricklefs@comcast.net

**From:** Debbie Young  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** TLAG  
**Date:** Monday, January 16, 2017 11:13:01 AM

---

Dear County Commissioners,

Please adhere to Colorado and County statutes governing land-use changes: TLAG won ON SEPTEMBER 21st when the Planning Commission voted. Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request.

Thank you,  
Deborah Young

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#205]  
**Date:** Monday, January 16, 2017 11:41:43 AM

---

Name *	Andrew Finney
Email *	<a href="mailto:andyfinney26@gmail.com">andyfinney26@gmail.com</a>
Address (optional)	 7923 Grasmere Dr Boulder, CO 8030 United States
This comment relates to: *	Twin Lakes Public Hearing
Comment: *	Please add the Five Votes issue to the Wednesday docket and withdraw the rehearing.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Joy Miller - Twin Lakes Owl Preserve  
**Date:** Monday, January 16, 2017 11:44:51 AM

---

If your comments are regarding a specific docket, please enter the docket number: Twin Lakes Owl Preserve

Name: Joy Miller

Email Address: sunnyday.new@gmail.com

Please enter your question or comment: Please create the Twin Lakes Owl Preserve and Open Space in Boulder, Colorado. We need owls. We need wilderness. People can live anywhere. The owls can only live in a specific habitat. Climate change is minimizing the number of habitats where owls and other wildlife can live and thrive. Please create the Twin Lakes Owl Preserve and Open Space.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#206]  
**Date:** Monday, January 16, 2017 12:11:16 PM

---

Name *	Elizabeth Frick
Email *	<a href="mailto:efrick@textdoctor.com">efrick@textdoctor.com</a>
Address (optional)	 4781 White Rock Circle Apt D Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please add the Five Votes issue to the Wednesday docket and then WITHDRAW or TABLE the rehearing.  Thank you.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#207]  
**Date:** Monday, January 16, 2017 12:15:46 PM

---

Name *	James McClure
Email *	<a href="mailto:dmcclure@colfax.com">dmcclure@colfax.com</a>
Phone Number (optional)	(303) 408-2785
Address (optional)	 4539 Beachcomber Ct Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please add Five Votes request to the Wednesday agenda and withdraw the rehearing.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#208]  
**Date:** Monday, January 16, 2017 12:22:19 PM

---

Name *	Jennifer Garone
Email *	<a href="mailto:jcng72@yahoo.com">jcng72@yahoo.com</a>
Address (optional)	 5581 Mount Audubon Place Longmont, CO 80503 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and you had only 4. This means that the Planning Commission rejected the Medium Density request.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** Doyle McClure  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Conform to statutes  
**Date:** Monday, January 16, 2017 12:29:31 PM

---

Attention:

Elise Jones,  
Deb Gardner, and  
Cindy Domenico

Please support Colorado and County statutes governing land-use changes.

Thank you for your consideration of this request.

James McClure  
4539 Beachcomber Ct  
Boulder, CO 80301  
303-408-2785

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Janet Lewallen - Twin Lakes  
**Date:** Monday, January 16, 2017 12:40:13 PM

---

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

Name: Janet Lewallen

Email Address: JanetKL@aol.com

Please enter your question or comment:

We are so fortunate to have this Owl habitat so close to town. I love these owls and ask the Planning Commission to PLEASE create the Twin Lakes Owl Preserve and Open Space! This is not the only plot of land available for developers, but developing this plot of land would destroy Colorado's most famous Owls! Boulder is known for our wonderful open spaces and this would also damage our image as a community, not to mention destroying these beautiful creatures!

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:** Joyce Jenkins  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes--Boulder County Planning Commission Vote August 30, 2016  
**Date:** Monday, January 16, 2017 12:51:47 PM

---

Dear Commissioners and Members of the Planning Commission:

TLAG has recently learned that Colorado state law requires the Planning Commission to have *five* affirmative votes for any amendment to the Comprehensive Plan, and last August there were only four. This means that the Planning Commission rejected the medium density request by BCHA.

Accordingly, the upcoming so-called re-hearing should be withdrawn and/or the five votes issue should be added to this Wednesday's Planning Commission agenda.

I trust you will adhere to Colorado and county statutes governing land-use change.

Yours very truly,

Joyce Jenkins  
4848 Brandon Creek Drive  
Boulder, CO 80301  
720.431.2547

**From:** Joyce Jenkins  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Re: Twin Lakes--Boulder County Planning Commission Vote August 30, 2016  
**Date:** Monday, January 16, 2017 12:53:55 PM

---

Correction: the planning commission vote was September 21, 2016.

---

**From:** Joyce Jenkins  
**Sent:** Monday, January 16, 2017 12:51 PM  
**To:** commissioners@bouldercounty.org  
**Subject:** Twin Lakes--Boulder County Planning Commission Vote August 30, 2016

Dear Commissioners and Members of the Planning Commission:

TLAG has recently learned that Colorado state law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and last August there were only four. This means that the Planning Commission rejected the medium density request by BCHA.

Accordingly, the upcoming so-called re-hearing should be withdrawn and/or the five votes issue should be added to this Wednesday's Planning Commission agenda.

I trust you will adhere to Colorado and county statutes governing land-use change.

Yours very truly,

Joyce Jenkins  
4848 Brandon Creek Drive  
Boulder, CO 80301  
720.431.2547

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#209]  
**Date:** Monday, January 16, 2017 1:00:01 PM

---

Name *	Steve Albers
Email *	<a href="mailto:scalbers@webtv.net">scalbers@webtv.net</a>
Phone Number (optional)	(303) 530-5430
Address (optional)	 5116 Williams Fork Trail #105 Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

In terms of the protocol I hear that the September Planning Commission meeting had fewer than 5 affirmative votes and therefore rejected the request for the density change. This rejection should be discussed and affirmed at the January 18th meeting, Based on this rejection the rehearing for January will no longer be needed.

In terms of the merits I oppose upzoning to higher density than the present.

I've greatly enjoyed the open view of land and sky to the south while walking at the Twin Lakes, living here for 30 years.

The parcels are more of a wildlife corridor rather than infill – thus qualifies for open space.

I also oppose the precedent of annexation via open spaces as this is a recipe for sprawl.

We're presented with a false choice between housing and the environment at Twin Lakes since we can have both. Land for new affordable (and other) housing should be converted from other developed areas as businesses close, people move out, etc.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Joyce Jenkins - Twin Lakes Docket BVCP-15-0001  
**Date:** Monday, January 16, 2017 1:00:06 PM

---

Boulder County Property Address : 4848 Brandon Cr Dr; Boulder CO 80301

If your comments are regarding a specific docket, please enter the docket number: Twin Lakes Docket BVCP-15-0001

Name: Joyce Jenkins

Email Address: joycejenkins@msn.com

Phone Number: (720) 431-2547

Please enter your question or comment: Dear Commissioners and Members of the Planning Commission:

TLAG has recently learned that Colorado state law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and last September there were only four. This means that the Planning Commission rejected the medium density request by BCHA.

Accordingly, the upcoming so-called re-hearing should be withdrawn and/or the five votes issue should be added to this Wednesday's Planning Commission agenda.

I trust you will adhere to Colorado and county statutes governing land-use change.

Yours very truly,

Joyce Jenkins  
4848 Brandon Creek Drive  
Boulder, CO 80301  
720.431.2547

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#210]  
**Date:** Monday, January 16, 2017 1:00:22 PM

---

Name \* Susan Bailhache

Email \* [smbailhache@gmail.com](mailto:smbailhache@gmail.com)

Phone Number (optional) (303) 499-6358

Address (optional)  6848 Bugle Court  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

It has come to my attention that Colorado State law regarding land use changes requires the County Planning Commission to have at least five votes in order to pass an amendment to the BVCP. a positive vote of at least five votes in order to pass. At the Boulder County Planning Commission meeting on September 21st, there were only four votes in favor of changing density of the Twin Lakes parcels. In effect, the Boulder County Planning Commission rejected the request for medium density on the Twin Lakes parcel. Based on this information, it seems that a rehearing is no longer appropriate. I respectfully request that the Commission follows Colorado and Boulder County statutes regarding land use change and withdraw the Twin Lakes rehearing from the February 18th docket.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#211]  
**Date:** Monday, January 16, 2017 1:15:40 PM

---

Name \* Carmen Baran

Email \* [cbaran9@gmail.com](mailto:cbaran9@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \* Based on the newly discovered consequences of the Sept 21st, 2016 voting results, please \*add\* the Five Votes issue to the Wednesday Jan 18, 2017 docket and please withdraw the rehearing on this issue, or at least table the rehearing for a later date.

Thanks in advance for your consideration.

~~Carmen Baran

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** Carmen Baran  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Planning Commission voting results  
**Date:** Monday, January 16, 2017 1:23:01 PM

---

To Commissioners Jones, Gardner & Domenico:

Please adhere to Colorado and County statutes that govern land-use changes regarding the proposed Twin Lakes development project. Based on the Planning Commission's Sept 21, 2016 voting results, the Medium Density request for this area should be recognized as "denied/rejected".

Thanks in advance for your prompt attention to this matter.

Sincerely,  
--Carmen Baran

**From:** Mary  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Land use  
**Date:** Monday, January 16, 2017 1:34:16 PM

---

Elise Jones, Deb Gardner, and Cindy Domenico:

Please adhere to Colorado and County statutes governing land-use changes.

Mary Cochran

Boulder, CO

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#212]  
**Date:** Monday, January 16, 2017 1:43:10 PM

---

Name \* Sarah Bexell

Email \* [sarah.bexell@gmail.com](mailto:sarah.bexell@gmail.com)

Address (optional)  80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Boulder County –

Please do not allow the building of housing of any kind on the prairie habitats adjoining the Twin Lakes. These small plots of land are home to birds, mammals, reptiles, amphibians, insects, arachnids, countless plant and microbial species, and provide a travel and hunting corridor for several wildlife species. I appreciate the need for affordable housing in Boulder. Our community has become open only to the very rich, or people who bought their homes long ago. Every community needs human diversity as well as biological diversity. There are many plots of land in Boulder that have become eyesores and are so degraded as to currently not be of benefit to humans nor other animals. Develop those places with affordable living spaces!

Please protect all remaining green spaces left in Boulder County, our health and well-being depends on this.

Sincerely,  
Sarah M. Bexell

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

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#213]  
**Date:** Monday, January 16, 2017 1:44:35 PM

---

Name *	Pamela Amon
Email *	<a href="mailto:pamamon@earthlink.net">pamamon@earthlink.net</a>
Address (optional)	 4560 Sandpiper Ct. Boulder, Colorado 80301 United States
This comment relates to: *	Twin Lakes
Comment: *	<p>Concerning the outcome of the August 30 Twin Lakes public hearing. Last week, we discovered that WE ACTUALLY WON ON SEPTEMBER 21st when the Planning Commission voted. Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request.</p> <p>There is no reason for a re-hearing. PLEASE ADD Five Votes issue to the Wednesday docket and withdraw or table the rehearing.</p>
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#214]  
**Date:** Monday, January 16, 2017 1:48:32 PM

---

Name *	Vann Smith
Email *	<a href="mailto:esmiths@comcast.net">esmiths@comcast.net</a>
Phone Number (optional)	(720) 381-0013
Address (optional)	 950 Parkway Dr. Boulder, CO 80303 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>The Twin Lakes Action Group has determined that the Boulder County Planning Commission in their 9/21/16 meeting REJECTED the request for the Medium Density change to the BVCP at Twin Lakes, since only 4 members voted for it and not the majority 5 required by Colorado State Law. (Please note attachment.) Therefore, re-voting on this request is not necessary or appropriate. We urge the BCPC to recognize this error and simply confirm their rejection of this Medium Density request in their January 18, 2017 meeting.</p> <p>-Vann &amp; Susan Smith, Boulder</p>
Attach a File (optional)	 <a href="#">twin_lakes_bvcp_vote.pdf</a> 151.17 KB • PDF
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#215]  
**Date:** Monday, January 16, 2017 2:00:41 PM

---

Name *	Peter Hurst
Email *	<a href="mailto:peterjhurst@yahoo.com">peterjhurst@yahoo.com</a>
Phone Number (optional)	(303) 898-2947
Address (optional)	 4436 Driftwood Pl Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request

Comment: \*

"Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request.

Based on this revelation, there is no longer a need for a rehearing,"

If the Medium Density request didn't pass, why is there another meeting to review the proposal on January 18? Those of us living near Twin Lakes so heartily reject any development on the proposed site and given the water table issues that are well documented, how can any of you support development on that site? It makes people wonder if those public servants who insist on continuing to push this development forward are representing the public interest and the law.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#216]  
**Date:** Monday, January 16, 2017 2:02:50 PM

---

Name \* Susan Winter

Email \* [lapislily@gmail.com](mailto:lapislily@gmail.com)

Address (optional)  4836 Brandon Creek Dr.  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \* Please add the Five Votes issue to the Wednesday docket and withdraw or table the rehearing. Since Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and you had only four during the past hearing, you have already rejected the Medium Density request. There is no need for a rehearing.

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

---

**From:** Keith E  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** twin Lakes  
**Date:** Monday, January 16, 2017 2:41:27 PM

---

Commissioners-

Please adhere to Colorado and County statutes governing land-use changes!  
No annexation! No more growth- especially in Gunbarrel!  
This city has been ruined

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#217]  
**Date:** Monday, January 16, 2017 2:43:30 PM

---

Name *	Christopher Macor
Email *	<a href="mailto:christophermacor@gmail.com">christophermacor@gmail.com</a>
Phone Number (optional)	(303) 349-2763
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please add the 5 votes issue to the Wednesday docket and with drawn or table the rehearing. Thank you!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

---

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#218]  
**Date:** Monday, January 16, 2017 2:44:59 PM

---

Name *	Reina Snyder
Email *	<a href="mailto:abundanciareina@gmail.com">abundanciareina@gmail.com</a>
Phone Number (optional)	(303) 524-4989
Address (optional)	 4978 Carter Court Boulder, Colorado 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Please add the Five Votes issue to the Wednesday docket and to withdraw or table the rehearing regarding Twin Lakes rezoning/development.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#219]  
**Date:** Monday, January 16, 2017 2:48:24 PM

---

Name *	Judith Nespoli
Email *	<a href="mailto:ejnespoli@aol.com">ejnespoli@aol.com</a>
Phone Number (optional)	(303) 284-1907
Address (optional)	 5574 Colt Drive Longmont, Co 89593 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Please add the Five Votes issue to Wednesday's docket and withdraw the hearing on the change to the Comprehensive Plan affecting Twin Lakes.</p> <p>Thank you .</p> <p>Judith Nespoli</p>

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

**From:** ChristopherMacor .  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Medium Density land-use change  
**Date:** Monday, January 16, 2017 2:48:57 PM

---

Dear Commissioners,  
In regards to the Twin Lakes Medium Density land-use change please adhere to Colorado and County statutes governing land-use changes.  
Thank you,  
Christopher Macor

--

"Any time you have the opportunity to make a difference in this world, and you don't, then you are wasting your time on Earth." - Roberto Clemente

**Christopher Macor**

*Multimedia Musician with a Message*

[Listen to my newest CD](#)

[My Newest Video](#)

[Click here to listen to my signature](#)

[Learn about specialized and inspiring Song Videos](#)

[For guitar and other music lessons](#)

[Click here for dance music](#)

[christophermacor@gmail.com](mailto:christophermacor@gmail.com)

[303-349-2763](tel:303-349-2763)

**From:** Reina Snyder  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes REzoning/Development  
**Date:** Monday, January 16, 2017 2:50:43 PM

---

I am requesting that you adhere to Colorado and County statutes governing land-use changes-- the Twin Lakes legal team discovered that the outcome of the August 30 Twin Lakes public hearing-- Colorado State law requires the Planning Commission to have *five* affirmative votes for any amendment to the Comprehensive Plan, and you had only 4. This means that the Planning Commission rejected the Medium Density request.

Please adhere to these statutes regarding land-use changes.

Thank you, Reina Snyder

4978 Carter Court  
Boulder, CO 80301

--

**From:** Ed And Judy Nespoli  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes  
**Date:** Monday, January 16, 2017 2:57:43 PM

---

Dear Commissioners,

Please adhere to state and county statutes governing land use changes.

Thank you for your cooperation.

Judy Nespoli  
5574 Colt Drive  
Longmont, Co. 80503

Sent from my iPad

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#220]  
**Date:** Monday, January 16, 2017 3:29:45 PM

---

Name *	Jesse Manno
Email *	<a href="mailto:manno@colorado.edu">manno@colorado.edu</a>
Phone Number (optional)	(303) 444-2026
Address (optional)	 Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Greetings Planners– For your Wednesday docket, please add discussion about five votes being legally required to amend the comprehensive plan. Since only four votes were received on September 21, 2016 with regard to the Twin Lakes medium density development proposal, it would follow that no re-hearing is required, and any such hearing should be removed from the docket. The committee has already rejected the request, legally speaking. Thanks for upholding the law.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** Jesse J Manno  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes medium density development proposal  
**Date:** Monday, January 16, 2017 3:49:43 PM

---

Greetings commissioners-

As you are now surely aware, any change to the BVCP requires five votes from the planning commission. On September 21, 2016, the motion received only four votes. This technically and legally should prevent this particular development plan from proceeding. Although the affordable housing situation is challenging indeed, developing the area in question directly challenges State and County land use statutes. Thank you for accepting and supporting those statutes from here forward with regard to those parcels. Much of the design work that has already be done can be applied to another location. I live nearby and there is PLENTY of medium density housing around already. My family uses the area recreationally, as do many others. I believe it is best left as it is. Thank you so much for your careful consideration and respect for the proper processes.

-Jesse Manno, Unincorporated Boulder County Resident, 80301.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#221]  
**Date:** Monday, January 16, 2017 4:19:53 PM

---

Name *	Tanya Lafferty
Email *	<a href="mailto:dancing_colors@yahoo.com">dancing_colors@yahoo.com</a>
Phone Number (optional)	(303) 505-0854
Address (optional)	 5000 Butte St. 206 Boulder, Colorado 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>I have a Bachelor's degree and am getting a Master's because we have a 20 year old car and our rent takes most of our money. If I don't try to increase our income, we will have to leave Boulder. I love it here and have been here for 20 years. I have had to work two jobs to stay here as it is. Affordable housing will not create a bad place, only a more affordable one for good people who already work in, and love our community.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** Bill Smart  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Land Use Change  
**Date:** Monday, January 16, 2017 4:47:49 PM

---

I would like to submit a request that the Planning Commission "REJECT" the proposed Medium Density land-use change. It does not suit the quiet nature of the Twin Lakes community and is not suitable for those you are seeking to help. You must understand that these are people not items on your agendas check list. They deserve affordable housing but they shouldn't be crammed into a sardine can.

Keep in mind you have been appointed to represent the desires of the WHOLE COMMUNITY. What you do on January 18, 2017 will affect the lives of many.

Sincerely,  
Bill and Kay Smart

Sent from my iPad

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#222]  
**Date:** Monday, January 16, 2017 4:48:59 PM

---

Name \* Ellen Buhler

Email \* [Lenicorazon@msn.com](mailto:Lenicorazon@msn.com)

Address (optional)  Brandon Creek Dr.  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Greetings to the committee of deliberators over the land usage issue on Twin Lakes Rd.

In spite of all of the neighborhood and media reaction to the higher density plan to disrupt the tranquility of this wildlife/wetland last stand in our small community, I believe that the right hand in our administrative planning group is not altogether aware of what the left is doing. Those of us living on the side roads branching off of (and on)Twin Lakes Road are dizzy from the plethora of ideas for change affecting our lives.

I recently received a randomly placed survey call asking me if I felt safe in Boulder. My first reaction was to respond in the positive. But upon further thought, I realized that the construction of the bicycle path along Twin Lakes Rd. as part of the Lobo Trail will necessitate cars being parked on the north side of Twin Lakes Rd. adjacent to the Twin Lakes Condos. I cannot see traffic that is approaching from the west when I am trying to exit Brandon Creek Drive. I wonder if the Planning Commissioners have considered the impact of increased traffic from the affordable housing residents....added to the increased flow of bicycle traffic on the future bicycle path on Twin Lakes Rd. (is there a plan for buses to use this route to provide transportation for the future residents?) and the increased density of cars being parked along Twin Lakes creating a visual block against cars coming around the bend from Twin Lakes as it changes name from Williams Fork Trail. Walk a mile in our shoes, Commissioners, and you will see that your complex compendium of changes for our established niche of Boulder is too overwhelming for those of us fortunate enough to share this beautiful natural environment.

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#223]  
**Date:** Monday, January 16, 2017 5:26:29 PM

---

Name \* Jessica Hartung

Email \* [hartung11@mac.com](mailto:hartung11@mac.com)

Address (optional)  6868 Twin Lakes Road  
Boulder, CO 80301  
United States

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Based on the new information about the rejection of the change request from September because less than 5 votes were in favor, I respectfully request the Planning Commission end this time intensive process for all involved by upholding the law that County Planning staff conveniently ignored.

Please review the data at your meeting on the 18th and table the public re-hearing, as it is no longer necessary. Never was. We just had to do months of research to find out that the BCHA and BVSD's change request has been denied by the Planning Commission. Of course, it would have been responsible government to tell us that before it got to this point. But now its time to move on.

This incident gives us all a better understanding of the level of scrutiny citizens' are required to have towards Boulder County staff and elected officials. They have proven themselves not worthy of public trust.

Gunbarrel residents particularly need to be on alert to further attempts to disenfranchise our community.

Demonstrating integrity by applying the rules as they should have been applied in September would go a long way to re-building this citizen's trust in the BVCP process.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** Cynarey@aol.com  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Elise Jones, Deb Gardner, and Cindy Domenico  
**Date:** Monday, January 16, 2017 6:54:37 PM

---

GOSH ms commissioners!!!! Twin Lakes issue will continue to be a thorn until RIGHT action on your parts is solidly shown. i hope you SEE the LIGHT in RIGHT action..... it brings me to recall mark twain who said>>> Always DO right. This will gratify some people and astonish the rest. Astonish US!!!!

**Cynthia Arey**  
**Living N Colorado**

**From:** Elliott & Susan Smith  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Planning Commission vote on changes to BVCP regarding Twin Lakes parcels  
**Date:** Monday, January 16, 2017 7:02:43 PM  
**Attachments:** [Twin Lakes BVCP vote.pdf](#)

---

Dear Ms. Domenico:

Legal counsel for the Twin Lakes Action Group has determined that the Boulder County Planning Commission in their 9/21/16 meeting REJECTED the request for the Medium Density change to the BVCP at Twin Lakes, since only 4 members voted for it and not the majority 5 required by Colorado State Law. (Please note attachment.) Therefore, re-voting on this request is not necessary or appropriate. We urge the BCPC to recognize this error and simply confirm their rejection of this Medium Density request in their January 18, 2017 meeting.

We request that you adhere to State and County statutes governing land use changes in County Comprehensive Plans.

Susan & Vann Smith  
950 Parkway Drive  
Boulder 80303

**From:** Elliott & Susan Smith  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Planning Commission vote on changes to BVCP regarding Twin Lakes parcels  
**Date:** Monday, January 16, 2017 7:03:33 PM  
**Attachments:** [Twin Lakes BVCP vote.pdf](#)

---

Dear Ms. Jones:

Legal counsel for the Twin Lakes Action Group has determined that the Boulder County Planning Commission in their 9/21/16 meeting REJECTED the request for the Medium Density change to the BVCP at Twin Lakes, since only 4 members voted for it and not the majority 5 required by Colorado State Law. (Please note attachment.) Therefore, re-voting on this request is not necessary or appropriate. We urge the BCPC to recognize this error and simply confirm their rejection of this Medium Density request in their January 18, 2017 meeting.

We request that you adhere to State and County statutes governing land use changes in County Comprehensive Plans.

Susan & Vann Smith  
950 Parkway Drive  
Boulder 80303

**From:** Elliott & Susan Smith  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Planning Commission vote on changes to BVCP regarding Twin Lakes parcels  
**Date:** Monday, January 16, 2017 7:03:44 PM  
**Attachments:** [Twin Lakes BVCP vote.pdf](#)

---

Dear Ms. Domenico:

Legal counsel for the Twin Lakes Action Group has determined that the Boulder County Planning Commission in their 9/21/16 meeting REJECTED the request for the Medium Density change to the BVCP at Twin Lakes, since only 4 members voted for it and not the majority 5 required by Colorado State Law. (Please note attachment.) Therefore, re-voting on this request is not necessary or appropriate. We urge the BCPC to recognize this error and simply confirm their rejection of this Medium Density request in their January 18, 2017 meeting.

We request that you adhere to State and County statutes governing land use changes in County Comprehensive Plans.

Susan & Vann Smith  
950 Parkway Drive  
Boulder 80303

**From:** Lisa Lockett  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Request to adhere to land use changes.  
**Date:** Monday, January 16, 2017 7:22:45 PM

---

I am requesting that they adhere to Colorado and County statutes governing land-use changes in regards to the Twin Lakes Open space.

Thank you,  
Lisa Lockett  
6616 Kalua Road  
Boulder, CO 80301

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Beth Armbruster - Twin Lakes  
**Date:** Monday, January 16, 2017 7:23:00 PM

---

Boulder County Property Address : 265 Lois Circle Louisville, Co 80027

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

Name: Beth Armbruster

Email Address: brusterbeth@gmail.com

Please enter your question or comment: "I love Owls ! Please Planning Commission, please create the Twin Lakes Owl Preserve and Open Space. It is vital to protect habitat for the species (both animal and human) for healthier environments. This development would be destructive to the ecosystem and harm all wildlife in the area by introducing 300 more people plus their dogs and cats.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Lynn Schardt - Twin Lakes Apt Complex  
**Date:** Monday, January 16, 2017 8:14:45 PM

---

Boulder County Property Address : Twin Lakes

If your comments are regarding a specific docket, please enter the docket number: Twin Lakes Apt Complex

Name: Lynn Schardt

Email Address: [lynnschardt@gmail.com](mailto:lynnschardt@gmail.com)

Please enter your question or comment: I love owls. They are vital to our healthy environment. Please, Planning Commission, please create the Twin Lakes Owl Preserve and Open Space. There are better alternative locations for the development of housing that will not destroy critical owl habitat.

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:** Ruth Shrairman  
**To:** [Boulder County Board of Commissioners](#)  
**Date:** Monday, January 16, 2017 8:20:05 PM

---

Dear Commissioners,

We respectfully request that you adhere to Colorado and County statutes governing land-use changes with respect to the Heatherwood/Gunbarrel area.

Sincerely,  
Ruth Shrairman  
Alexander Landau,  
Residents

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#224]  
**Date:** Monday, January 16, 2017 9:36:25 PM

---

Name \* Melanie Whitehead

Email \* [melanielynns.mail@gmail.com](mailto:melanielynns.mail@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*  
Hello Planning Commission  
Please add the Five Votes issue to the Wednesday docket and withdraw or table the rehearing of the Twin Lakes issue.

Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request.

Thank you.

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

**From:** Melanie  
**To:** [Boulder County Board of Commissioners](#); [Gardner, Deb](#); [Jones, Elise](#); [Domenico, Cindy](#)  
**Subject:** Twin Lakes Hearing  
**Date:** Monday, January 16, 2017 9:38:55 PM

---

Hello Commissioners

Please add the Five Votes issue to the Wednesday docket and withdraw or table the rehearing of the Twin Lakes issue. Please do adhere to Colorado and County statutes governing land use changes.

Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and they had only 4. This means that the Planning Commission rejected the Medium Density request.

Thank you.  
Melanie Whitehead

--

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#225]  
**Date:** Monday, January 16, 2017 10:24:50 PM

---

Name *	Starr Kathleen
Email *	<a href="mailto:kathleenstarr@hotmail.com">kathleenstarr@hotmail.com</a>
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	<p>Please add the Five Votes issue to the Wednesday docket and withdraw or table the hearing. Colorado State law requires the Planning Commission to have five affirmative votes for any amendment to the Comprehensive Plan, and there were only 4. This means that the Planning Commission rejected the Medium Density request.</p> <p>Based on this information, there is no longer a need for a rehearing.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Tasha Chaney - Twin Lakes  
**Date:** Monday, January 16, 2017 10:45:11 PM

---

Boulder County Property Address : Twin Lakes

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

Name: Tasha Chaney

Email Address: tasha.chaney@gmail.com

Please enter your question or comment: Please set aside Twin Lakes for an owl reserve and not a low income housing development. This is an important step in the preservation of a important ecosystem that now exists. The building project can be located in a number of places that would not disrupt the lives of these beautiful birds.

Public record acknowledgement:

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

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#226]  
**Date:** Tuesday, January 17, 2017 1:39:28 AM

---

Name *	Dinah McKay
Email *	<a href="mailto:dinah.mckay@colorado.edu">dinah.mckay@colorado.edu</a>
Phone Number (optional)	(303) 581-0261
This comment relates to: *	Twin Lakes Rd. Change Request

**Comment: \***

Dear Planning Commissioners,

Question: How did BCHA developers become owners of the public property at 6655 Twin Lakes Road? Was there any public involvement or public review preceding that transfer of public land purchased with public funds to BCHA developers? Was it a legitimate arm's length real estate transaction?

NO! There was NO public review process, public involvement or any public comment allowed before commissioners "deeded" 6655 Twin Lakes Road, purchased with \$470,000 public funds, to BCHA developers (10/1/2015) for ZERO dollars down and a ZERO-interest promissory note due in 2025.

With roughly 40 hours of public notice, TLAG's attorney sent a formal request letter (9/30/2015) for commissioners to delay the sale and officially conduct an open and transparent public review process for this public property to potentially expand the Twin Lakes Open Space. Correspondence obtained through CORA requests revealed that commissioners, BCHA and other county officials collaborated together to deliberately disregard TLAG's formal request letter, or allow any public review process before the sale to BCHA. That was wrong, unethical and a betrayal of public trust. Commissioners abused their discretion and power to favor developers, giving them our public land and taxpayer money, while throwing their constituents under the bus!

Commissioners could not risk any public review process because they knew how much TLAG and the Gunbarrel community valued the Twin Lakes parcels to expand and preserve the Twin Lakes Open Space for the greater good of future generations. The Community envisioned a Greater Twin Lakes Open Space much like the Two Ponds national Wildlife Refuge situated in the middle of Arvada that had been saved from development by local citizens. And, they knew the community was even willing to tax themselves to purchase 6655 Twin Lakes Road property under the Gunbarrel Public Improvement District.

No, commissioners/BCHA could not risk any public review process. They had to stifle any public involvement. So, commissioners "gave away" taxpayer funded public property to BCHA developers knowing BCHA could scream bloody murder for AH to drown out the voices of the Gunbarrel community and get away with it. Apparently, Parks and Open Space is in on the deal too because they have bent over backwards to do everything in their power to devalue the Twin Lakes Open Space in order to devalue the land they want to annex and the Twin Lakes parcels as a wildlife corridor adjacent to it.

In closing, please heed a very remarkable statement made by Gwen Dooley at the August 30th, Twin

Lakes public hearing before commissioners and the Planning Commission:

"I believe that pitting affordable housing against a small but functioning ecosystem was a terribly wrong move -- very unfair to your constituency, yourselves, the environment and to the spirit and intent of the Boulder Valley Comprehensive Plan.

As one of the still living original signers of the 1978 Comp Plan and former Boulder Housing Authority Commissioner, I have a long and deep understanding of both areas of governmental concern. And I submit that using open space as an annexation tool is deeply and disturbingly wrong. It would set a terrible and counter-productive precedent to the purpose and intents of the BVCP."

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#227]  
**Date:** Tuesday, January 17, 2017 3:58:30 AM

---

Name \* Dinah McKay

Email \* [dinah.mckay@colorado.edu](mailto:dinah.mckay@colorado.edu)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear Planning Commissioners,

It has recently come to light that Colorado State law requires the Planning Commission to have 5 affirmative votes for any amendment to the Boulder Valley Comp Plan. Since the 9/21/16 Planning Commission vote had only 4 affirming votes, the BCHA/BVSD medium density land use request did not pass. Therefore, I support TLAG's request that Planning Commission withdraw the 1/18/17 public hearing from the docket since there is now no longer a need for the hearing. I respectfully request that Planning Commission follow state law and bring this land use tragedy for medium density to an end.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#228]  
**Date:** Tuesday, January 17, 2017 7:17:58 AM

---

Name *	Karyl Verdon
Email *	<a href="mailto:kverdon@ymail.com">kverdon@ymail.com</a>
Phone Number (optional)	(303) 516-0517
Address (optional)	 4408 Sandpiper Circle Boulder, CO 80301 United States
This comment relates to: *	Twin Lakes Rd. Change Request
Comment: *	Hello, Regarding the Twin Lakes BVCP proposed plan changes – please add the Five Voter issue to the Wednesday 1/18/17 docket and withdraw or table the re-hearing.  Thank you
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Verdon, Karyl](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Planning Commission Five Voter Issue  
**Date:** Tuesday, January 17, 2017 7:23:15 AM

---

Hello,

This is in regards to the proposed Comprehensive Plan Land Use changes regarding Twin Lakes - please adhere to the State of Colorado and Boulder County statues governing land use changes.

Thank you

Karyl Verdon and Charles Gregory  
4408 Sandpiper Circle  
Boulder CO 80301

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#229]  
**Date:** Tuesday, January 17, 2017 7:37:03 AM

---

Name \* Juliet Gopinath

Email \* [julietgopinath@yahoo.com](mailto:julietgopinath@yahoo.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

While I appreciate the efforts of BCHA to reach out to their constituents, the majority of the 170+ comments pro-development on the Twin Lakes site suffer from a fundamental problem. They focus on the use of the development, rather than the suitability of the site for development. The proposed land use change for is only about the suitability of the site proposed for the density of development proposed. So, why don't the pro-development comments answer this question? It's simple; there are countless reasons as to why the site should be left at the existing density (Low Density Residential; LDR) and there is not a single good argument for development! It starts with density. The density recommended by staff (MR) does not fit the character and existing density of the surrounding neighborhood. The site is far from public transportation, served by a single two lane road, has many hydrological problems, is home to 26 species of special concern including bald eagles, contains land that was dedicated to the community for a park or school and is the last remaining acreage of a 40-acre community park proposed in 1977. Do not fall for BCHA's emotional and flawed argument for development, and do the right thing: leave the site at the existing density, low density residential.

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#230]  
**Date:** Tuesday, January 17, 2017 7:48:13 AM

---

Name \* Sara Miller

Email \* [saramillersews@gmail.com](mailto:saramillersews@gmail.com)

This comment relates to: \* Twin Lakes Rd. Change Request

Comment: \*

Dear respectable Sirs and Madams,

I don't have a car, and it's difficult for me to walk far, especially in the winter or carrying groceries. I would like to apply for Boulder's affordable housing, but the Twin Lakes location is too isolated. It would be hard just to get the half mile to the bus stop, and it doesn't even come that often or go that many places.

Do you want only people with cars to live there? And for them to have to drive everywhere? That excludes people like me.

The idea of affordable housing is great, but please put this somewhere less isolated and closer to things people need. I think everyone would benefit!

Sincerely,

Sara Miller

Please check box below \*

I acknowledge receipt of the Open Records Notification