

**From:** [Shelley A Ottenbrite](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#); [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org)  
**Subject:** Great horned owl habitat  
**Date:** Monday, February 01, 2016 3:30:40 AM

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Dear Policymakers,

Please add my name to the already tremendous list of people begging you to stop plowing down acres of the preserve.

Climate change and mass extinction are upon us. Every community needs to protect its natural areas from carbon spewing ventures. The more healthy ecosystems we have, the more resilient we'll be.

Short-term business gains must defer to morality, as in whether your children will see the great horned owls, or your children's children. Right now, if you conduct business as usual, it's guaranteed, your children's children's children will only see devastation and despair.

The people DO NOT WANT this.

It's time to right America's wrongs toward wildlife and ecosystems.

Yours,  
Shelley Ottenbrite  
Vermont Law School  
JC/Ms candidate

**From:** [Mari](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Great horned owl preserve  
**Date:** Monday, February 01, 2016 5:03:12 AM

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Dear Council,

Please do not make a grave error that will lead to the destruction of natural habitat in the Twin Lakes area. This land should never have been allowed to be considered for development to begin with. The great horned owls and all the other wildlife who inhabit that space have a right to live. Humans can not keep expanding into wild natural habitats without grave consequences to ourselves. We must quit destroying and learn how to weave with Life. Only if developers are willing to build around wildlife habitat should development be allowed. To destroy is unconscionable and immoral. Do what's right, for Life's sake.

Thank You!  
Mari Heart  
Boulder resident  
Sent from my iPad



**From:** [Malinda Fishman](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Great Horned Owl Preserve  
**Date:** Monday, February 01, 2016 5:44:55 AM

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To all concerned,

Please, take serious consideration in what is going on. If the decision is made to develop the fields where the Great Horned Owls live and hunt you will be removing one of the greatest wildlife areas in Boulder. Preserving that area will contribute to what draws people to Boulder, what has happened? Has everyone forgotten what Boulder is about and why so many people want to live here? Do you want Boulder to be know for its mile after mile housing developments? Don't take away one of the last amazing and unique opportunities offered to walk amongst nature and observe wildlife.

Leave some of Boulder for those that were here long before any of us arrived!  
Stop the development proposal and say Yes to the Great Horned Owl Preserve~  
Malinda

**From:** [Kristin Bjornsen](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Thank you; and key information  
**Date:** Monday, February 01, 2016 8:22:44 AM  
**Attachments:** [Mail Attachment.eml.msg](#)  
[cc\\_handout2.pdf](#)

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Dear Planners,

Thank you for voting to move forward the Greater Twin Lakes Open Space proposal! The community is very grateful.

I also wanted to thank you for your insightful questions to Ron Stewart, Therese Glowacki and Willa Williford at the end of the meeting.

One of those questions involved how BCHA would obtain contiguity. I feel they answered this rather vaguely. The truth is that Parks & Open Space has made a deal with BCHA, agreeing to relinquish some County Open Space so that BCHA can get contiguity. An email confirming this (which I obtained through a CORA request; others, like TLAG, have CORA requested it also) is attached.

Parks & Open Space appears to be hiding this deal, however: At the Dec. 17 POS Advisory Committee meeting, a citizen, Mike Smith, raised questions about the annexation of open space and the precedent it would set. Therese Glowacki then addressed this, saying, "**We wouldn't be giving an open space, it would be a trail corridor that would serve that purpose. Again, none of that has really been discussed or anything**, but it's really ... I just wanted to make clear, we aren't talking about turning Twin Lakes over to the City of Boulder. If there are any other questions ..."

In reality, POS has agreed to give up some of the Twin Lakes Regional Trail Open Space (part of the LoBo Trail) in order to give BCHA contiguity.

Perhaps because of this deal, Ron Stewart and Therese Glowacki appear to be underplaying the biodiversity and connectivity of the fields. For example, at the meeting:

- After a question about losing a wildlife corridor, Ms. Glowacki says, "**..great horned owl, fox, coyotes, they move through urban areas, along streets as well as in corridors..**" Is she really suggesting animals just need streets to move along?
- Mr. Stewart says, "We had our wildlife biologists go out and look at the land" and that they determined that the owls would have sufficient hunting areas even with development. But Dave Hoerath went by himself and never mentions impact to the owls in his assessment. To the contrary, he says, "The grassy areas will also function (somewhat) as foraging habitat for birds of prey, when the areas are quiet." Also, Mr. Stewart is forgetting that fledglings can't fly for many weeks, so they get the majority of their food from the north field.
- You asked about the American Avocet and other Wildlife Species of Special Concern. Ms. Glowacki said, "They're not dependent on an open field." But 1), the fields have wetland/riparian areas on the northern and southern ends that are well-used, as evidenced by the photo of the great blue heron on the north field. And 2), some of the Species of Special Concern—such as the meadow

vole, garter snake, lark bunting, and raptors—use the grassy parts of the fields.

- Mr. Stewart said the lands are not agriculturally important. But the fields are USDA/NRCS-designated Prime/statewide importance agricultural lands, the gold standard for agricultural lands.

In the spirit of accuracy, I wanted to pass on this information. Based on the thoughtfulness of your questions, I think you deserve to be given forthright, accurate information.

I also attached a revised wildlife info sheet, which includes on the second page a great photograph of a coyote using the corridor.

Many thanks for your time, and if you'd ever like a tour of the fields, I'd be happy to give one.

All the best,

Kristin Bjornsen

**From:** [Whisman, Janis](#)  
**To:** [McCarey, Scott](#); [Fogg, Peter](#)  
**Cc:** [Shannon, Abigail](#); [Giang, Steven](#); [Grimm, Denise](#); [Swirhun, Lesley](#)  
**Subject:** RE: BVCP 2015 Update Information Request  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image002.png](#)

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Hi, Pete,

In answer to your question for me on annexation, Ron Stewart has agreed to let the county open space parcel outlined in turquoise be annexed to provide the contiguity needed so the BCH property can be annexed.



Hope that helps,  
Janis

**Janis Whisman** | Real Estate Division Manager  
Boulder County Parks & Open Space  
(303) 678-6263 (office)  
[jwhisman@bouldercounty.org](mailto:jwhisman@bouldercounty.org)  
[BoulderCountyOpenSpace.org](http://BoulderCountyOpenSpace.org)  
[Twitter](#) | [Facebook](#) | [YouTube](#)

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**From:** McCarey, Scott  
**Sent:** Wednesday, October 14, 2015 3:06 PM  
**To:** Fogg, Peter; Whisman, Janis  
**Cc:** Shannon, Abigail; Giang, Steven; Grimm, Denise; Swirhun, Lesley  
**Subject:** RE: BVCP 2015 Update Information Request

Hi Pete,

If it would help for the internal discussion we could do order of magnitude traffic impacts, listing out some of the assumptions that we made. Assumptions would be the increase in existing traffic from the 2200 vehicles per day (which is a 2012 data point below) and the directional split (which I would guess be 80%-20% west-east). Without better information we would use the ITE Trip Generation manual. If it were information you were going to share

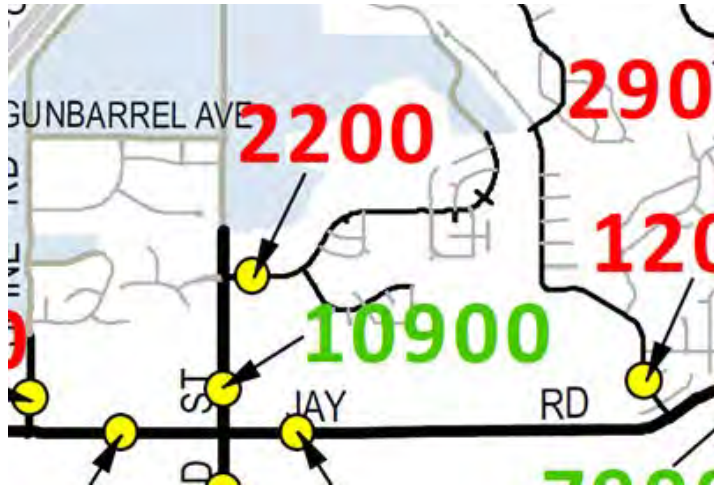
with other agencies I think it would be wise to hire a consultant to 1) collect better traffic data including the very important time of day travel and 2) to avoid the perception of conflict of interest.

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

Lesley,

Have I missed anything?

Scott



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**From:** Fogg, Peter

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

**To:** McCarey, Scott; Whisman, Janis

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

**Subject:** BVCP 2015 Update Information Request

Good Morning:

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

The intent is to build up to possibly 120 affordable units. The pdf shows the location, which is in Area II of the Boulder Valley Comprehensive Plan and therefore eligible and expected to be annexed at some point. The first and crucial step is to apply for a Boulder Valley Comprehensive Plan 2015 Update land use designation change from Low Density Residential to Mixed-Density Residential. If successful in obtaining the change, the BCHA will then need to submit an annexation petition along with a zoning change request from county Rural Residential to city Residential – Mixed 2 (RMX-2), which would permit a range of densities and “complementary uses.” The adjacent Boulder Valley School District (BVSD) properties, two parcels also totaling 10+/- acres, are partnering with BCHA and seeking the same land use designation change (from Public to Mixed-Density Residential) for the same purpose – affordable workforce housing.

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

A number of residents in the subdivisions next to and near the BCHA/BVSD properties, who are also in Area II, are

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

I have two questions:

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

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

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

Merci beaucoup

Pete



# Wildlife Species of Special Concern at Twin Lakes Area

*According to the Boulder County Comprehensive Plan & Twin Lakes Open Space Management Plan*

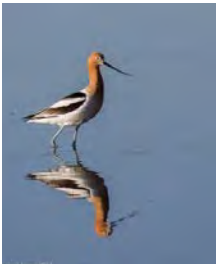
## 1. Great blue heron

Seen here standing on the 6655 Twin Lakes Road field. "Great Blue Heron are sensitive to the loss of nest site trees or excessive site encroachment," states the BCCP. *Photo by Cliff Grassmick, Daily Camera, 12/11/ 2015*



## 2. American avocet

American avocets prefer wetlands and shallow waters. 6655 Twin Lakes Road has a **Wetland Tag for its north end**, and 6600 Twin Lakes Road has **wetlands at its southern end**. *Photo taken at the Twin Lakes by a TLAG member*



## 3. Garter snakes

Prefer grassy meadows and marshes. Often spotted south of the Twin Lakes.

## 4. Belted kingfisher

Found near small streams, marshes, and ponds as well as large rivers and lakes. *Photo at the Twin Lakes, 1/23/2015, by Kevin Rutherford*



## 5. Meadow vole

Lives in grassy fields, marshes, and woodlands. *Photo by USGS*



Wildlife Species of Special Concern are "present infrequently or in small numbers; are undergoing a significant regional, national or global decline; or are limited to specific, small or vulnerable habitats."

## 6. Double-crested cormorant

Nests in trees near or over water

## 7. Northern flicker

This woodpecker lives in semi-open woodlands.

**Other birds of Special Concern that may frequent the Twin Lakes area (according to the Twin Lakes management plan):**

## Northern harrier, long-eared owl, and short-eared owl

6655 and 6600 Twin Lakes Road provide foraging habitat for many apex predators. *Photo of a Northern harrier from NPS*



## Lark bunting

Lives on plains and prairies; forages for insects in grass. *Photo by U.S. Forest Service*



## American bittern

Habitat is marshes and shallow wetlands. In serious decline because of habitat loss.

## Why a Greater Twin Lakes Open Space is the best use

*“With grasses, wildflowers and trees surrounding the wetlands, these areas are biologically diverse both in and out of the water.”*

—Boulder County Twin Lakes Open Space website

- ❖ The current Land Use Designations are Low Density Residential **AND** Open Space
- ❖ The **Future** Land Use Designation is Low Density Residential
- ❖ It meets several BCCP Open Space Values, including: 1) **“Enlarging existing open space properties and protections.”** These fields add 20 acres to the Twin Lakes’ 42 acres and serve as a **wildlife corridor**, linking the Twin Lakes with BCCP’s Critical Wildlife Habitat #27.



**Corridor function: Photo below shows a coyote entering 6600 Twin Lakes Road from the Johnson Trust Open Space to the South. Camera at spot marked by red pin.**



- ❖ “Protection and preservation of agricultural lands, especially agricultural lands of local, statewide, and national importance.” The Twin Lakes fields are **USDA/NRCS-designated Prime/statewide importance agricultural lands**, the gold standard for agricultural lands.
- ❖ “Protection and restoration of native plants, wildlife, ecological processes, and significant habitats including riparian zones, wetlands, stream corridors, grasslands, shrublands, and forests.” Along with this being habitat for 7 to 12 Wildlife Species of Special Concern, the Twin Lakes fields offer habitat for other diverse animals, such as **coyotes, red foxes, mink, osprey, snapping turtles, many bird species, bats, occasional deer, and even bald eagles.**
- ❖ “Creation & establishment of public access on open space properties and trail linkages between properties.” People use this field for **walking, biking, cross-country skiing, kite flying, horseback riding, and scenic enjoyment.**



- ❖ “Boulder County **shall seek and consider public input about open space acquisitions** and management through a variety of informal and formal engagement tools.”





**From:** [Jeffrey D. Cohen](#)  
**To:** [Council: boulderplanningboard](#)  
**Cc:** [Steven Giang](#); [Zacharias, Caitlin](#); [Marty Streim](#); ["Chiropolos Mike"](#); [Susan Davis Lambert](#)  
**Subject:** Request for the BVCP Screening Hearing on 02/02  
**Date:** Monday, February 01, 2016 9:21:03 AM  
**Attachments:** [image001.png](#)

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Hello City Council Members and City Planning Board Members:

As we gear up for the BVCP screening hearing for tomorrow the 2<sup>nd</sup> I wanted to bring up 1 item up from the County's screening hearing back on 01/26 that I would like you to consider as we continue along the screening process and towards the formal review process.

As regards to the Twin Lakes parcel owned by BCHA – Normally, as part of the hearing you call on City and County experts for guidance and those experts do not normally represent any potential conflict of interest in the land or the parties. I found it very unfair at the County hearing that they just called on certain experts (including Ron Stewart from POS and even Willa Williford from BCHA) to provide their opinions on certain items without allowing TLAG (or other individuals) a similar opportunity of response at that point of the hearing.

This appears to be a very large potential of conflict since these experts work for the County who in effect owns the Twin Lakes parcel via its oversight of the BCHA. Also, allowing Willa Williford to speak during this portion of the hearing without a rebuttal from TLAG was just unfair. I feel that this will also be a potential conflict for any City experts since BCHA is seeking to annex the property into the city and BCHA will be working with BHP for any potential development.

I would respectfully respect that to avoid such a conflict of interest which is occurring in this specific situation that if you should call on any experts during the screening hearing on the 2<sup>nd</sup> that you also allow experts from TLAG (or other individuals) to present "the other side" so a fair and balanced presentation can be made.

Thanks for your consideration in this matter and I look forward to seeing you tomorrow.

Jeff

TLAG Board Member

[www.tlag.org](http://www.tlag.org)



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**From:** [A.G](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Do NOT bulldoze the meadow next to Twin Lakes  
**Date:** Monday, February 01, 2016 9:25:18 AM

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Dear City Council,

As a home owner in the Twin Lakes area we strongly disagree with any effort that supports bulldozing the open meadow next to Twin Lakes. This action will forever remove a significant portion of the remaining natural wildlife corridor, and drastically change the beauty, unique character and draw of Gunbarrel's primary recreation area. We love the sheer amount of wildlife that Twin Lakes draws in including Great Horned Owls.

Do the right thing to help preserve the character of this unique slice of Boulder for generations to come and designate the meadow at Twin Lakes as a preserve for Great Horned Owls today.

Thank you for your consideration,

-Andy & CJ Gup  
6243 Willow Lane

**From:** [Jill Skuba](#)  
**To:** [boulderplanningboard](#); [Council](#)  
**Subject:** Twin Lakes Affordable Housing Proposal  
**Date:** Monday, February 01, 2016 9:25:39 AM

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Dear Council and Planning Board Members,

Please see my comments regarding the recent Daily Camera article by Frank Alexander and Willa Williford.

In their article they state that this is “an infill parcel surrounded by similar neighborhoods.” As a resident of Red Fox Hills I strongly beg to differ.

The Twin Lakes area immediately surrounding the parcels is devoted mostly to single family homes. The couple of apartment and duplex buildings nearby are nowhere near the density being proposed.

Something else that seems to be perpetually missing in these discussions is the lack of nearby services. I would presume that at least a percentage of people that cannot afford housing, and would be occupying these units, also cannot afford a car. Please note that the nearest bus is approximately a half a mile from the proposed development site and is a single line. The potential workplaces, daycares, etc. that it serves are very limited. Getting to any place, not directly on the bus route, can easily take much longer than getting from downtown Boulder to downtown Denver. What about the parent having to walk with their child the half mile to the RTD stop, drop them at daycare, and get to work? From personal experience, that can easily take a couple of hours.

There are also no libraries, no rec centers, no parks..... Shouldn't nearby services be part of any planned affordable housing development?

One of the most troubling things to those of us that border this property is the water table. We already have numerous homes in our neighborhood that have required intensive basement work and the operation of sump pumps 24/7 to keep these same basements dry and liveable.

I am also baffled by how this is going to become a piece of city property anyway. How is it that the city of Boulder can come in and designate that they want all of these unattached pieces of land and scoop up anything they find desirable?

My husband and I initially lived in Lafayette and Louisville as we saved to move closer to Boulder and our workplaces and I agree that affordable housing in the Boulder area is an issue but I feel that these parcels of land are unsuitable for a variety of reasons.

Please look elsewhere for affordable housing needs. Particularly in the city where services and transportation options are nearby or at least at property better served by bus and other city services.

Thank you,

Jill Skuba

P: 303.530.0205 x11 | F: 303.530.2691

6325 Gunpark Drive, Suite C | Boulder, CO 80301

[jskuba@executiveevents.com](mailto:jskuba@executiveevents.com)

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

**executiveevents**

**From:** ned [<mailto:ned.mathers@gmail.com>]

**Sent:** Monday, February 01, 2016 9:50 AM

**Cc:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); Boulder County Board of Commissioners

**Subject:** Priorities And Other Mysteries

Myopia - Quandaries - Core Values - Intentions - Quality of Life

These are some of the things that come to mind when I think about what's going on with the powers that be in Boulder.

This case is a classic example of a quandary.

The city has found itself in another uncomfortable position of having to decide whether to create more dwelling units, or preserve boulder's core values. Hint: housing units are not one of Boulder's core values.

Do we really want Boulder to become another Aurora?

Why is Boulder a desirable and sought after place to live?

Certainly not for the cost of buying a home here.

If you poll outsiders who have visited here, the most prevalent reasons given are open spaces, low density, and proximity to the mountains and nature.

We can't control the mountains and nature but we can control housing density and whether or not to maintain or eliminate open spaces.

So here we have 20 acres of open space in question.

20 acres on Twin Lakes Road.

20 acres that cause developers to salivate uncontrollably.

Yes just 20 acres. But not just any 20 acres.

These 20 acres sit in the middle of an already developed area.

These 20 acres of open space provide, wildlife habitat, trail connections, riparian corridors, and a connection between lakes and an existing open space area, and by their nature, increase the value of the the adjacent neighborhoods.

These are the things that will disappear, forever, if this land is developed.

You folks, as elected officials, are supposed to be the custodians of our beautiful city. We trust you to do the right thing.

Developing every square inch of land and eliminating open space is not what Boulder is all about.

Do the right thing here - preserve these 20 acres - not just for today - but for our children and the generations to come.

When you and I are long gone what will our legacy be?

Think about it.

**From:** Marty Streim [<mailto:mstreim@earthlink.net>]  
**Sent:** Monday, February 01, 2016 10:12 AM  
**To:** Council; boulderplanningboard  
**Subject:** BCHA and BVSD Land Use Designation Request at Twin Lakes  
**Importance:** High

Distinguished Council and Planning Board Members,

I am writing you today about the important meeting tonight that you will be listening to and deliberating upon with respect to the Change Request by the Boulder County Housing Authority and the Boulder Valley School District. At its core, there is no change in circumstance that warrants the need to move from Low Density Residential to Mixed Use Residential.

Even if these properties were to be annexed at some future date, why would the MXR land use designation be needed? There is a current land use designation in place, approved under the Boulder Valley Comprehensive Plan that allows for development under the current land use designation consistent with the surrounding neighborhood. Why is there a need to change it? When developers, *private or public* purchase property, they assume risk if their plans are inconsistent with the current land use designation, zoning, or annexation status. The developer must show good reason why this change is necessary.

BCHA and BVSD have failed to identify these reasons in their land use change submission. Upon reading their submissions, they simply do not provide a rationale for this density change. They could accomplish their stated goals without it and still have affordable housing on these sites. *They have not even submitted a request for a land use change to Environmental Preservation for any part of these parcels.* The original design rendering commissioned by Boulder County Housing Authority on 2/28/2013 shows a complete lack sensitivity to the adjacent neighbors and the Gunbarrel Community that values its environment and Twin Lakes Open Space.

I do believe that there is a better use for these parcels as a *Greater Open Space* for the Gunbarrel Sub-Community. But even if you don't agree with my opinion, Gunbarrel continues to grow without a community plan and the BCHA and BVSD submission shows why one is very much needed. We need a sub-community plan *before* any deviation occurs from currently approved land use designations.

I urge you to vote against the BCHA and BVSD submission. It is a risk to the Gunbarrel community. It is not needed or required to develop the current land parcels.

Respectfully,

Martin Streim  
4659 Tally Ho Trail  
Boulder, CO 80301  
[mstreim@earthlink.net](mailto:mstreim@earthlink.net)  
303.955.7809

**From:** carl boden [<mailto:trainpeak80027@yahoo.com>]

**Sent:** Monday, February 01, 2016 10:19 AM

**To:** Council

**Cc:** boulderplanningboard

**Subject:** please support the great horned owl preserve

Who will speak for the owls? Hoo. Hoo.

That was a joke that I came up with a few months ago at a previous council meeting.

Even though it is a joke, it has a very good yet valid point. Who will speak for the owls?

Can't we keep some open space instead of building on every inch of land? What kind of environment do we want as a legacy?

Is it so important to build on that specific plot of land?

The land is special as it is the primary hunting ground for the Great Horned owls at twin lakes which have been around for a long time.

Please stop the development proposal.

Please say yes to the Great Horned Owl Preserve.

Thank you.

William Boen

Superior, CO 80027



**From:** Darren Thornberry [<mailto:thornberrydarren@yahoo.com>]  
**Sent:** Monday, February 01, 2016 11:16 AM  
**To:** Council; boulderplanningboard  
**Cc:** Maggie Crosswy; [wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)  
**Subject:** feedback about BCHA plans - Gunbarrel

Please find attached my letter in support of BCHA's affordable housing plans for Gunbarrel.

Thank you,

Darren Thornberry

Lafayette

Darren Thornberry  
742 Excelsior Place  
Lafayette, CO 80026

February 1, 2016

To whom it may concern:

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

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

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

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

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

Sincerely,

Darren Thornberry

**From:** [sandystewart649@aol.com](mailto:sandystewart649@aol.com)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Williford, Willa](mailto:Williford_Willa); [snbroidy@gmail.com](mailto:snbroidy@gmail.com); [zusms@hotmail.com](mailto:zusms@hotmail.com); [rgumm3@yahoo.com](mailto:rgumm3@yahoo.com); [maryanntriplett@comcast.net](mailto:maryanntriplett@comcast.net); [prfeeser@comcast.net](mailto:prfeeser@comcast.net); [carolyndrews@gmail.com](mailto:carolyndrews@gmail.com); [ellentaxman@gmail.com](mailto:ellentaxman@gmail.com); [sandystewart649@aol.com](mailto:sandystewart649@aol.com); [renko2828@gmail.com](mailto:renko2828@gmail.com); [Leach, Sherry](#); [Mathews, Laura](#)  
**Subject:** Note supporting Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Monday, February 01, 2016 11:22:43 AM

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My name is Sandy Stewart, I am a resident of Louisville and serve on the Boulder County Aging Advisory Agency. I do not speak in any official capacity but the AAA Housing sub-Committee is very concerned about the critical situation regarding affordable housing in the Boulder area, particularly as it affects seniors. I am also a homeowner and can understand concerns when a proposed development could affect one's environment or property value.

In Louisville, citizens have similar strong concerns regarding school overloading, traffic congestion and, yes, property values. Two recent developments in Louisville were unanimously approved by the Planning Commission and by City Council. The Kestrel project is the first development; a mixed use commercial and residential project providing 191 units of affordable housing, 71 restricted to seniors with significant amounts of land dedicated for public use. The second development is the Foundry Project: mixed-use commercial and residential with 32 units of market-rate condos with 24 age-restricted to seniors. The Foundry also included land and facilities dedicated to public use.

Approval of these two projects was both unanimous and enthusiastic based on the quality of design, the fact that senior housing places zero stress on schools and minimum added traffic congestion plus the fact that the public use land in both projects enhanced the local amenities. Residents of the adjacent Steel Ranch community were particularly strong in voicing support for the Foundry. My message to Boulder County Commissioners and Planning Authority is as follows: development of this Twin Lakes site meets a pressing social need and can be designed such as to enhance the local neighborhood and thus should be strongly supported. My message to the developers of this project is to come up with a design that provides high-quality affordable housing with a significant proportion of the units age-restricted to seniors and designed to meet their specific needs. The development must also be sensitive to the ecology of this valued site and provide features to enhance the ambience of the neighboring communities. Finally, my message to those who sincerely oppose this plan is to look at the Louisville experiences and work within the planning protocol to make this a benefit to the entire neighborhood and not a detriment.

respectfully,

Sandy (Alexander) Stewart

I am writing to oppose the annexation, rezoning, and dense development of the properties 6655, and the BVSD acreage on Twin Lakes Rd in Gunbarrel.

I first moved to Gunbarrel/Heatherwood in 1989 and raised my kids there. I now reside in the incorporated Twin Lakes Condos. (wow! I can vote.) I have a good grasp of the community. The area in question is NOT urbanized Boudler, but rather a rural pocket of county land adjacent to and augmenting the Twin Lakes Open Space in a quiet neighborhood of single family homes accessed by only one road with limited, over taxed amenities. As such it deserves the protections afforded by the BVCP which I will address later.

Gunbarrel lacks the infrastructure and amenities to support more large development. With the recent addition of several hundred apartments in our town center, parking at our only grocery store has become nearly impossible. In fact I now frequently go to Longmont with my tax dollar. There are lines at our only gas station and our Post Office is a branch located in a gift shop. One must drive elsewhere to enjoy most shopping and services. Crowding will get worse as those apartments reach full occupancy.

The hydrology report on these parcels indicates that dense development by ANY contractor will likely result in further flooding of neighborhood homes. Attempts at mitigation are likely to damage wetlands at the Twin Lakes Lakes open space as well as those to the south. In addition the drainage system privately owned by Fox Hills is likely to be taxed beyond its capabilities. The land is essentially a sponge with a high water table. It should be respected and left in tact as further development is unacceptable.

There's a wide variety of wildlife ranging from Cranes/water fowl, to turtles, moles, coyotes and the famous great horned owls that use these fields as a migratory route and hunting grounds. It is an essential part of the habitat. ON Jan 26, Ron Stewart of the Boulder County Parks & Open Space testified "The owls are taken care of". Really? Last summer they installed a fence between the 2 lakes (to control dogs allowed to be off-leach at the west lake.) Surprise! They did not understand the ecosystem. Turtl s attempting to migrate from lake to lake were obstructed by the fence. Hence, holes have been cut to let the turtles pass. It remains to be seen if this is a sufficient remedy. All of this smacks of the "Right-sizing " issue. BUT, one cannot remove dense construction, nor cut a hole as a

remedy. This smacks of “the right-sizing” issue. The map Mr. Stewart handed out INCLUDED the open field as habitat. If one takes away the fields at Twin Lakes, we will not be able to undo it.

Proposed construction would violate Boulder’s Municipal commitments of the BVCP.

1) “Unique community identity...will be respected by policy decision makers” (2.1,pg 26 of the BVCP)

2) “The city and county will....avoid patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley.” (2.03, p26)

3) “The city and county will attempt to preserve existing rural land use and character in and adjacent to Boulder Valley where...vistas...and established rural residential areas exist.” (2.06, p 27)

4) “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.” (2.1, p28)

NOTE: Our neighborhood density will increase from 4.5 to 6.2.

5) “To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building and cascading gradients of density in the design of subareas and zoning districts.” (2.15, p29).

NOTE: These parcels are not large enough to adequately buffer Twin Lakes open Space and rural residential neighborhoods from dense urban development.

6) “The city will... mitigate negative impacts and enhance the benefits of infill” (2.3, p36)

NOTE: Gubarrel has insufficient amenities to support this additional volume of

7) "Hazardous areas that present danger to...property from flood...will be delineated and development in such area will be carefully controlled or prohibited." (3.16, p36)

8) "Traffic impacts from a proposed development that causes unacceptable community or environmental impacts...will be mitigated. All development will be designed to be multimodal, pedestrian oriented, and include strategies to reduce the vehicle miles traveled generated by the development." (6.8, p47)

NOTE: The "walkability" is poor. Almost all errands require a car. There's no bus service, and it's miles from amenities. Roads to Boulder will have increased traffic exacerbating pollution and increase our carbon footprint.

9) "The city and county will ...minimize air pollution by promoting the use of non-automotive transportation modes, reducing traffic..."(6.13, p48)

I hope you will give serious thought to the prospect of Area III designation for the Twin Lakes open space.

Gwynneth Aten  
4879 Twin Lakes Rd, Apt 2  
Boulder, CO 80301

**From:** [Tracey Bernett](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Support for affordable housing at Twin Lakes  
**Date:** Monday, February 01, 2016 12:35:07 PM

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My name is Tracey Bernett. I am a 20-year resident of the Niwot area and have run the trails at Twin Lakes ever since moving here. My children attended nearby Mountain Shadows Montessori for 16 years. I have taken my children to view the baby great horned owls, and have a great respect and love for all the open space and wildlife in our area.

However, over the past 9 years, I have volunteered at the OUR Center in Longmont (former board president) and currently sit on Boulder County's 10-Year Plan to End Homelessness Advisory Board. During this time, I have witnessed a dramatic increase in poverty and income disparity (see the 2015 Trends Report published by the Community Foundation of Boulder County). The main issue is lack of affordable housing, made much worse by the floods a few years ago.

Opponents of the affordable housing project at Twin Lakes cite threatened great horned owls as one reason to not do the project. I know exactly where those owls nest. It is adjacent to existing houses, not even touching the boundary of the land in question. There is a trail right alongside the nest site, and people walk, run, and bike by the nest all the time. There is already a lot of existing open space with fields for owls to hunt in right that area, so I seriously question how threatened those owls really are.

I question the need for more open space in the area, especially when one considers that, in addition to the Twin Lakes open space and trail the runs along the creek, the entire area has access within a 10-minute walk to even greater open space areas from every direction - the LOBO/Cottontail/Niwot Loop trails and open space to the north, the huge East Boulder/Gunbarrel Farm/East Boulder White Rocks trails to the east, Walden Ponds to the south, and Boulder Reservoir to the west. It seems to me that the Gunbarrel residents have more access to open space than any other neighborhood in the area.

What I do know for sure is that we have a desperate need for more affordable housing in Boulder County, and that the need is growing. Many people, including middle class families, can no longer afford to live in Boulder County. I see the daily traffic congestion (more like a parking lot at times) of people commuting in from the Frederick/Firestone/Dacano area on Highway 52, increasing air pollution, noise, and congestion. These things affect great horned owls as well.

Finally, I want to ask, what kind of community do we want to be? What values do we hold most dear? Do we want to be a place where only the rich can afford to live and enjoy open space and wildlife? Do we want increased traffic and air pollution? Do we want to force teachers to commute in from other areas to teach our children? Or do we want to be the kind of community that is a community for all, who prides itself in taking care of their own community members, and provides access to open space and trails for people of all income levels?

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

Sincerely,  
Tracey Bernett

**From:** [Tracey Bernett](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Support for affordable housing at Twin Lakes  
**Date:** Monday, February 01, 2016 12:45:46 PM

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My name is Tracey Bernett. I am a 20-year resident of the Niwot area and have run the trails at Twin Lakes ever since moving here. My children attended nearby Mountain Shadows Montessori for 16 years. I have taken my children to view the baby great horned owls, and have a great respect and love for all the open space and wildlife in our area.

However, over the past 9 years, I have volunteered at the OUR Center in Longmont (former board president) and currently sit on Boulder County's 10-Year Plan to End Homelessness Advisory Board. During this time, I have witnessed a dramatic increase in poverty and income disparity (see the 2015 Trends Report published by the Community Foundation of Boulder County). The main issue is lack of affordable housing, made much worse by the floods a few years ago.

Opponents of the affordable housing project at Twin Lakes cite threatened great horned owls as one reason to not do the project. I know exactly where those owls nest. It is adjacent to existing houses, not even touching the boundary of the land in question. There is a trail right alongside the nest site, and people walk, run, and bike by the nest all the time. There is already a lot of existing open space with fields for owls to hunt in right that area, so I seriously question how threatened those owls really are.

I question the need for more open space in the area, especially when one considers that, in addition to the Twin Lakes open space and trail that runs along the creek, the entire area has access within a 10-minute walk to even greater open space areas from every direction - the LOBO/Cottontail/Niwot Loop trails and open space to the north, the huge East Boulder/Gunbarrel Farm/East Boulder White Rocks trails to the east, Walden Ponds to the south, and Boulder Reservoir to the west. It seems to me that the Gunbarrel residents have more access to open space than any other neighborhood in the area.

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Finally, I want to ask, what kind of community do we want to be? What values do we hold most dear? Do we want to be a place where only the rich can afford to live and enjoy open space and wildlife? Do we want increased traffic and air pollution? Do we want to force teachers to commute in from other areas to teach our children? Or do we want to be the kind of community that is a community for all, who prides itself in taking care of their own community members, and provides access to open space and trails for people of all income levels?

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

Sincerely,  
Tracey Bernett



**From:** [Christine Ferraro](#)  
**To:** [Council; boulderplanningboard](#)  
**Cc:** [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org)  
**Subject:** Boulder Great Horned Owl preserve  
**Date:** Monday, February 01, 2016 12:53:20 PM

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Please help to create the Great Horned Owl preserve and use your positions to positively impact the lives of these owls and this community of people who care so much for them.

Thank you,

Christine Ferraro  
Boulder County Resident  
Concerned citizen for the owls

**From:** [Florence Bocquet](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Re: Support for the Boulder Great Horned Owl Preserve  
**Date:** Monday, February 01, 2016 1:17:58 PM

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Hello,

My name is Florence Bocquet, a citizen of Boulder County.

It is beyond words and incredibly sad to hear the latest news from the Boulder County Commissioners. What "better" pressure do the developers offer than citizens of Boulder County don't?

Don't you love taking a walk, **next to your house**, and see some open space?

Do you like your mountain view or your open space view?

Do you like your green garden/yard space?

What if you had no breathing space and only buildings, cars and roads, would you like it?

Have you considered the preference of our other citizen animals, the owls in this case? Yes, humans are animals too, and it means you too are an animal. Our bigger brain is just thinking to destroy nature and our planet. The owls in this case need their meadows to hunt, eat and grow.

It is a SHAME to always build and disregard nature around us. **We NEED nature**. Without nature and its living animals, **YOU** and I would not exist.

I chose to live in Boulder County (live in Lafayette) -and I used to live in Boulder city proper 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 and grass fields, 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 February 2nd in support of the Boulder Great Horned Owl Preserve.

\*\*\* What is this undercover bad-minded business about trading land? How shameful?

BE BOULDER,  
(be innovative, be successful, be driven, be together)

On Sat, Jan 16, 2016 at 10:07 AM, Florence Bocquet <[drflo.ski@gmail.com](mailto:drflo.ski@gmail.com)> wrote:  
| Hello,

My name is Florence Bocquet, a citizen of Boulder County.

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) -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 offer 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)  
Florence.

--

\*\*\*\*\*

Florence Bocquet, PhD  
(‘FloBo’ or ‘Dr. Flo’)  
Cell: [\(720\) 308-1593](tel:7203081593)  
<http://spot.colorado.edu/~bocquet>

\*\*\*\*\*

/|\ /|\ Please consider the environment before printing this e-mail. /|\ /|\  
/|\ /|\

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\*\*\*\*\*

Florence Bocquet, PhD  
(‘FloBo’ or ‘Dr. Flo’)  
Cell: (720) 308-1593  
<http://spot.colorado.edu/~bocquet>

**From:** Dan Rabin [<mailto:danrabin@comcast.net>]  
**Sent:** Monday, February 01, 2016 2:24 PM  
**To:** Council; boulderplanningboard  
**Subject:** Twin Lakes zoning change request

Dear Boulder City Council and Planning Board,

Boulder's unquestioned need for affordable housing should not cloud our reason and good judgement in making sound land use decisions. We're not opposed to affordable housing, but for numerous reasons, the property at 6655 Twin Lakes Road is a poor choice for the type of development proposed by the Boulder County Housing Authority (BCHA) and should be removed from any further consideration for the zoning change requested by BCHA

In an op-ed piece in the Daily Camera on Jan. 31, 2016, representatives from the BCHA promised to conduct a stringent wildlife, environmental, and hydrological analyses of the property. That this was not done prior to committing \$470,000 of public funds for the parcel is irresponsible. If this analysis had been performed prior to purchase, a wide range of issues (hydrology, wildlife, infrastructure, etc.) would have emerged that would have disqualified the property for the density of housing being proposed, be it affordable housing or not. I've summarized a few of these issues below.

**Hydrology.** The site is characterized by a high water table and is poorly suited to the type of housing development proposed by the BCHA. Nearby residences, including my own, have been prone to flooding during wet periods. Developing this parcel would certainly exacerbate this situation. According to testimony at the meeting of Boulder County Planners and Commissioners on January 26, 2016, a professional hydrologist who examined the site explained that measures to mitigate the situation to allow development would have a negative impact on the wetland areas that now exist on part of the site.

**Wildlife.** The proposed development would have a negative impact on, and could possibly permanently displace, numerous wildlife species present in the area. This includes the pair of Great Horned Owls that nest near the property boundary. The owls are considered a local treasure and attract thousands of onlookers each year. Both of the BCHA's two alternative site plans (which the agency denied existed at a public forum last summer, but were later obtained through a Colorado Open Records Request) show planned structures located within a zone of critical owl habitat.

**Infrastructure.** Roads and other infrastructure were not designed to accommodate the population that would result with this proposed development. Traffic congestion, parking issues, light pollution, noise pollution and other impacts would result in a decreased quality of life for existing area residents. It's realistic to assume that one to two vehicles on average would be in

daily use per unit. The addition of several hundred vehicles in the area would have serious consequences, both for area residents and for the community at large.

**Principles.** It's disappointing and quite concerning that the proposed development is in direct conflict with eleven different policies articulated in Boulder Valley Comprehensive Plan. Why should we waste time and resources updating this plan every five years when the plan's principles are so casually ignored by the very agencies whose charter it is to work in the public's best interests?

These issues, and others, should eliminate the Twin Lakes property from consideration for any type of housing development of the density being proposed. I urge you to let reason and good judgment be your guide and deny the zoning change requested by the BCHA.

With best regards,

Daniel & Karen Rabin  
4636 Tally Ho Trail  
Boulder, CO 80301

**From:** [Gaby41@aol.com](mailto:Gaby41@aol.com) [<mailto:Gaby41@aol.com>]

**Sent:** Monday, February 01, 2016 2:27 PM

**To:** boulderplanningboard; Council

**Subject:** Hogan Pencost Property dispute

Dear Planning Board Commissioners,

Dear City Commissioners;

Attorney Richard Lopez public slanders against Mr. Jeff McWirter that everything he has put on paper to inform you of our problems if Hogan Pencost is developed is false, really makes me angry. Greenbelt neighborhood does not have a lot of money and with the little bit we have, Mr McWirter diligently hired professionals to proof our claims namely, that severe ground water and other issues are real and not imagined. Mr. Boyd knew those issues when he bought the land. I have lived here for fifteen years and distinctly remember having meetings with Mr. Hogan before he sold the land, in which we pointed out these issues to him. To say we were not flooded in 2013 is really the height of wishful thinking and an insult to all of us who had damaged houses. The wild life studies were also performed by professionals and stand against Mr. Lopez' claim that they do not exist. Mr. Lopez makes a statement and hopes that by repeating it over and over again it will become the truth. It should also be pointed out that a controversy which has lasted over 20 years probably has good reason not to have been resolved before. The good reasons being that there ARE big groundwater issues and that if the land is raised by four feet, flooding issues from run off into the houses closest to the land are likely to occur.

Another question is why we the neighbors should be exposed to the misery of the extended building face which will be contacted only and completely through our neighborhood. The profit will be his, while we will be stuck with whatever problems will arise from this new development.

In closing I ask you to carefully weigh your decision of annexation. The lives of a big neighborhood will be very negatively impacted, if this development is being allowed.

Sincerely,

Gabriele Sattler

**From:** Karen Dombrowski-Sobel [<mailto:kadsphoto@me.com>]  
**Sent:** Monday, February 01, 2016 2:28 PM  
**To:** Council  
**Cc:** boulderplanningboard; [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org)  
**Subject:** The Owl Preserve

To our member of the City of Boulder Council,

Please give consideration for the owls who have lived in their home for 27 years, and the loss of animal habitat that we have seen over recent years. Once done, we will lose these important creatures and impact our children's future.

Please save the land for the owls.

---

Karen A Dombrowski-Sobel

[kadsphoto.com](http://kadsphoto.com)

[treesspeak.com](http://treesspeak.com)

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**From:** [linda stratton](#)  
**To:** [boulderplanningboard](#)  
**Subject:** FW: Affordable Housing  
**Date:** Monday, February 01, 2016 2:59:19 PM

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Sent from [Mail](#) for Windows 10

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**From:** linda stratton  
**Sent:** Monday, February 1, 2016 2:55 PM  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [mcrosswy@bouldercounty.org](mailto:mcrosswy@bouldercounty.org)  
**Subject:** Affordable Housing

Dear Boulder City Council:

My name is Linda Stratton and I'm writing to you about the great need for affordable housing in your area as well as the entire state of Colorado. Please consider my story when you are debating the issue this Tuesday evening.

Just some background; I am a 61 year old female living with cystic fibrosis. Having been diagnosed with this genetic disease as a young adult, I have been a productive part of my community and this state for many years. I didn't let the threat of illness stop me from getting my degree in hospitality management and working in that field for 30 years. I worked my way up from waiting tables to a general manager position with Souper Salad, Inc. as well as Bennigan's Restaurants.

Unfortunately, my health deteriorated and I was forced to retire in 2006. Receiving Social Security Disability, I stayed in my own home as long as possible before having to short-sale the year after. I moved in with my parents to help care for my mom, who was experiencing the signs of Alzheimer's disease. After she passed, I've stayed on caring for my father who has just been diagnosed with stage 4, metastatic prostate cancer. I'm now forced to consider my future.

Living in my parent's home, I've paid approximately \$200-250 a month in household expenses. I was able to do that by supplementing my disability income with funds from my 401K. After all these years, that account is now gone and I'll be relying on just the SSDI income from now on. In most instances, that might be doable, however, with cystic fibrosis, the cost of medical care is staggering—I spend most of my income on insurance and medications alone. When my father passes, I'll not have many choices for housing. Because of my health, I'm not able to supplement my income by working or any other means.

I am asking you to please consider people like me, who aren't asking for a free ride, but just a little help. I'm on a wait list for a property in Boulder County and it would solve many problems and



burdens if that came to fruition. My sister lives in Louisville and can help with my medical care and needs, however, is unable to offer me financial help or housing. I do hope this letter has helped reveal the desperate need of affordable housing and that the honored council recognizes this fact in their discussions and decisions.

Respectfully Yours,

Linda S. Stratton

Sent from [Mail](#) for Windows 10

**From:** [Beth Karpf](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Owl Preserve  
**Date:** Monday, February 01, 2016 3:08:00 PM

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Dear City Council

As a Boulder resident, I am horrified that the County Commissioners have put forth a proposal to bulldoze the Owl Hunting Preserve. These special birds are already under pressure from threats to their habitat, but they have a home here in Boulder, and we are privileged that they have made Boulder their home. I have had the great joy of seeing the nesting baby owls at the preserve – it is a unique experience.

Please do not allow development to eliminate this critical part of their habitat.

Thank you,  
Beth Karpf

**From:** [Cheryl Sussman](#)  
**To:** [commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org); [planner@bouldercounty.org](mailto:planner@bouldercounty.org); Council; [boulderplanningboard](#)  
**Cc:** [wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org); [Angela Lanci-Macris](#)  
**Subject:** Support for Affordable Housing  
**Date:** Monday, February 01, 2016 3:11:51 PM

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To all concerned, I support Boulder County Housing Authority's request to build affordable units at 6655 Twin Lakes Road. I have co-owned a small business in Boulder for almost 40 years, and have lived in Boulder County for 43 years. Boulder has changed dramatically over those years, but has managed to retain the vitality and community spirit that I love.

More affordable housing will allow our city and county to maintain the economic diversity that supports that vitality and spirit. We employ 12 people, and have seen how difficult it is for them to find housing that they can afford in Boulder County. We need to support these people who are the life blood of our community, and affordable housing is one of the ways we can do that.

Thank you, Cheryl Sussman  
[cheryl@8days.com](mailto:cheryl@8days.com)  
303-443-7671

**From:** ellen <[kessler@bouldercounty.gov](mailto:kessler@bouldercounty.gov)>  
**To:** "[council@bouldercounty.gov](mailto:council@bouldercounty.gov)" <[council@bouldercounty.gov](mailto:council@bouldercounty.gov)>  
**Sent:** Monday, February 1, 2016 3:28 PM  
**Subject:** stop just stop

Stop developing wild lands for more humans. Just stop. At the rate you are going there won't be a single wild animal left in Boulder County. Is this what you want for your grandchildren and their grandchildren?

Ellen Kessler

(who moved here for the beauty, not the concrete)

**From:** [maryanntriplett@comcast.net](mailto:maryanntriplett@comcast.net)  
**To:** [boulderplanningboard@bouldercolorado.org](mailto:boulderplanningboard@bouldercolorado.org); [council@bouldercolorado.org](mailto:council@bouldercolorado.org); [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Project  
**Date:** Monday, February 01, 2016 3:37:26 PM

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The development of the Twin Lakes site meets a pressing need and can be designed to enhance the local neighborhood and thus should be strongly supported.

The developers of the Twin Lakes project have an opportunity and a responsibility to come up with a design that provides high-quality, affordable housing with a significant proportion of the units to be age-restricted to seniors, thus designed to meet their specific needs. This developers of this project must be sensitive to the ecology of this valued site and provide features to enhance the ambience of the neighboring communities.

Maryann Triplett  
7411 Singing Hills Court  
Boulder, CO 80301

**From:** [Williford, Willa](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Cc:** [glen.segrue@bvsd.org](mailto:glen.segrue@bvsd.org); [don.orr@bvsd.org](mailto:don.orr@bvsd.org); [Alexander, Frank](#)  
**Subject:** FW: BVSD and BCHA Letter Regarding Twin Lakes Request  
**Date:** Monday, February 01, 2016 4:26:32 PM  
**Attachments:** [BCHA BVSD letter to CC PB Final.pdf](#)  
[2016.02.01 Owls 2-Pager.pdf](#)

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Dear Boulder County Commissioners and County Planning Commission:

Thank you for advancing the parcels in Gunbarrel for further study of the mixed density residential land use designation last week. I wanted to share some follow-up information we provided to the Boulder City Council and Planning Board, based on the themes that emerged in your public hearing. Please let us know if you have any questions or if any additional follow-up would be helpful for you.

Sincerely,

Willa

**Willa Williford**

Housing Director

Phone: 303 441-4529

Fax: 303 441-1523

2525 13<sup>th</sup> Street, Suite 204

Boulder, CO 80304

[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)

[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



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**From:** Williford, Willa  
**Sent:** Monday, February 01, 2016 4:16 PM  
**To:** 'council@bouldercolorado.gov'; 'boulderplanningboard@bouldercolorado.gov'  
**Cc:** glen.segrue@bvsd.org; 'don.orr@bvsd.org'; Alexander, Frank  
**Subject:** BVSD and BCHA Letter Regarding Twin Lakes Request

Dear Boulder City Council and Planning Board:

In advance of your hearing tomorrow, Boulder County Housing Authority and Boulder Valley School District is providing the attached letter with some additional information on major themes that emerged at the County Commissioner/County Planning Commission hearing last week.

Thank you for your consideration, and we look forward to seeing you tomorrow night.

Sincerely,

Willa

**Willa Williford**

Housing Director  
Phone: 303 441-4529  
Fax: 303 441-1523  
2525 13<sup>th</sup> Street, Suite 204  
Boulder, CO 80304

[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)  
[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



Hope for the future, help when you need it.

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# Housing Authority

2525 13<sup>th</sup> Street, Suite 204 • Boulder, Colorado 80304 • Tel: 303.441.3929 Fax: 720.564.2283  
[www.bouldercountyhhs.org](http://www.bouldercountyhhs.org)

Dear Planning Board and City Council:

**February 1, 2016**

Last week Boulder County Planning Commission and Boulder County Commissioners recommended that two Comp Plan update requests for Twin Lakes parcels be pursued: (1) the Housing/School District requests for a change to Mixed Density Residential, and (2) the neighbor/TLAG requests for a change to an Open Space designation.

In advance of your hearing on Tuesday, Boulder County Housing Authority and Boulder Valley School District wanted to provide some additional information on major themes we heard last week:

## **Density**

High Density Residential options are not on the table. We are seeking the Mixed Density Residential designation because it is consistent with the range of densities existing in the area, and we believe it creates the best opportunities for designing compatible, integrated additions to the neighborhood. BCHA has committed to 6-12 dwelling units per acre. In addition to the Twin Lakes neighborhood, good examples of areas with 6-12 dwelling units per acre include the historic Whittier Neighborhood in central Boulder, Aspinwall at Josephine Commons in Lafayette, and Red Oak Park in north Boulder.

## **Hydrology**

We understand and share neighbors' concerns about the soils and water table in the area. A comprehensive, professional third-party analysis of the parcel's hydrology is a critical precursor to any site planning. We will be soliciting proposals to do a number of borings on the site to gather real-time data about the soils and water conditions. These wells would be monitored over the better part of a year, and would provide important information for all of us and neighbors. This approach is consistent with Dr. McCurry's June 24, 2015 Preliminary Hydrologic Analysis commissioned by TLAG.

It's important to note that technology provides us with many excellent options for mitigating impacts of development, including hydrological issues. Based on the information and recommendations we receive from our engineers, architects, surveyors, and other design professionals, we will provide on our site the facilities to ensure adequate drainage and management of storm water. As with any other similar development subject to City code, no development can or will proceed on our site without the City first approving a storm water and flood management plan.

## **Wildlife**

We are also sensitive to impact of any future development on existing wildlife. Both agencies have a strong track record for environmental stewardship with their work. For this site, we'll complete a professional third-party wildlife study, and follow those recommendations and best practices for mitigating impacts, such as creating wildlife buffer areas and scheduling certain construction work for the least impactful time of the year for affected wildlife. And, of course, we would respect any protections already in place for wildlife.



The presence of a great horned owl's nest on Open Space east of the site was a particular area of focus at last week's meeting. Based on what we know at this time, we anticipate the owls will continue their long term residency in this area, and need not be weighed against the opportunity for affordable housing. A bit more information on the owl's nest and owl populations in Boulder County is provided in a two page attachment.

**Transit**

The 205 has a stop at Twin Lakes and 63<sup>rd</sup>. This stop is less than a half-mile from the two sites under consideration. The 205 provides connections to Gunbarrel Town Center, 28<sup>th</sup> Street, and downtown Boulder. The sites are also well connected by streets and bike and walking paths, and future development planning would create an opportunity to strengthen those connections.

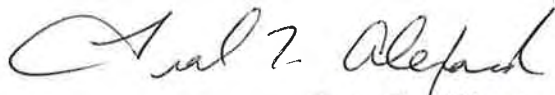
Gunbarrel receives walk and transit scores that are average for BCHA's affordable housing portfolio, and a higher than average bike score, using walkscore.com. While higher walk and transit scores are desirable, diversity of housing choices – geographic – home type – and price point - are also high priorities in the Comp Plan and in BCHA's mission.

**Next Steps and Working with the neighbors**

Addressing the affordable housing crisis requires local and regional solutions. If our sites are evaluated and approved for residential development, we are committed to (and have a strong track record with) a transparent process at all levels. At the most local level, we will create many opportunities for neighbors to have a seat at the table and a voice through planning, design, construction, and ongoing operations.

We look forward to seeing you at the public hearing, and thank you again for your consideration that these parcels advance for further study for Mixed Density Residential land use designations.

Sincerely,



Frank Alexander, Executive Director  
Boulder County Housing Authority



Willa Williford, Deputy Director  
Boulder County Housing Authority



Don Orr, Chief Operations Officer  
Boulder Valley School District

### ADDRESSING CONCERNS REGARDING THE TWIN LAKES GREAT HORNED OWLS

We understand the owls are treasured neighbors in Twin Lakes. The owl nest is not on either the Housing Authority or Boulder Valley School District owned sites, and the owls have thrived in close proximity to development and lots of human activity for a very long time. We anticipate the owls will continue their long term residency in this area and need not be weighed against the opportunity for affordable housing.

#### *Our Commitment to Continued Protection*

The county's Twin Lakes Open Space sits to the north of BCHA's 6655 Twin Lakes Road property. The Twin Lakes Open Space will remain protected and managed by the county's Parks & Open Space Department.

The great horned owl nest sits on land that is owned by the county and managed by Parks & Open Space, but under the control of Boulder and Whiterock Ditch Company by way of a 35 foot easement. The area within the easement, and likely a larger buffer zone associated with the ditch, would not be part of the potential housing development. The nest will remain on land protected and managed by Parks & Open Space.

Before moving forward with an affordable housing development proposal for the property, BCHA will conduct several professional, third-party environmental assessments, including a wildlife habitat assessment. We take environmental stewardship on our sites very seriously and have a proven track record of responding to environmental issues identified through the formal assessment process.

#### *Surrounding Habitat for the Owls*

Regarding the owls' use of the current BCHA property as a feeding ground, Parks & Open Space reports that great horned owls have a hunting range of approximately 1 mile. There are 85 acres of open space within a half-mile radius of the owl nest, ensuring plenty of habitat for the owls.

#### *Urban Adaptability*

Because of their adaptability to urban environments, the great horned owl is doing very well in Boulder County:

- The Boulder County Audubon Society reports, "Great horned owl populations have exploded in Boulder County... The number observed on Boulder Christmas Bird Counts increased from 1 in 1950 to more than 100 in 2013."
- Local populations have increased in recent decades as the owls adapt to our "urbanizing environment." They nest in "urban areas, grasslands, shrublands, riparian woodlands, and coniferous forests" and have been known to lay their eggs on building ledges. (Boulder County Nature Association)
- Colorado Parks and Wildlife does not monitor the population because the species is so common in our area.

The Twin Lakes nest is 40 feet from existing development and even closer to the Twin Lakes trail, which has a significant human and canine presence year-round; Boulder County Parks & Open Space reports more than 100,000 visits per year to the open space property. The BCHA land begins 65 feet from the current nest, and any development activity would be significantly further away, given set-backs, ditch easements, buffers, and/or trail connections to be determined during future planning processes.

According to Colorado Parks and Wildlife, great horned owls are very adaptable and don't mind human encroachment. They are less likely to abandon nests than other species and will forage in developed areas. CPW typically does not recommend buffer zones for development near great horned owl nests.

From: Bob's Indra Email <[bwalker@indra.com](mailto:bwalker@indra.com)>  
Date: 2016/02/01 5:24 PM (GMT-07:00)  
To: boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Cc: [wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)  
Subject: Boulder County Housing Authority's Request Re: Twin Lakes Road Site

Dear Planning Board,

Attached is my letter of support for BCHA's request.

Bob Walker

Dear Boulder City Council and Planning Commission,

I would like to express my very strong support of BCHA's request to annex the Twin Lakes Road site with a mixed density designation. As a developer of multiple affordable housing communities in Boulder County, I have a keen appreciation of the difficult political decisions such projects often require. It would however be a shame if this particular site was not at least given the opportunity for future Site Review as an affordable community.

**Site Quality.** Just about everyone agrees much more affordable housing is needed but the issue is always where to put it. Neighborhood resistance aside, it's quite difficult just to find an appropriate "affordable" site anywhere in Boulder County. By "appropriate", I mean size, configuration, topography, contiguous infrastructure, access, nearby convenience retail and recreational opportunities, price, etc. This is one of those very rare sites that has virtually all the physical prerequisites in place.

**Affordable Housing Desert.** The current low percentage of affordable housing in the Gunbarrel market is hard to believe. Apparently, not one of the new apartment projects included on site restricted units! It goes without saying that anywhere there are jobs, a certain percent of lower paid employees desperately need more affordable housing. It's just good public policy to better distribute what little affordable housing there is.

**Density.** As I understand it, the proposed mixed use density would allow a potential density of 6-12 units per acre. This is the typical density range found in most townhouse type developments which are often situated contiguous to single family environments. It's a low enough density to allow neighborhood friendly elements i.e. setbacks, landscaping, building orientations, environmental buffers, migratory corridors, etc. while high enough to allow the creation of a much more viable and efficient development.

**Neighborhood Impact.** Primarily through the magic of tax credits and other funding, affordable housing developments now have sufficient funding to create attractively designed, energy efficient communities. BCHA's recent developments look much more appealing than many "market" rate projects and they have a proven record of strong neighborhood engagement and accountability.

In my opinion this is the perfect affordable housing site in a grossly underserved submarket. The potential number of units is still low enough to allow for neighborhood friendly site planning and an experienced trustworthy developer is in place. Given these positives and the crushing need for affordable housing, I urge you to support BCHA's request.

Sincerely,

Bob Walker

From: Robyn Kube <[RobKube@dietzedavis.com](mailto:RobKube@dietzedavis.com)>

Date: 2016/02/01 5:49 PM (GMT-07:00)

To: boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>, Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>

Subject: BVCP Proposed Land Use Change #29 - 2801 Jay Road #1

The concept plan for the development proposed by Margaret Freund for 2801 Jay Road came before the Planning Board in October 2015. At that time the 2801 Jay Road project was linked with another development project proposed for 3303 Broadway, with the developer representing that (a) the Jay Road project would provide the site for the affordable housing component mandated by the Broadway development and (b) the Jay Road project would only be built if the Broadway development went forward. Planning Board, while being open to affordable, residential housing, generally panned both developments, citing density and compatibility concerns at both sites and safety/transportation issues at the Jay Road site. Echoing Planning Board's sentiments, City Council opted not to call up either project.

Fast forward to January 2016. Ms. Freund was seeking changes to the BVCP which would allow both the Broadway and Jay Road developments to move forward. Since the Broadway site was within the City, Planning Board and Council needed to approve further study of the request for that site in order for the process to move forward. This did not happen, so land use changes for the Broadway site will not be considered for study as part of the Comp Plan Review. As a result, Ms. Freund now seeks to develop the Jay Road site as a stand-alone development, i.e., one not paired with the Broadway development.

Per testimony offered by Ms. Freund's representative at the joint Planning Commission/County Commissioner meeting last week, this change appears to have caused the project to morph from one with very high density and a strong affordable rental housing component to one with lower density, salable housing (some of which may be workforce housing) and, perhaps, even a coffee shop. In other words, the significant "community benefit" of affordable rental housing touted back in October, has now given way to a project that, at best, may include some homes that would be financially available to middle income purchasers, as well as other possible uses. In either case, there is nothing to indicate that Ms. Freund has given any further consideration to the significant traffic and safety issues posed by the development of the site or its compatibility with the neighborhood. In fact, her application contends there is no neighborhood with which it would need to be compatible.

Last year I testified before both Planning Board and Council that I thought the Jay Road project was not well thought-out and was really only an after-thought to the significant work Ms. Freund had put into the proposed development on Broadway. The moving target nature of Ms. Freund's current "proposal" exemplifies and magnifies this concern. Given the lack of clarity associated

with the possible development of the 2801 Jay Road, and the significance of the site at the north edge of the City, it seems premature for there to be further study of a proposed land use change for the site when the developer is so equivocal as to what she proposes.

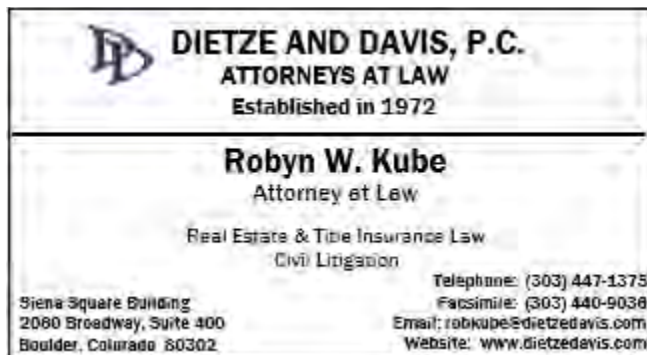
Given the uncertainty surrounding the proposed development for this site, the significance of the land use change being requested (which can only be changed with yet another change to the Comp Plan), and the fact that County staff indicated further study of this site would require significant staff time, I urge you to reject further study of the proposed land use change at this time. There will be plenty of time for study and review when, and if, a developer for this site can provide a clear, financially viable vision for its development.

Thank you,

Robyn Kube

4160 Amber Place

Boulder



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From: Jillian Curry <[curry.jillian@gmail.com](mailto:curry.jillian@gmail.com)>  
Date: 2016/02/01 6:14 PM (GMT-07:00)  
To: Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>  
Cc: boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: NO to developing the land, YES to the preserve!

PLEASE don't vote to destroy this land. It is one of the areas that make Boulder so amazing. Don't make a decision to destroy it! I moved to Colorado for the open space and amazing nature that's renowned all over the country. Please keep Colorado amazing!



**From:** [jordan.flanagan](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Campbell, Chris](#)  
**Subject:** AFFORDABLE HOUSING  
**Date:** Monday, February 01, 2016 6:36:22 PM  
**Attachments:** [housing.docx](#)

---

Sent from [Mail](#) for Windows 10

Dear Boulder County Commissioners,

My name is Jordan Flanagan, and I would like to tell you all why I believe that is an important to have affordable housing in the **Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road**.

Firstly, I would like to apologize for not being able to speak in person. I am a single mother of two and had trouble finding childcare, so, I hope I can relay my message as effectively in this letter as I would in person. In 2010, I found myself in a situation that I thought could never happen to me. I became divorced after 10 years of marriage with an 8-year-old and a newborn. My ex-husband was the one who brought in all our household income, I was a stay at home mother. When he left the family, I was faced with debt and no means to take care of our two sons. It was, and has been the scariest time in my life.

Through amazing programs in Boulder County, such as “Family Self Sufficiency” (which is what I am currently in), allows families who are in the program to further their education and save to buy a home. At the end of the five years’ families have a college education and enough money to put a down payment on a home. Before I got married I aspired to become a nurse, but now, this experience has fueled my passion in helping others. Through this program and being able to have affordable housing, I’m close to attaining my degree in Psychology. I hope to start working as a social worker in Boulder County.

Without this program and affordable housing, myself and my two sons would be living in a homeless shelter, or some other situation that I wouldn’t want to imagine. However, because of this program, I have part-time employment, go to school, and am saving for a home. Both my children are happy and thriving! My children can see that with hard work, determination, and help from your community, anyone can reach their full potential no matter what circumstances one is faced with.

I feel that others who may need help, just as I did, should have the same opportunities that I have been blessed to receive. Please see how important this is to so many families in our community, and that my family is a wonderful example of a positive outcome!

With Warm Regards,

Jordan, Liam, Aydan, Flanagan

From: Susan Bailhache <[smbailhache@gmail.com](mailto:smbailhache@gmail.com)>  
Date: 2016/02/01 8:52 PM (GMT-07:00)  
To: boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: Comments Regarding BVCP Change Requests

Dear members of the Boulder Planning Board,

I'm writing to you concerning the City of Boulder's request to change the Boulder Valley Comprehensive Plan in order to annex the properties at 6655 and 6500 Twin Lakes Road.

My husband and I are longtime residents of the area. We owned a home in the City of Boulder from 1981 – 2003 and then moved to the Red Fox Hills neighborhood, which is just east of the Twin Lakes properties under consideration. We love this area and chose it due to its rural residential character and proximity to open space.

We are avid walkers and use the two properties under consideration as part of our regular circuit from our home up through the Twin Lakes Open Space. This has become one of our favorite routes, which we use an average of twice a week throughout the year; sometimes daily in summer.

We believe that the scope of the City's proposed development of 6655 and 6500 is out of alignment with the current Boulder Valley Comprehensive Plan in many ways. Notably, these properties are defined by the clauses below:

### **2.19 Urban Open Lands**

**Open lands within the fabric of the city constitute Boulder's public realm and provide recreational opportunities, transportation linkages, gathering places and density relief from the confines of the city, as well as protection of the environmental quality of the urban environment.**

### **2.20 Important Urban Design Features**

**Boulder Creek, its tributaries and irrigation ditches will serve as unifying urban design features for the community. The city and county will support the preservation or reclamation of the creek corridors for natural ecosystems, wildlife habitat; for recreation and bicycle and pedestrian transportation; to provide flood management; to improve air and water quality.**

Undeniably, there is a need for more affordable and workforce housing in the City of Boulder. However, the Twin Lakes sites seem to be inappropriate for many reasons. First, the location is six miles to downtown Boulder. The nearest bus stop, grocery store, shop or

restaurant is over half a mile away. To best serve your residents, affordable housing should be consistent with the Boulder Valley Comprehensive Plan, integrated into local neighborhoods and in close proximity to jobs, public transportation and human services.

In addition, there are issues with the high ground water levels in the Twin Lakes area which make higher density housing problematic. Already, basements in the Red Fox Hills neighborhood are subject to flooding, and most require sump pumps. Building on the Twin Lakes parcels will create more runoff and increase the risk of flooding.

The high water table was evident when the County Transportation Department repaved Twin Lakes Road in 2014. They had to first lay down a waterproof interlayer below the blacktop to prevent the groundwater from squeezing up from below and ruining the road surface. Even the local prairie dogs refuse to inhabit these parcels because they know their burrows will flood.

There are also infrastructure issues in Twin Lakes such as a single through street, water lines that break (twice in the last 18 months) and a sewer system that is inadequate to support higher density.

If annexed, these parcels will be entirely surrounded by County land. It seems that this circumstance will only create confusion between City and County service areas. When there are breaks in the water mains and sewer systems, whose responsibility will it be: the City or the County? When it comes to emergency services a hesitation concerning jurisdiction, could mean the difference between life and death.

There are many reasons the properties on Twin Lakes Road are inappropriate for the type of development planned by the City of Boulder Housing Authority. Most importantly, rural residential areas and open space are precious factors which lend to the unique character of Boulder County as noted in the Comp. Plan. Once these areas are developed they will forever change the face of our community.

Because we in the County do not have the opportunity to vote on City issues , we appeal to your personal principles to be representatives of our overall community. Please give thoughtful consideration to our concerns.

Thank you for your time,

Susan & Mark Bailhache

**From:** [Randall G](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Boulder City Council](#); [City of Boulder Planning Board](#);  
**Cc:** [Williford, Willa](#)  
**Subject:** 6655 Twin Lakes Road  
**Date:** Monday, February 01, 2016 9:27:39 PM

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Dear Commissioners, Councilpersons, and Planners,

Please assign Mixed Density Residential designation to the 6655 Twin Lakes Road property. After losing several properties in the downturn 6-8 years ago I was fortunate enough to find affordable housing alternatives, but usually outside of Boulder. I can only imagine that many are not so lucky.

The area in North Boulder, west on Violet Ave., is an excellent example of a welcoming neighborhood, a beautiful area. You know, a dog park wouldn't be such a bad idea for Twin Lakes!

Please do something to help a few more of our residents live in quality housing, a little bit closer to their work, without back-breaking rent.

*Thank you,*

*R. Gaffney*

Boulder County Commissioners: [commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org)

Boulder County Planning Commission: [planner@bouldercounty.org](mailto:planner@bouldercounty.org)

Boulder City Council: [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)

City of Boulder Planning Board: [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)

From: Mireille Key <[languagebuff@comcast.net](mailto:languagebuff@comcast.net)>  
Date: 2016/02/01 10:29 PM (GMT-07:00)  
To: Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>, boulderplanningboard  
<[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: Hogan-Pancost

Dear City Council members and Planning Board members,

As you probably know, the Southeast Boulder Neighborhood Association's change request for the Hogan-Pancost property was turned down on January 26 by the County Planning Commission. I have herewith attached a document drawn up by SEBNA's steering committee that addresses our very real concerns regarding the proceedings that took place that evening.

We appeal to you to ask the County Planning Commission to reverse its decision and allow our original change request to continue through the review process.

Thank you for your consideration.

Sincerely,

Mireille Key

Vice-President, SEBNA

Dear Council and Board Members,

On January 26th before the Boulder County Commissioners and Planning Commission, 26 families, members of the Southeast Boulder Neighborhoods Association (SEBNA), were accused of slander based on their stated concerns regarding potential impacts that development of the Hogan-Pancost property may bring to the area.

Our group submitted a written request to change the land use designation of the Hogan-Pancost property as part of the ongoing Comprehensive Plan 2015 update. Early in the process in August, the lawyer for the property owners began threatening legal action in an email to the County:

“What is the process to oppose this request. Their claims are unfounded and false. Is it time to go to the courts now?”

Subsequently, the developers submitted to the City and County a written rebuttal to our request. Much of their 39 page rebuttal was focused on the 4 pages of our request that were devoted to flood hazards. In their rebuttal they repeatedly accuse us of providing deceptive or false photographic evidence of past floods and they go so far as to accuse neighbors of providing fraudulent input to the community flood maps created at the City’s open houses after the September 2013 flood event. We’ve provided a thorough response to these incorrect and unjust accusations at <http://hoganpancost.org>.

In order to back their claims of deception concerning the 2013 flood they cite a report written by their flood expert and based on a visit to the property the morning of Thursday, September 12th 2013. This visit is described by them as being “shortly after peak flood conditions” and being the “day the rain finally stopped”. Based on this assessment of the flood impacts they state unequivocally that “there are very little flood or floodplain problems on our land.”

Their assessment of the 2013 flood is simply not accurate as the actual peak of the flood, as witnessed by many in the area, occurred hours later - Thursday night into early Friday morning. The developer provides pictures showing puddle-dappled pastures but photos taken by a local resident, just a few hours later and as the flooding intensified, tell a very different story (photos <http://hoganpancost.org>).

At the January 26th County meeting the lawyer for the developers continued his attack against our request, again claiming that most of what we wrote in support of the land use change was false. Members of our organization were accused of not signing the request due to liability concerns and the president of our organization was singled out as the sole signatory even though there were 26 families that were co-signatories of our request. The lawyer went on to levy charges of slander against us because of what he alleged to be false claims regarding flood dangers, endangered species and habitat, and traffic congestion.

We have had a long history with this property and have met with many members of the development group. Therefore, we are dismayed at the bullying legal tactics and climate of fear and intimidation that have recently been adopted by the developer. These threats of legal action have caused great alarm. Are we going to be sued for slander? If we speak of flood hazards on the property in the future should we fear legal action? What other topics are off-limits - Endangered species? Wetlands destruction? Traffic impacts?

While we have often read of Strategic Lawsuits Against Public Participation (SLAPP), we never thought it would come to this in Boulder. When you consider that these legal threats stem from our concerns for the safety of our families and homes in the face of flood hazards, this attempt to stifle citizen participation goes well beyond the bounds of good citizenship.

We feel that the Boulder Valley Comprehensive Plan change review process was unduly influenced by the serious accusations that were levied against our group by the lawyer for the developer. Furthermore, the incorrect and incomplete assessment of the 2013 flood provided to the County by the development group gives an inaccurate depiction of the flood impacts that occurred on this property and in the surrounding area. We feel that this report provided an incorrect and biased view about this important issue to the Planning Commission.

We ask that the City of Boulder Council and Planning Board request that the Boulder County Planning Commission allows our original request to continue through the review process.

Thank you for your consideration

Steering Committee  
Southeast Boulder Neighborhoods Association (SEBNA)

Jeff McWhirter - President  
Mireille Key - Vice President  
Carol Atkinson - Treasurer  
Ron Craig - Board Member  
Steve Meyer - Board Member  
Jeff Rifkin - Board Member  
Steve Telleen - Board Member



From: Ken Beitel <[info@boulderowlpreserve.org](mailto:info@boulderowlpreserve.org)>  
Date: 2016/02/02 12:25 AM (GMT-07:00)  
To: "Williford, Willa" <[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)>  
Cc: "Williams, Jim C." <[jewilliams@bouldercounty.org](mailto:jewilliams@bouldercounty.org)>, [mstreim@earthlink.net](mailto:mstreim@earthlink.net),  
[mikechiropoulos@gmail.com](mailto:mikechiropoulos@gmail.com), [jeff@cohenadvisors.net](mailto:jeff@cohenadvisors.net), "Jannatpour, Vivienne"  
<[vjannatpour@bouldercounty.org](mailto:vjannatpour@bouldercounty.org)>, "Krezek, Michelle" <[mkrezek@bouldercounty.org](mailto:mkrezek@bouldercounty.org)>,  
[julietgopinath@yahoo.com](mailto:julietgopinath@yahoo.com), Ron Stewart <[rstewart@bouldercounty.org](mailto:rstewart@bouldercounty.org)>, "Hardy, Al"  
<[ahardy@bouldercounty.org](mailto:ahardy@bouldercounty.org)>, "Bell, David" <[dbell@bouldercounty.org](mailto:dbell@bouldercounty.org)>, "Spaulding, Susan"  
<[sspaulding@bouldercounty.org](mailto:sspaulding@bouldercounty.org)>, "Lattes, Conrad" <[clattes@bouldercounty.org](mailto:clattes@bouldercounty.org)>, Council  
<[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>, "Boerkircher, Gabi" <[gboerkircher@bouldercounty.org](mailto:gboerkircher@bouldercounty.org)>,  
"Halpin, Barbara" <[bhalpin@bouldercounty.org](mailto:bhalpin@bouldercounty.org)>, "Gardner, Deb"  
<[dgardner@bouldercounty.org](mailto:dgardner@bouldercounty.org)>, "Domenico, Cindy" <[cdomenico@bouldercounty.org](mailto:cdomenico@bouldercounty.org)>, EJones  
<[Ejones@bouldercounty.org](mailto:Ejones@bouldercounty.org)>, "Brockman, Nik" <[nbrockman@bouldercounty.org](mailto:nbrockman@bouldercounty.org)>, "Hoerath,  
Dave" <[dhoerath@bouldercounty.org](mailto:dhoerath@bouldercounty.org)>, "Crosswy, Maggie" <[mcrosswy@bouldercounty.org](mailto:mcrosswy@bouldercounty.org)>,  
boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: 3rd request for BCHA Wildlife Studies and Environmental Impact Assessment on site  
of Proposed Boulder Great Horned Owl Preserve

Hello Willa,

On Jan 25, 2016 BCHA promised to respond to our request for provision of Wildlife and Environmental Impact Assessment studies that Boulder County Housing Authority (or Parks and Open Space) have done for 6655 and 6600 Twin Lakes Rd, site of the proposed Boulder Great Horned Owl Preserve.

No response has been received from from BCHA or Parks and Open Space.

Shall we take this to mean that no Wildlife and Environmental Impact Assessment studies have been conducted by BCHA and Parks and Open Space at the site of the proposed Boulder Great Horned Owl Preserve?

Can you let us know in advance of the Feb 2, 2016 Boulder City Council Meeting? Thank you.

Best Regards,

*Ken*

Ken J. Beitel

Chair of Wilderness Conversation

***Boulder Great Horned Owl Preserve***

[www.BoulderOwlPreserve.org](http://www.BoulderOwlPreserve.org)

email: [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org)

On Mon, Jan 25, 2016 at 9:29 AM, Williford, Willa <[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)> wrote:

Dear Ken,

Your messages were caught in our spam filter. We'll prepare a response for you. Apologies.

Willa

**Willa Williford**  
Housing Director

Phone: [303 441-4529](tel:3034414529)  
Fax: [303 441-1523](tel:3034411523)  
2525 13<sup>th</sup> Street, Suite 204  
Boulder, CO 80304

[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)  
[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



Hope for the future, help when you need it.

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

message from your email system.

**From:** Ken Beitel [mailto:[info@boulderowlpreserve.org](mailto:info@boulderowlpreserve.org)]

**Sent:** Saturday, January 23, 2016 10:04 AM

**To:** Williams, Jim C.

**Cc:** [mstreim@earthlink.net](mailto:mstreim@earthlink.net); [mikechiropoulos@gmail.com](mailto:mikechiropoulos@gmail.com); [jeff@cohenadvisors.net](mailto:jeff@cohenadvisors.net); Williford, Willa; Jannatpour, Vivienne; Krezek, Michelle; [julietgopinath@yahoo.com](mailto:julietgopinath@yahoo.com); Stewart, Ron; Hardy, Al; Bell, David; Spaulding, Susan; Lattes, Conrad; [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); Boerkircher, Gabi; Halpin, Barbara; Gardner, Deb; Domenico, Cindy; Jones, Elise; Brockman, Nik; Hoerath, Dave

**Subject:** 2nd request for BCHA Wildlife Studies and Environmental Impact Assessment on site of Proposed Boulder Great Horned Owl Preserve

Jim Williams, Communications Specialist, Boulder County Housing Authority

Willa Williford, Deputy Director, Boulder County Housing Authority

Hello Jim and Willa,

I have not heard back from you regarding provision to the Boulder County community Wildlife and Environmental Impact Assessment studies that Boulder County Housing Authority has done for 6655 and 6600 Twin Lakes Rd site of the proposed Boulder Great Horned Owl Preserve.

No response has been received from you on our request. Shall we take this to mean that BCHA has not performed any Wildlife Studies or an Environmental Impact Assessment at the location of the proposed Boulder Great Horned Owl Preserve?

If we have not heard back from you by noon on Mon Jan 25, 2016 we shall take this as evidence that BCHA has not performed Wildlife Studies or an Environmental Impact Assessment for the site.

Looking forward to hearing back from you,

*Ken*

Ken J. Beitel

Chair of Wilderness Conversation

***Boulder Great Horned Owl Preserve***

[www.BoulderOwlPreserve.org](http://www.BoulderOwlPreserve.org)

email: [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org)

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From: Peter Collins <[Peter.Collins@lpinsure.co.uk](mailto:Peter.Collins@lpinsure.co.uk)>  
Date: 2016/02/02 12:26 AM (GMT-07:00)  
To: Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>, boulderplanningboard  
<[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Cc: [info@peta.org](mailto:info@peta.org)  
Subject: OWL PRESERVE DEVELOPMENT.

As a lawyer with contacts in the media, I am aware of the growing attention about the proposed development to bulldoze the habitat of owls for yet another development.

Is the plan to literally crush and injure these creatures or do you have something more civilized in mind?

I know there will be huge media attention if the development goes ahead, and if these creatures suffer in the process, you can be sure the stigma of that will remain with you. You should not underestimate the millions of people who care deeply about animal welfare, far more those who are to profit financially.

Peter Collins

<http://boulderowlpreserve.org/>

From: Melanie <[melanielynns.mail@gmail.com](mailto:melanielynns.mail@gmail.com)>  
Date: 2016/02/02 12:26 AM (GMT-07:00)  
To: Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>, boulderplanningboard  
<[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: Re: Twin Lakes and cash in lieu

To Boulder City Council and Boulder Planning Board-

I have written before and am writing again now to reconfirm my views, thoughts, and concerns regarding the Twin Lakes Parcels.

My family and I are very concerned about the proposed development for all the reasons I am sure you have already heard. I will sum my concerns up here.

- completely inappropriate location
- tremendous flooding potential, our already flooded homes will be awash in water
- decimation of a beautiful wildlife corridor
- loss of wildlife habitat and loss of our friends, the owls
- public safety issues
- light pollution
- noise pollution
- traffic that our road absolutely cannot handle
- the destruction of our quiet neighborhood
- and as the singular Mr Mike Smith has noted, this proposal by BCHA violates at least 11 principles of the BVCP!!!!!!!!!!!!!!

We worked very hard to be able to live in the very affordable Gunbarrel. We are extremely saddened and disappointed by the actions of the BCHA. It is our hope that you do not allow them to destroy our neighborhood.

But here's the thing I have the most trouble understanding. Maybe some one can help me. There are new developments popping up everywhere in Boulder and Gunbarrel. For example, there is a housing explosion with over 500 units next to the King Soopers in Gunbarrel. **NONE OF THESE ARE AFFORDABLE HOUSING.** If affordable housing is such a problem then why oh why is there not a way to Stop all the "cash in lieu of affordable units" going on????????? The motivation in dealing with Twin Lakes is questionable and the BCHA's tactics are terrifying. Choosing to pave over a wildlife corridor that is beloved by animals and humans is disgraceful.

I am hopeful though that you will take the concerns of the neighborhood seriously and NOT let the Twin Lakes parcels be developed.

Respectfully

Melanie Whitehead

--

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

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

<http://boulderowlpreserve.org>

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

From: "Jennifer C Watkins, Esq." <[jennifer@jenniferwatkinslaw.com](mailto:jennifer@jenniferwatkinslaw.com)>  
Date: 2016/02/02 1:05 AM (GMT-07:00)  
To: Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>  
Cc: boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: NO to bulldozing the Owl Hunting Meadow, YES to creating the Great Horned Owl Preserve

Dear Honorable members of City Council and Boulder Planners,

Please do not bulldoze the Owl Hunting Meadow. Boulder needs these wild places. Please do not succumb to developers' pressures.

Please DO create the Great Horned Owl preserve. Boulder is fabulous because of it's protected places. We do not need high density development.

I have lived in Boulder for over 15 years. My family and I love our owl population.

Thank you,

Jennifer C. Watkins

3995 Chippewa Dr.

Boulder, CO 80303

—  
Jennifer C Watkins, Esq.

303-507-1324

[jennifer@jenniferwatkinslaw.com](mailto:jennifer@jenniferwatkinslaw.com)

<http://www.jenniferwatkinslaw.com>



From: Summer Gould <[summercgould@gmail.com](mailto:summercgould@gmail.com)>  
Date: 2016/02/02 9:44 AM (GMT-07:00)  
To: Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>  
Cc: boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
Subject: owls are amazing - please vote against bulldozing owl preserve

Dear Boulder city council,

Owls are amazing creatures and they are pretty endangered. They are adorable! Owls are amazing hunters and that stupid building could never replace a lot of baby owls and full grown owls. Plus 20 acres is A LOT of land that owls need to survive! As it is owls already don't have enough land. So why take away more!! We have already done it a couple thousand times you know, Not just for owls but for WAY more animals! We have done enough damage to the world, I suggest stopping for good!

From,

Summer Cuppari Gould

age 10

5th Grade, Flatirons Elementary School

Boulder, CO

Boulder City Council - [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)

2/2/2016

Boulder City Planning Board - [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)

RE: Land use change submissions #35 and #36.

Dear Boulder City Council and Planning Board Members—

I am a City resident who lives a few hundred feet from the Twin Lakes parcels under consideration. I oppose land use change submission #35 and support land use change submission #36. There are members of the Twin Lakes Action Group and others who will speak to why development of the Twin Lakes parcels would have deleterious hydrological, wildlife and density impacts on our Gunbarrel neighborhoods. In short, the planned development is a bad idea because it's a bad fit with the community.

In addition, it must be pointed out that the current dispute, and the ill-conceived push for development of the Twin Lakes parcels, result in large part from the City's failure to require developers to provide affordable housing units within their developments. Instead, the City allows developers to buy themselves out of the obligation. This practice forces such housing into the County. As reported in the Daily Camera on January 28, 2016 regarding the mixed use Rêve project at 30<sup>th</sup> and Pearl, the Board took note of this fact: "What happens with the cash-in-lieu, lately anyway, is we end up looking at projects out on the fringe of the cities where there aren't any amenities and that's where the low-income families end up being," [Elizabeth] Payton said. ' [http://www.dailycamera.com/news/boulder/ci\\_29448152/boulder-planning-board-approves-r-ve-development-reduction](http://www.dailycamera.com/news/boulder/ci_29448152/boulder-planning-board-approves-r-ve-development-reduction)

Precisely. And how does cash-in-lieu affect housing options in Boulder city limits for those whose incomes are \$150,000 or less? Monthly rents of up to \$4000 at the Rêve and "luxury" apartments at Gunbarrel Center. If the City and Board are serious about providing affordable housing options within the City, two things must happen, in my view: (1) developers be required to set aside affordable housing units in their developments, and (2) the cash-in-lieu option be abandoned.

Very truly yours,

Joyce L. Jenkins

4848 Brandon Creek Drive

Boulder, CO 80301

**From:** [Leach, Sherry](mailto:leach@bouldercounty.org)  
**To:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Jones, Elise](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Krezek, Michelle](#); [Ruzzin, Mark](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [Bohannon, Robin](#); [Stratton, Mike](#); [Williford, Willa](#)  
**Subject:** Letter of Support for Boulder County Housing Authority's Request  
**Date:** Tuesday, February 02, 2016 1:27:10 PM

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

I have lived in Boulder County for more than 40 years. It is a great place to live and work. Sadly more and more people who work in Boulder County cannot afford to live here. Therefore, I am writing today in support of the Boulder County Housing Authority's request for a land use change through the Boulder Valley Comprehensive Plan (BVCP) regarding the Twin Lakes property in Gunbarrel, so that affordable housing can be built.

As the manager of the Boulder County Area Agency on Aging, I have a particular interest in livable communities in which people of all ages can "age well." Availability of appropriate, affordable housing across the income sectors is an important indicator of livable communities. In a community assessment survey of older adults in Boulder County conducted in 2014, only 13% of the respondents indicated that the availability of affordable housing was good or excellent. This rating is much lower than those given by older adults surveyed in peer communities across the country.

Boulder County citizens repeatedly vote to tax themselves to support human services funds that contribute to the quality of the community. I'd like to see us continue to walk the talk with support of affordable housing options and that our leaders respond enthusiastically when opportunities such as the one afforded by the Twin Lakes property come up. People who work and retire in Boulder County deserve an opportunity to also live here.

Sincerely,

Sherry Leach  
4409 Dallas Place, Boulder, CO 80303  
[sleach@bouldercounty.org](mailto:sleach@bouldercounty.org)

**From:** [Nancy Young](#)  
**To:** [Council: boulderplanningboard](#)  
**Cc:** [Maggie Crosswy](#)  
**Subject:** Fwd: Meeting tonight  
**Date:** Tuesday, February 02, 2016 1:33:02 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Nancy Young <[nancyferrara@comcast.net](mailto:nancyferrara@comcast.net)>  
**Date:** February 2, 2016 at 12:59:00 PM MST  
**To:** [mcrosswy@bouldercounty.org](mailto:mcrosswy@bouldercounty.org)  
**Subject:** Meeting tonight

Dear Maggie,  
I will not be able to attend tonight. I mentioned that I would write an email so here it is.

Hello,  
I am expressing my experiences on affordable housing in Boulder County. I am a 67 year old resident that lives in affordable housing at Josephine Commons in Lafayette CO. I have lived in Boulder County for almost 40 years. I was married for 25 years, gainfully employed, raised one glorious Son and went through a divorce after that point in time. I lost my 6 bedroom house during the divorce, tried to live with a roommate and live in Lafayette as a single 64 year old but the rent and bills made me resort to other options. BCH made it affordable and wonderful for me. I have been very grateful and happy here at Josephine Commons for 3 years now. There needs to be more opportunities for people like me in a prospering community where people and organizations care about one another.  
Regards,  
Nancy Young

Sent from my iPhone

**From:** [DrSherryD.Oaks](#)  
**To:** [Crosswy, Maggie](#)  
**Cc:** [Council; boulderplanningboard](#)  
**Subject:** RE: We Need Your Help for Affordable Housing in Gunbarrel!  
**Date:** Tuesday, February 02, 2016 3:02:47 PM

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On Feb 2, 2016 2:51 PM, "DrSherryD Oaks" <[drsdoaks@gmail.com](mailto:drsdoaks@gmail.com)> wrote:

Hi, Maggie...

I am working off a very old Smartphone. Laptop is kaput.

\*\*\*I give you my full permission to use my story in any way you need, including the press.

I also give you permission to forward to both City Council and the Planning Commission.

I try very hard to keep being an active member in our community as I enter my 19th year of being disabled with Multiple Sclerosis.

I got my Ph.D at CU in 1987; I believe there are still Planning Commission members who will know me...e.g. David Driscoll, Spence Havlick if they still are serving. Gilbert White, one of my mentors has passed as have Janet Roberts and other wonderful leaders of our community's history.

Again, you have my full permission to use my story in any way to get more Senior Housing. We all worked 2 and 3 jobs when we were younger. Now, many of us in our late 60s, 70s, and 80s are too ill or too severely injured to do so.

The loss of Senior Housing in our region from Floods of 2013 still has not been recouped.

I also encourage the assistance to those of us who have lived here, raised our families, helped our communities...still give our time and knowledge to help others even if we no longer have money to give people. Now, we simply need help for safe, affordable, clean shelter. I think Little Houses would be wonderful!

I hope you can help those of us local people who worked hard, contributed to our community and still do, but by virtue of severe incurable diseases like Multiple Sclerosis, or MD, or RA, or others have been wiped out financially...even though we are a great heritage asset to our communities.

My best regards,

Sherry Oaks

On Feb 2, 2016 2:16 PM, "Crosswy, Maggie" <[mcrosswy@bouldercounty.org](mailto:mcrosswy@bouldercounty.org)> wrote:

Hi Sherry, thank you so much for taking the time to share your story. It is so important for folks to hear stories like this to understand the significant need in our community. (And we

understand the weather keeping you from attending tonight!) Would you be willing to email your comments to city council and the planning board at the addresses below? Thanks so very much.

Boulder City Council: [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)

City of Boulder Planning Board: [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)

**From:** DrSherryD Oaks [mailto:[drsdoaks@gmail.com](mailto:drsdoaks@gmail.com)]  
**Sent:** Tuesday, February 02, 2016 2:07 PM  
**To:** Crosswy, Maggie  
**Subject:** Re: We Need Your Help for Affordable Housing in Gunbarrel!

Hello...please feel free to share my story.

Due to the big snow storm, I am physically unable to attend today, GroundHog Day 2016.

I have lived in Colorado since I was a teen. I worked hard to get undergraduate degree, and eventually while working fulltime over a decade, my Ph.D. and becoming a faculty member.

I was struck down by the acute onset of Multiple Sclerosis at the height of my career. I lost my faculty job, my home, and all my hard worked for Middle Class personhood including my savings. I had no income for 5 years as I fought for Social Security Disability based on my nearly 40 years of working at that time. I was homeless for 3 years of that 5 Years because I did not have tenure at CSU and I was denied my benefits. I was too ill to fight an illegal foreclosure and fight for my employee benefits, so I became homeless.

I have struggled to be as well as possible for years; living at poverty level in a constant struggle. I try to teach/tutor parttime and I help mentor a lot of young people in our communities with their school work and career plans even as a volunteer.

I got a little apartment in 1999 after getting Social Security Disability. The apartment was \$525 month. In the last five years it has nearly doubled in price even though it still is cheaper than many units. Friends have helped, but they cannot do so.

There have been no new vouchers for housing since 2008.

My family members are buried in Mountain View Cemetary in Longmont.

I have been on lists for Senior Housing for a long time...over 15 years.

The Flood of 2013 decreased Senior and affordable housing.

I am now 69 years old and have Multiple Sclerosis still...as it is an incurable disease.

I need assistance with housing. I have lived in Louisville in a tiny apt. since 1999.

I have been on the lists for Sr. Housing for over 15 years. We need more Senior Housing for people who once had a productive, community based life here in our Boulder City, Boulder County...but now due to severe illness had their earnings exhausted, their careers cut short, and are in need of housing.

I helped many, many people financially for years when I had a great job and nice salary before I got Multiple Sclerosis.

Now, I need help with clean, smoke free, safe housing.

Respectfully submitted,

Sherry Oaks

**From:** [Elvira Ramos](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Williford, Willa](#)  
**Subject:** IN SUPPORT OF AFFORDABLE HOUSING  
**Date:** Tuesday, February 02, 2016 3:05:59 PM

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I am writing in support of Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road.

When purchased in 2013 from the Archdiocese of Denver, the 10 acres of undeveloped land near Twin Lakes in Gunbarrel were intended for affordable housing. The Archdiocese had expressed that they wanted the property to be used for social good, and they found the plans for affordable housing to be a good match. The land use designation change within the Boulder Valley Comprehensive Plan (BVCP) on this property, would allow Boulder County to make progress toward addressing Boulder County's affordable housing crisis. I feel strongly that the proposal to build between 60 and 120 units of affordable housing on this land is a very good match for the Comprehensive Plan's goals and policies and a critical step forward in terms of providing affordable housing opportunities for our community.

There is no question affordable housing is one of the most, if not the most, critical issues facing Boulder County residents. **Boulder County's ability to attract and retain a competent, diverse workforce depends on it.** A recent social media survey conducted of 315 people across Boulder County found that 41% of respondents spend more than half their income on rent or mortgage every year! Also, 73% of respondents said the lack of affordable housing in Boulder County is extremely serious, and 88% said it is extremely or very important that Boulder County put resources toward a regional solution for affordable housing.

I urge you to support this request for the good of all of our residents.

Regards, Elvira Ramos



**From:** [Joy Mortell](#)  
**To:** [Council: boulderplanningboard](#)  
**Subject:** FW: Today's Meeting  
**Date:** Tuesday, February 02, 2016 3:16:42 PM

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“My name is Joy Mortell and I live at Josephine Commons in Lafayette. I don’t understand why you would not want affordable senior housing at Twin Lakes in Gunbarrel. Do you think it will be a blight on your community? If so, I invite you to visit Josephine Commons. And, if you do visit, please let me know how many and when so we can start with my apartment. We have many activities, which we (the seniors) organize and run ourselves. We have Bingo on Monday and Thursday, Coffee and donuts on Wednesday. On Wednesday afternoon we have a group who put together small wooden cars for the children around the world who have no toys, and a group who do the new activity of Coloring Books. We also have a Potluck dinner (with a theme) the last Saturday of the month. We hold a craft show in the fall. We have a Christmas Sing-A-Long. We have a cookie exchange at Christmas. We look out for our Seniors and try to keep them active. If they are sick, we will take them meals.

We contribute to our community and all we are asking for is a nice, clean, affordable housing that we will be proud of and enjoy. “

The above is what I would have said if I was able to attend the meeting tonight. I walk with the use of a walker and it would be a little dangerous on my part to attend with all the snow and ice.

Joy Mortell  
847-477-3347  
joymortell@hotmail.com

Sent from [Mail](#) for Windows 10

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**From:** [Crosswy, Maggie](#)  
**Sent:** Tuesday, February 2, 2016 2:07 PM  
**To:** [Joy Mortell](#)  
**Subject:** RE: Today's Meeting

Hi Joy – this is absolutely wonderful. Thank you! I wish you could be there to deliver it in person, but I agree – traveling doesn’t sound like a good idea. Would you be willing to email your comments to city council and the planning board at the addresses below? Thanks so much!

Boulder City Council: [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
City of Boulder Planning Board: [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)

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**From:** Joy Mortell [mailto:joymortell@hotmail.com]

**Sent:** Tuesday, February 02, 2016 1:39 PM  
**To:** Crosswy, Maggie  
**Subject:** RE: Today's Meeting

Maggie,

I am sorry that Kathy and I will be unable to attend the meeting today. I was really hoping to be there. I use a walker to walk and the amount of snow and ice makes it a little dangerous on my part. However, the following text is what I would have said if I was there. You can use all or non of the following:

“My name is Joy Mortell and I live at Josephine Commons in Lafayette. I don’t understand why you would not want affordable senior housing at Twin Lakes in Gunbarrel. Do you think it will be a blight on your community? If so, I invite you to visit Josephine Commons. And, if you do visit, please let me know how many and when so we can start with my apartment. We have many activities, which we (the seniors) organize and run ourselves. We have Bingo on Monday and Thursday, Coffee and donuts on Wednesday, On Wednesday afternoon we have a group who put together small wooden cars for the children around the world who have no toys, and a group who do the new activity of Coloring Books. We also have a Potluck dinner (with a theme) the last Saturday of the month. We hold a craft show in the fall. We have a Christmas Sing-A-Long. We have a cookie exchange at Christmas. We look out for our Seniors and try to keep them active. If they are sick, we will take them meals.

We contribute to our community and all we are asking for is a nice, clean, affordable housing that we will be proud of and enjoy. “

Maggie, please keep in touch and let me know how the meeting went. If I can help you in the future, please let me know.

Joy Mortell  
847-477-3347

Sent from [Mail](#) for Windows 10

**From:** [Crosswy, Maggie](#)  
**Sent:** Tuesday, February 2, 2016 10:50 AM  
**To:** [Joy Mortell](#)  
**Subject:** RE: Today's Meeting

Hi Joy, yes - the city is still planning to hold the meeting. (Your email arrived just I was sending a note to all our speakers;) I'll let you know if anything changes. Thanks again!

-----Original Message-----

From: Joy Mortell [<mailto:joymortell@hotmail.com>]  
Sent: Tuesday, February 02, 2016 10:45 AM

To: Crosswy, Maggie  
Subject: Today's Meeting

Are you still having the meeting tonight?

Joy Mortell  
Josephine Commons

Sent from my iPhone

**From:** [Lynn Fleming](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Protect the owls at Twin Lakes!  
**Date:** Tuesday, February 02, 2016 3:22:07 PM

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Dear Boulder City Council,

It is imperative that any decision you make in regard to developing the lots south of Twin Lakes ensure that the Great Horned Owls are completely protected!! It is my hope that each of you has visited the nesting site right next to where developers are planning to bulldoze the hunting grounds for these owls.

I am a Gunbarrel resident and I frequently enjoy the Twin Lakes area. This past month I could hear the owls hooting to each other in the trees by our neighborhood at 63rd and Jay. It is a constant reminder as to why I live near Boulder, because residents of Boulder and the surrounding area all want the same protection for our wildlife.

On any given day, nature enthusiasts will be searching the trees along the creek and lakes in hopes of seeing and photographing these owls and their babies. Do you realize how accessible the nesting site is for the elderly and the very young? Parking along the east side of the east lake gives very easy access. How many viewing opportunities like this exist in an around Boulder?

You need to guarantee the residents of Gunbarrel and the surrounding areas that our owls and the other wildlife continue to exist in our slice of outdoor paradise. Boulder City residents have numerous areas to commune with nature. Don't take that away from Gunbarrel. Isn't it enough that you approved the horrible monstrosity of Avery Brewery that now blocks the views from most of the west lake?

Lynn W. Fleming  
Gunbarrel resident since 2000

## Boulder City Council Urged to Question Parks and Open Space Great Horned Owl Development Impact Assessment



Photo Credit: Alexa Boyes. See media kit broadcast quality video and photos: <http://boulderowlpreserve.org/mediakit/>

**(Boulder, CO)** On Tues., Feb. 2, at 5 p.m., Boulder City Council and the Planning Board will meet to discuss one of the biggest environmental controversies in the history of Boulder. Elected officials are being cautioned on the quality of information being provided by Boulder County Parks and Open Space, which seems to be acting as an advocate for development.

“A Colorado Open Records Act request has revealed a secret deal by Boulder County Parks and Open Space (POS) to trade open space adjacent to Twin Lakes to facilitate development on the site of the proposed Great Horned Owl Preserve,” explains Ken Beitel, chair of wilderness conservation for the preserve. “We also believe that Parks and Open Space is misleading the public and elected officials by claiming there will be no impact on the nesting great horned owl family that lives just 65 feet from the area proposed to be bulldozed. In reality, not a single wildlife impact study has been conducted.” ([click to see POS email release forced by CORA request](#))

Parks and Open Space’s policies have never before supported annexation of open space so that other properties could be annexed and developed.

Rather than having a biologist’s background, Parks and Open Space Director Ron Stewart served two terms in the Colorado Senate and 20 years as a Boulder County Commissioner (1985 to 2005). In a controversial political appointment, Ron Stewart was granted the position of Parks and Open Space Director in 1999. For five years Stewart served as both a Boulder County Commissioner and the Director of Parks and Open Space. Now questions are swirling as to whether Stewart is truly acting as a guardian of public lands.

In the only wildlife consideration to date, POS biologist Dave Hoerath in October 2015 did a quick walk-through on the site of the proposed owl preserve and described the owl hunting meadow as a “sterile environment” but then noted multiple uses by foxes and coyotes and use of the meadow by birds of prey ([click to see POS Oct 14-15 memo](#)). In Nov 2015, Boulder County Parks and Open Space Communications Specialist Vivienne Jannatpour removed all positive statements of birds of prey and mammal activity and falsely summarized Hoerath’s findings by stating the area was “largely devoid of wildlife.” The developer, Boulder County Housing Authority, then circulated the “largely devoid of wildlife” claim on social media and to elected officials, including County Commissioners and Boulder City Council. ([click to see Dec 3-2015 POS/BCHA scrubbed memo Page 2](#))

“City Council should question the poor quality of information they are receiving from Parks and Open Space. This 20-acre meadow is critical habitat for nesting great horned owls and a broad range of wildlife—it is hardly ‘devoid of wildlife,’” says Beitel. “The misinformation from Parks and Open Space could mislead City Council into approving the destruction of the top great horned owl viewing site in all of Colorado.”

The deal to trade Boulder County Open Space was approved by POS Director Ron Stewart at least by October 2015, likely earlier. Under the known terms of the deal, Boulder County Open Space adjacent to Twin Lakes would be given to the City of Boulder, which would then annex both the open space and the area of the proposed development. Yet months after Ron Stewart had agreed to the open space trade, at the Dec. 17, 2015, POS Advisory Committee public meeting, POS Resource Management Manager, Therese Glowacki, stated that a trade of open space had not “really been discussed.” Glowacki assumed many of Director’s duties in spring of 2015 when Stewart went half time. (click for [transcripts](#) and [audio](#) of Dec 17-2015 POSAC meeting)

“We are disturbed that without conducting a single wildlife impact study, Boulder County POS is willing to give away open space adjacent to wetlands to facilitate high-density development,” concludes Beitel. “There are alternative locations for this development that would better serve the transportation and human services needs of residents. We are urging City Council to quickly reject this development proposal that would destroy critical great horned owl habitat and the home of Colorado’s most famous owls.”

-30-

### **Media Kit**

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

### **Media Contact:**

Ken J. Beitel - spokesperson, Boulder Great Horned Owl Preserve.org  
email: [info@BoulderOwlPreserve.org](mailto:info@BoulderOwlPreserve.org) m: 720 436 2465  
web: [www.BoulderOwlPreserve.org](http://www.BoulderOwlPreserve.org)

### **Supporters of the Great Horned Owl Preserve to Date:**

- Boulder Owl Preserve – [www.BoulderOwlPreserve.org](http://www.BoulderOwlPreserve.org)
- Sacred House - <http://www.sacredhouse.org/>
- Wildlands Defense - <http://wildlandsdefense.org>
- ProTrails.com – [www.ProTrails.com](http://www.ProTrails.com)
- Boulder Colorado Hiking and Outdoor Club (1,600 members, approved by steering committee)
- Awesome People Doing Awesome Things (1,400 members, approved by steering committee)

Dear City Council,

As a recipient of an affordable housing voucher, I decided there are only a few things you need to know about me personally. I grew up in Boulder, I went to college, and the last time I was at a City Council meeting I was a small business owner, just off of Pearl St., about to lose her shirt after 10th Street had been closed for construction for more than four months. (Many businesses on that street closed their doors after this.)

Now, 17 years later, I have managed to return home to Boulder with my autistic child, to travel through Safe House Alliance of Non-violence as well as the Echo House Transitional housing program, and to be incredibly lucky enough to receive a housing voucher. I believe this happened because I was able to become employed while living in a shelter. I worked for ARES, and I made \$8.50 an hour (the same amount I had paid my own employees in 1999).

Unfortunately, I was unable to stay with this job because they expected me to work evenings and weekends, and that was just not possible as a full-time caretaker and single parent. I was then able to work for my mother until her death. I have never had an annual income over \$15,000 except when I was married, and our income then went from \$23,000 to \$30,000 over a 10-year period during which we did not utilize any Social Safety Net programs. We lived below the poverty level for 10 years, with private insurance, where the co-pays and deductibles for our child's treatment were high enough to cause a constant hardship.

I am the kind of person who has cooked your food, or served your food, or sold you items, or cared for your children, or cared for your parents. I am a person who has always worked in the service sector of industry and business. So I can tell you that all of the people with very decent-paying jobs in this community NEED all of the people like me who provide these kinds of services. All of us service-industry people also need places to live, and our cost of living needs to be lower so that we are not constantly kept in a state of crisis.

Many of us have families and ties to the community. We serve our school system, or fix our neighbors' homes or cars. Many families like mine are living close to the edge, all the time, and the stress is unimaginable if you have never had to live this way. The rents in this town have doubled, or tripled, since I was a student in college. Meanwhile, during that same time period, the minimum wage has increased to only \$7.25 from \$5.25 30 years ago. We still have corporations that pay this inadequate minimum to people working in Boulder, where a two-way bus ticket has now increased to \$5.25.

My family's housing voucher returned dignity, safety, and security to our lives. The fact that I can pay our bills every month on a Social Security disability payment and \$400 in child support, allows me to sleep at night. The fact that my child has received the best medical care of his life after being diagnosed with a rare disease last year, CRMO, and that I have received the care I need for my diabetes, is a testament to the power and

the need of Medicaid. Many people become destitute when they are going through medical hardship.

That said, my son, who has high-functioning autism, just graduated to grade level reading, in a school system that has worked very hard to improve his ability to access education. Everything in our life is better than it was before we were able to come home. None of it was easy. Navigating the Social Safety Net is not simple. The paperwork is endless, and there is a constant need to prove and reprove everything.

If you can't imagine needing any of this kind of assistance, you have no idea how embarrassing it all is. Poverty is a very embarrassing and exhausting reality for many people who live in our community, and not just the people standing on the street corner flying a sign, asking for money. They are, in fact, the people behind the counter at the gas station or the fast food joint, and many have worked like this for a very long time to care for their families. All of these people would benefit greatly from having a smaller portion of their monthly incomes allotted to rent, and more to spend on the care and well being of their families. Affordable housing is critical to the well being of the entire community.

Thank you for listening to my story. I am very grateful to this community I grew up in for assisting us in making a better life for ourselves and for other people in our community.

Sincerely,

Kelly McKevitt Wilson



**From:** [Williford, Willa](#)  
**To:** [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)  
**Subject:** FW: Boulder County Affordable Housing  
**Date:** Tuesday, February 02, 2016 4:05:13 PM

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Dear Boulder City Council, County Commissioners, Planning Board and Planning Commission:  
The author of this letter asked that I forward it to you. Her mother has been displaced by the flood and unable to find housing.

My regards,

Willa

**Willa Williford**  
Housing Director  
Phone: 303 441-4529  
Fax: 303 441-1523  
2525 13<sup>th</sup> Street, Suite 204  
Boulder, CO 80304  
[williford@bouldercounty.org](mailto:williford@bouldercounty.org)  
[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



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

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**From:** Dolores Vasquez [mailto:[DVasquez@townoflyons.com](mailto:DVasquez@townoflyons.com)]  
**Sent:** Tuesday, February 02, 2016 2:50 PM  
**To:** Williford, Willa  
**Subject:** Boulder County Affordable Housing

Hello Willa,

I am so very happy to hear of the plans to try to move forward with affordable housing in Boulder County. I'm not sure if you recall, but my mom was one of those who lost her home, (she was in the apartments by Diamond Shamrock in Lyons) that was leveled. As I know you are aware, there is absolutely NOTHING locally and affordable for her to rent. To this day, she is living with me and my family, which you can imagine is not easy.

We do have her on the list for Walt Self here in Lyons, but that seems to have gone nowhere these last two years. I doubt it ever will. We were heartbroken that the housing vote went the way it did here in Lyons, as with it seemed to go any hope of my mom being here in town on her own.

We patiently wait for any good news, but we aren't holding out much hope.

I unfortunately cannot make the meeting, but please share my letter and I sincerely hope that you get the outcome you deserve. You have put in so many hours, and please know how much we appreciate them, and they do not go unnoticed.

Take care,

*Dolores M. Vasquez*  
*Town of Lyons*  
*Administrative Assistant*  
*303-823-6622 Ext. 10*

**From:** [Zacharias, Caitlin](#)  
**To:** [Hackett, Richard](#); [Giang, Steven](#)  
**Subject:** FW: Valmont School District No. 4 Cemetery Association Response to COMP PLAN Proposals  
**Date:** Tuesday, February 02, 2016 4:10:57 PM  
**Attachments:** [Valmont School District No. 4 Cemetery Assn Re Valmont Butte Comp Plan Changes January 20, 2016.docx](#)

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**From:** Jody Harper [mailto:jody\_a\_harper@yahoo.com]  
**Sent:** Tuesday, February 02, 2016 1:22 PM  
**To:** Zacharias, Caitlin  
**Cc:** Lora Winn; Joy Keeter  
**Subject:** Re: Valmont School District No. 4 Cemetery Association Response to COMP PLAN Proposals

Hi Caitlin,

It has been difficult to get responses from the other members of the board, in this case, we will have to go with what Carol has documented, none of the other Board members have had the information long enough to evaluate it fairly. Our greatest concern is preservation of the Cemetery and maintaining it as a peaceful and undisturbed resting place for past and future pioneer families. One of the primary concerns we have is that the city does not consider placing something in the Butte area that will increase that possibility. With the historical designation of the Butte area, shouldn't the cemetery be seen as part of that history and be protected as well? The fewer people aware of the existence of the Cemetery, the safer it will be.

The parking lot on the Northwest side of the cemetery has been used for access to the cemetery for over 100 years. It is where families have gathered for funeral services and visitations. One of our fears is that by making the Butte a public area, the parking lot will not be available for those purposes. Another concern is that the wild flowers and legacy plants will be destroyed as they have been in many other areas that have become public, and more vandalism will be perpetrated within the cemetery itself, along with the Native sacred areas.

Thank you for working with myself and the President of the Board. We would still like very much to have a one-on-one conversation with the City's representatives to give them a better understanding of what we are about, and to get a better understanding of what they would like, and work together to come to an agreement that benefits everyone.

Thank you,

Jody Harper - Secretary

CC: Lora Winn - President

Joy Keeter - Vice President

---

**From:** "Zacharias, Caitlin" <[ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov)>  
**To:** Jody Harper <[jody\\_a\\_harper@yahoo.com](mailto:jody_a_harper@yahoo.com)>  
**Sent:** Friday, January 29, 2016 2:05 PM  
**Subject:** FW: Valmont School District No. 4 Cemetery Association Response to COMP PLAN Proposals

Hi Jody,

Just to make sure we're all on the same page, attached are the comments regarding the Valmont Butte requests that Carol sent me last week.

Best,

Caitlin

**From:** ROBERT D [<mailto:shannonredbarnfarm@msn.com>]  
**Sent:** Thursday, January 21, 2016 2:19 PM  
**To:** Zacharias, Caitlin; [planner@bouldercounty.org](mailto:planner@bouldercounty.org)  
**Cc:** ROBERT D; [smoore@narf.org](mailto:smoore@narf.org); [btygry@gmail.com](mailto:btygry@gmail.com); [arapaho@msn.com](mailto:arapaho@msn.com)  
**Subject:** Valmont School District No. 4 Cemetery Association Response to COMP PLAN Proposals

Kaitlin,  
Please find response letter attached herewith. Please forward the letter to all appropriate recipients within the city and county departments and attach it to the packet for the hearings.  
Thank you.

Carol Affleck

**From:** [David Gould](#)  
**To:** ["Summer Gould"; Council](#)  
**Cc:** [boulderplanningboard](#); ["Heidi Cuppari"](#)  
**Subject:** RE: owls are amazing - please vote against bulldozing owl preserve  
**Date:** Tuesday, February 02, 2016 5:51:01 PM

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Dear Sir or Madam,

I must confess that I too agree with my gorgeous daughter! We have way too much 'development', and way too few owls and other creatures that make life so worthwhile. I also object to the use of the word 'development' to describe the destruction of wildlands for real estate. According to Miriam Webster, the definition of development is "the act or process of growing or causing something to grow or become larger or more advanced." We surely are not doing that when we destroy beautiful wild lands that took 4 billion years to evolve, and replace that with some egregious building that enhances only the bank accounts of the developers...

'Greed fueled land transformations' maybe more appropriate!

Sincerely,

David A Gould

**From:** Summer Gould [mailto:summercgould@gmail.com]  
**Sent:** Tuesday, February 2, 2016 9:44 AM  
**To:** council@bouldercolorado.gov  
**Cc:** boulderplanningboard@bouldercolorado.gov  
**Subject:** owls are amazing - please vote against bulldozing owl preserve

Dear Boulder city council,

Owls are amazing creatures and they are pretty endangered. They are adorable! Owls are amazing hunters and that stupid building could never replace a lot of baby owls and full grown owls. Plus 20 acres is A LOT of land that owls need to survive! As it is owls already don't have enough land. So why take away more!! We have already done it a couple thousand times you know, Not just for owls but for WAY more animals! We have done enough damage to the world, I suggest stopping for good!

From,  
Summer Cuppari Gould  
age 10  
5th Grade, Flatirons Elementary School  
Boulder, CO

**From:** [Heidi Cuppari](#)  
**To:** [David Gould](#)  
**Cc:** [Summer Gould](#); [Council](#); [boulderplanningboard](#)  
**Subject:** Re: owls are amazing - please vote against bulldozing owl preserve  
**Date:** Tuesday, February 02, 2016 6:02:01 PM

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Dear Boulder City Council,

I also signed a petition against and told our daughter about it, and she was so upset she took it upon herself to write this letter. Thank you David for also writing.

Please make the ethical and right decision for our ecosystem and our wildlife.

Thank you  
Heidi Cuppari

**Heidi Cuppari**  
*Founder & CEO*



O: 720-515-3435  
M: 917-699-8351  
3961 Corriente Drive, Boulder, CO 80301  
[heidi@anastasiainpact.com](mailto:heidi@anastasiainpact.com)  
[www.anastasiainpact.com](http://www.anastasiainpact.com)

On Tue, Feb 2, 2016 at 5:50 PM, David Gould <[david@mshopper.com](mailto:david@mshopper.com)> wrote:

Dear Sir or Madam,

I must confess that I too agree with my gorgeous daughter! We have way too much 'development', and way too few owls and other creatures that make life so worthwhile. I also object to the use of the word 'development' to describe the destruction of wildlands for real estate. According to Miriam Webster, the definition of development is "the act or process of growing or causing something to grow or become larger or more advanced." We surely are not doing that when we destroy beautiful wild lands that took 4 billion years to evolve, and replace that with some egregious building that enhances only the bank accounts of the developers...

'Greed fueled land transformations' maybe more appropriate!

Sincerely,

David A Gould

**From:** Summer Gould [mailto:[summercgould@gmail.com](mailto:summercgould@gmail.com)]

**Sent:** Tuesday, February 2, 2016 9:44 AM

**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)

**Cc:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)

**Subject:** owls are amazing - please vote against bulldozing owl preserve

Dear Boulder city council,

Owls are amazing creatures and they are pretty endangered. They are adorable! Owls are amazing hunters and that stupid building could never replace a lot of baby owls and full grown owls. Plus 20 acres is A LOT of land that owls need to survive! As it is owls already don't have enough land. So why take away more!! We have already done it a couple thousand times you know, Not just for owls but for WAY more animals! We have done enough damage to the world, I suggest stopping for good!

From,

Summer Cuppari Gould

age 10

5th Grade, Flatirons Elementary School

Boulder, CO



Good evening, my name is Susan Lambert, and I've lived at 4696 Quail Creek Lane in Gunbarrel for 16 years. I'm here tonight to address the Twin Lakes parcel owned by Boulder County Housing Authority and the Twin Lakes parcels owned by BVSD. I would like to start by thanking the City Council and the City Planning Board for their time. I would also like to thank the Comp Plan staff for recommending TLAG's request for Open Space be moved forward for further study, as well as the County Commissioners and the County Planning Commission.

Local Gunbarrel residents have long used the Twin Lakes parcels as a passive recreational space. They share a boundary with the Twin Lakes Open Space, thereby a natural de facto extension of that Open Space. We utilize these undeveloped lands and Open Space together as you would any park space. They are to Gunbarrel what Chautauqua Park and North Boulder Park are to their local communities. We feel that the land use change request for Mixed Density Residential is extremely incongruous and would drastically alter the rural character of the surrounding neighborhoods whose defining characteristics should be considered at length, and be preserved to reflect the decades-long-held desire of the Gunbarrel community to remain low-density and retain its unique rural character.

We ask that before any drastic land-use changes proceed, we as residents have the chance to explore other options for these parcels. There appears to be overwhelming concern and support for NO development on the Twin Lakes parcels from the Gunbarrel community. Based on this, we believe there is enough public interest and necessity to begin exploration of a solution to this conflict between dense in-fill development and preserving what little undeveloped land still exists.

We would like to focus on a positive solution that could present a win-win for all parties involved — that Gunbarrel residents be allowed to explore creating an Improvement District that would serve as a mechanism with which to purchase the Twin Lakes parcels and preserve them as open space. The development rights could then be transferred or sold to a more suitable location for much-needed affordable housing closer to downtown Boulder, providing better public transit, jobs, and amenities, all within walking distance, as this location does not.

There's a very successful precedent set for an Improvement District in Gunbarrel. In the early 90s, Gunbarrel residents formed the Gunbarrel Neighborhood Alliance, and working alongside City and County officials, they established the Gunbarrel General Improvement District, which was used to purchase over 200 acres of undeveloped lands in Gunbarrel, thereby preserving them for future generations. The Alliance worked closely with the three County Commissioners at that time: Sandy Hume, Homer Page and Ron Stewart, who is the current Director of Boulder County Parks & Open Space. It was one of the most forward-thinking alliances of Gunbarrel citizens and local government working in concert to protect these quickly disappearing lands.

Allowing us, as residents, to purchase these parcels for open space would be consistent with both the Boulder Valley Comp Plan and the Boulder County Comp Plan. In addition, the Twin Lakes parcels do in fact meet all five acquisition criteria set forth by Parks & Open Space. We want to recognize these facts, and respectfully state a reminder of the Comp Plan philosophy: 1) That growth be channeled to municipalities, 2) that agricultural lands be protected, and 3) that preservation of our environment and natural resources should be a high priority in making land use decisions. We wholeheartedly agree with the Comp Plan staff's statement regarding the Twin Lakes parcels that, "an Open Space designation could be appropriate if the site were to be privately acquired for that purpose."

Creating an Improvement District represents a significant amount of work on our part, but we are ready to pay the price, quite literally, for the opportunity to preserve and protect these undeveloped Twin Lakes parcels. We want to be clear in our commitment to participate financially to achieve this goal. The formation of a citizen-driven Improvement District would allow Twin Lakes residents, as well as the Gunbarrel community, to maintain as much of the existing quality of life and rural character of our community as possible.

Thank you for allowing me to speak, and for your time and consideration.

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**From:** [Leslie Stinson](#)  
**To:** [boulderplanningboard](#)  
**Subject:** "Affordable" housing?  
**Date:** Tuesday, February 02, 2016 11:50:31 PM

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You don't build any affordable housing! You just take the \$\$\$\$\$\$\$ - that's all you do! You are not doing anything to help anybody by building rental property. Look back at the emails from Willa williford to people in twin lakes and you will see that she said the properties would never be developed. They have been planning this for years and have lied about it for years!

Boulder is overdeveloped! Stop building! It's ridiculous!

And every place you say is going to be a "mini" Boulder there is never any approval from you!

And why is there more testimony going on???

Best regards,  
Leslie

**From:** [Leslie Stinson](#)  
**To:** [boulderplanningboard](#)  
**Subject:** There is no place for 3 story apartments on twin lakes road!  
**Date:** Wednesday, February 03, 2016 12:06:58 AM

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Best regards,  
Leslie

**From:** [Dave Rechberger](#)  
**To:** [Council: boulderplanningboard](#)  
**Cc:** [Marty Streim](#); [Jeffrey D. Cohen](#); [Mike Chiropolos](#)  
**Subject:** Thank you from TLAG  
**Date:** Wednesday, February 03, 2016 9:04:51 AM

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Hello to all the Council and Planning Board members,

Thank you for hearing our voices last night during a very long and passionate meeting.

I would especially like to thank the Planning Board members for voting unanimously to move the TLAG proposal #36 forward for further review, and hope to say the same on the 29<sup>th</sup> when the Council meets to deliberate.

We look forward to actively engaging all staff and the public during Phase 3 of this BVCP process, and hope that we can continue to have an open and engaging dialog throughout.

Thanks,

Dave – TLAG Chairman / Treasurer

David L Rechberger  
Managing Director  
DMR Group, LLC  
4581 Tally Ho Trail  
Boulder, CO 80301  
303-818-4070  
[www.dmrgroupllc.com](http://www.dmrgroupllc.com)

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**From:** [Tracey Bennett](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Support for affordable housing at Twin Lakes  
**Date:** Wednesday, February 03, 2016 9:20:46 AM

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I am writing you to vote in favor of the affordable housing project at Twin Lakes. I am a 20-year resident of the area and run the Twin Lakes open space area frequently. I know right where the owl nests are.

Some residents have expressed concern about the impact on the great horned owls, so I called up the Cornell Lab of Ornithology yesterday, one of the most respected organizations on birds and bird research in the country, I talked to Mark Devokaitis ([cornellbirds@cornell.edu](mailto:cornellbirds@cornell.edu)).

Here's what Mark said about great horned owls:

- Great horned owls are not an endangered species, in fact, they're a very robust species when it comes to interactions with humans
- They nest successfully in suburbia
- They need just a couple of trees for nesting
- They feed successfully from lawns
- They feed on a variety of small and medium mammals and waterfowl, such as mice, rabbits, ducks, and herons, so Mark agreed that the existing ponds and open space that I described are sufficient hunting grounds for them
- When I described where the nest is relation to the property in question (I guessed at least 50-100 yards), he said he didn't think they would be disturbed. He said it'd be helpful for him to have a scaled map of the area to better assess the situation.
- Once owls fledge in March/April or so, they are not protected by any federal law until late fall.

Mark is willing to be a resource if you want to explore this further - just email him at [cornellbirds@cornell.edu](mailto:cornellbirds@cornell.edu).

Sincerely,  
Tracey Bennett

**From:** Betsey Martens [<mailto:martensb@boulderhousing.org>]  
**Sent:** Wednesday, February 03, 2016 12:28 PM  
**To:** Council; boulderplanningboard  
**Cc:** Willa Williford; Frank Alexandar; Yegian, Jeffrey  
**Subject:** My comments in full from the hearing last night re: Twin Lakes

Dear members of Council and Planning Board,

Thank you for the opportunity to provide my comments in full. Those four minutes went faster than planned. I've also added links to the research in case you wanted to explore further.

I know a little bit about spirited disagreements about whether, and where, affordable housing is compatible in our neighborhoods. We are at a point in our community where the active and growing disagreements about neighborhood compatibility might be served by looking at the evidence about how the many projects that were strongly, if not fiercely opposed, and how they're living in the neighborhood now and how well they have kept their promises.

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. 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.

In the case of Lee Hill, we just released our first year results to the community. The measure that we're celebrating the most is that the

number of complaints from neighbors to either BHP or the police is zero for our first 15 months.

The research literature from high-cost communities across the country bear this out. Two with direct correlation to Boulder include:

A landmark study by Princeton University completed in 2013 is a 15 year look-back at a hotly contested affordable development of 140 units that took 14 years to entitle. The finding is that none of the objections have come to pass: crime is down, property values are up and low income families are thriving.

[http://www.nytimes.com/2013/10/20/opinion/sunday/here-comes-the-neighborhood.html?\\_r=0](http://www.nytimes.com/2013/10/20/opinion/sunday/here-comes-the-neighborhood.html?_r=0)

A 2010 Tufts Univ study of 4 fiercely debated affordable projects in Boston metro and analyzed every major objection for each of the four and found that none of the worries had come to pass.

[http://www.shelterforce.org/article/2891/fear\\_of\\_affordable\\_housing\\_perception\\_vs\\_reality/](http://www.shelterforce.org/article/2891/fear_of_affordable_housing_perception_vs_reality/)

BHP is currently working with CU to do an independent analysis of the after-impacts of several of our projects that were difficult proposals for neighbors.

You know the demand numbers; you have heard that 40,000 renters in Boulder County spend more than 30% of their income in rent. And you know that the average rent for a 2 B/2B in the City is greater than \$2,000/month, requiring \$100,000 in household income, or 3.3 adults



working at \$15/hr . This is one of several measures that cause your housing authorities to say that we are in an affordable housing crisis.

We talk a lot about the data, and far less often about the impacts. After 30 years in this business I have no doubt in my mind that the real people who will pay the price for the fact that housing costs consume so much of a household's income will be children. Adults can handle the stress of housing that's neither stable nor adequate nor safe. But recent studies in neuroscience make it very clear that children can't.

So when we talk about an affordable housing crisis, we're really talking about an investment in our next generation and what we can do to protect their futures in measures as committed and rich as we protect our open lands.

I urge you to give you to endorse the Medium Density Residential designation for the Twin Lakes proposal.



*Betsey Martens, CME*  
Executive Director  
BOULDER HOUSING PARTNERS

720-564-4614

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**From:** rose khub [mailto:rosekhub@hotmail.com]  
**Sent:** Wednesday, February 03, 2016 6:31 PM  
**To:** Spence, Cindy  
**Subject:** Last Night's meeting at Muncipal Building

City Council Members and Planning Board,

First a word of admiration to all of you. I admire how you were all able to stay focused throughout the 5 hours of comments at last night's meeting. Being on City Council or the PlanningBoard is a tough job. Thank you for all that you do.

I was there last night as part of SEBNA concerned with the Hogan Pancost land. It was a long night for everyone.

I noted that when other neighborhood issues were discussed there were some people that spoke in favor of development and some opposed to development. But in our case the only one in favor of development was Mr. Lopez the attorney for Mr. Boyer.

Thank you for your decision to further study our request to have the Hogan Pancost land designated as Area 111.

Rose Marie Khubchandani  
106 Genesee Court, Boulder  
303 499 1507  
[rosekhub@hotmail.com](mailto:rosekhub@hotmail.com)

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[English \(United States\)](#)

**From:** [Claire Clurman](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [Williford, Willa](#)  
**Subject:** 6655 Twin Lakes Road and Affordable Housing  
**Date:** Thursday, February 04, 2016 8:23:46 AM

---

Dear Boulder County Commissioners,

I am writing to voice my support for the recommendation that the requested Mixed Density Residential designation for 6655 Twin Lakes Road be included for study in the Boulder Valley Comprehensive Plan.

I have been a community member and Boulder resident since 1986, my children attended Boulder Country Day School in Gunbarrel for a number of years, and I've worked for Attention Homes, a local non-profit serving youth in crisis and their families throughout Boulder County for eight years. Currently I'm the Executive Director and also have the privilege of serving on the Ten Year Plan to End Homelessness.

From my vantage point, I've witnessed much growth and change in Boulder over the last 25 years and my utmost concern at this stage in my life is the dearth of affordable housing. As Boulder continues to grow in jobs and wealth, there is an alarming gap between those making a living wage of \$12.26 per hour or less and those who can afford to purchase a home or rent at a market rate. For the 40 plus employees of Attention Homes who struggle to pay all of their living expenses on a non-profit salary while providing great community benefit, or our young clients and their families who struggle to provide keep a roof over their head, finish their education, and pay living expenses, the current inventory of affordable housing is inefficient to meet the need and one that needs to be addressed throughout all of Boulder County. The stresses are taking their toll on our workforce population and their families in terms of their physical health, mental health, and ability to rise above their challenges.

Boulder has always been a draw for its commitment to environmental values which we've achieved through open space designations, social values that promote compassion and diversity, and a socio-economic vitality that provides a range of opportunity for those who represent the workforce as well as those with high paying jobs. Maintaining that special balance requires a look today at what more we can do to create affordable housing opportunities for our own. This request is a step in the right direction.

Thank you for the opportunity to share my voice.

Warm regards,

Claire Clurman

--



Claire Clurman

Executive Director

1443 Spruce Street, Boulder, Colorado 80302  
303.447.1206 x122 | [attentionhomes.org](http://attentionhomes.org)



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**From:** [Mireille Key](#)  
**To:** [Lanning, Meredith](#)  
**Subject:** H-P change request  
**Date:** Thursday, February 04, 2016 10:30:13 AM  
**Attachments:** [sebna\\_planning\\_2015\\_02\\_03\\_\(1\).pdf](#)

---

Dear County Planning Commission members,  
As the vice-president of the Southeast Boulder Neighborhood Association,. I have herewith attached a document drawn up by SEBNA's steering committee that addresses our very real concerns regarding Hogan-Pancost.

We appeal to you to reverse your decision and allow our original change request to continue through the review process.

Thank you for your consideration.

Sincerely,

Mireille Key  
Vice-President, SEBNA

Dear County Planning Commission members,

At the January 26th Boulder Valley Comprehensive Plan hearing 26 families, members of the Southeast Boulder Neighborhoods Association (SEBNA), were accused of slander based on their stated concerns regarding potential impacts that development of the Hogan-Pancost property may bring.

As you know, our group submitted a written request to change the land use designation of the Hogan-Pancost property as part of the ongoing Comprehensive Plan 2015 update. Early in the process in August, the lawyer for the property owners began threatening legal action in an email to the County:

“What is the process to oppose this request. Their claims are unfounded and false. Is it time to go to the courts now?”

Subsequently, the developers submitted to the City and County a written rebuttal to our request. Much of their 39 page rebuttal was focused on the 4 pages of our request that were devoted to flood hazards. In their rebuttal they repeatedly accuse us of providing deceptive or false photographic evidence of past floods and they go so far as to accuse neighbors of providing fraudulent input to the community flood maps created at the City’s open houses after the September 2013 flood event. We’ve provided a thorough response to these incorrect and unjust accusations at <http://hoganpancost.org>.

In order to back their claims of deception on our part concerning the 2013 flood they cite a report written by their flood expert and based on a visit to the property the morning of Thursday, September 12th 2013. This visit is described by them as being “shortly after peak flood conditions” and being the “day the rain finally stopped”. Based on this assessment of the flood impacts they state unequivocally that “there are very little flood or floodplain problems on our land.”

Their assessment of the 2013 flood is simply not accurate as the actual peak of the flood, as witnessed by many in the area, occurred hours later - Thursday night into early Friday morning. The developer provides pictures showing puddle-dappled pastures but photos taken by a local resident, just a few hours later as the flooding intensified, tell a very different story (photos <http://hoganpancost.org>).

At the January 26th County meeting the lawyer for the developers continued his attack against our request, again claiming that most of what we wrote in support of the land use change was false. Members of our organization were accused of not signing the request due to liability concerns and the president of our organization was singled out as the sole signatory even though there were 26 families that were co-signatories of our request. The lawyer went on to levy charges of slander against us because of what he alleged to be false claims regarding flood dangers, endangered species and habitat, and traffic congestion.

We have had a long history with this property and have met with many members of the development group. Therefore, we are dismayed at the bullying legal tactics and climate of fear and intimidation that have recently been adopted by the developer. These threats of legal action have caused great alarm. Are we going to be sued for slander? If we speak of flood hazards on the property in the future should we fear legal action? What other topics are off-limits - Endangered species? Wetlands destruction? Traffic impacts?

We have often read of Strategic Lawsuits Against Public Participation (SLAPP) but we never thought it would come to this in Boulder. When you consider that these legal threats stem from our concerns for the safety of our families and homes in the face of flood hazards, this attempt to stifle citizen participation goes well beyond the bounds of good citizenship.

We feel that the Boulder Valley Comprehensive Plan change review process was unduly influenced by the serious accusations that were levied against our group by the lawyer for the developer. Furthermore, the incorrect and incomplete assessment of the 2013 flood provided to the County by the development group gives an inaccurate depiction of the flood impacts that occurred on this property and in the surrounding area. We feel that this report provided an incorrect and biased view about this important issue to the Planning Commission.

We respectfully ask that you reconsider our request.

Thank you for your consideration

Steering Committee  
Southeast Boulder Neighborhoods Association (SEBNA)

Carol Atkinson  
Ron Craig  
Mireille Key  
Jeff McWhirter  
Steve Meyer  
Jeff Rifkin  
Steve Telleen

**From:** [Claire Clurman](#)  
**To:** [Council: boulderplanningboard](#)  
**Cc:** [Williford, Willa](#)  
**Subject:** 6655 Twin Lakes Road  
**Date:** Thursday, February 04, 2016 8:28:35 AM

---

Dear City Council Members and City of Boulder Planning Board,

I am writing to voice my support for the recommendation that the requested Mixed Density Residential designation for 6655 Twin Lakes Road be included for study in the Boulder Valley Comprehensive Plan.

I have been a community member and Boulder resident since 1986, my children attended Boulder Country Day School in Gunbarrel for a number of years, and I've worked for Attention Homes, a local non-profit serving youth in crisis and their families throughout Boulder County for eight years. Currently I'm the Executive Director and also have the privilege of serving on the Ten Year Plan to End Homelessness.

From my vantage point, I've witnessed much growth and change in Boulder over the last 25 years and my utmost concern at this stage in my life is the dearth of affordable housing. As Boulder continues to grow in jobs and wealth, there is an alarming gap between those making a living wage of \$12.26 per hour or less and those who can afford to purchase a home or rent at a market rate. For the 40 plus employees of Attention Homes who struggle to pay all of their living expenses on a non-profit salary while providing great community benefit, or our young clients and their families who struggle to provide keep a roof over their head, finish their education, and pay living expenses, the current inventory of affordable housing is inefficient to meet the need and one that needs to be addressed throughout all of Boulder County. The stresses are taking their toll on our workforce population and their families in terms of their physical health, mental health, and ability to rise above their challenges.

Boulder has always been a draw for its commitment to environmental values which we've achieved through open space designations, social values that promote compassion and diversity, and a socioeconomic vitality that provides a range of opportunity for those who represent the workforce as well as those with high paying jobs. Maintaining that special balance requires a look today at what more we can do to create affordable housing opportunities for our own. This request is a step in the right direction.

Thank you for the opportunity to share my voice.

Warm regards,

Claire Clurman

--



Claire Clurman

Executive Director

1443 Spruce Street, Boulder, Colorado 80302  
303.447.1206 x122 | [attentionhomes.org](http://attentionhomes.org)



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**From:** [Susan Davis Lambert](#)  
**To:** [Council: boulderplanningboard](#)  
**Subject:** Thank you  
**Date:** Thursday, February 04, 2016 6:44:13 PM

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Hello,

I wanted to thank you all for the opportunity to participate and speak at the joint meeting Tuesday night. It was very gratifying to be able to participate in this process as a citizen, and for you all to hear our comments and concerns regarding the Twin Lakes properties and their future. I thank you very much for studying the issues at hand, and for listening so thoughtfully and attentively.

I spoke about the exploration and discussion of a public/private purchase of these properties in the form of an Improvement District in Gunbarrel, should the opportunity arise. We have researched this rather thoroughly, and believe this could be approached from several angles successfully, with the goal of benefitting all parties involved.

We look forward to working with you during the formal hearing process in the spring. Please don't hesitate to contact myself or TLAG with any questions, comments or suggestions you may have.

Best Regards,

Susan

Susan Lambert  
TLAG Board of Directors  
4696 Quail Creek Lane  
Boulder, CO 80301  
303-530-7151

**From:** [Bobbie Watson](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Williford, Willa](#); [Alexander, Frank](#); [Bohannon, Robin](#)  
**Subject:** Twin Lakes  
**Date:** Friday, February 05, 2016 4:26:19 PM  
**Importance:** High

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I wanted to write to ask that you continue to pursue the option of building affordable housing at the Twin Lakes location. My field of expertise is in the early childhood world-that being children aged newborn to five. Did you know that 85% of the brain architecture is laid down in the first 3 years of a young child's life? I am talking about the actual neuronal connections that lay the foundation of the adult brain. During these first three years-a child will develop the 'lens' through which the rest of his life is viewed. Critical concepts like:

- Life is good
- I am a valuable person
- People are good
- I can succeed

The pivotal relationship between a young child and their parent is what impacts a child's worldview. So, as a society, we can give a young child all the high quality supports-like food, early childhood education, access to healthcare-but all of this is for naught if the child does not have safe and stable housing. And a parent who is not commuting 2 hours each day to their work-leaving them for 10+ hours in adequate alternative care- is additional time that the parent is away from their child. Unstable housing is a huge stress for young families-and those stressors are transferred directly to young children. Even newborns are susceptible to the tensions and uncertainty felt by their parents. And recent research into the development of young brains tells us that these stresses negatively impact the developing brain. For the sake of our children, for our society-I urge you to increase the affordable housing for the young families in Boulder County.

Bobbie Watson

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

1285 Cimarron Drive, Suite 201

Lafayette, CO 80026

303-895-3415

[www.eccbouldercounty.org](http://www.eccbouldercounty.org)

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

John Dewey (1859-1952)

American Educator, Philosopher and Psychologist

**From:** [Andy Baker](#)  
**To:** [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [lisamorzel@gmail.com](mailto:lisamorzel@gmail.com); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#); [boulderplanningboard](#)  
**Subject:** Thank you! And two questions...  
**Date:** Friday, February 05, 2016 6:51:06 PM

---

Dear Council Members and Planners,

Thank you, Planners, for moving forward the Open Space request! This is truly wonderful.

Also, while I was watching the meeting, two questions sprang to mind:

1) When Ms. Williford said, "High-density residential is off the table at this time," what did she mean by "at this time"? Does that mean they could change their minds later? (at hour/minute ~1:52:15)

2) At the commissioners' screening hearing, one of the staff member's said that during the springtime analysis, they would \*not\* really dive into issues like hydrology and traffic, because that would happen at the actual development proposal. So my question is, what is the purpose of the further analysis if they're not going to thoroughly investigate hydrology, wildlife, traffic, etc.? Here is the staff member's full quote.

"This is Abby. This is just the initial screening. We haven't done a lot of in-depth look at things like hydrology, traffic. A lot of the concerns that have been brought up. This is really just the initial screening to see if the policies that are currently in place sort of warrant further review of the request that's been initiated. It's something that we will look at, I think, as part of the continued study, if you would like us to continue to study those things. But then, we probably won't get into a tremendous amount of detail at the recommendations, I would imagine. It's really at the development stage when a lot of the detailed hydrology would come into play. So kind of a cursory look, but the deep dive doesn't happen until actual development proposal." Abigail Shannon BVCP staff

Thanks for your time!

Andy

Jan. 26, 2016

Subject: Planning and Development Review, Hogan-Pancost properties.

To: City Council and Planning Board Members.

The purpose of this memo is to request the Boulder City Planning Board and Council members REJECT any proposed plan to annex the subject property request for development.


The property should be set aside for open space consideration and moved into the Area III, environmentally protected category.

As a resident of Kewayden Meadows for fifty years, my concerns relative to development are as follows;

1. Increased traffic on Manhattan Drive, Kewanee Drive and 55th Street. Conditions on South Boulder Rd. and Manhattan Drive are at a dangerous level now. Traffic will increase at Manhattan Middle School because of the increased number of students attending in the fall.
2. Increased sprawl and pollution resulting in higher taxes with the expansion of city infrastructure to the property.
3. The property in question is a flood plain. A four-foot-high fill in this area would effect both underground and surface water run off. (I have seen a foot-deep water cover the entire property.) My question to you is; Where will this water go in the event of a rainfall like we experienced in years 1969 and 2013?
4. Wildlife will be nonexistent. We now see fox, coyote, deer, ducks and numerous birds on this and the adjacent properties.

Lets keep this property void of development, increased traffic, congestion, pollution and more flooding to existing homes.

Thank You,

  
Walter L. Olin  
120 Manhattan Drive  
Boulder, CO 80303  
303-499-9463

**From:** [Lorna Beard](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Affordable housing in Gunbarrel  
**Date:** Tuesday, February 09, 2016 1:26:47 PM

---

Dear Council and Planning members,

This proposal caught my attention due to the increased needs for affordable housing in Boulder County. The calls I receive for housing consultation have increased 50% since the first of the year. I see a very

Serious housing shortage becoming larger and it is affecting mainly older women ages 55-75 in my area. I mention this group because I am seeing 5+ new clients a week that are facing eviction due to rent increases that are asking for 80-90% of monthly income. ½ of these clients have some type of disability and incomes of around \$1,000 a month.

Affordable housing in Boulder County still means higher rent than most other communities but it offers consumers the option of paying \$700-\$800 per month for rent vs. \$1,200.

AT this time, I am referring people outside of Boulder County and I also pay close attention to the open lottery system when appropriate.

I understand that housing interest rates are a little lower and people are now buying up the rental properties to turn around and increase the rent. This is the source of my calls as they are scrambling To find a solution.

Please consider all options for increasing choices for those who are retired or disabled.

***Lorna Beard BSW***

*Resource Coordinator*

**Lafayette Senior Services**

**Lafayette Recreation and Facility Management**

**303-661-1499**

**Fax: 303-604-6130**

**[Lornab@cityoflafayette.com](mailto:Lornab@cityoflafayette.com)**

**[www.cityoflafayette.com](http://www.cityoflafayette.com)**

**Resources and Service information for Boulder County**

**[www.bouldercountyhelp.org](http://www.bouldercountyhelp.org)**

*Serving two generations of adults with grown-up opportunities!*



*2014 Nat'l Gold Medal Award Winner*

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*Watch how we "Get Active. Live Healthy!"*





**From:** [Laura Kinder](#)  
**To:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Williford, Willa](#)  
**Subject:** Fwd: 6655 Twin Lakes Road in Gunbarrel  
**Date:** Tuesday, February 09, 2016 9:26:32 PM

---

I sent this letter to the Boulder City Council when I realized I was not going to be able to comment in person at their meeting.  
Laura

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

**From:** **Laura Kinder** <[laura.f.kinder@gmail.com](mailto:laura.f.kinder@gmail.com)>  
**Date:** Tue, Feb 2, 2016 at 2:35 PM  
**Subject:** 6655 Twin Lakes Road in Gunbarrel  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)

Dear City Council,

I had been planning to attend tonight's (2/2) joint meeting to speak on behalf of allowing affordable housing on the 6655 Twin Lakes Road in Gunbarrel. Because of weather conditions, I am not able to attend.

The need for affordable housing in Boulder and Boulder County is great and I know you are well acquainted with these needs. I live in Boulder and work in Longmont at Longmont United Hospital. Healthcare offers a lot of jobs and new jobs foretasted for the future. Yet we are experiencing in Boulder County a shortage of healthcare professionals and workers. In a recent Boulder County Workforce report, there were only 162 applicants for the more than 600 healthcare job openings. In my opinion, part of that is because of lack of affordable housing.

In my job as Director of Volunteer Services, I have had to resign more and more of my aging volunteers because they can no longer afford to live in Longmont. In 2013, I lost several of our volunteers because their homes (some were mobile homes) were destroyed in the flood and there was no where in the county for them to stay temporarily or to move into permanently that they could afford. Two of these volunteers, independent of each other, made the decision to move to Mexico. They saw it as their only way to live within their means.

Boulder and Boulder County are not attracting the professionals we need to support healthcare, and we can certainly assume in other fields as well. Nor are we able to offer affordable housing to people who have lived for many years or all their lives in Boulder County and wish to remain here.

Please consider the option to study in detail 6655 Twin Lakes Road as an affordable housing site.

Thank you.

Laura

--

Laura F. Kinder, CVA  
66 Nightshade Drive  
Boulder, CO 80302  
[laura.f.kinder@gmail.com](mailto:laura.f.kinder@gmail.com)  
[303-258-7218](tel:303-258-7218)  
[www.linkedin.com/in/laurakinder](http://www.linkedin.com/in/laurakinder)  
[www.facebook.com/laura.kinder](http://www.facebook.com/laura.kinder)



**From:** [Isolde Stewart](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Affordable Housing  
**Date:** Wednesday, February 10, 2016 11:24:40 AM

---

Dear Board Members,

The New Horizons community is in full support of the two affordable housing proposals currently under discussion: Twin Lakes, and the Attention Homes Youth Project. It is time to move forward, providing opportunities for those who need our support as a city.

Isolde Stewart  
Director, New Horizons

**From:** [Heather Hosterman](#)  
**To:** [Boulder County Board of Commissioners](#); [cindydomenico1@gmail.com](mailto:cindydomenico1@gmail.com)  
**Subject:** 2801 Jay Road  
**Date:** Wednesday, February 10, 2016 3:17:22 PM  
**Attachments:** [2801.Jay.Rd\\_BVCP.Amendment.Request\\_10.2.2015.pdf](#)

---

Hi Cindy,

I recently submitted an amendment to the Boulder Valley Comprehensive Plan proposing to change the 2801 Jay Road property from the current Area II boundary to the Area III Planning Reserve. Attached, please find my amendment.

I am working with several Boulder County constituents to support this amendment and oppose the amendment to change the land-use designation on this property from public to medium- or mixed-density residential. Given the interest from the City and County planning boards to move 2801 Jay Road from Area II to Area III and the recent request from the City Planning Board for the County reconsider the request to move the property from Area II to Area III, I am interested in scheduling a time for our group to meet with you to discuss our interest in maintaining this property in a land-use designation compatible with the surrounding area.

Please let me know if you have some time next week (possibly mid-week) to meet with us.

Kind regards,  
Heather



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**



## **BOULDER VALLEY COMPREHENSIVE PLAN 2015 MAJOR UPDATE : REQUEST FOR REVISION**

The general public, including property owners, may submit requests for changes to the Boulder Valley Comprehensive Plan (BVCP) as part of the five-year major update to the plan. Requested changes to the BVCP require a public hearing and approval from the following bodies:

	TYPE OF REQUEST	APPROVAL BODIES
LAND USE - / MAP-RELATED	Land Use Map Amendment	<u>Area I:</u> City Planning Board and City Council with referral to County Planning Commission and County Commission <u>Area II &amp; III:</u> City Planning Board, City Council, County Planning Commission and County Commission
	Changes to the Area II/III boundary	City Planning Board, City Council, County Planning Commission and County Commission
	Service Area Contractions or Minor Changes to the Service Area boundary	City Planning Board, City Council, County Planning Commission and County Commission
	Other Map Amendments	By relevant jurisdiction (city or county)

In order for consideration, the enclosed form (pages 2 – 4) is to be completed by anyone requesting a change to the plan. The fourth page contains a list of additional materials that should be submitted with the request.

The deadline for submitting a request for proposed changes to the Boulder Valley Comprehensive Plan is 4 p.m. on Friday, Oct. 2, 2015. Completed request forms should be returned by mail or e-mail at the addresses shown on the final page of this form.

Request forms and information regarding five-year review procedures can be obtained from the City of Boulder Community Planning and Sustainability Department, 1739 Broadway, 3<sup>rd</sup> Floor, and the Boulder County Land Use Department, 2045 13<sup>th</sup> Street, or online at [www.bouldervalleycompplan.net](http://www.bouldervalleycompplan.net).

For additional information, contact [BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov), or contact Caitlin Zacharias at the City of Boulder Comprehensive Planning Division at (303) 441-1886 and Pete Fogg at the Boulder County Land Use Department at (720) 564-2608.

Thank you for your interest in this process.



# OUR LEGACY. OUR FUTURE.

BOULDER VALLEY COMPREHENSIVE PLAN



## BOULDER VALLEY COMPREHENSIVE PLAN 2015 MAJOR UPDATE : REQUEST FOR REVISION

**1) Type of Amendment (check all that apply):**

<input type="checkbox"/>	Land Use Map Amendment
<input checked="" type="checkbox"/>	Changes to the Area II/III boundary
<input type="checkbox"/>	Service Area contractions or Minor Changes to the Service Area Boundary
<input type="checkbox"/>	Other Map Amendment

**2) Please provide the following information**

a. Brief description of the proposed amendment:

We propose to change the 2801 Jay Road property from the current Area II boundary to the Area III Planning Reserve boundary.

b. Brief reason or justification for the proposed amendment:

The 2801 Jay Road property is surrounded to the north and east by the Area III Planning Reserve. This amendment would create a continuous and consistent boundary for the Planning Reserve, mitigate uncertainty and risk of piecemeal development on the edge of the Planning Reserve, and ensure an adequate process for future development of this property +

a. Map(s) proposed for amendment: BVCP Land Use Map

b. Brief description of location of proposed amendment:

2801 Jay Road is on the northeast corner of Jay Road and 28th Street.

Section: 17 Township: 1N Range: 70

c. Size of parcel: 4.76 acres



**OUR LEGACY.  
OUR FUTURE.**  
BOULDER VALLEY COMPREHENSIVE PLAN



**3) Applicant:**

Name: Wyley Hodgson & Heather Hosterman

Address: 2823 Jay Road, Boulder, CO 80301

Phone: 970-390-4275

**4) Owner:**

Name: First Church of the Nazarene

Address: 12021 Pennsylvania Street, Suite 206, Thornton, CO 80241

Phone: \_\_\_\_\_

**5) Representative/Contact:**

Name: Wyley Hodgson & Heather Hosterman

Address: 2823 Jay Road, Boulder, CO 80301

Phone: 970-390-4275

**6) Does the applicant have a development application or some interest in a property that in any manner would be affected by this amendment proposal? (If yes, please explain):**

No.



# OUR LEGACY. OUR FUTURE.

**BOULDER VALLEY COMPREHENSIVE PLAN**



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## **SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH REQUEST FORM**

1. **Narrative addressing the details of the proposed amendment**, including: 1) reason or justification for proposal, and 2) its relationship to the goals, policies, elements, and amendment criteria of the Boulder Valley Comprehensive Plan.
2. **Name and contact information** of person who prepared submittal information.
3. **Location map showing size and context of the area proposed for amendment**, including relationship to surrounding roads, existing and planned land uses, natural features, and present Comprehensive Plan designations. Dimensions should be 8 ½" x 11" with color or grayscale contrast suitable for photocopying.
4. **Detailed map** (larger scale than location map) of site showing topographic contours, structures or improvements, and physical features, if required. Dimensions should be 8 ½" x 11" with color or grayscale contrast suitable for photocopying.

After the initial review of request forms, additional information or copies of submittal materials may be required. Persons submitting request forms will be contacted as needed.

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## **SUBMISSION OF REQUEST FORMS**

**Submit request forms by 4 p.m. on Oct. 2, 2015.**

Via e-mail: [BVCpchanges@bouldercolorado.gov](mailto:BVCpchanges@bouldercolorado.gov)

Or by mail:

City of Boulder  
Department of Community Planning and Sustainability  
Attn: Caitlin Zacharias  
P.O. Box 791  
Boulder, CO 80306-0791

## SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH REQUEST FORM

### 1. Narrative addressing the details of the proposed amendment, including:

#### a. Reason or justification for proposal

The 2801 Jay Road property is surrounded to the north and east by the Area III Planning Reserve (Figure 1). This amendment – to change the 2801 Jay Road property from the current Area II boundary to the Area III Planning Reserve – would (1) create a continuous and consistent boundary for the Area III Planning Reserve, (2) mitigate uncertainty and risk of piecemeal development on edge of Area III Planning Reserve that could potentially serve as a precedent for future Area III Planning Reserve development absent a comprehensive plan, (3) ensure land surrounded by the Area III Planning Reserve cannot be developed without larger comprehensive planning process that adequately involves the public, and (4) maintain an urban-rural corridor and gateway to the City of Boulder that supports the city’s image and preserves the city’s natural setting.

#### b. Its relationship to the goals, policies, elements, and amendment criteria of the Boulder Valley Comprehensive Plan.

This amendment supports several goals, policies, elements, and amendment criteria of the Boulder Valley Comprehensive Plan:

#### **Policy 2.03 Compact Development Pattern**

As shown in Figures 1 and 2, the property at 2801 Jay Road is surrounded to the north and east by the Area III Planning Reserve; to the south and west, the property is surrounded by Jay Road and 28th Street, respectfully. As such, this property is separated from other residential developments in the city and the development of this property will likely result in a *“noncontiguous, scattered development within the Boulder Valley”* (BVCP Policy 2.03). In addition, any potential developers of 2801 Jay Road will need to extend city sewer to the site; according to the city, the extension of a wastewater main will likely require crossing the 28th Street right-of-way. Changing the boundary of this property from Area II to Area III Planning Reserve will ensure that future developments *“take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley”* (BVCP Policy 2.03). This amendment supports the city’s desires to *“prevent urban sprawl and create a compact community”* (BVCP Policy 2.03).

#### **Policy 2.04 Open Space Preservation**

The area to the north of 2801 Jay Road is planned for long-term future park needs. This amendment provides the city with long-term flexibility to ensure the development of this site is consistent with future park needs (e.g. adequate multi-use paths, bike lanes, bus stops, and parking), develop a larger park for passive and/or active recreation use, or preserve the 2801 Jay Road property as an open space area.

## **Policy 2.05 Design of Community Edges and Entryways**

The 2801 Jay Road property is considered a gateway site; as such, development on the site must *“support an understanding and appreciation of the city’s image, emphasize and preserve its natural setting, and create a clear sense of arrival and departure...”* (BVCP Policy 2.05). Incorporating the 2801 Jay Road property into the Area III Planning Reserve would emphasize and preserve the City of Boulder’s natural setting and would protect view sheds of the Foothills for those entering the city from Jay Road. Moreover, when the city decides to consider Service Area Expansion for the Area III Planning Reserve, this amendment allows the city to work with the public to determine the best use for the 2801 Jay Road property in conjunction with the surrounding Area III Planning Reserve and ensure that the 2801 Jay Road gateway property is designed to meet Policy 2.05.

## **Policy 2.06 Preservation of Rural Areas and Amenities & Policy 2.10 Preservation and Support for Residential Neighborhoods**

The neighborhood surrounding the 2801 Jay Road property consists of single-family homes on one- to eight-acres of land, dirt roads, and horse property. As shown in Figure 2, the property is surrounded by open space, rural residential areas, and very low density residential. Changing the property from Area II to Area III Planning Reserve boundary will *“preserve existing rural land use and character in and adjacent to the Boulder Valley where... established rural residential areas exist”* (BVCP Policy 2.06) and *“protect and enhance neighborhood character and livability...”* (BVCP Policy 2.10). Many residents were drawn to the neighborhood because of its aesthetics in an open, quiet area of Boulder and the rural residential feel of the neighborhood. This amendment would preserve and support the existing rural area and rural residential neighborhood.

2. **Name and contact information** of person who prepared submittal information.

Heather Hosterman, 2823 Jay Road, Boulder, CO 80301

3. **Location map showing size and context of the area proposed for amendment**, including relationship to surrounding roads, existing and planned land uses, natural features, and present Comprehensive Plan designations. Dimensions should be 8 ½” x 11” with color or grayscale contrast suitable for photocopying.

See Figures 1 and 2 on Pages 3 and 4.

4. **Detailed map** (larger scale than location map) of site showing topographic contours, structures or improvements, and physical features, if required. Dimensions should be 8 ½” x11” with color or grayscale contrast suitable for photocopying.

See Figure 3 on Page 5.



Location map showing size and context of the area proposed for amendment

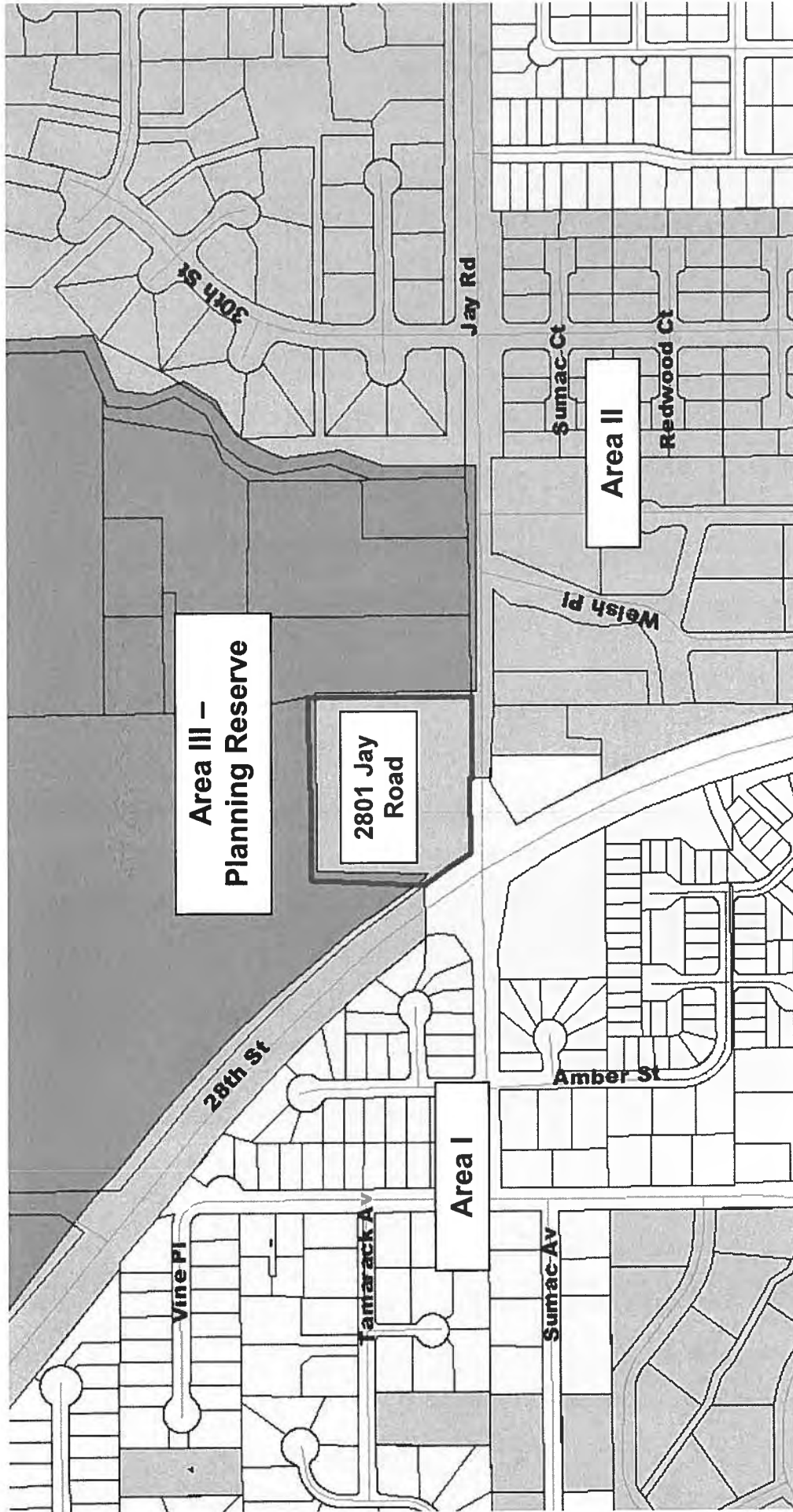


Figure 1: BVCP Planning Areas

Location map showing size and context of the area proposed for amendment

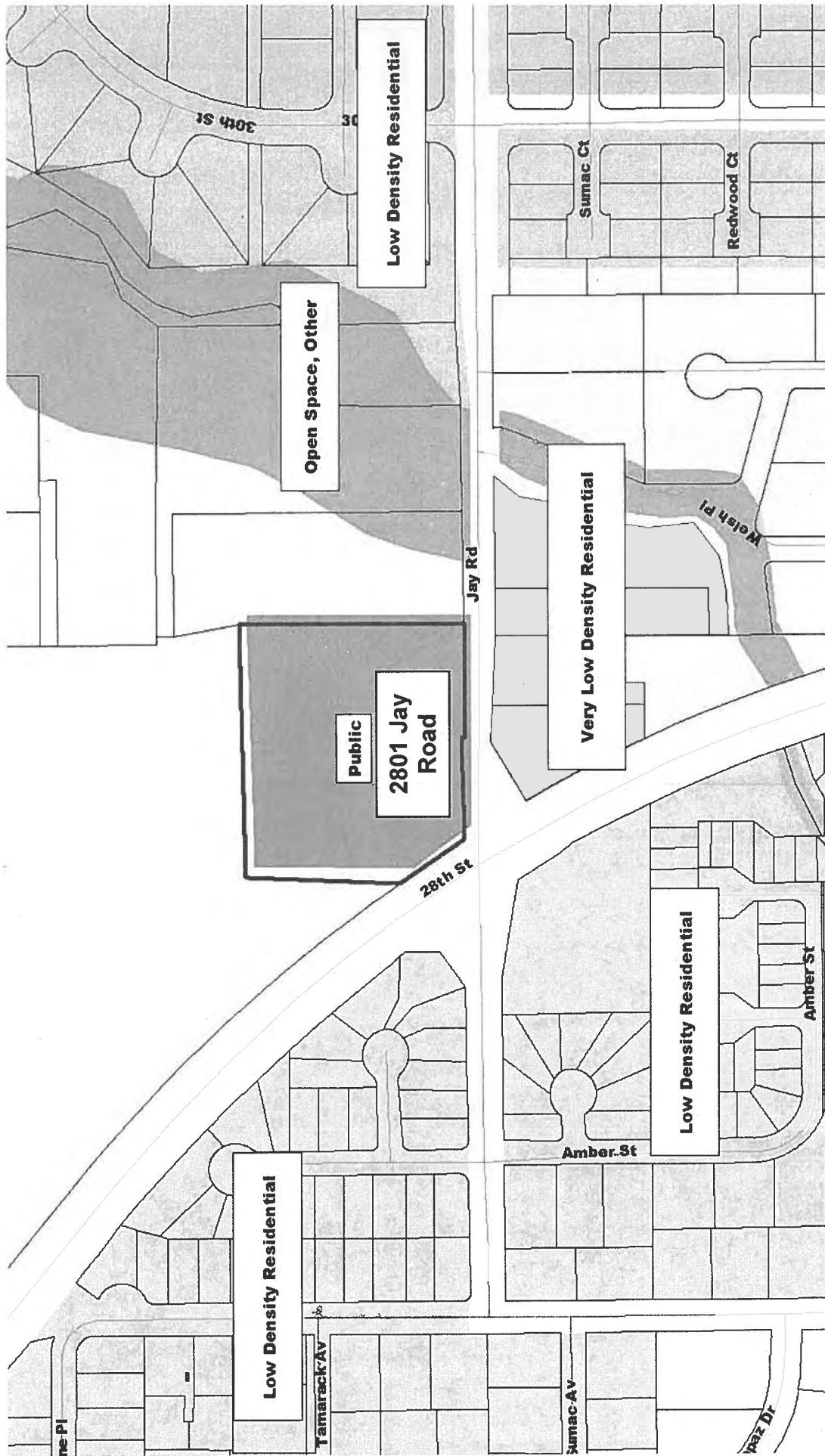


Figure 2. BVCP Land Use

Detailed map



Figure 3. Google Earth Image of 2801 Jay Road, Boulder, CO

**From:** [Nicole Day](#)  
**To:** [boulderplanningboard](#)  
**Cc:** [Guiler, Karl](#)  
**Subject:** Annexation of the Hogan-Pancost Site  
**Date:** Wednesday, February 10, 2016 5:42:33 PM

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To the Planning Board,

I am writing to strongly urge you to deny the petition to annex the Hogan-Pancost properties on March 3. If the application is approved and the applicant develops 121 dwelling units as the intent statement suggests, the impact on the current residents of the surrounding neighborhoods and the environment will be deeply impacted in a negative way. As a current resident of Keewayden, I can assure you that the traffic on Manhattan Drive is already an issue given the volume of cars that drop off and pick up children from Manhattan Middle School. In the afternoons on school days, traffic gets severely backed up at the traffic light on Manhattan Drive and Baseline Road. Building the proposed dwelling units would increase the traffic on Manhattan Drive and the adjacent streets tenfold. Moreover, a large building will negatively impact the views for current residents (including many who have lived in this neighborhood for over 20 years), East Boulder Recreational Center members, visitors of the local dog park, soccer and football players who use the fields adjacent to the Hogan-Pancost properties, and others. In addition, the Hogan-Pancost properties are home to many animals and plant life, which would be displaced if the property is developed. Denying this application would preserve a small piece of untouched land, increasingly becoming a scarce commodity in Boulder. The neighborhood already has numerous multiple-unit dwellings, to approve this application would be a shame.

Sincerely,

Nicole Day  
205 Manhattan Drive  
Boulder, CO 80303  
[NicoleLFDay@gmail.com](mailto:NicoleLFDay@gmail.com)  
303-332-2082

**From:** [Isolde Stewart](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Spam: Affordable Housing  
**Date:** Wednesday, February 10, 2016 9:04:50 PM

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The New Horizons Community is in full support of building affordable housing in Twin Lakes, and also in favor of the Attention Homes Youth Project. It is time to move forward with providing opportunities for those in need, and stop catering to those who are already privileged to own homes.

Isolde Stewart  
Director, New Horizons

**From:** [Polly Rogers](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Hogan-Pancost Site  
**Date:** Thursday, February 11, 2016 12:57:02 PM

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Hello Planning Board,

My name is Pauline Rogers and I live at 345 Oneida Street. I am e-mailing to you all to PLEASE, PLEASE, PLEASE, do not let any development happen on Hogan-Pancost property.

I know Boulder now has limited places to build, but this is not a place to do it.

I know one thought is that there will be some “permanently affordable units”...but what about the people in this neighborhood who pay taxes and are “barely making it”?

There are many elderly people in this neighborhood, myself included, who suffered through the flood. I was so stressed with the damage my house sustained that I lost my hair. I still get stressed when it rains for any length of time. I believe this property development will put all the houses already here in danger of flooding.

Let me tell you about myself so you can start to know people who live in the Kewanee neighborhood. I have lived in Boulder since 1991 (moved here from Denver, because my ex-husband got a job at Storage Tek). After the divorce, I did not want to make another change for my children, so I worked 2 jobs and I STILL work 2 jobs now that I am 60 years old just so I can make “ends meet”.

I am a Registered Nurse (school nurse) I took a 3% pay cut 5 years ago and just got a raise (after 5 years) of 18 cents an hour (\$30 a month).

I cannot emotionally or financially afford to have my house damaged again.

I see children over there at the property site feeding the horses carrots....and this makes me feel happy. That property is just not the place to build. This neighborhood has fought for years to stop development. Why aren't you listening? Do you not care about us??

Thank you,

Pauline Rogers  
345 Oneida Street Boulder, Co 80303  
303-499-1116

Sent from [Mail](#) for Windows 10

**From:** [sandystewart649@aol.com](mailto:sandystewart649@aol.com)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Subject:** Much Needed Affordable Housing at 6655 Twin Lakes Road, Gunbarrel  
**Date:** Thursday, February 11, 2016 3:29:17 PM  
**Attachments:** [Boulder County Letter.docx](#)

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

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

Last week, I attended the joint meeting of Boulder City Council and Planning Commission to participate in the discussion of plans for the 6655 Twin Lakes Road parcel of land. I am strongly in support of the proposal advanced by the Boulder Community Housing Association (BCHA) and thus oppose the counter-proposal by Twin Lakes Action Group (TLAG) to acquire the land for designation as Open Space.

The proposal by BCHA involves building 60 - 120 affordable apartments with due respect to the ecology of the site, trail connectivity etc. BCHA has a proud record in this respect. Their Kestrel Development, which has just broken ground in Louisville, provides a community center, walking paths and park areas, all accessible to the public, and meets all standards for drainage and trail connectivity. No doubt Kestrel was met with the same skepticism at the outset but, once the final plans were submitted for review, the development was enthusiastically approved by Louisville Planning Commissioners and the City Council. Kestrel is viewed as an **asset** to Louisville.

TLAG is understandably concerned about development affecting their perceived home values and quality of life. It is perfectly fair for them to advance arguments against Affordable Housing but they should show a modicum of honesty and admit that a large factor in their opposition is NIMBY – we don't want a large development in our neighborhood to house people that are "not like us." I was therefore disappointed that, at the meeting, speakers in favor of the TLAG proposal chose to accuse the Boulder Parks and Recreation and BCHA of being deceitful. I have no way of knowing if these claims are true or otherwise but it is disappointing that they were made.

At the meeting many arguments were put forward that can easily be countered.

1. "Nobody will live at this location, it's miles from anywhere" Gunbarrel is only 8 miles from the center of Boulder while many Boulder workers live in Loveland or Frederick due to Boulder house prices. The location may not work ideally for everyone but in 2016, people in need of affordable housing come from a wide spectrum of our community from minimum wage workers, women in need of housing to flee from domestic violence to teachers, police officers and many families who hit hardship due to medical emergencies or other life events. My main concern in this matter is that I am a member of Boulder County Area Agency on Aging and am acutely aware of the affordable housing crisis for seniors and



would like to see a proportion of this development designated as “Age-Restricted.” Some seniors in their later years may not be able to drive and rely on transportation services such as Via for transport. Twin Lakes may not be ideal for them but many seniors still are able to drive and would have no problems with the location. Most people in need of affordable housing in the Boulder area would regard Gunbarrel location as fully meeting their needs.

2. “Hydrology” The TLAG website claims **“An independent hydrologist’s analysis in June 2015 identifies this land as a high groundwater area with “very limited” suitability for development”** I have read the report and there is no such claim in the Conclusion section, Dr McCurry provides factual information on the groundwater issues and concludes that significant studies must be undertaken to see what specific design measures are needed to adapt to the hydrology conditions. BCHA, as a responsible developer, has already committed to that. Dr MCurry conducted a highly professional study and his report should be respected and treated as factual however, Dr McCurry is a resident of Twin Lakes and therefore the TLAG statement that he is totally independent is a slight overreach.

3. “Owls” Several TLAG supporters talked at length about the owls who nest on the adjacent Open Space. While it is true that the owls enjoy the use of the 10-acre property under consideration, there are 85 acres of open space within a half-mile of the owls’ nest and a sensitive development of the site under consideration would retain most of the 10 acres as owl territory. BCHA has committed to providing a wildlife buffer in their design and to time construction so as to minimize disturbance to wildlife. Also owls are a resilient species. A colony of horned owls flourish and breed within the 4-story large Oracle Campus at Interlocken. There is no moral high ground here as the existing Twin Lakes homes in Gunbarrel encroached on natural areas when they were built.

4. Light Pollution. This development is adjacent to several hundred homes and ringed by industrial development with lit parking lots. The addition of 120 or less units in a compact development would have an insignificant effect on light.

5. “We will buy the property and make it an owl sanctuary Open Space.” Boulder Parks and Recreation (who should be considered objective in this matter) classify this property as low priority for acquisition as open space. The comment was made at the meeting “we will be doing BCHA a favor by letting them look elsewhere for somewhere better” This smacks of “we will pay to make these people go away” but the reality is that this suite is suitable for affordable housing due to its reasonable asking price. Would TLAG or taxpayers be prepared to pay market rate for an alternate location – even if one were available?

6. “affordable housing should have been included in the 251 unit Gunpark Drive Complex” This is unarguable as affordable housing is best when it is integrated as part of a diverse community. However, two wrongs don’t make a right and, if anything it makes it more important that this proposal for affordable housing be approved. The developer of Gunpark Drive paid “cash-in-lieu” for the 50 affordable units required by planners and, as a result, the affordable housing situation in Boulder and Boulder County was made worse by this missed opportunity.

7. Boulder County residents appear to have an antipathy and mistrust of the City due to



20 years of concern over annexation and provision of amenities. I have no view on this but this should not be a factor in the decision over 6655 Twin Parks Lake.

Conclusion: A good democracy should make decisions on the basis of what provides the maximum good. The decision should also ensure that significant harm is not imposed on a minority. Affordable Housing at Twin Lakes Road undeniably proves the basic right of housing for those in significant need and imposes insignificant, if any, harm to the local community. We should trust BCHA and our Planning Staff to implement and review this development in a way that meets all environmental and aesthetic requirements. It would be a travesty to kill this proposal by not allowing it to move forward through the process.

Sandy Stewart  
649 Augusta Drive  
Louisville CO 80027  
Feb 11 2016

**From:** [Jackie List](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Subject:** Safe Shelter Letter of Support for quality, permanently affordable housing  
**Date:** Thursday, February 11, 2016 5:30:50 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[SafeShelterHousingStatement\\_GunbarrelProject.docx](#)  
**Importance:** High

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Dear Council Members,

Attached please find a letter from Safe Shelter of St. Vrain Valley requesting your support for using Boulder County Housing Authority's (BCHA's) 10-acre Twin Lakes property as a site for 60 to 120 units of affordable housing.

On behalf of the Safe Shelter Board of Directors, Administration, Staff, Volunteers and Clients, I thank you for your consideration of our request.

Yours in Peace and Justice,

Jackie

Jackie List

Executive Director

Safe Shelter of St. Vrain Valley

P.O, Box 231

Longmont, CO 80501

303.772.0432, ext. 103

<http://www.safeshelterofstvrain.org>



February 11, 2016

City Council  
City of Boulder Colorado  
1777 Broadway St.  
Boulder, CO 80302

Dear Council Members,

In a single day in the United States, more than 37,000 survivors of domestic violence and their children become homeless and rely on domestic violence shelters or transitional housing programs to meet their needs for safety and housing. While emergency housing is an essential element of a comprehensive domestic violence response, survivors need affordable, sustainable, permanent housing to move toward lives free of abuse, violence, and exploitation.

Between January and December 2015, our Emergency Shelter housed 126 adults and 80 children for a total of 4,843 nights. Of those 206 Shelter residents, approximately 10% went into permanent, independent housing when their stay at Shelter ended. The remaining adults, teens and children went to live in transitional housing, in the homes of friends and family or in another shelter. In essence, they remained homeless. Others returned to their abusive partners. Because we were at capacity, we were unable to offer shelter to over 300 callers in 2015.

During that time period, Safe Shelter was able to assist 47 adults in obtaining transitional housing for over 8,000 nights of safety. After 6 months of housing stability and support services provided by Safe Shelter advocates, on average, clients achieved:

- A 23% increase in permanent and stable employment;
- A 67% increase in household income
- And a 17% increase in health coverage

Client savings accounts grew from an average of \$172 to an average of \$5,500 after 6 months of wraparound support from Safe Shelter and our community partners.

On behalf of survivors of domestic violence, we urge you to consider the development of affordable housing units in Gunbarrel and other areas of the County. Helping survivors to access safe and stable housing at affordable prices exponentially increases their ability to overcome economic hardship and work toward establishing self-sufficiency and safety for their families.

Sincerely,

Jackie List  
Executive Director  
SafeShelter of St. Vrain Valley  
P.O. Box 231  
Longmont, CO 80502  
Office: 303-772-0432

**From:** [Shannon Cox Baker](mailto:Shannon.Cox.Baker@scbconsult.com)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Williford, Willa](#); [Alexander, Frank](#)  
**Subject:** Support for BCHA's affordable housing proposal for 6655 Twin Lakes Road property in Gunbarrel  
**Date:** Thursday, February 11, 2016 10:40:39 PM

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Dear City Council,

I am writing to voice my support for BCHA's proposed affordable housing development at the Twin Lakes Road property in Gunbarrel. First, this is a great site: 10 acres bordered by on three sides by HOUSES. Talk about compatible infill! Second, Gunbarrel is underserved by permanently affordable housing. Only 0.25% - 12 UNITS – are currently deemed affordable. Economic diversity is a key component of a sustainable community. Third, Boulder County is rich in open space. Over 100,000 ACRES are preserved for environmental and social benefit. If there was an endangered or threatened species or some rare plant or habitat on this site, this would lend some credibility to proposed development opponents' arguments. But there isn't and so it doesn't. Teachers, social service providers, small business owners, health care technicians, stay at home parents – these are our most threatened species. Let's diversify our housing ecosystem and create a habitat where they can thrive. We all stand to benefit.

Thank you for your consideration.

Shannon Cox Baker, Principal  
SCB Consulting, LLC  
303.709.9147  
[Shannon@scbconsult.com](mailto:Shannon@scbconsult.com)  
[www.scbconsult.com](http://www.scbconsult.com)

**From:** [Bill Myers](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Williford, Willa](#); [Barb Guastella](#); [Kelly Phillips-Henry](#); [Linda LaGanga](#); [Matthew Meyer](#); [Bill Myers](#)  
**Subject:** Letter of Support for Affordable Housing  
**Date:** Friday, February 12, 2016 10:15:49 AM  
**Attachments:** [Twin Lakes letter of support.pdf](#)

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This message was sent securely using [ZixCorp](#).

Mental Health Partners supports the Boulder County Housing Authority's request to build affordable units at 6655 Twin Lakes Road and the requisite land use change through the Boulder Valley Comprehensive Plan (BVCP) process. Please refer to attached letter for further detail.

Thank you.

**Bill Myers**  
**Chief Community Engagement Officer**  
**Mental Health Partners**  
1333 Iris Ave. | Boulder, CO 80304 | [www.mhpcolorado.org](http://www.mhpcolorado.org)  
Ph: 720.737.8024 | [bmyers@mhpcolorado.org](mailto:bmyers@mhpcolorado.org)



*"We believe that recovery from mental illness is not only possible, it is probable, because of the strength of the human spirit and the amazing resiliencies within every person."*

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#### The Mental Health Partners Email Disclaimer

Confidential Health Information Enclosed. Health care information is personal and sensitive. It is being emailed to you after appropriate authorization from the Individual or under circumstances that do not require Individual authorization. You, the recipient, are obligated to maintain this information in a safe, secure and confidential manner. Re-disclosure without additional consent or authorization of the Individual or as permitted by law is prohibited. Unauthorized re-disclosure or failure to maintain the confidentiality of this information could subject you to penalties under Federal and/or State law. This information has been disclosed to you from records protected by Federal Law (42 CFR, Part 2). The Federal rules prohibit you from making any further disclosure of this information unless further disclosure is expressly permitted by the written consent of the person to whom it pertains or as otherwise permitted by 42 CFR, Part 2. A general authorization for the release of medical or other information is NOT sufficient for this purpose. The Federal rules restrict any use of the information to criminally investigate or prosecute any alcohol or drug abuse patient. If you have received this transmission in error, please notify us immediately to arrange for the return of the transmitted documents to us or to verify their destruction. Please contact us to verify receipt of this email or to report problems with the transmission. [www.mhpcolorado.org](http://www.mhpcolorado.org)

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This message was secured by [ZixCorp](#)<sup>(R)</sup>.



February 12, 2016

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

Thank you for this opportunity to write in support of the Boulder County Housing Authority's request to build affordable units at 6655 Twin Lakes Road and the requisite land use change through the Boulder Valley Comprehensive Plan (BVCP) process.

As an organization with a workforce of more than 550 employees and responsibility for the delivery of comprehensive behavioral health care services to community members who include those who are least economically empowered, Mental Health Partners supports this plan as it proposes to address a significant community challenge. Specifically:

- This project will provide critically needed affordable housing to the community. This housing resource will benefit our local workforce, families, disabled persons and elderly persons by enabling them to live in the community in which they work, attend school, and receive services.
- The proposed partnership with Boulder Valley School District demonstrates an approach that engages and extends existing community resources to ensure project success.

We urge you to favorably consider BCHA's request as a well-considered strategy to enhance this essential community resource.

Thank you for your consideration,

*Bill Myers*

Bill Myers  
Chief Community Engagement Officer

**From:** [Paul Strupp](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [morzell@bouldercolorado.gov](mailto:morzell@bouldercolorado.gov)  
**Subject:** BVCP Proposed Land Use Change #30 (and #29) - 2801 Jay Road  
**Date:** Friday, February 12, 2016 3:00:51 PM

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Dear Boulder County Commissioners,

I am writing to ask that you reconsider your decision to not pursue further study of BVCP Proposed Land Use Change #30 - 2801 Jay Road.

At the January 27, 2016 County Commissioners meeting the Commission voted 3-0 to not pursue this proposed land change use even though **the county planning board unanimously supported further study**.

I'm not sure how the planning board unanimously saw the merit in this proposed change, yet somehow the Commissioners did not.

Allowing this parcel of land to be rezoned without a consideration of the future of the rest of the Area III planning reserve will lead to incremental development in this area on the city's edge and set an unmistakable precedent that will influence development of the rest of the area. The BVCP is supposed to be strategic and developing this lot as a "one off" will certainly not benefit the long term vision of the city.

In addition, the Boulder City Council at their Feb 2, 2016 meeting seemed generally in favor of this change. I urge you to discuss their rationale with them and think if maybe a larger vision for this area makes sense.

Thank you.

Paul Strupp  
4192 Amber Place  
Boulder, CO 80304

**From:** [Michael Spratt](#)  
**To:** [Council](#); [boulderplanningboard](#)  
**Subject:** Hogan-Pancost property  
**Date:** Sunday, February 14, 2016 11:47:44 AM  
**Attachments:** [Hogan-Pancost 2016.docx](#)

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Please include our attached letter in any packets for city council or planning board regarding this matter.

Thank you,

Karyn and Michael Spratt



February 14, 2016

To: City of Boulder City Council  
City of Boulder Planning Board

From: Karyn and Michael Spratt

Subject: Hogan-Pancost property

We have followed the proposed development plans by Boulder Creek Commons LLC of the Hogan-Pancost property for many years. We sent a letter of support for the proposal to the planning board in April 2013 and attended the planning board meeting on April 24, 2013. We arrived an hour early and signed up to speak but it became obvious that the neighborhood was well organized and were unable to speak during the time allowed for public comment. It is painfully clear that this property has had a long and sordid history of flooding, illegal activities which have altered the landscape, and most importantly, multiple development proposals. The comments by the neighbors were emotional and compelling. We are sympathetic with the neighbors, after having lived through multiple development proposals in our backyard of North Boulder for 25 years.

Over all these years, nothing has changed with regard to the Hogan-Pancost property. The neighborhood refuses to listen or believe in the multitude of engineering studies and scientific reports prepared by the developer as well as independent third-party reviews. There is a critical need for senior housing at all economic levels within the city of Boulder. We built our home in North Boulder 25 years ago. We love our home, the area and especially North Boulder. We have seen a lot of changes within our area of town and participated in subcommunity planning. While not always supportive of all development proposals, we have continued to enjoy our community.

Times have changed for us. Our children are grown and we are retired. Our home is now too large for the two of us. We have been actively searching to downsize for six years. We no longer need or want a large house or yard. And, as we age, our desire for a main floor master and physical accessibility has become stronger. Our number one priority is to remain within Boulder. Our options for staying within Boulder are extremely limited. We can leave, as many of our friends in our age group have done. Louisville, Lafayette, Erie or Longmont are options. But, we don't want to leave OUR CITY! Boulder Creek Commons meets many of our needs. We want to continue to live in Boulder and contribute to our community. This development would allow us to do so.

As you continue to deliberate and discuss this property's future, please base your decision on the facts at hand. Thank you for your time and consideration.

Karyn and Michael Spratt  
1014 Utica Circle  
Boulder, CO 80304  
303-443-8239  
milomarco2015@gmail.com

**From:** [Wyley Hodgson](#)  
**To:** [Boulder County Board of Commissioners](#); [cindydomenico1@gmail.com](mailto:cindydomenico1@gmail.com)  
**Subject:** 2801 Jay Rd BVCP request  
**Date:** Monday, February 15, 2016 12:24:49 PM

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Dear Commissioner Domenico,

My name is Wyley Hodgson and I live at 2823 Jay Rd in Boulder. I was one of several individuals in our neighborhood to submit a request to change the property of 2801 Jay Rd from Area II to Area III Planning Reserve. I've expressed my views at the county and city hearings. As you know, both the County and City Planning Boards both recommended studying this request further, and the City Council will make its decision in two weeks.

Myself and several neighbors within District 3 would like to meet with you prior to the City Council vote. We would like to discuss with you what we feel is at stake and to also better understand the County's perspective and why the commissioners decided to vote unanimously against this requested land change.

Please let me know what times you have available on your schedule to meet either this week or the of 2/22.

Thank you.

Kind regards,  
Wyley Hodgson

**From:** [Mark Emery](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Subject:** Letter Support for Affordable Housing  
**Date:** Tuesday, February 16, 2016 3:55:24 PM  
**Attachments:** [BC Letter of Support for Affordable Housing 1 29 16.pdf](#)

---

Greetings,

Please find attached a letter of support for affordable housing from Imagine!.

Mark Emery, CEO Imagine!

303-926-6446

Check out our blog: [Then Again, What Do I Know](#)

*What have you done to innovate today?* ~ H. Storz

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To whom it may concern:

1/29/16

On behalf of Imagine!, I am writing this letter to express our organization's support of the **Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road.**

While the connection between affordable housing and individuals with intellectual disabilities may not be immediately apparent, the fact is that a lack of affordable housing in Boulder County negatively impacts Imagine! and the people we serve in several ways:

- **It limits opportunities for the people we serve to live independently.** Many of the individuals we serve are quite capable, with limited support from Imagine! and other service providers, of living independently. However, very few of them can afford the high cost of housing in Boulder County, and therefore are often forced to choose housing options designed for people with a higher level of needs. These options tend to be more costly to taxpayers, places individuals in unnecessarily restrictive environments that may reduce their ability to fully engage in their communities, and deprive others who may have more need from finding appropriate services.
- **It disproportionately impacts Imagine!'s Emergency Fund Program.** Through its Emergency Fund, Imagine! provides limited financial assistance to help individuals served by Imagine! meet urgent or extraordinary needs not covered by Medicaid or other funding sources, including vital essentials such as dental work, respite care, groceries, diapers, or specialized equipment. Over the past few years, more and more requests for emergency funds among our constituents have been for covering housing costs. The more we distribute these funds for housing needs, the less funding we have available to meet other, equally pressing needs.
- **It places the people we serve at great risk.** The individuals we serve are already among the most vulnerable citizens of our community. A person with a developmental disability who lacks a safe, stable, and affordable place to live is far more susceptible to danger.
- **Our staff members can't find housing.** Imagine! is facing a severe workforce shortage. Our front line staff members, the people who dedicate themselves to making a real difference in our community, can't afford to live in the very community they are improving.

Imagine! strongly endorses the Boulder County Housing Authority's plan to develop affordable housing on the Twin Lakes Site. Imagine! operates on the belief that a healthy, inclusive community offers opportunities for all of its citizens to participate fully in community life. A community lacking in affordable housing limits those opportunities for many.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Emery".

Mark Emery  
CEO  
Imagine!

**From:** Andy Baker [mailto:bakerandy123@yahoo.com]  
**Sent:** Thursday, February 18, 2016 12:28 PM  
**To:** appelbaum@bouldercolorado.gov; brocketta@bouldercolorado.gov; burtonj@bouldercolorado.gov; jones@bouldercolorado.gov; lisamorzel@gmail.com; shoemakera@bouldercolorado.gov; weavers@bouldercolorado.gov; yatesb@bouldercolorado.gov; youngm@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; #LandUsePlanner  
**Subject:** NWF: Great Blue Heron's Clean Water and habitat In Jeopardy

Dear leaders,

The National Wildlife Federation alert below about the Great Blue Heron was sent to the TLAG list. It made me wonder: With the Great Blue Heron in jeopardy, will Boulder leaders protect its habitat on the Twin Lakes fields or allow it to be bulldozed?

Alternate sites exist for the proposed development. Please don't pass the buck by passing this MXR request through. Please speak with your vote.

Thank you!

Andy

**From:** National Wildlife Federation Action Fund <[info@nwa.org](mailto:info@nwa.org)>  
**Date:** February 8, 2016 at 5:00:57 AM MST  
**To:** Lennu Duncanson <[lenni robin@yahoo.com](mailto:lenni robin@yahoo.com)>  
**Subject:** TAKE ACTION: Great Blue Heron's Clean Water In Jeopardy  
**Reply-To:** National Wildlife Federation Action Fund <[info@nwa.org](mailto:info@nwa.org)>

Don't let pollution devastate wildlife habitat!

[Browser Version](#)

TAKE ACTION: Great Blue Heron's Clean Water In Jeopardy

Dear Lennu,

Clean water for great blue heron and all wildlife is in serious jeopardy across our country.

**From attacks in Congress on the wildlife-friendly Clean Water Rule, to recent decisions by state leaders allowing the release of toxic wastewater into rivers, to agencies failing to protect watersheds from contaminated run-off—healthy wildlife habitat has never been at greater risk!**

[Tell your Governor and members of Congress: step up for wildlife and protect clean water TODAY.](#)

Last May, the U.S. Environmental Protection Agency finalized a landmark rule to restore protections for 20 million acres of wetlands and 2 million miles of streams

and waterways that are critical to great blue heron and many other wildlife species. *But Congress continues to act to derail these essential protections for safeguarding our waters and wildlife habitat.*

A recent decision in Virginia gave the green light for a power company to dump millions of gallons of toxic coal ash wastewater into the James and Potomac Rivers.

And the health of America's first Scenic National River, the Buffalo National River, is now threatened by contamination from a hog factory because Arkansas' water quality agency easily approved its permit.

**These assaults on wildlife and habitat keep happening even though our leaders have the tools they need in the Clean Water Act and other wildlife-friendly policies to protect clean water.**

[Urge your elected leaders to live up to their responsibility, right now, to protect healthy habitat, clean water, and vulnerable wildlife.](#)

Great blue heron depend on water habitats such as lakes, rivers, estuaries and marshes—exactly the kinds of waterways the Clean Water Act and new Clean Water Rule are designed to protect from the risk of pollution and destruction. But some members of Congress along with some state leaders are giving way to interests with ties to the agricultural and fossil fuel industries that want clean water protections halted or pushed aside.

**We can't afford to lose healthy rivers, streams and wetlands that are essential for so many wildlife species and their food sources. *And we don't have to!***

[Speak out to protect habitat and clean water for great blue heron and other wildlife.](#)

Thank you for all you do to protect wildlife and the natural world.

Sincerely,

Andy Buchsbaum  
Interim Executive Director, NWF Action Fund

Join the Conversation

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[ForwardSign Up](#)  
[Contact UsPrivacy PolicyNWF.org](#)

**From:** [Wyley Hodgson](#)  
**To:** [Boulder County Board of Commissioners](#); [Cindy Domenico](#)  
**Subject:** Re: 2801 Jay Rd BVCP request  
**Date:** Wednesday, February 17, 2016 9:30:42 AM

---

Dear Commissioner Domenico,

I'm writing to follow up on the email i sent earlier this week (see below). Please let me know when you are available to discuss the 2801 Jay Road property with myself and neighbors.

Thank you.

Kind regards,  
Wyley Hodgson

2823 Jay Rd. Boulder

On Mon, Feb 15, 2016 at 12:24 PM, Wyley Hodgson <[wyleyhodgson@gmail.com](mailto:wyleyhodgson@gmail.com)> wrote:

Dear Commissioner Domenico,

My name is Wyley Hodgson and I live at 2823 Jay Rd in Boulder. I was one of several individuals in our neighborhood to submit a request to change the property of 2801 Jay Rd from Area II to Area III Planning Reserve. I've expressed my views at the county and city hearings. As you know, both the County and City Planning Boards both recommended studying this request further, and the City Council will make its decision in two weeks.

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Please let me know what times you have available on your schedule to meet either this week or the of 2/22.

Thank you.

Kind regards,  
Wyley Hodgson

**From:** [renee.morgan](mailto:renee.morgan@council@bouldercolorado.gov)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners; #LandUsePlanner](#)  
**Subject:** Affordable housing at twin Lakes  
**Date:** Thursday, February 18, 2016 1:47:21 PM

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Hi All,

I have testified at several city council meetings about affordable housing in Boulder. Though I live in Lafayette, let me be clear, I moved to Lafayette about 15 years ago because Boulder was too expensive then. I was a social worker in Boulder and could not afford the town on my salary then. I since have become a financial planner and like Lafayette, so stay, but office in Boulder. I also house a teacher in my basement because she can not afford to buy in ALL of boulder county. I will continue to rent my basement to those that can not afford to buy because I believe in being part of a solution. BUT, why is this a problem to begin with?

Teachers, social workers, food servers, almost all government workers and all service workers are struggling to live in the town they serve. And those are the people that hold 1-3 jobs to make ends meet. What about anyone without the privilege of even those resources, including a car to commute to work? Often they find themselves in periods of homelessness and subject to some of the most violent laws in the country.

According to the housing report released this week (<http://www.coloradoindependent.com/157780/criminalizing-homelessness-comes-at-staggering-cost>):

"Boulder is particularly strict about its camping ban. The supposedly homeless-friendly city issued more than 1,500 camping citations in the study's four-year period. Incarceration is more expensive in Boulder, too. A night in jail there averages about \$110, which is more than twice what it costs in Denver.

According to Howard, criminalizing homelessness jeopardizes the safety of those who live outside. Fearing the police, they often move to more secluded areas where they feel less safe. Women are particularly vulnerable. And even during colder months, many homeless people forego blankets to get around camping bans. Going cold makes them sick. Sickness leads to emergency room visits. The cycle is vicious, and costly.

**Besides, Howard said, the laws are ineffective. Homelessness is a problem nationwide, and a lack of affordable housing makes it particularly acute in cities like Boulder and Denver."**

In addition, according to the study put out by the Homeless Coalition, here in CO 65% of affordable housing is used by women, and a staggering 100% of women are subject to physical and/or sexual abuse if they are on the streets and homeless.

[http://www.coloradocoalition.org!/userfiles/TheCharacteristicsofHomelessWomen\\_lores3.pdf](http://www.coloradocoalition.org!/userfiles/TheCharacteristicsofHomelessWomen_lores3.pdf)

I have been to the city council meetings and have heard the opposition. Nobody wants affordable housing in their neighborhood, which is more than ironic since everyone who lives east of Boulder moved there for affordable housing reasons.

Please do not succumb to the NIMBY noise that is happening. Demand all developers hold to a % of affordable housing, build and allow affordable housing anywhere and everywhere you can. Our vitality, our humanity and our future depends on it.

Thanks,



Renee Morgan

720-635-3083

[renmor12@gmail.com](mailto:renmor12@gmail.com)

**From:** [Pat Heinz-Pribyl](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Campbell, Chris](#)  
**Subject:** support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Friday, February 19, 2016 1:26:16 PM

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Dear Decision makers:

Before I was appointed to the Boulder County Department of Housing & Human Services Advisory Committee in December, I was looking at the website and the information about affordable housing. I was surprised and disappointed to note that as I looked at the applications for affordable housing throughout Boulder County that there were no openings for housing. We desperately need more housing units to support our community.

Everyone deserves to have safe and secure place to live - no matter how much or how little you earn. We have families where the person or people who work outside the home need to work 2 or 3 jobs in order to be able to afford a place to live and food. As a former Boulder Valley School District employee, I know that there are people working for BVSD who need the support of affordable housing which could be a valuable piece of this positive project in Twin Lakes.

As a community we are all responsible to support one another to be the best contributing members of the community that we can be. We need to be open to people who may not have all the opportunities we have. We need to level the playing field for families and children. One way to do that is to provide affordable housing for those that work in our community but cannot always afford food and shelter. Please support the affordable housing project being planned for Twin Lakes in Gunbarrel.

Thank you for your hard work and for your consideration of this affordable housing project for Boulder County.

Pat Heinz-Pribyl

**From:** [Praynwalk](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Williford, Willa](#)  
**Subject:** Support Affordable Housing at 6655 Twin Lakes Road  
**Date:** Friday, February 19, 2016 8:23:33 PM

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February 19, 2016

Dear Boulder City Council Members,

I support Boulder County Housing Authority's (BCHA) request to build permanently affordable housing at 6655 Twin Lakes Road. I work at the OUR Center in Longmont where for over 10 years I have daily witnessed the effects of poverty on hard working individuals and families who need assistance in trying to make ends meet. Many of these families and individuals are working more than one full time job just to support themselves and their families. Many are doubled or tripled up in units so that they can afford to pay the high rental costs in our area. I also see seniors and disabled individuals on fixed incomes who struggle to find affordable housing. I am aware of many families who have had adult children move away and graduate from college only to now return home to live with their parents again because their full time entry level job does not pay enough for them to afford rent, pay their student loans, and support themselves.

I have lived in Boulder County for over 25 years. When my family moved to Colorado we moved to Longmont because we wanted to live in the same city where my husband worked and at the time we could afford to buy a quality home. Since then we have seen the prices for both rental and home ownership skyrocket well beyond affordable for many people. If I was to move here today, I'm not sure that I could afford to buy in the neighborhood I now live in.

I currently serve on the Advisory Board for Boulder County's 10 Year Plan to End Homelessness where we work to find solutions to the county's homeless issues. There is not enough affordable housing in Boulder County. In the past BCHA has provided quality, permanently affordable housing and that is what is needed now. Our need for permanently affordable housing continues to grow as businesses expand and our cities reach build out.

According to the *Boulder County Trends for 2015-16* we know that in our county 30% of homeowners and 59% of renters are "rent burdened," spending more than the recommended 30% of their income on housing costs. Part of the solution to this escalating problem is to build affordable housing. I also know that BCHA has done detailed surveys to find out what our rent burdened county residents housing needs are and that these results are available to you.

Affordable housing is not just one neighborhood's problem. It is our entire county's problem. We need to develop more permanently affordable housing before our communities reach build out. Please approve the land at 6655 Twin Lake Road to be

developed for permanently affordable housing as requested by Boulder County Housing Authority.

Thank you.

Sincerely,  
Rev. Sandra Stewart  
Longmont, CO

**From:** [Wyley Hodgson](#)  
**To:** [Boulder County Board of Commissioners](#); [Cindy Domenico](#)  
**Subject:** Re: 2801 Jay Rd BVCP request  
**Date:** Monday, February 22, 2016 12:19:07 PM

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Dear Commissioner Domenico,

I'm again following up on the prior emails I sent you regarding the requested land use change at 2801 Jay Rd. Myself and our neighbors would like to meet with you to discuss this topic. Please respond with times you have available to meet. We do want to meet with you prior to City Council's vote next Monday.

Thank you.

Kind regards,  
Wyley Hodgson

2821 Jay Rd. Boulder

On Wed, Feb 17, 2016 at 9:30 AM, Wyley Hodgson <[wyleyhodgson@gmail.com](mailto:wyleyhodgson@gmail.com)> wrote:

Dear Commissioner Domenico,

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Thank you.

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Wyley Hodgson

2823 Jay Rd. Boulder

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commissioners decided to vote unanimously against this requested land change.

Please let me know what times you have available on your schedule to meet either this week or the of 2/22.

Thank you.

Kind regards,  
Wyley Hodgson

**From:** [renee.morgan](mailto:renee.morgan)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Subject:** Twin Lakes Affordable Housing  
**Date:** Tuesday, February 23, 2016 10:50:09 AM

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Dear ALL working on affordable housing in Boulder,

The Boulder SURJ (Showing Up For Racial Justice) chapter is writing in support of affordable housing in Twin Lakes.

Boulder has a chronic issue with lack of affordable housing, and this impacts the entire community, but we would like to speak about how it impacts diversity.

Boulder is a predominantly white city. The economics of Boulder directly impact the accessibility of the city to People of Color. There are institutional barriers to this town that make it difficult to create cross cultural community and we all suffer under these conditions. It is a good example of how white supremacy works.

For every dollar a white man makes in the US, a Black man makes 75 cents, Latino man 67 cents, Black woman 64 cents, Latina woman 54 cents. There is a long legacy of redlining, predatory lending and discriminatory practices that hinder the ability for home ownership to people of color in the US. The housing prices in Boulder make ownership prohibitive to almost everyone in the service industry. As such what happens is we become a self serving community of higher income owners that are predominantly white and we create laws and services mostly designed to serve our own needs, as we act in bias we don't even see. All of these factors make housing disproportionately prohibitive to people of color and perpetuate a community that lacks racial and economic diversity.

As a group committed to racial justice and well being for everyone we highly encourage you to stop these trends and start with affordable housing at Twin Lakes.

Sincerely,

Boulder Chapter of SURJ

**From:** [Annie Brook](#)  
**To:** [Annie Brook](#)  
**Subject:** Fwd: For upcoming Monday Meeting regarding city council issues related to Gunbarrel  
**Date:** Wednesday, February 24, 2016 11:20:22 AM

---

Hello:

First, thanks for all your hard work. I have a few questions below, and also share a personal story about city council at the end if you have time to read it. :)

I want to know why Gunbarrel developers were allowed to “buy out” of affordable housing requirements? How did this “policy” with developers get started, and why are developers allowed to “buy out” of that constraint?

I have heard rumors that some city officials were worried that requiring inclusion of affordable housing in a development was considered rent control, and therefore illegal.

However, I spoke directly with the city attorney while attending the recent [City Council](#) meeting where the Gunbarrel request was being considered.

He stated that it is not illegal to uphold the affordable housing requirement. It has simply been something Boulder “did for developers.” However, the city attorney said there is no legal mandate to do so, and it seems against the city comprehensive plan.

So my larger question is why was that allowed? I currently own a unit in Main Street North, at Yellow Pine in N. Boulder. Here the developers were required to make affordable housing, and doing so has contributed greatly to the balance of voices on the HOA committee and served a number of people that needed housing. A favorite neighbor teaches and plays cello, and she was able to both benefit through affordable housing, and contribute to our community. Why doesn't Gunbarrel get the same decision and benefit of mixed income neighborhoods?

Would you please respond to the following points directly.

1. Why did planners allow developers in Gunbarrel to build 500 new units with **NO** affordable units in place. How much was the developer buyout per unit? Was it market rate?
2. The Planning Board knows that affordable housing is successful when in mixed income levels and walking distance to services; people are not marginalized, nor all placed in one area. Knowing this, why are they considering the [Twin Lakes](#) project where there is no option for higher end income people, and no mixed income, and no walking distance to



- services?
3. There is an open property on the corner of Spine just south of King Soopers. It is walking distance to services. Why not purchase that property with the buyout money from the developers, thus using a location that is by nature more successful for mixed income housing.
  4. If the Planning Board, either knowingly or unknowingly, "sold out" affordable housing in favor of developers, then perhaps they should compensate the Gunbarrel residents by allowing the property on the north side of Twin Lakes to become Owl preserve/open space.
  5. Also, If there is the insistence to go ahead with affordable/low income, then are you not obliged to match the accurate density of the area (as reported at the meeting by a TLAG representative) rather than the fictitious density figure of 16 units per acre?

I look forward to your direct response to the above points.

Sincerely,

Annie Brook

4425 Driftwood Place, Boulder, CO 80301

*A little story about city council:*

My mother was the first woman elected to city council in our little town of Oakland Park, next to Ft. Lauderdale, Fla. From her, I learned of the efforts it takes to balance development needs with quality lifestyle needs in the midst of rapid growth. Local developers wanted to build a new subdivision, and purchased a large plant nursery which had a tiny little stream at the back of the property between the next development. They were certain the stream could be filled in, as it "didn't go anywhere." Yet we lived and played there, and knew it was a link for the inland canals. Blocking it would destroy the water flow, and habitat for the fish and birds.

The city had no money for the environmental study (which would have cost \$50k), and were considering allowing the development. My mother had chutzpah. She got 2 coconuts, painted them hot pink and yellow, and dropped them off the small neighborhood bridge a mile away along the intracoastal waterway. For the next 2 weeks we all bicycled to the place where the water eddied after going through the little stream. Sure enough, 2 weeks later, there were the coconuts. My mom presented them as evidence, and the waterway was preserved as an eco habitat. This was back in the late 60's, so long before the concern for environmental awareness.

I hope our council can have the same chutzpah for right action and out of the box solutions to issues in Gunbarrel.

--

Annie Brook

"...have patience with everything unresolved in your heart...love the questions themselves as if they were locked rooms or books written in a very foreign language...the point is, to live everything. Live the questions now. Perhaps,..someday...you will gradually, without even noticing it, live your way into the answer..." from Letters to a Young Poet, By Rilke

Annie Brook, Ph.D., LPC  
[www.coloradotherapies.com](http://www.coloradotherapies.com)  
[www.anniebrook.com](http://www.anniebrook.com)  
[720.839.4332](tel:720.839.4332)

**From:** [Sobczak, Suzanne](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [Bohannan, Robin](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Subject:** Twin Lakes  
**Date:** Wednesday, February 24, 2016 2:35:35 PM

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February 24, 2016

To Whom It May Concern,

As I sit in my home I am comforted by the fact that I have a roof over my head and walls that surround and protect me. I don't think about my circumstance and say should I have this security or is this a form that can easily be taken from me. So what is housing? According to the dictionary 'housing is any shelter, lodging, or dwelling place', nowhere in that description does it say housing is for people who have a certain income level or entailment that is a product of being a particular class of people. In fact in its broad term it is all inclusive. Housing/shelter/lodging/a dwelling place is a need not a want for everyone. As a community we should be active in our response to community need. To families who are desperately striving to making a better life for their children, for each other. In order to do this I stand in support of the newly proposed Housing development in the Twin Peaks area. It is out of respect for the families I work with as a Head Start teacher that I know firsthand the desperate need of these families for housing.

Thank you for time and your consideration of this need.

Sincerely,

Suzanne Sobczak

Head Start Teacher

WELC

**From:** [Greg Harms](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Cc:** [greg@bouldershelter.org](mailto:greg@bouldershelter.org)  
**Subject:** Twin Lakes  
**Date:** Wednesday, February 24, 2016 7:38:06 PM

---

Dear Policy Makers,

It is decision time for the City and County of Boulder. Everyone knows there is an affordable housing crisis in the City and County. We also know that no one (or almost no one) wants affordable housing in their neighborhood. If it is not concern about owl habitat, it is increased traffic concerns, if it is not flood plan anxiety it is detrimental house value trepidation, if it is not "fair share" angst, it is fear of the poor themselves. The question is, can we make the hard choices needed to begin to address the problem or do we continue down the path towards a community of complete exclusivity. Please support the Twin Lakes project.

Thank you,  
Greg Harms

**From:** [Williford, Willa](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [glen.segrue@bvsd.org](mailto:glen.segrue@bvsd.org); [don.orr@bvsd.org](mailto:don.orr@bvsd.org); [Alexander, Frank](#)  
**Subject:** Housing Proposals for Twin Lakes Parcels - joint update from BCHA and BVSD  
**Date:** Thursday, February 25, 2016 3:17:17 PM  
**Attachments:** [image005.png](#)  
[2016.02.24 TL Letter to Officials\\_Final.pdf](#)  
[image007.png](#)

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February 25, 2016

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

On behalf of the Boulder County Housing Authority and Boulder Valley School District, we are writing to provide some additional clarifying information about our joint land use designation change request being considered as part of the current Boulder Valley Comp Plan review process. Together, we are pursuing a mixed density land use designation for our properties near Twin Lakes in Gunbarrel (6655 and 6500 Twin Lakes Road and 0 Kalua Road), with the intention of building affordable housing on the properties.

Our request for further study has now been supported by three of four review bodies. For those who have been part of the review process thus far, we are grateful for your support. To inform the process moving forward, this letter attempts to address some of the major themes that have emerged in public hearings over the past three weeks and provides additional details about our plans for further public engagement and study of the properties.

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Planning Board and City Council, and are binding upon any future owners.

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**Neighborhood Compatibility:** BCHA has consistently committed to a range of 6 to 12 homes per acre on our property, not "high density" as has been referenced in recent hearings. We are committed to ensuring that any development density is consistent with and reflects the character of the surrounding neighborhoods. Our analysis of adjacent densities, using industry standard GIS mapping, is clear: while densities in the Red Fox Hills neighborhood immediately east of our property average 3 units per acre, immediately to the west we see 14-15 units per acre, and within a ¼ mile to the south there are densities ranging from 5 to 16 units per acre. Mass and building scale are also very important components of neighborhood compatibility, and will be something we study closely as we undertake the next steps in land use review and housing feasibility. As indicated in the engagement section above, we are eager to work with willing neighbors to create a development that brings value to the surrounding neighborhoods, potentially including amenities such as parks and playgrounds, trails, and wildlife buffers. When and if we move forward with the development, we will do so with the intention of being permanent members of the Twin Lakes community.

**Wildlife:** We understand that neighbors are concerned about development impacts on the movement of wildlife across the open field on our property. As with hydrology, there are ways to mitigate impacts of development on wildlife, such as the set-aside of buffers for wildlife travel, inclusion of open areas adjacent to the development, and use of dark-sky lighting. We also know neighbors have questions about development impacts on great horned owls living in a tree adjacent to existing homes near our parcel. We are confident, based on input from the Audubon Society, Cornell Laboratory of Ornithology, and Boulder County Parks and Open Space wildlife biologists, among others, that the owls will continue to thrive in their location. Great horned owls nest successfully in suburban settings and are a very robust species when it comes to interactions with humans. BCHA has released a Request for Proposals to conduct a wildlife study on the subject properties to bring further third party independent rigor to our analysis and mitigation approach.

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Thank you for consideration of our request to further study these parcels for mixed density residential zone designation. Please don't hesitate to reach out with any questions.

[See attached document for signatures]

Frank Alexander, Director  
Boulder County Housing  
Authority

Willa Williford, Deputy  
Director  
Boulder County Housing  
Authority

Don Orr, Chief Operations  
Officer  
Boulder Valley School District



**Willa Williford**  
Housing Director  
Phone: 303 441-4529  
Fax: 303 441-1523  
2525 13<sup>th</sup> Street, Suite 204  
Boulder, CO 80304  
[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)  
[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



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





February 25, 2016

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

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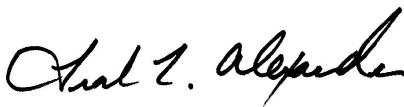
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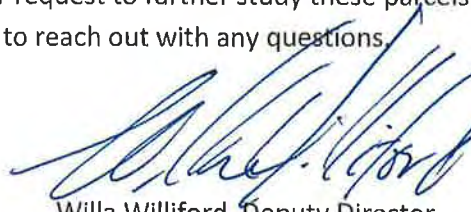
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Frank Alexander, Director  
Boulder County Housing Authority



Willa Williford, Deputy Director  
Boulder County Housing Authority



Don Orr, Chief Operations Officer  
Boulder Valley School District



**From:** [Pannewig, Hella](#)  
**To:** [boulderplanningboard](#); [Ellis, Lesli](#)  
**Subject:** Attachment to Rich Lopez's email titled Recusal Request  
**Date:** Thursday, February 25, 2016 4:32:33 PM  
**Attachments:** [Recusal Request Letter.Rich Lopez.Boulder Creek Commons property.pdf](#)

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Dear Members of the Planning Board,

I have heard from several of you that you were not able to open the attachment to the email sent to the Board by Rich Lopez earlier this afternoon. One of our legal secretaries reduced the resolution of the attachment so it would be easier to attach to an email and to open it. I attached the version with reduced resolution to this email. I think that the maps are still adequately readable in this reduced resolution version, but if you are having difficulty, please let me know and we could try another solution.

Our office will review and evaluate the arguments made very soon.

Best,

Hella



# LOPEZ LAW OFFICE

RICHARD V. LOPEZ  
ATTORNEYS AT LAW  
4450 Arapahoe Avenue  
Boulder, Colorado 80303

(303) 415-2585  
FAX (303) 415-0932  
e-mail [lopezlawofficeco@gmail.com](mailto:lopezlawofficeco@gmail.com)

February 25, 2016

Tom Carr, City Attorney  
Mayor and members of City Council  
Planning Board Chair and Board Members

Re: Recusal Request of Liz Payton and Sam Weaver

Dear Mayor and Members of City Council:

I am herein requesting that Council member Sam Weaver and Planning Board member Liz Payton recuse themselves from participating in any discussions or decisions concerning the Boulder Creek Commons property, also known as the Hogan Pancost property. At the February 2, 2016 joint hearing with City Council and Planning Board, Weaver and Payton made statements that indicate their bias against the Hogan Pancost property despite the evidence contained in City studies.

As reported by Erica Meltzer in the February 3, 2016 Daily Camera, "*Weaver asked what the process would be for asking the county to reconsider its decision . . . I do have interest in revisiting this, he said, citing two changed circumstances since the previous comp plan update: the Planning Board rejection of the annexation request and more information about the groundwater issues on the site. It also seems that perhaps the city has more familiarity with this property. There is a lot of institutional memory.*"

Payton stated, "*Given the flood of 2013 and all the testimony about that, it's even more compelling the development of the area is no longer in the public interest.*"

The facts do not support Weaver's or Payton's statements. On January 6, 2011, the Planning Board hearing found that the environmental analyses affirmed that the site is suitable for development and noted that a concept plan specific to the site and building design could be submitted. True, Planning Board did recommend denial of the site plan, but did recommend an RL-2 zoning if City Council subsequently annexed and zoned the Hogan Pancost property.

The 2013 "*institutional memory*" has been updated with the City Council adoption of the \$2.2 million dollar South Boulder Creek Flood Mitigation Study on August 4, 2015. This study illustrated the 2013 approximate flood limits (Figure 2-6). Claims that the Hogan Pancost property is an important wetland are not supported (Figure 2-8). The claims that there will be an impact on

critical habitats for the Preble's Jumping Mouse were found to be false (Figure 2-9). The Hogan Pancost property is outside of any County or City conservation areas (Figure 2-10).

Development of affordable housing is still in the public interest. The statements by Weaver and Payton demonstrate bias and an unwillingness to follow City rules and regulations, despite taking an oath to uphold same. For these reasons we respectfully request that Liz Payton and Sam Weaver recuse themselves from any discussions or votes on the Hogan Pancost property.

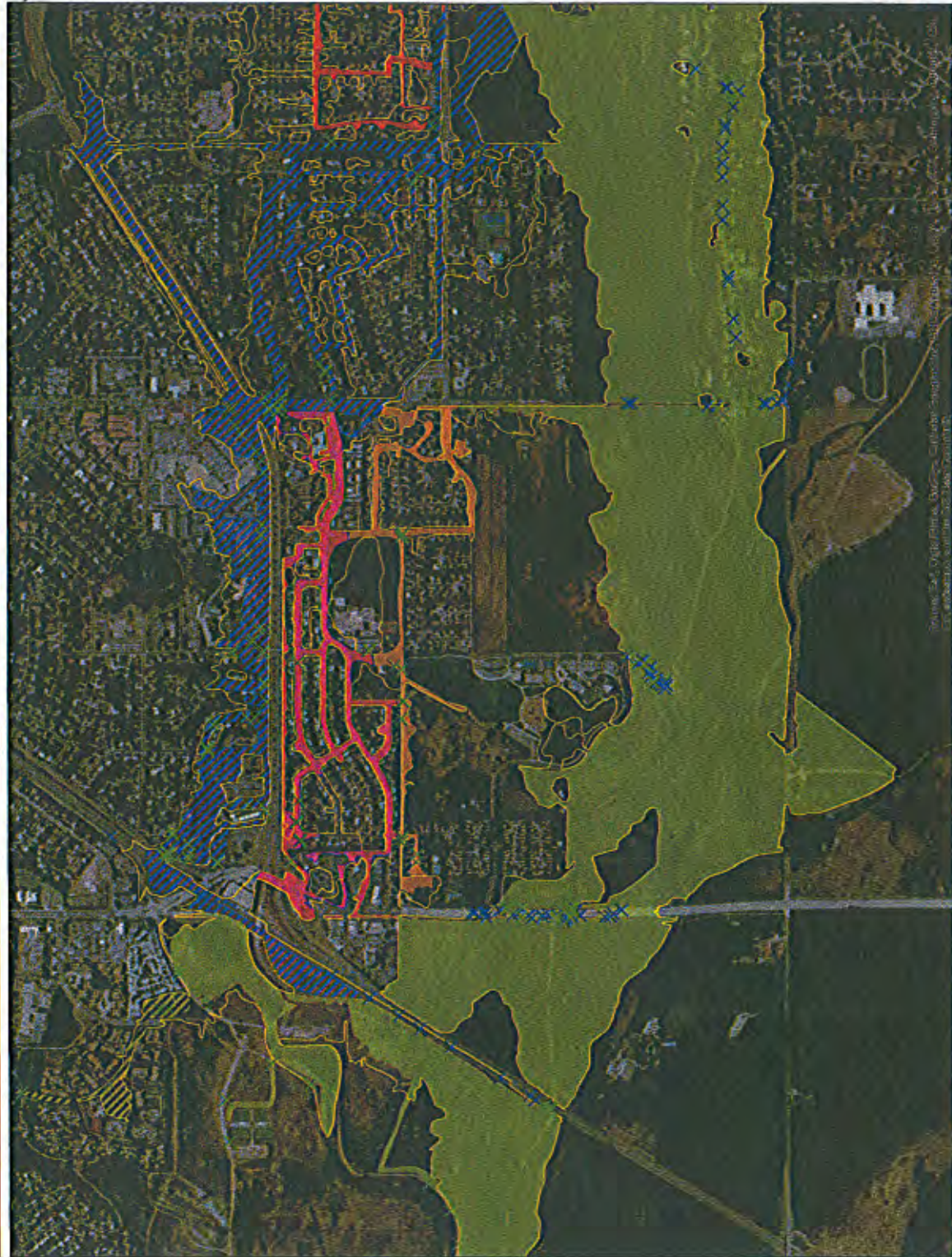
With regards,

  
Richard V. Lopez

RVL/mt

cc Jane S. Brautigam, City Manager  
David Driskell, Executive Director of Planning, Housing and Sustainability  
Mike Boyers, Boulder Creek Commons





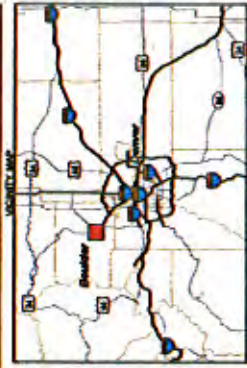
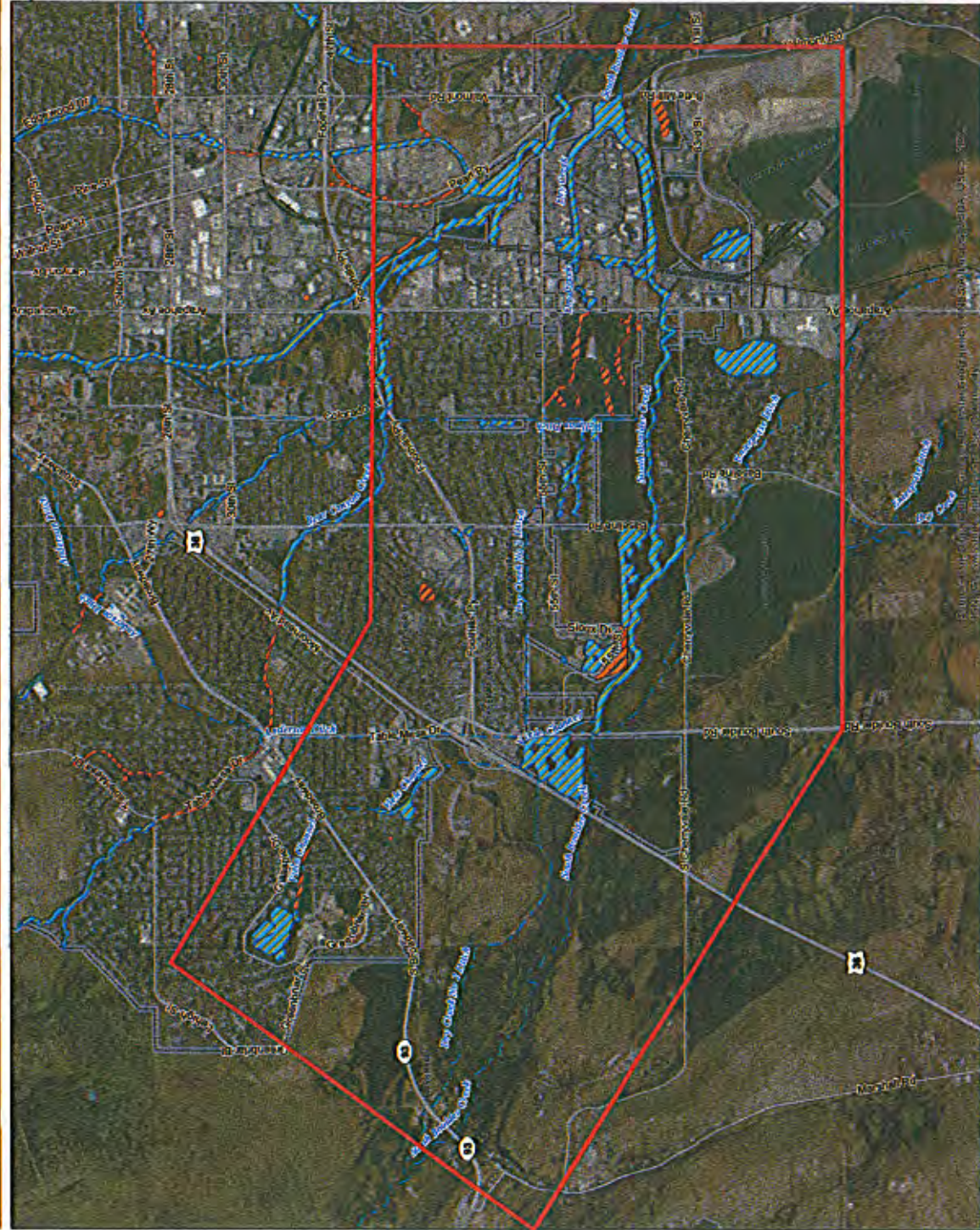
- LEGEND**
- X CH2M HILL Assessment Photos
  - X WaterView Property Photos
  - X DHI Assessment Photo
  - Regulatory 100-YR Floodplain
  - 2013 Approximate Flood Limits
  - Estimated Flooding Source
  - Dry Creek #2 Ditch
  - Local Basin
  - Local Basin / South Boulder Creek
  - Local Basin / C2 Basin / Groundwater
  - New Anderson / C2 Basin / Groundwater
  - South Boulder Creek
  - US-36 Overlapping / Local C2 Basin / Groundwater
  - Viele Channel

**Notes:**  
 1. Approximate flood plate based on High Water Marks Collected the Week of September 16, 2013 by DHI, and CH2M HILL.



**FIGURE 2-4**  
**Approximate 2013 Flood Extents**  
**US-36 to the Weirman Canal**  
 South Boulder Creek Flood Mitigation Report





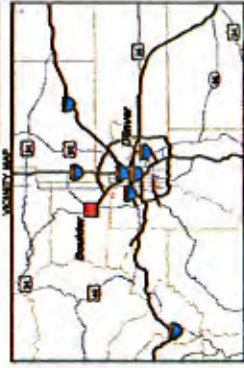
**LEGEND**  
**City of Boulder Wetlands**  
 Wetlands Category  
 High Functioning  
 Low Functioning  
 Streams, Creeks and Ditches  
 Boulder County

**Notes:**  
 1. Area of Interest



**FIGURE 2-3**  
**Wetland and Riparian Zones**  
 South Boulder Creek Flood Mitigation Report

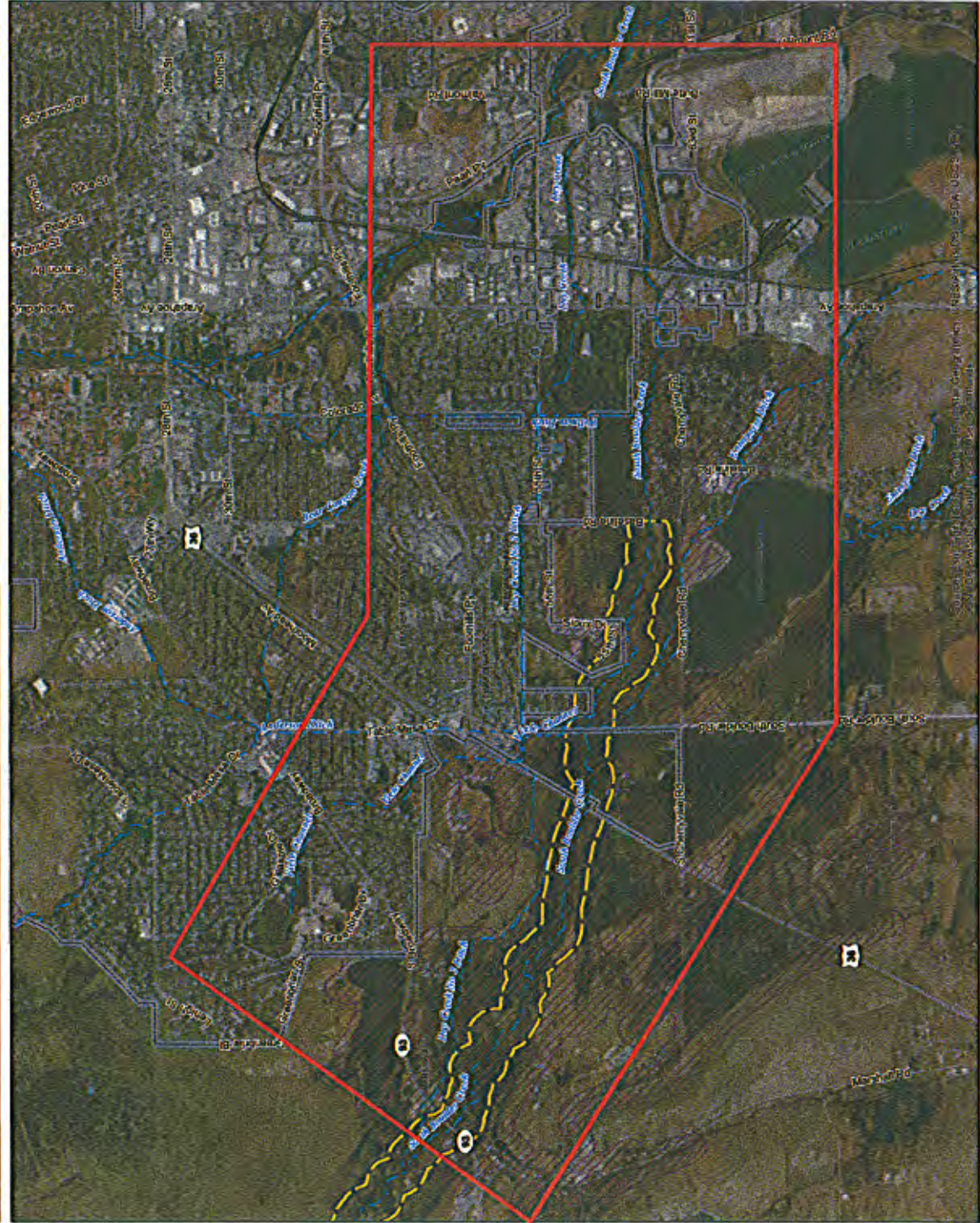




- LEGEND**
- - Streams, Creeks and Ditches
  - ▭ Boulder County
  - ▭ PMJM Critical Habitat 12/14/2010
  - ▭ PMJM Occupied Range

**Notes:**

1. Area of Interest
2. PMJM Critical Habitat Area from the U.S. Fish and Wildlife Service
3. PMJM Occupied Area from the Colorado Department of Wildlife



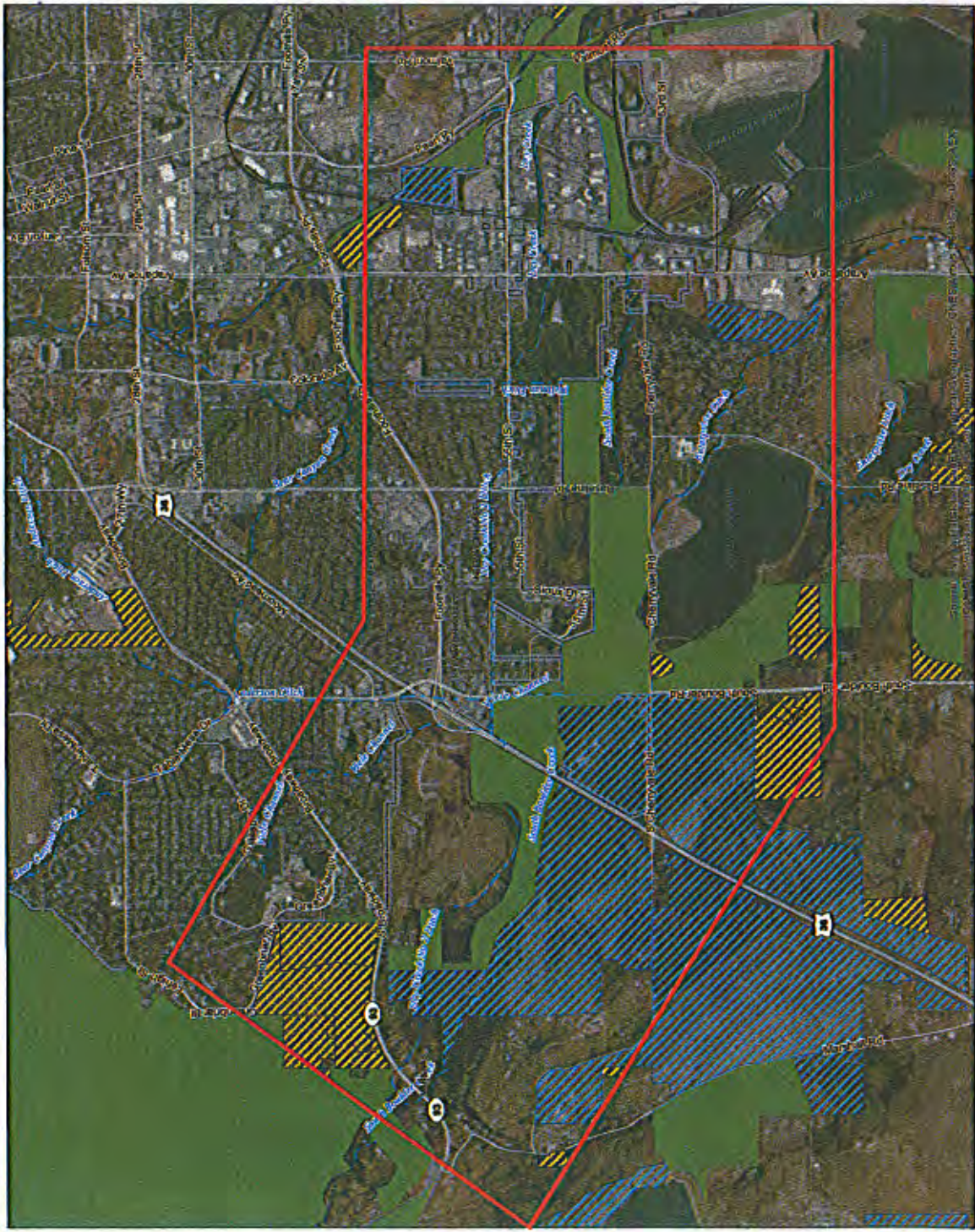
**FIGURE 2-9**  
**Preble's Meadow Jumping Mouse**  
**Habitat Areas**  
 South Boulder Creek Flood Mitigation Report





- LEGEND**
- Boulder County
  - Streams, Creeks and Ditches
  - Boulder County Management Areas
  - Habitat Conservation Area
  - Natural Area
  - Boulder OSMP Conservation Areas
  - Conservation Easement

**Notes:**  
 1. Area of Interest



**FIGURE 2-10**  
**Designated Habitat Conservation**  
**Areas**  
 South Boulder Creek Flood Mitigation Report

**From:** [Richard Lopez](#)  
**To:** [Carr, Thomas](#); [Council](#); [boulderplanningboard](#); [Brautigam, Jane](#); [Driskell, David](#); [Richstone, Susan](#); [Ellis, Lesli](#); [Fogg, Peter](#)  
**Cc:** [michael boyers](#)  
**Subject:** Maps  
**Date:** Thursday, February 25, 2016 5:57:18 PM

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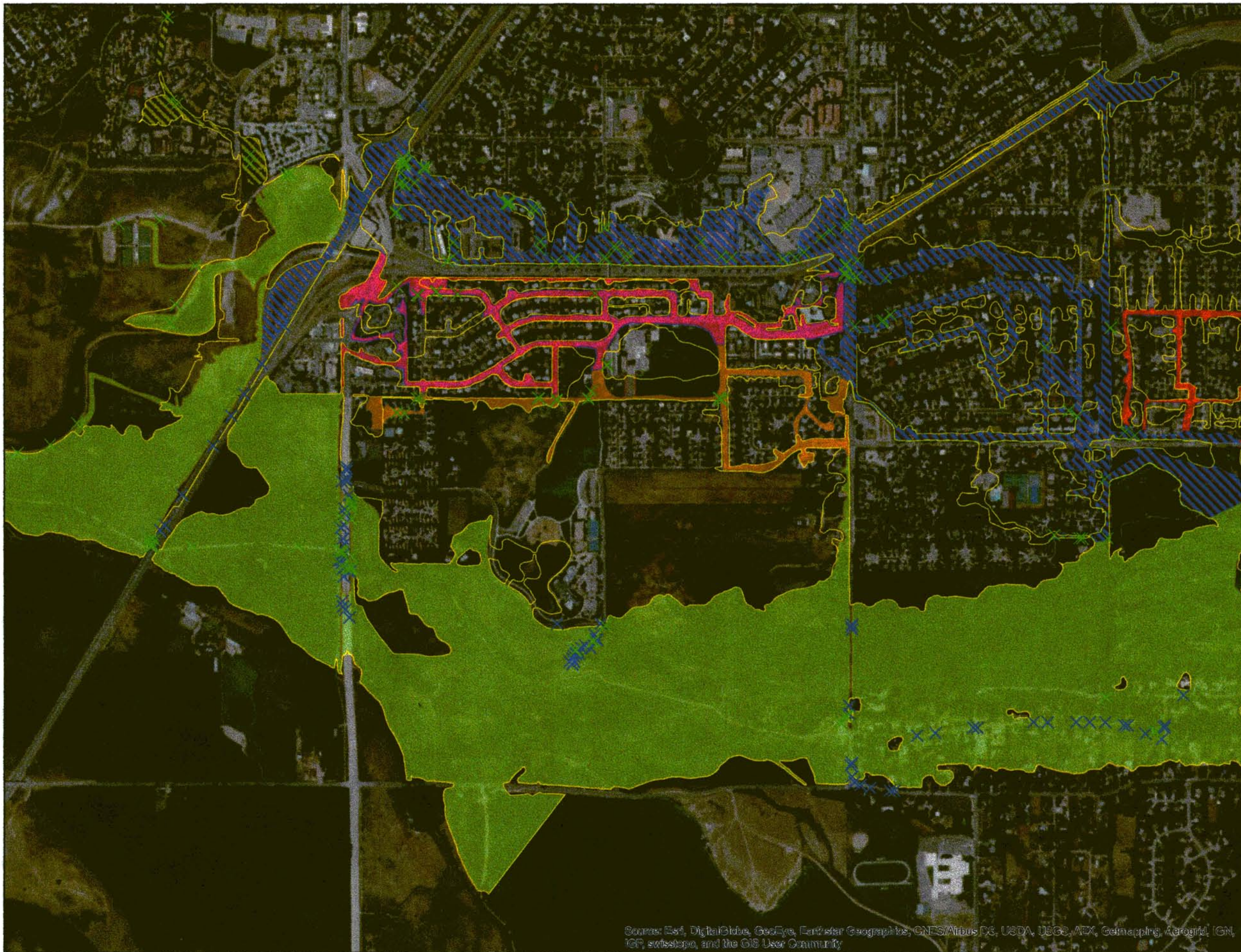
Attached are Figures 2-6, 2-8.2-9 and 2-10.

--

Lopez Law Office  
4450 Arapahoe Ave #100  
Boulder, CO 80303  
303 415 2585 phone  
303 415 0932 fax  
[lopezlawofficeco@gmail.com](mailto:lopezlawofficeco@gmail.com)

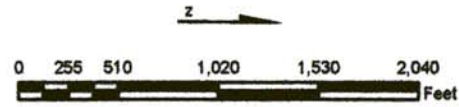
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- LEGEND**
- ✕ CH2M HILL Assessment Photos
  - ✕ Waterview Property Photos
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  - Regulatory 100-YR Floodplain
- 2013 Approximate Flood Limits**
- Estimated Flooding Source**
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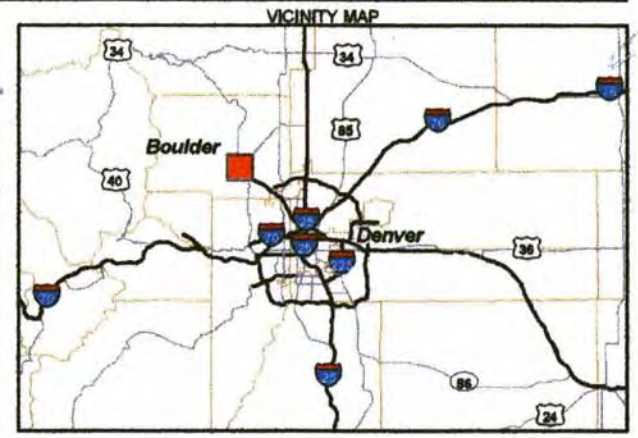
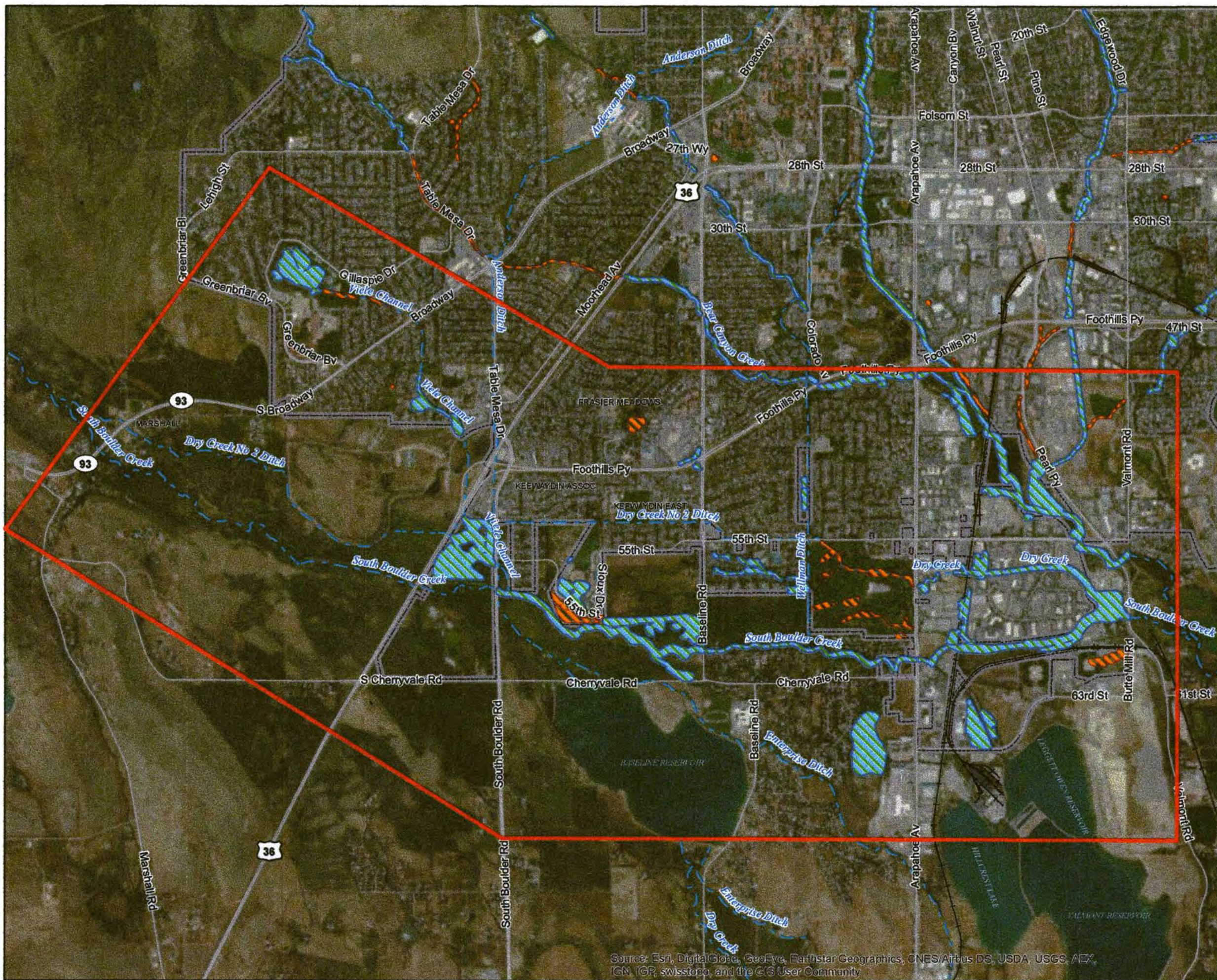
**Notes:**  
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**FIGURE 2-6**  
**Approximate 2013 Flood Extents**  
**US-36 to the Wellman Canal**  
 South Boulder Creek Flood Mitigation Report

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





**LEGEND**

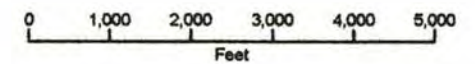
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**Wetlands Category**

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**Notes:**

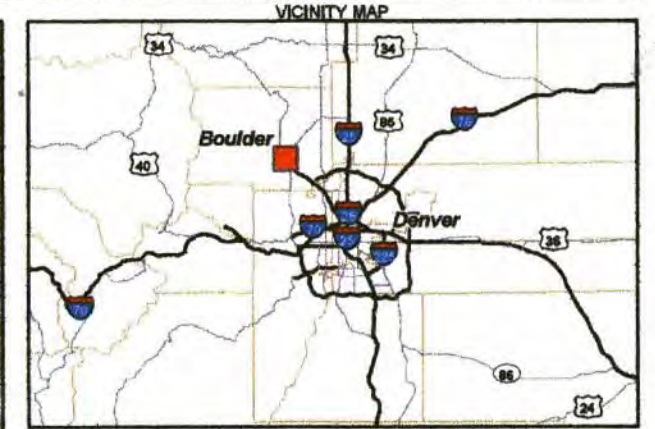
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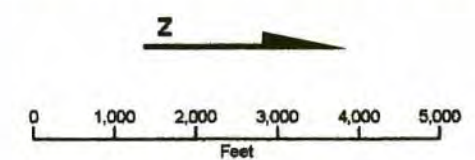
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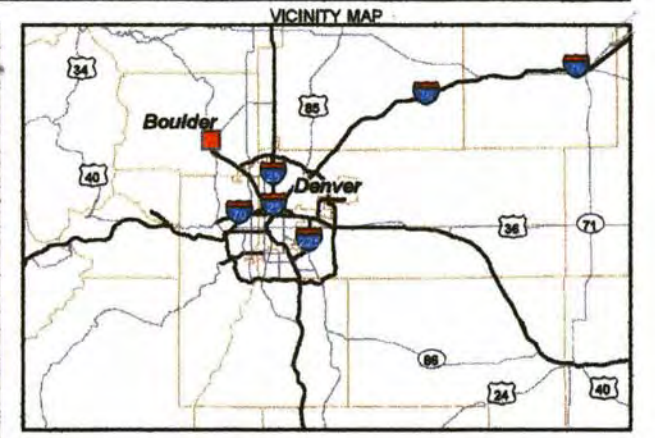
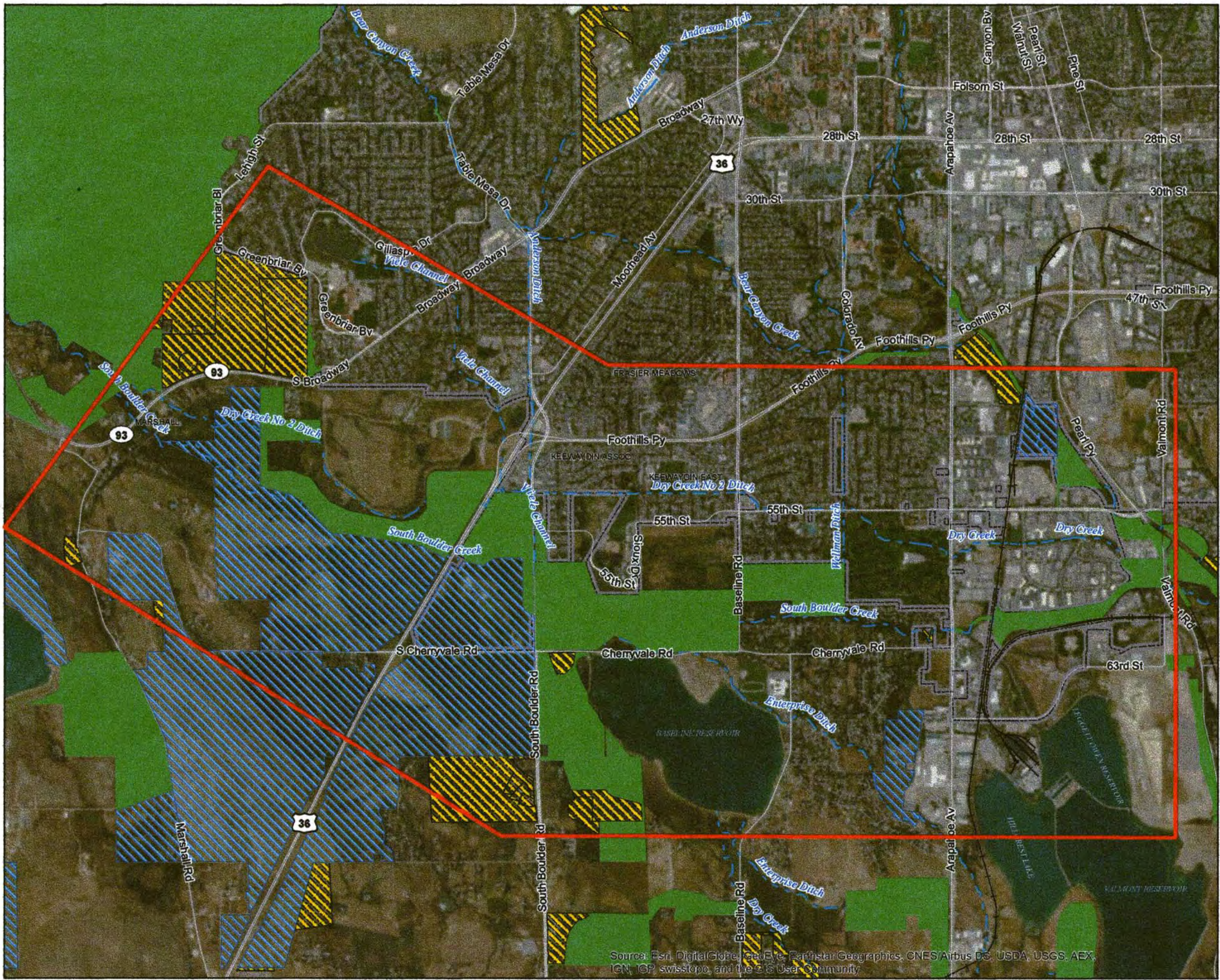
- Notes:**
1. Area of Interest
  2. PMJM Critical Habitat Area from the U.S. Fish and Wildlife Service
  3. PMJM Occupied Area from the Colorado Department of Wildlife



**FIGURE 2-9**  
**Preble's Meadow Jumping Mouse**  
**Habitat Areas**  
 South Boulder Creek Flood Mitigation Report

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, IGN, IGP, swisstopo, and the GIS User Community

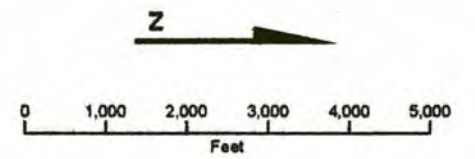




**LEGEND**

- Boulder County
- Streams, Creeks and Ditches
- Boulder County Management Areas**
  - Habitat Conservation Area
  - Natural Area
- Boulder OSMP Conservation Areas**
  - Conservation Easement

**Notes:**  
 1. Area of Interest



**FIGURE 2-10**  
**Designated Habitat Conservation Areas**  
 South Boulder Creek Flood Mitigation Report

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, IGN, IGP, swisstopo, and the GIS User Community



**From:** [kate.chandler](mailto:kate.chandler)  
**To:** [Council: commisioners@bouldercolorado.gov](mailto:commisioners@bouldercolorado.gov); [boulderplanningboard](mailto:boulderplanningboard); [housingauthority@bouldercolorado.gov](mailto:housingauthority@bouldercolorado.gov)  
**Subject:** Twin Lakes Affordable Housing  
**Date:** Thursday, February 25, 2016 7:09:55 PM

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The Twin Lakes Affordable Housing issue is not really about Affordable Housing. Gunbarrel and the Twin Lakes neighborhood are pro Affordable Housing and in fact have long had dispersed units in Gunbarrel's unincorporated county housing. .

No, the Twin Lakes issue is really about the Housing Authority wanting to save money and/or wanting to save face since it secretly bought the land before any site review. It is about building Affordable Housing regardless of neighborhood characteristics, zoning, conflict with almost all the principles of the Comp Plan, threat to surrounding homes due to water table/drainage issues....and build it outside its' city limits! This is so outrageous that it could only get this far in a place most Boulder residents are not familiar with, and is so small and seemingly powerless that Housing thinks it can ram this through. So what if it destroys a neighborhood? In other words it is a Bully and is trying to turn county and city residents against a neighborhood rightly trying to defend itself. Why does the Camera rarely present any of these arguments? When did a Camera reporter actually come to Gunbarrel?

In the last 10 -15 years there has been rampant industrial development in Gunbarrel, all in the city of Boulder part, all paying taxes to the city. Only in the last 2 yrs have thousands of new housing units been built. Even though much land has been built up there are still many For Sale signs for land and vacant buildings in the city limits. If Louisville and Lafayette can build affordable developments acceptable to local residents and pay for the land, why can't Boulder? I believe it is at least partly because Gunbarrel is considered a colonial outpost to be used for Boulder's purposes, not to be treated fairly with empathy or democracy. Did you know no resident adjacent to the two 10 acre sites nor to the current Twin Lakes Open Space has been able to vote for City Council or any city ballot issue? No, this is all unincorporated county land, yet these are the residents most affected by this blunder. Any city Affordable Housing development belongs in the actual city of Boulder section of Gunbarrel. City Council, please vote against this mistake moving forward.

Kate Chandler  
16 year Gunbarrel resident



**From:** [Brian Lay](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Lesli Ellis](#); [Fogg, Peter](#); [Caitlin Zacharias](#)  
**Subject:** Please deny BVSD / BCHA MXR Twin Lakes Proposal  
**Date:** Saturday, February 27, 2016 12:36:51 AM  
**Attachments:** [2\\_26\\_2016\\_letter\\_to\\_governing\\_bodies.pdf](#)  
[the\\_real\\_density\\_v4.pdf](#)  
[BVSD\\_AH\\_Eligibility\\_v1.pdf](#)

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Please see my the following attached documents.

- 1) letter requesting you deny BCHA / BVSD MXR proposals
- 2) the density calculations the Twin Lakes neighborhood
- 3) an analysis of the number of BVSD full-time teachers that are actually eligible for affordable housing rentals.

I appreciate your time and attention to this issue.

Thank you very much,  
Brian Lay

February 26, 2016

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

The decision before you next Monday is simple, should we further study the MXR request for the Twin Lakes properties? This decision must be made independently of both the developer and the development since both can change as the project proceeds. **BCHA and BVSD have not shown that MXR is compatible with the surrounding neighborhoods, nor have they justified its need. Furthermore, BVSD has failed to show a need for affordable housing for their teachers, as submitted in their land use change request. Both MXR requests should not proceed for further study.**

To date, BCHA and BVSD have still only offered two pertinent pieces of information to support MXR:

- 1) A map showing that 6-12 units on the single BCHA property is compatible with the surrounding neighborhood
- 2) Anything less than MXR is simply not cost effective to build affordable housing.

The first argument has been proven wrong several times over. They have yet to address the density histograms that were provided to you and presented at the City Council meeting on February 2<sup>nd</sup>. In fact, quite the opposite, in their most recent communication to you on February 25<sup>th</sup>, they essentially dismissed that analysis stating “Our analysis of adjacent densities, using industry standard GIS mapping, is clear: while densities in the Red Fox Hills neighborhood immediately east of our property average 3 units per acre, immediately to the west we see 14-15 units per acre, are within ¼ mile to the south are densities ranging from 5 to 16 units per acre.”

I have included the density slides with this email to remind you how far off base this comment is and continues to be. The fact is simple. **Developing all 20 acres at a density of 12 units per acre, BCHA and BVSDs own numbers, will effectively change the entire low density residential area to medium density residential.** That is a fact and will not change no matter how much Staff time you spend further studying this issue. **MXR, which is actually being requested, is absolutely ridiculous.**

Staff continues to state that if they study it further, they can come back and suggest a different land use designation and zoning for the property. If they would spend 5 minutes looking at the data, they should already know the answer to this question. The land use designations that exist today in the BVCP are low density (2-6 units per acre), medium density (6-14 units per acre), high density (>14 units per acre) and mixed density (6-18 units per acre). **The only land use designation that works is low density residential; status quo.** Furthermore, I find it disturbing that Staff even offers this as an option. If that were the case, why wouldn't every land use change designation be submitted requesting high density residential and let the Staff study it to figure out what really works. Again, any other developer would not receive such treatment.

Their second argument is akin to saying, “I can't make a profit with the current land use designation, please up-zone it”. Simply not an argument that should be considered.

BVSD's original land use designation request, stated “These discussions (between BVSD and BCHA) have been fruitful in outlining cooperative efforts that could help BVSD use this land asset to provide affordable housing units to teaching staff. Such a partnership could help address BVSD concerns over

housing affordability in Boulder County and its effect on hiring and retaining talented teachers in the future.” Their request is clearly grounded in providing teachers with affordable housing. In their most recent letter, dated Feb. 25<sup>th</sup>, **has their intent changed?** “BVSD’s employees may range into middle incomes and are likely to have a diversity of housing needs.” Why are we suddenly talking about BVSD employees when clearly their original request was for teachers?

The real problem is that we are even asking this question. Shouldn’t a requirement of requesting increased density first and foremost demonstrate a need? Yes, our community may have a need for affordable housing in general, but **BVSD is requesting housing for their teachers. They should be required to prove that need.**

Thus, since they have provided nothing, we performed an honest back of the envelope calculation to understand how well this location would serve the BVSD teachers. Attached you will find a conservative and fair analysis of the BVSD full-time teacher salaries. 136 BVSD full-time teachers that have been employed for more than 3 years qualify for affordable rental housing; 71 of the 136 are within \$5000 of being disqualified. **4 of the 136 teachers, that qualify for affordable rental housing, work in Gunbarrel.** The assumptions are clearly stated such that this analysis can be reproduced independently. As you can see, **this “dire” need is not supported after analyzing the data.** This data was published in the Daily Camera article found at this [link](#).

**Both the BVSD and BCHA requests do not pass the zero order test. BVSD fails to demonstrate a need for affordable housing for teachers. Both BVSD and BCHA fail to show how MXR is compatible with the neighborhood nor do they provide any justification for that designation. We should not spend any more tax payer money studying these requests further.**

Thank you very much,

Brian Lay  
4555 Tally Ho Trail  
Boulder, CO 80301

Were you duped?  
Does this appear “compatible”?

6655 Twin Lakes Rd - Adjacent Dwelling Units per Acre (du/ac)



BCHA Map

# Maps are deceiving...

- You see MORE BIG numbers than little numbers
  - 16, 15, 14, 13, 13, 12, 11, 9, 5, 5, 5, 4, 4, 3
- They only show one property being “developed”
- You think that “6-12 units per acre” is obviously compatible since it lies in the middle

**Wrong!**

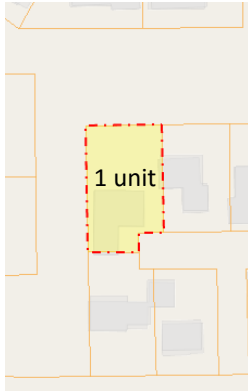
- Better method – create a histogram.
  - How much land does each unit really occupy?
  - MXR allows between 6-18 units per acre. BVHA thinks 6-12 units per acre would be compatible – Let’s look at both!



# Method to Create a Histogram

## Step 1:

Select a property and determine how many units exist



## Step 2:

Record number of acres the property occupies

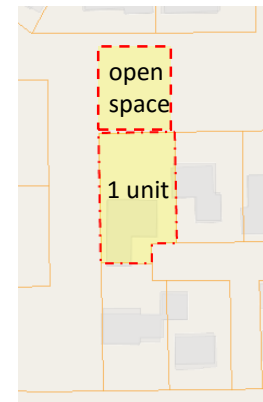
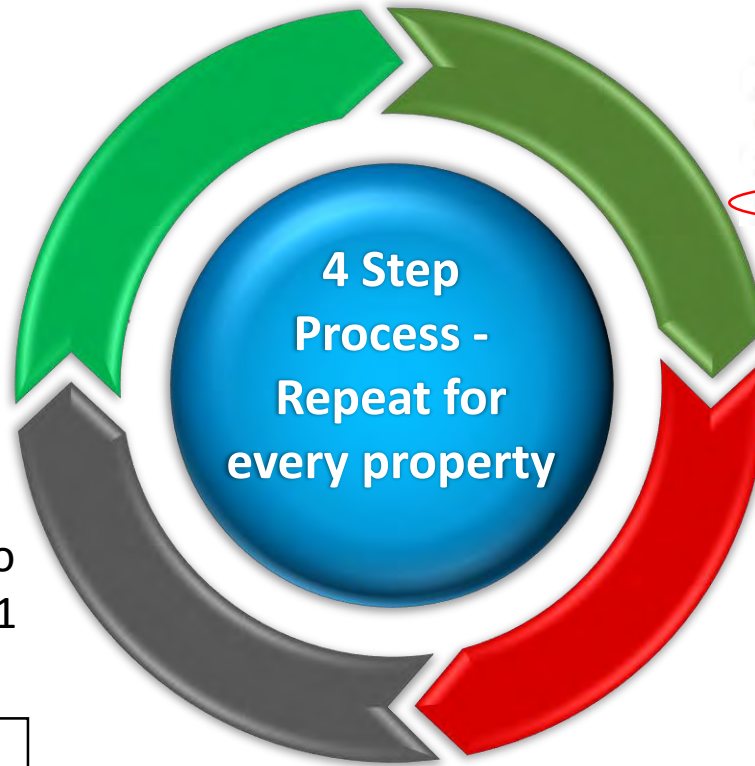
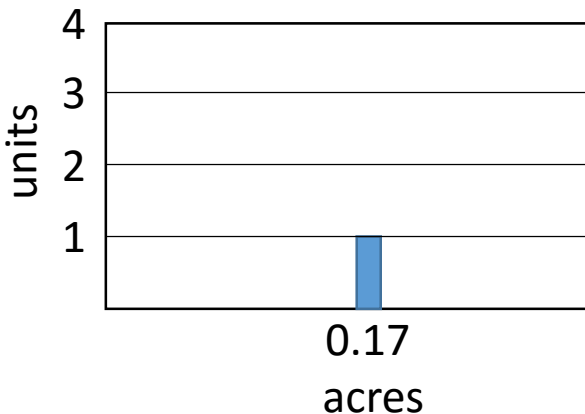
Legal Description:	LOT 10A TWIN LAKES 1
Est. Parcel Area:	
Square Feet:	5,842
Acres:	0.13

## Step 3:

Adjust the acreage to include its portion of HOA owned open space  
total = 0.17 acres

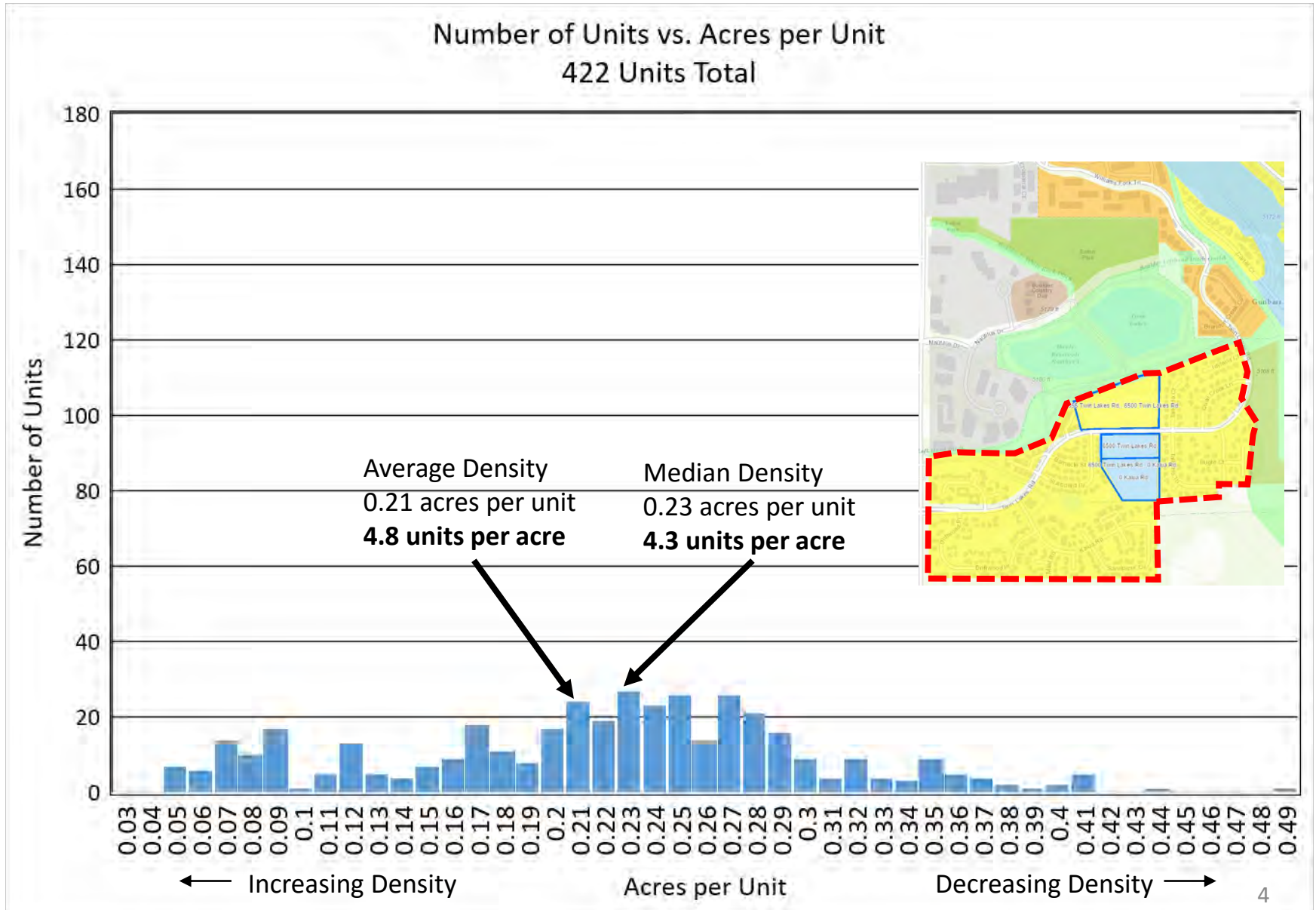
## Step 4:

Add the number of units to the correct acres column - 1 unit at 0.17 acres



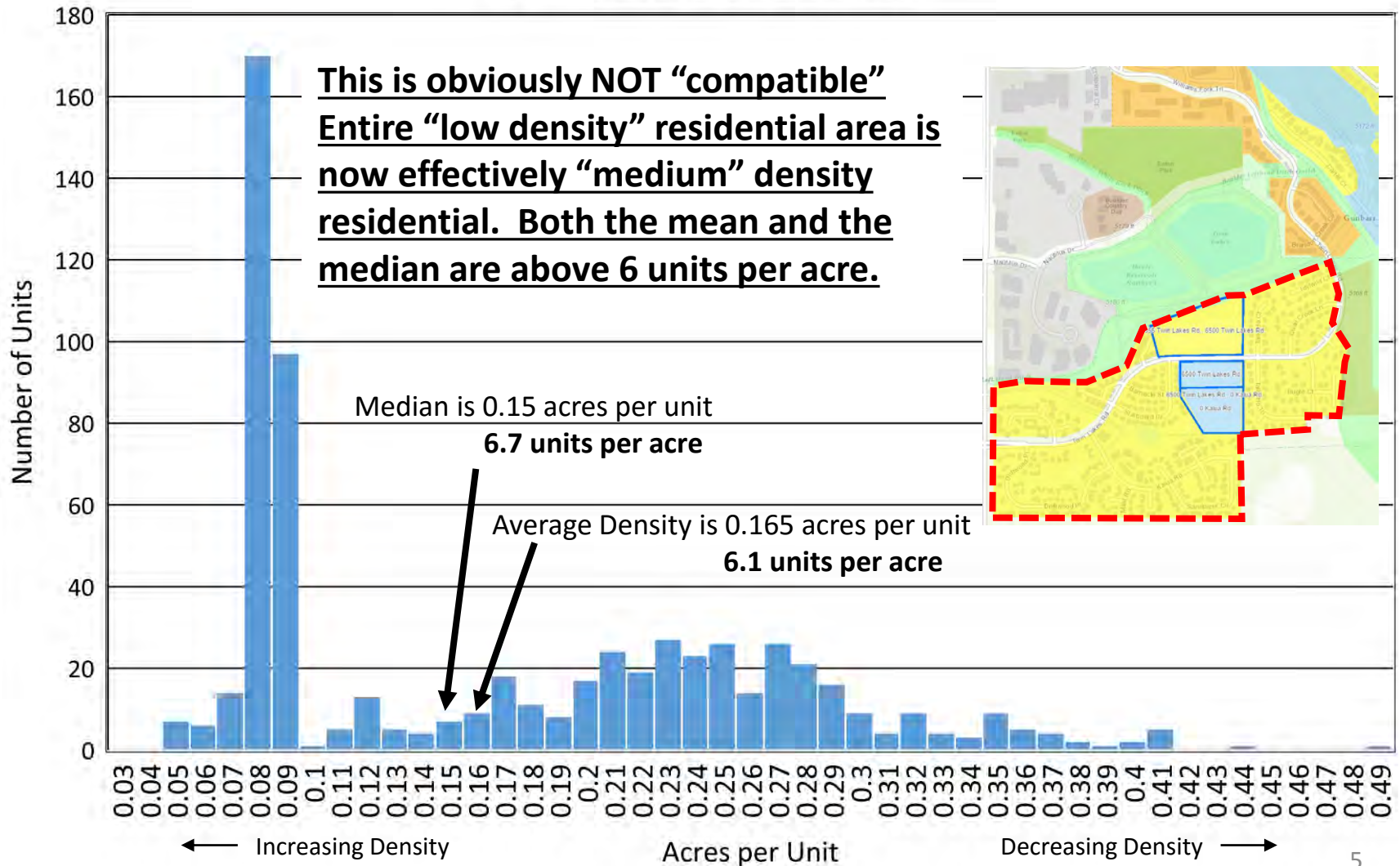


# Existing neighborhood density histogram



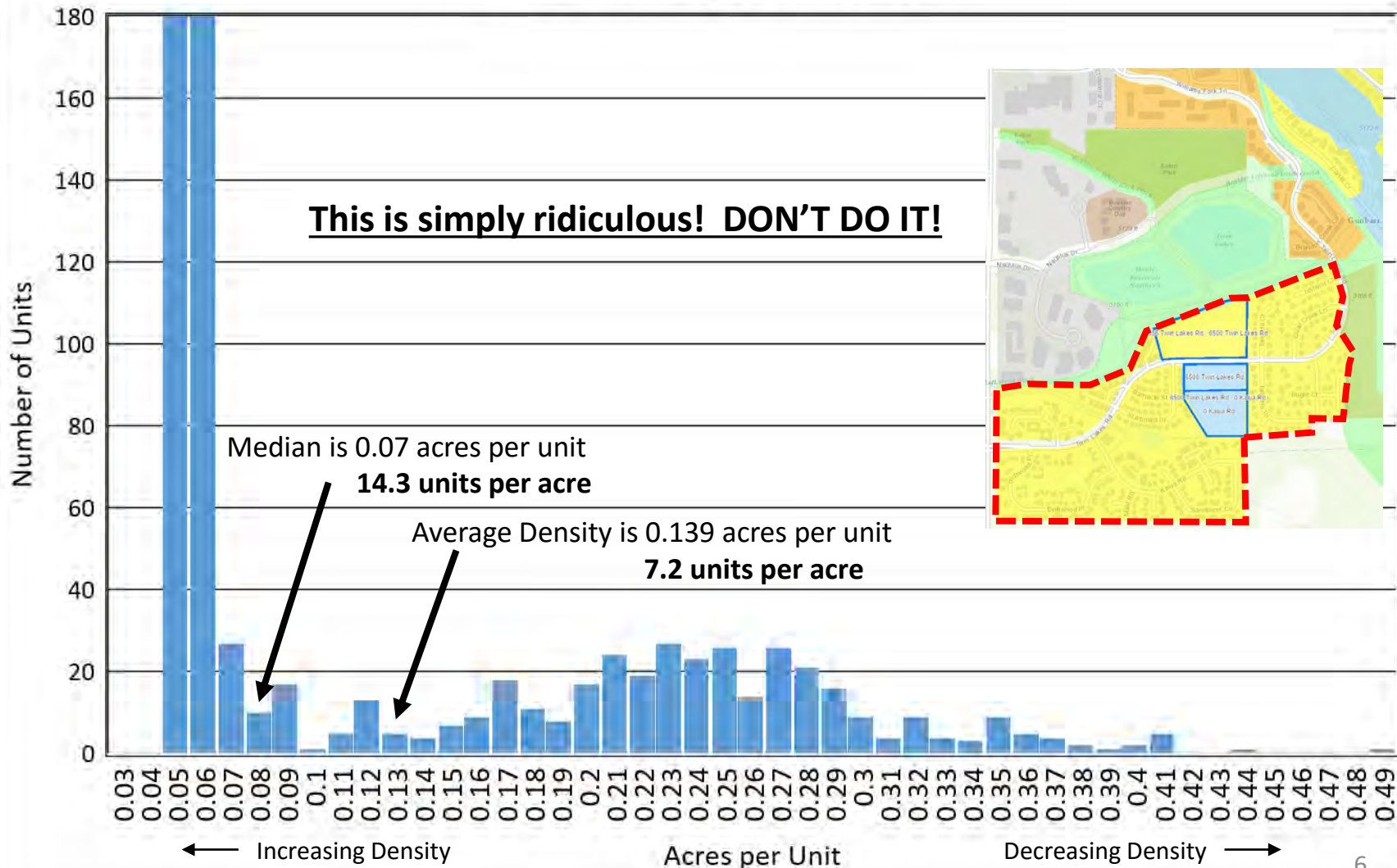
# Density histogram assuming all 3 properties are developed at 12 units / acre (MXR allows up to 18)

Number of Units vs. Acres per Unit  
662 Units Total (56% increase)



# Density histogram assuming all 3 properties are developed at 18 units / acre (MXR allows up to 18)

Number of Units vs. Acres per Unit  
782 Units Total (85% increase)



# Why is the original map deceiving?

- There are several pockets of medium density housing in this area, but the actual number of units are small.
  - From the BVCP, “It is assumed that variations of the densities on a small area basis may occur within any particular classification, but an average density will be maintained for that classification”.
  - The BCHA’s map is projecting the “small variations” to make you “feel” that the proposed densities are “compatible”
- This community includes a nice variety of housing densities, but overall, it adheres to the BVCP’s designation as low density residential
- ***Changing the land use designation of these three properties will drastically alter the composition of Our Neighborhood and is not consistent with the BVCP.***

# References

- Density map created by BCHA  
<http://www.bouldercounty.org/family/housing/pages/subsidizedhousing.aspx>
- All data obtained from <http://maps.bouldercounty.org/boco/PropertyViewer>
- Description of land use change designations:

“Residential densities under the Comprehensive Plan range from very low density (two units or less per acre); low density (two to six units per acre); medium density (six to 14 units per acre); to high density (more than 14 units per acre). It is assumed that variations of the densities on a small area basis may occur within any particular classification, but an average density will be maintained for that classification.” ... “The density in the mixed density designation in newly developing areas is from six to 18 units per acre.”

<https://www-static.bouldercolorado.gov/docs/iii-land-use-map-descriptions-1-201307121132.pdf>

- Spreadsheet available on request (brian\_m\_lay@yahoo.com)

## Error in BCHA map



- Brandon Creek density does not include their open space
- Their HOA owns property SE of their development and due East
- Including this additional acreage reduces the density to 9 units / acre



# BVSD Salary Analysis: Eligibility for Affordable Housing

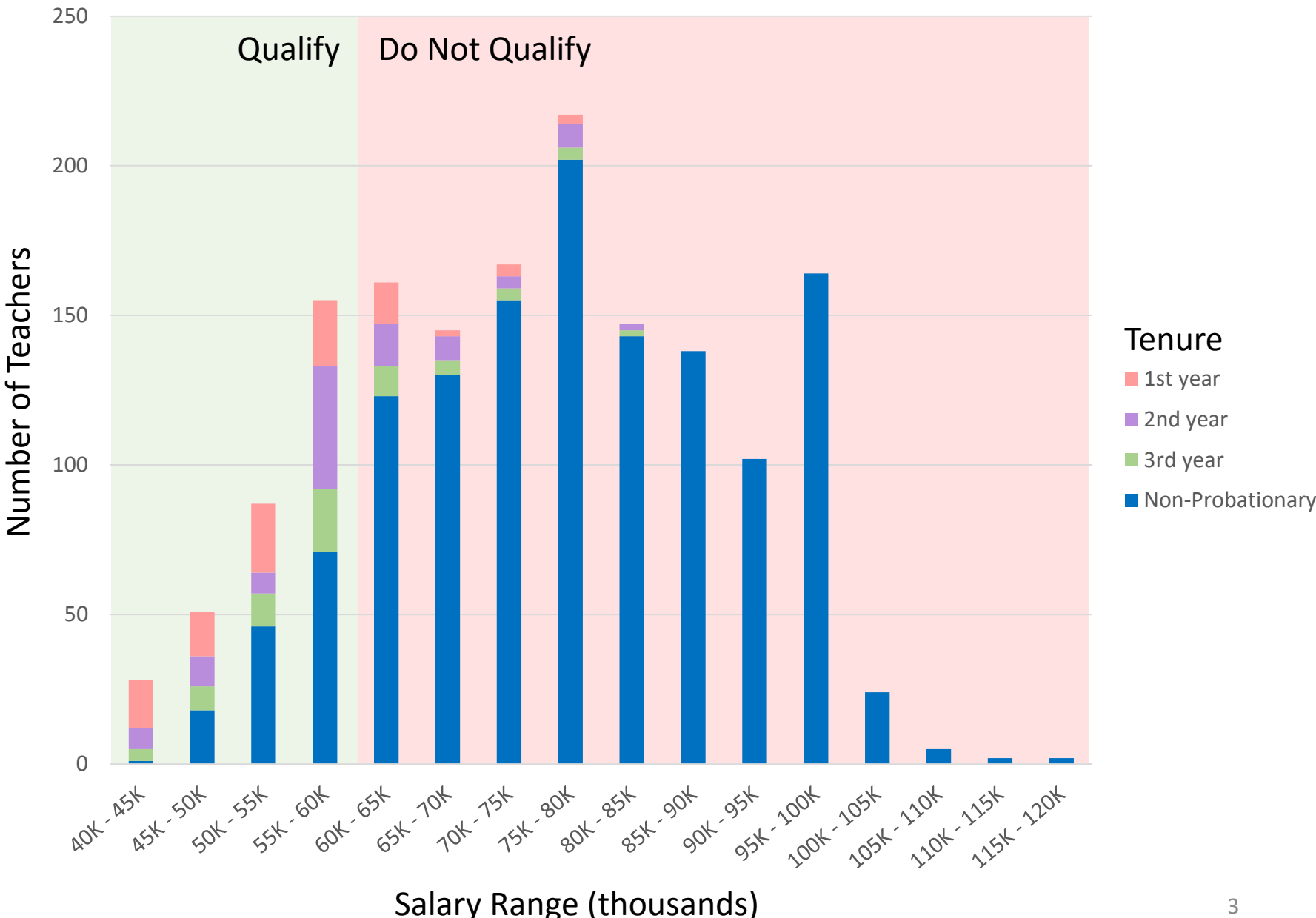




# Criteria and Assumptions

- Less than 60% AMI (Area Median Income) required to qualify for affordable rental housing<sup>1</sup>
  - AMI for Boulder County 2015 was \$99,400
  - Maximum income to qualify is \$59,640 for a family of 4
- Four conservative assumptions:
  - 1) Assume \$59,640 is the maximum annual income that teachers can earn to qualify for affordable rental housing.
  - 2) Assume there is no other income for the family.
  - 3) Assume no summer salary. All incomes are based on a 186 day working year.
  - 4) Only analyze full-time teachers. Part-time teachers likely have other sources of income that are not available to analyze. Full-time is defined as FTE  $\geq 1.0$ . This criteria omits 323 teachers from the analysis.

# BVSD Salaries Eligible for Affordable Housing\*



\*see all assumptions on previous page

# Conservative Results

- Total number of full-time teachers: 1595
- Average salary: \$74,500
- **321 teachers of the 1595 (20.1%) conservatively qualify for affordable housing.**
- 155 of the 321 teachers are less than \$5000 away from being disqualified

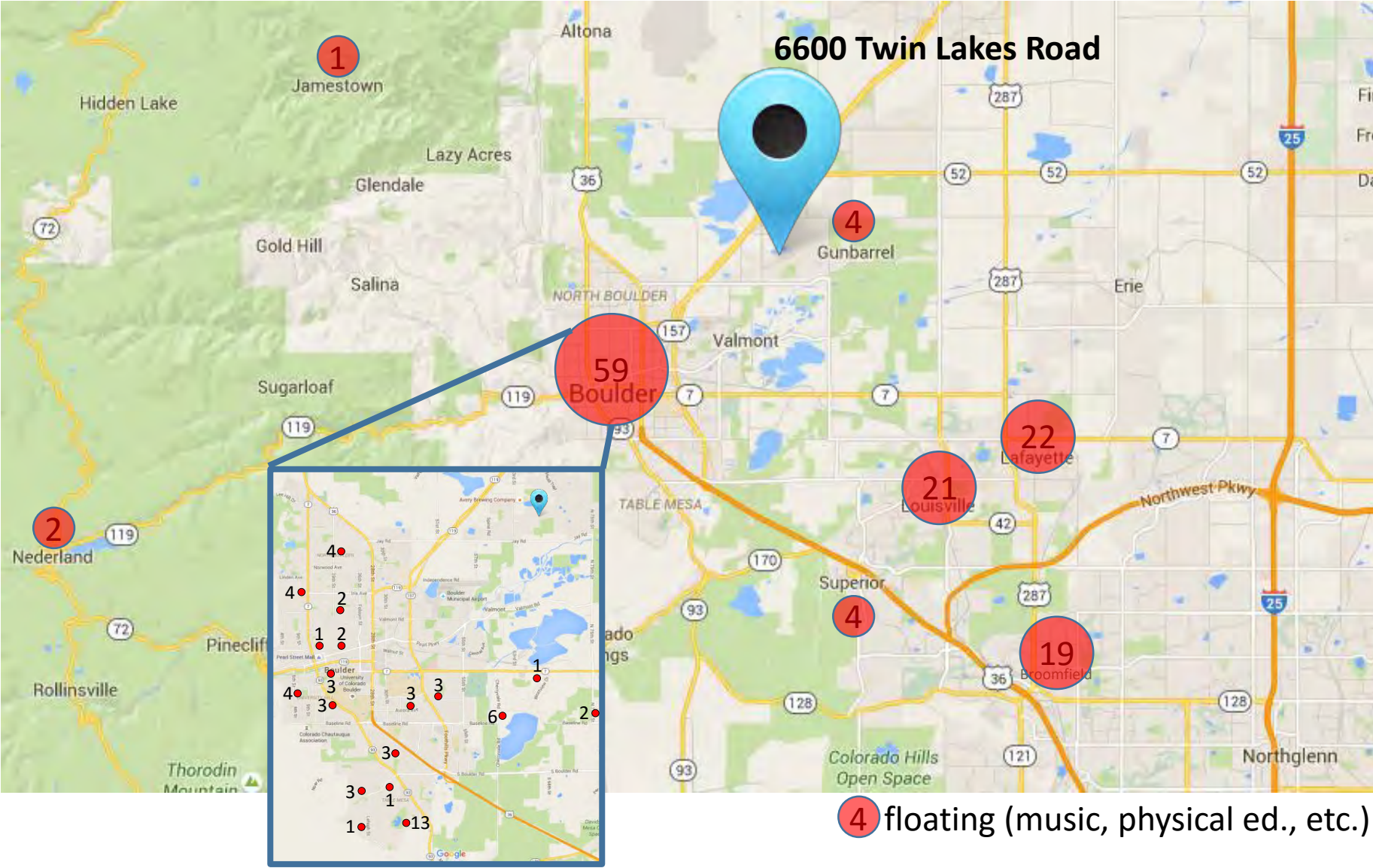
# Slightly less conservative analysis

- Remove 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> year teachers from those who qualify for affordable housing
  - Why? - These teachers are starting their career, likely single, and may be able to live with roommates to decrease housing costs
  - They are probationary teachers. It would not make sense to provide housing to teachers that are still be “evaluated”.

Results based on new assumption:

- **136 of 1595 (8.5%) conservatively qualify**
- 71 of the 136 teachers are less than \$5000 away from being disqualified

# Where do these 136 teachers work relative to Twin Lakes?



# References

1) AMI for Boulder:

<http://www.ourbouldercounty.org/info-gunbarrel#need>

“BCHA’s rental housing is generally restricted to households earning at or below 60% AMI. The median income for a family of four in Boulder County was \$99,400 in 2015.”



**From:** [Jessie Kirkland](#)  
**To:** [Council](#); [boulderplanningboard](#); [Boulder County Board of Commissioners](#); [Rbohanan@bouldercounty.org](mailto:Rbohanan@bouldercounty.org)  
**Cc:** [Paulman, Holly](#); [Linder, Alexandra](#)  
**Subject:** Affordable Housing is important to me; re: the twin Lakes development project  
**Date:** Saturday, February 27, 2016 3:54:47 PM  
**Attachments:** [Twin Peaks.docx](#)

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To Whom it may concern;  
Attached are my thoughts on the issue! Thank you.

Jessie Kirkland  
3385 Martin Drive  
Boulder, CO 80305

To Whom it may concern regarding the proposed affordable housing in Twin Peaks;

I am in support of affordable housing. As a single mom raising two kids; my goal is to re-educate myself, get a well paying job, save enough money for a down-payment on a home, and raise my kids in a stable environment. The opportunity to buy a home provided by the affordable housing program in Boulder, is an amazing solution to a national problem. Housing costs, and indeed, the cost of living is high. As someone who values contributing and volunteering in my community (right now I have the flexibility in my full time student schedule to be able to volunteer in my son's kindergarten classroom in the BVSD school district); owning my own home is a very big step in establishing myself as an upstanding and contributing member of the community. Currently, I rent, and the rent costs in Boulder are astronomical. To buy a house in Boulder is a monumental potential undertaking for a person in my position. At the same time I look around at my neighbors and friends and even two person households are struggling. Many of us do not have a substantial down-payment to put down on normally priced homes.

I am an important part of the Boulder community. I grew up here, and I returned here with my children to raise them because of the values I believe are inherent in this community. This town needs affordable housing. Financially speaking, I am working towards owning and mastering a fishing rod, not getting the handout of a 3 day fish; to support me in the secure upbringing of my children, in their contribution to the world, and to their education, and eventual movement into the global community with self sufficiency.

I believe affordable housing is an integral aspect of self sufficiency for upwardly mobile people who don't have capital to begin with.

I too value open space, and am amazed at how much building has occurred in the Boulder area since the 1980's. However, creating an owl reserve or retaining open space on this land would be a step backwards, and an abrogation of the original intention and agreement of sale. This land was intentionally sold to the Boulder Housing authority to support the community (by the Archdiocese of Denver ) and because of the intentional plans of the Boulder Housing Authority, it was sold it it them on the basis of this intent. Open space, as much as I love it, or an owl reserve, as much as I love owls...in this location of Twin Peaks... is not as important as providing a solid foundation of affordable housing for families to support themselves, here in Boulder, Colorado... families who are hardworking, motivated, and the backbone of this community.

Sincerely,

Jessie H. Kirkland

**From:** [Jack Klarfeld](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [ellis@bouldercolorado.gov](mailto:ellis@bouldercolorado.gov); [Fogg, Peter](#)  
**Subject:** Proposed development at 6655 Twin Lakes Road and adjacent properties  
**Date:** Sunday, February 28, 2016 9:38:32 AM

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I struggle to understand why City of Boulder and Boulder County are pursuing disruptive, high-density development in a suburban environment.

- The City and County proposed plans require the City to perform a serpentine path to annex an area.
- There is no public transportation nearby.
- There are water table issues.
- The area is currently low density. The proposed development disrupts the neighborhood with high-density building units. Neither the City nor the County proposals show respect for the quality of the existing neighborhood, which has been in place for decades.

The City is intent on intense development as we've already seen in Gunbarrel. In fact, these days, when one thinks of the City of Boulder, extensive and aggressive development comes to mind.

An alternative location for intense development are the vacant lots by Celestial Seasonings. This area is more suitable for intense development:

- Public transportation is close by.
- Food shopping and other commercial amenities are close by.
- Highway 119 is easily accessible.
- The area is now intensely developed and thus the character of the neighborhood will not be destroyed (as the City has already changed it).
- The City has modified this area to be more like itself. Why not build on that instead of disrupting an area that is truly not part of the City?

One has to wonder why both the City and County wish to drastically modify a neighborhood when there is an alternative that would work better for new residents, fit nicely in the City's eager development plans and not begin the disruption of a long-existing neighborhood. The area around Celestial would minimize trips taken by car whereas the proposed development would bring increased traffic to Twin Lakes Road. If the City plans to bring commercial development to Twin Lakes Road that would be a huge insult to the area.

I urge the City and the County to proceed with TLAG's Open-Space proposal and cancel any further study on the BVSD/BCHA Mixed-Density proposal. There is plenty of land for mixed-density development already in Gunbarrel that offers city-like amenities. There is no need to disrupt an existing neighborhood.

Jack Klarfeld  
4779 Carter Trail  
Boulder, CO

**From:** [John Doe](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [tag.inbox@gmail.com](mailto:tag.inbox@gmail.com)  
**Subject:** Silenced and Suppressed  
**Date:** Sunday, February 28, 2016 3:49:51 PM

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The Director of the Community Services Department for Boulder County has been on an aggressive campaign to have the employees under her supervision support her stance on the affordable housing plan in Gunbarrel's Twin Lakes area. In the Director's weekly Red Thread Newsletter, which is distributed to all employees within her department, she has steadily authored a biased narrative to influence her subordinates into advocating for her stance on the land development issue. The first newsletter that addressed the Twin Lakes land development was sent out on January 29th, five days before a public hearing was to be held on February 2nd, and it included divisive rhetoric that pitted the Community Services Department against the citizens of Gunbarrel. The Director appears to state that the heart of the issue of whether or not to develop the Twin Lakes area is based mainly on the issue of affordable housing, painting the people against the project as a privileged class that "values their private open space," ignoring any of the other issues or concerns that have been addressed by the Twin Lakes Action Group. Class and privilege issues were a main theme in the newsletter, along with the notion that it's the Community Services Department's obligation to "level the playing field" between the people in need of housing and the citizens of Gunbarrel. Instructions on how to attend an upcoming meeting to support the affordable housing application were detailed in the newsletter, along with suggestions on how to increase effectiveness (e.g. bringing additional people to have increased speaking time). Also included in the instructions was how to submit an email in support of the affordable housing application in Gunbarrel; never once in the Director's instructions did she indicate opposing views or opinions were welcome. A subsequent newsletter was issued on February 5th, with the Director giving accolades to the specific employees who showed their support for the Twin Lakes affordable housing development. Class and privilege were once again themes in the newsletter, along with noting that the Community Services Department will explore ways to elevate its advocacy role in the housing development, in order to "level the playing field." Another newsletter was issued on February 11th, indicating the Community Services Department's managers' team is figuring out ways for Boulder County staff to step into new advocacy roles to help support the Twin Lakes affordable housing development, stating it's the department's responsibility to ensure that "the other side of the story" is being heard.

I am not against the organizing of people to advocate for a shared cause, but I am against a Boulder County Department Director using her level of authority to influence those under her supervision into advocating for an issue others may not agree with. I am not against affordable housing, but I am against the demonizing of a community that simply wants their voices and concerns to be heard.

You may not be a resident of Gunbarrel, but imagine living in a community where your opinions and views on a matter are being organized against by a government entity, a government entity that is supposed to represent all its citizens, not just a particular segment. Imagine being part of a community that is portrayed in a negative light by an influential government figurehead, without having the opportunity to refute such hostile speech. At the heart of this issue is the abuse of power, and I believe that abuse is evident here.

As a Boulder County employee who supports the Twin Lakes Action Group agenda, I feel intimidated and marginalized by my employer. After reading the Director's newsletters, I no longer feel safe participating in events that allow me to have a voice in the development of the land around my community. How can I participate without fear of being recognized by my employer and then being unfairly labeled as a dissenter that does not want to support the mission of my department? Could my participation lead to some sort of retribution and possibly cost me my job? I understand the Director of Boulder County Community Services wants to advocate for affordable housing. However, it seems questionable that a county department director can use her position to implore those under her supervision to fight a cause that she explains under a bias light. I am in no way against affordable housing; I have spent a good part of my career in the human service field, and am aware of the struggles many people face. I resent being painted in a negative light simply because my personal mission outside of work does not line up with my Department Director's opinion. The Director's approach to this topic feels wholly incongruent with the Boulder County mission of inclusiveness. Moreover, as Boulder County is usually careful to make sure people with different opinions are respected, the message of this newsletter, whether accidental or intentional, almost feels like a veiled political move to disenfranchise those who support a different agenda than the County's.

**From:** [Dan Rabin](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Twin Lakes parcel: a poorly-researched impulse buy  
**Date:** Monday, February 29, 2016 7:50:32 AM

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The BCHA's purchase of the Twin Lakes parcel amounts to a poorly-researched impulse buy. Their only rebuttal to the many intelligent arguments why this site is unsuitable for the type of development they propose is that "we need affordable housing," as if that justifies suspending sound land use practices and common sense. Yes, we need affordable housing and it needs to be located where it serves the needs of its intended residents as articulated in the BVCP. Twin Lakes is not that place.

Respectfully,

Dan Rabin  
4636 Tally Ho Trail  
Boulder



**From:** [Sameer Parekh](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Stewart, Ron](#); [openforum@bouldercamera.com](mailto:openforum@bouldercamera.com)  
**Cc:** [ttag.inbox@gmail.com](mailto:ttag.inbox@gmail.com); [Rachel Brenn](#)  
**Subject:** Twin Lakes Road  
**Date:** Monday, February 29, 2016 9:34:29 AM

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Hello,

I would like to express my opposition to the development project proposed on Twin Lakes Road.

My wife and I moved here in 2014 to start a family. We picked Boulder because we felt that it would provide our children a wonderful opportunity to explore the outdoors, in an environment full of open space, wildlife, farmland, and mountains.

Upon moving here, we discovered that the city council has a different idea, and wants to eliminate the factors which make Boulder a wonderful place to live. The city council wants to replace our wonderful open space with high density housing.

If the city approves the conversion of the property on Twin Lakes road to a high density housing development, it will have moved further down the road towards eliminating everything great about Boulder, making our town no different from the rest of the sprawl around Denver.

Please reject this proposal and retain Boulder's character as a wonderful place to live.

Thank you,  
-Sameer Brenn  
1707 Hawthorn Pl  
Boulder, CO 80304

**From:** [Dave Rechberger](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** No MXR for Twin Lakes  
**Date:** Monday, February 29, 2016 11:28:04 AM  
**Attachments:** [Final letter from TLAG for land change 2-29-16.pdf](#)

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Hello Members of the Boulder City Council and all,

I would ask that you please review the attached letter prior to your meeting this evening regarding land use change in Gunbarrel.

Thank you for your consideration.

Dave

David L Rechberger  
Managing Director  
DMR Group, LLC  
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## Twin Lakes Action Group

February 29, 2016

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

I am writing as the Chairman of the Twin Lakes Action Group (TLAG) and am writing to provide some additional information related to the request of the Boulder Housing Authority (BCHA) to change land use designation at 6655 Twin Lakes Road from Rural Residential to Mixed Used Residential.

Under the current land use, the BCHA can produce 2-6 units per acre (20-60 total). In a memorandum to the BOCC (found due to CORA) dated February 11, 2013, titled "Acquisition recommendation for landbank parcel in Gunbarrel", Willa Williford and Frank Alexander stated, and I quote:

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

So then, if this project fits within the current proposed zoning from a financial standpoint, why is the BCHA now requesting **to triple the density** to MXR, which is up to 18 units per acre (180 total)?

And in fact, they did not spend the full \$490k, but only \$470k which land cost of \$9400/unit based on their assumptions.

It seems that based on the BCHA statement above, and all of the many other issues that have been brought to light by TLAG that **request #35 should be rejected** as there is no need to increase the density of this lot to have a financially viable project.

Thank you very much for your consideration.

Dave Rechberger – TLAG Chairman

**From:** [Karen Rabin](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)  
**Subject:** EVALUATE MULTIPLE LOCATIONS FOR SUBSIDIZED RENTAL HOUSING DEVELOPMENT  
**Date:** Monday, February 29, 2016 12:58:11 PM

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City Council members, Boulder Commissioners, Boulder County Planning Commission, and City of Boulder Planning Board members:

Below is a letter that I submitted to the Daily Camera over the weekend. It is relevant to the City Council meeting tonight.

## **EVALUATE MULTIPLE LOCATIONS FOR SUBSIDIZED RENTAL HOUSING DEVELOPMENT**

On Monday Feb 29, the City Council will vote whether to consider a proposal by the Boulder County Housing Authority (BCHA) to change a land-use designation in order to build high density housing units adjacent to the Twin Lakes Open Space in Gunbarrel. The Boulder Valley School District (BVSD) supports this change so that they can build additional affordable housing units on a nearby BVSD-owned parcel.

However, no other sites have been evaluated. City and County agencies own over a dozen parcels in and adjacent to Boulder that appear to be much more suitable and should be evaluated given the multimillion dollar investment of public funds required to build this housing. These parcels include multiple large lots in the North Boulder Planning Reserve, a site adjacent to the Valmont Bike Park, and several properties near the East Boulder Recreation Center, among others.

City Council and the Boulder County Planning Commission owe it to the taxpayers and to the future residents of this publicly funded housing to require that BCHA evaluate all parcels already owned by the City or County, not just one location where the land was "cheap." Like the Twin Lakes parcel(s), these other properties may require rezoning, annexation, and transfer of ownership between government agencies.

BCHA should be required to work collaboratively with City and County Planners to evaluate multiple City or County owned sites for suitability, including transportation options and proximity to job markets for the future residents as well as impact on neighborhood density, wildlife, the environment, and other relevant factors. Then and only then should a location be selected.

Sincerely,

Karen Rabin

4636 Tally Ho Trail, Boulder, 80301

[303-378-1893](tel:303-378-1893)

**From:** [Mateo Del Samet](mailto:Mateo.Del.Samet)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [ellis@bouldercolorado.gov](mailto:ellis@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); [#LandUsePlanner](mailto:#LandUsePlanner); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** BVSD numbers and annexation through open space  
**Date:** Wednesday, March 02, 2016 7:33:12 AM

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Dear Council Members, Planners and Planning Staff,

Friends advised me to send you the recent [Guest Opinion](#) I had the privilege of writing in the Daily Camera, "BVSD and Twin Lakes: Numbers don't add up." I've pasted it below.

I also want to send the link to the recent front-page Daily Camera [article](#) "Open-space corridor key to Boulder annexation of Twin Lakes," about how County Open Space policies have never before supported this and how private developers have been denied the same request BCHA is making. (City open space is a bit different and usually involves flagpole annexation.)

Thanks for your time and best wishes,

Matt Samet

## **BVSD and Twin Lakes: Numbers don't add up**

**By Matt Samet**

As a community, we are fortunate to have such good schools and excellent teachers. Recent actions by the Boulder Valley School District, however, have left me baffled. In the 1960s, a developer dedicated about 10 acres of land near the Twin Lakes to BVSD for a school or public educational purposes. BVSD says the need for a school never materialized, so now they say they'd like to partner with the Boulder County Housing Authority to build affordable housing for teachers on the field. To do that, the district is requesting that the land-use designation be changed from public to mixed-density residential (which would allow up to 180 units on the 10 acres) and that the field be annexed into the city through county open space.

Affordable housing for teachers sounds noble enough. Here's the pickle: Most teachers in Boulder Valley wouldn't qualify for affordable rental housing (which is what the housing authority has exclusively built in the last 10 years). To be eligible, a family of four must earn less than \$59,640, which is 60 percent of the Area Median Income. The average salary for full-time teachers in BVSD is \$74,500.

That's a great thing! Teachers should earn even more. It does raise questions, though, about BVSD's plans. Let's look more closely at the numbers, based on salary data obtained Feb. 4 through a Colorado Open Records Act request. To be conservative, we'll assume that the teacher is the sole breadwinner for a family of four.



- Out of 1,595 full-time teachers, 1,274 (79.9 percent) make more than the \$59,640 cap. That means 321 (20.1 percent) might potentially qualify for affordable rental housing, assuming no summer salary or other household income.
- One hundred fifty-five of those 321 teachers make between \$55,000 and \$59,640 — so if their spouse or any additional income brings in \$5,000 a year more, the teacher would be ineligible for affordable rental housing.
- Of the 321 teachers who potentially qualify for affordable rental housing, 185 are first-, second-, or third-year teachers. Many of these early-career teachers are probably younger, may have roommates, and will be earning more as they advance. That leaves us with 136 teachers who have been teaching longer than three years and make less than \$59,640.
- Of those 136 teachers, *only four work in Gunbarrel*. Sixty-six work in Louisville, Lafayette, Superior, and Broomfield. Twenty-one work in South Boulder; 38 in more central Boulder; two in Nederland; one in Jamestown; and four have floating positions. So building up to 180 units in Gunbarrel makes little sense.

It is true that BVSD may have other options than rentals available, such as the BHP Homeworks program. This raises the eligibility requirements but significantly caps asset growth for teachers trying to build wealth. It's also true that some non-teaching staff may qualify, but BVSD's land-use-change application and communications have focused on teachers.

The plan is fraught with other problems, too. Since the development would receive federal funds, strict rules prohibit giving preference to certain workforces. BVSD planners have been unable to show that they could skirt this. Additionally, they have conducted no surveys to find out where teachers want to live and in what type of housing. Even teacher unions have balked at benefits conferred to only a few.

Those in charge at BVSD must know all this. So what might a "backup" plan be? Well, if this rural-residential, unincorporated field were annexed into the city and up-zoned to allow high-density, it would be worth significantly more. BVSD could then sell it to another developer for a hefty profit. Although that might be a strategic action, it shouldn't be disguised as altruistic.

Our schools teach about the importance of research, factual accuracy, and intellectual honesty. As regards the Twin Lakes, recent statements by BVSD upper management and the housing authority have been schooling me in skepticism.

The spirit of the original land dedication was to give something back to the people of Gunbarrel. Residents' requests for this field to be open space honor that intent. Along those lines, Boulder Valley could make this a field-trip destination where kids could come to watch hawks, eagles, and baby owls; track animal footprints; take water samples; and identify flowers and birds. This idea would be low in cost but rich in experiential education.

*Matt Samet lives in Gunbarrel.*

**From:** [Jenny Natapow](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [ellis@bouldercolorado.gov](mailto:ellis@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](#); [Shannon, Abigail](#); [Giang, Steven](#); [#LandUsePlanner](#); [Stewart, Ron](#)  
**Subject:** Save Twin Lakes wildlife corridor from development  
**Date:** Wednesday, March 02, 2016 5:13:02 PM

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Dear Planners, Commissioners, and Parks & Open Space staff,

I am writing as a resident in South Boulder to ask you to please not allow the proposed development of the Twin Lakes Field to occur. That field is critical hunting habitat and a wildlife corridor for the Twin Lakes inhabitants. One of the main reasons our wildlife numbers are declining and why our raptors have declined by 90%! is because their habitat is fragmented. If this field is developed, more habitat will be fragmented and species lost from a vibrant area.

If the field is developed we will lose the individuals that live, nest and forage in those fields and in the adjacent stream corridor, including, the bald eagles, the great horned owl pair that nests every year, the Northern Harriers, the lark buntings, the minks, the long and short eared owls that forage in the field and all the meadow voles and snakes that feed them.

As Boulder County becomes more dense and our protected spaces become more trafficked our challenge is to not only connect the wild spaces but also to preserve the ones that are already connected. It was my understanding that the city and county would work together "to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems." I could not agree with this statement more, it is an essential approach for biodiversity, so please stand behind your words and protect the Twin Lakes field.

Thank you, Jenny Natapow

**From:** [Williford, Willa](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [glen.segrue@bvsd.org](mailto:glen.segrue@bvsd.org); [don.orr@bvsd.org](mailto:don.orr@bvsd.org); [Alexander, Frank](#)  
**Subject:** Thank you for your support of further study of the Twin Lakes Parcels  
**Date:** Friday, March 04, 2016 3:09:24 PM

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

Thank you for the support from all four review bodies to further study the joint Boulder County Housing Authority (BCHA) / Boulder Valley School District (BVSD) land use designation change request for our Twin Lakes properties. This is an important milestone as BCHA and BVSD seek to work together to bring additional affordable housing to Gunbarrel. I am writing to provide a brief status update as we enter the study phase of the review.

**BCHA/BVSD/TLAG Facilitated Process:** In addition to advancing our request for further study, Boulder City Council approved a motion to establish a facilitated process among interested stakeholders including BCHA, BVSD, and the Twin Lakes Action Group (TLAG). We look forward to working with neighbors to create a development that brings a range of housing options, neighborhood-serving amenities, and broad community benefit and we appreciate your efforts to coordinate these important discussions.

We will also continue to seek and listen to a broad range of perspectives as we strive to meet the affordable housing needs of the community as a whole. And we invite you to review some recent [letters of support](#) for our Twin Lakes proposal.

**BCHA & BVSD Memorandum of Understanding:** On February 29, BCHA and BVSD executed a [Memorandum of Understanding \(MOU\)](#) to clarify and further strengthen our partnership to build affordable housing on our adjacent Gunbarrel properties. The MOU outlines collaboration on master planning, public engagement, and entitlement processes and limits real estate activities with entities outside of the agreement. The document provides additional clarification about the ways in which this partnership can help serve our community.

**Additional Areas of Focus:** We expect that the areas outlined in our [February 25<sup>th</sup> letter](#) to you will be important components of the upcoming facilitated dialogue. As a result, we are reaching out to interested parties with a similar update, including our recent RFPs for [wildlife](#) and [geotechnical / hydrology](#) studies and our commitment to sharing the results of these assessments with the stakeholder group. *One quick clarification related to our February 25<sup>th</sup> letter:* The Boulder County Audubon Society has explicitly requested to remain neutral in these conversations. The statement about the future of the Twin Lakes owls was our own. The opinion we expressed was informed by both online research (e.g., published information on [Audubon's website](#)) and conversations with other wildlife experts, all of which indicated to us that the great horned owl is a human-adapted species and one that is currently thriving in Boulder County.

On a personal note, I will soon be out on maternity leave. In my absence, BCHA Executive Director

Frank Alexander will be the primary contact for Twin Lakes. He can be reached at 303-441-1405 or [faalexander@bouldercounty.org](mailto:faalexander@bouldercounty.org).

Thank you for your commitment to this important process and please let me know if you have any questions.

Sincerely,  
Willa

**Willa Williford**  
Housing Director  
Phone: 303 441-4529  
Fax: 303 441-1523  
2525 13<sup>th</sup> Street, Suite 204  
Boulder, CO 80304  
[wwilliford@bouldercounty.org](mailto:wwilliford@bouldercounty.org)  
[www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



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**From:** [TLAG Inbox](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [carrt@bouldercolorado.gov](mailto:carrt@bouldercolorado.gov); [Pearlman, Ben](#); [John Doe](#); [Dave Rechberger](#)  
**Subject:** Re: Silenced and Suppressed  
**Date:** Friday, March 11, 2016 9:52:49 AM  
**Attachments:** [Robins Red Thread - Jan 29 2016.pdf](#)  
[Robins Red Thread - Feb 11 2016.pdf](#)  
[Robin's Red Thread - Feb 5 2016.pdf](#)

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Dear City and County Elected Officials and Staff,

As I am sure you are aware, Twin Lakes Action Group (TLAG) was copied on the email below, which was sent on February 28th, 2016.

As residents of Boulder County, we were shocked by the allegations in this email and were very concerned as to why government departments are using this method to justify BCHA and BVSD's comprehensive plan change request for MXR.

Although the claims in this email were very specific, we wanted to verify that this was not a case of a disgruntled employee. We asked for the specified "Red Thread Newsletters" through a CORA request and received them late last week. For those of you who have not seen the newsletters, they are attached below.

Now that we have seen the "Robin's Red Thread Newsletters" and they match the concerns raised by John Doe's email, we question why government employees are writing internal newsletters to pressure their employees to take a particular stance on an issue. We are also deeply disappointed to hear that "class and privilege" were a main theme in the newsletter, thus painting a negative and biased opinion of all Gunbarrel residents. Is this acceptable behavior of our government employees? Is it appropriate to degrade an entire community due to our "class and status", since they are referring to "white" and "middle class"? We know this would not be acceptable if the language referred to other races or social classes.

This method of gaining support for a BVCP change request (or for any other issue) seems unethical, to say the least. It is our understanding that the BVCP process is put into place in order to look at land and determine the appropriate use of that land, regardless of the developer or the special interests involved.

How do you, our elected and appointed leaders of the Boulder Community, address items of this unethical nature?

The Board Members of TLAG request contact information for Boulder City and County Ethics Departments and Ombudsman's offices in order to further discuss this matter.

Sincerely,  
Dave Rechberger  
TLAG Chairman

On Sun, Feb 28, 2016 at 3:49 PM, John Doe <[concernedcitizen80303@gmail.com](mailto:concernedcitizen80303@gmail.com)>

wrote:

The Director of the Community Services Department for Boulder County has been on an aggressive campaign to have the employees under her supervision support her stance on the affordable housing plan in Gunbarrel's Twin Lakes area. In the Director's weekly Red Thread Newsletter, which is distributed to all employees within her department, she has steadily authored a biased narrative to influence her subordinates into advocating for her stance on the land development issue. The first newsletter that addressed the Twin Lakes land development was sent out on January 29th, five days before a public hearing was to be held on February 2nd, and it included divisive rhetoric that pitted the Community Services Department against the citizens of Gunbarrel. The Director appears to state that the heart of the issue of whether or not to develop the Twin Lakes area is based mainly on the issue of affordable housing, painting the people against the project as a privileged class that "values their private open space," ignoring any of the other issues or concerns that have been addressed by the Twin Lakes Action Group. Class and privilege issues were a main theme in the newsletter, along with the notion that it's the Community Services Department's obligation to "level the playing field" between the people in need of housing and the citizens of Gunbarrel. Instructions on how to attend an upcoming meeting to support the affordable housing application were detailed in the newsletter, along with suggestions on how to increase effectiveness (e.g. bringing additional people to have increased speaking time). Also included in the instructions was how to submit an email in support of the affordable housing application in Gunbarrel; never once in the Director's instructions did she indicate opposing views or opinions were welcome. A subsequent newsletter was issued on February 5th, with the Director giving accolades to the specific employees who showed their support for the Twin Lakes affordable housing development. Class and privilege were once again themes in the newsletter, along with noting that the Community Services Department will explore ways to elevate its advocacy role in the housing development, in order to "level the playing field." Another newsletter was issued on February 11th, indicating the Community Services Department's managers' team is figuring out ways for Boulder County staff to step into new advocacy roles to help support the Twin Lakes affordable housing development, stating it's the department's responsibility to ensure that "the other side of the story" is being heard.

I am not against the organizing of people to advocate for a shared cause, but I am against a Boulder County Department Director using her level of authority to influence those under her supervision into advocating for an issue others may not agree with. I am not against affordable housing, but I am against the demonizing of a community that simply wants their voices and concerns to be heard.

You may not be a resident of Gunbarrel, but imagine living in a community where your opinions and views on a matter are being organized against by a government entity, a government entity that is supposed to represent all its citizens, not just a particular segment. Imagine being part of a community that is portrayed in a negative light



by an influential government figurehead, without having the opportunity to refute such hostile speech. At the heart of this issue is the abuse of power, and I believe that abuse is evident here.

As a Boulder County employee who supports the Twin Lakes Action Group agenda, I feel intimidated and marginalized by my employer. After reading the Director's newsletters, I no longer feel safe participating in events that allow me to have a voice in the development of the land around my community. How can I participate without fear of being recognized by my employer and then being unfairly labeled as a dissenter that does not want to support the mission of my department? Could my participation lead to some sort of retribution and possibly cost me my job? I understand the Director of Boulder County Community Services wants to advocate for affordable housing. However, it seems questionable that a county department director can use her position to implore those under her supervision to fight a cause that she explains under a bias light. I am in no way against affordable housing; I have spent a good part of my career in the human service field, and am aware of the struggles many people face. I resent being painted in a negative light simply because my personal mission outside of work does not line up with my Department Director's opinion. The Director's approach to this topic feels wholly incongruent with the Boulder County mission of inclusiveness. Moreover, as Boulder County is usually careful to make sure people with different opinions are respected, the message of this newsletter, whether accidental or intentional, almost feels like a veiled political move to disenfranchise those who support a different agenda than the County's.

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Twin Lakes Action Group

## Bohannan, Robin

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**From:** Bohannan, Robin  
**Sent:** Friday, January 29, 2016 1:51 PM  
**To:** #CommunityServicesDivisions  
**Subject:** Robin's Red Thread 1.29.16

# ROBIN'S RED THREAD



## Volunteer in Action

Ralph Millif has volunteered at Boulder County Head Start weekly since the fall of 2015.

He can often be seen writing, drawing or building with children on the floor. Inevitably, Ralph ends up in the House Area, actively engaged in role-play. He is a dynamic addition to play as well as support for strengthening the children's learning.

As a father, Ralph had some experience with children, but what makes Ralph an amazing volunteer is not what he knows but HOW he engages. Ralph doesn't just come to volunteer with children. He actually takes the curriculum books home and does his own homework, to familiarize himself with the concepts the children are learning and the areas of interest in the classroom. He brings himself fully to the volunteering experience. For example, Ralph had his grown children help pick out a holiday gift for each classroom. His children chose their favorite childhood books as the classroom gift, linking Ralph's family life and his volunteering. The children made Ralph a painting for Christmas. This painting is proudly displayed in Ralph's office, for all of his CU coworkers to admire. Ralph shares the volunteer experience; he is an ambassador for Head Start at work and at home.

Ralph volunteers in honor of his mom, who founded an innovative center in Concord, CA. Ralph says, "I expected to have fun with the kids at Head Start and that has certainly been the case. In addition, I have been pleasantly impressed to see, first hand, what an efficient and effective program Head Start is in the Boulder implementation.

The teachers, teacher-aides, staff and leadership work together in fluid ways that always have the kids' best interests at heart. It is a privilege to provide my little bit of support to this outstanding team. I am happy to encourage my peers to consider a volunteer experience with Head Start".

Know a fantastic volunteer at Community Services? Highlight them by sending their story to Robin for the Red Thread and thanks to Rachel Hohensee for passing this one along!

## Giving a Voice to the Needs in Our Community

After attending Tuesday night's BOCC/Planning Commission meeting, I left feeling discouraged about how hard it is to talk about issues of class and privilege. At issue is two parcels of land in Gunbarrel owned by Boulder County and BVSD. Both organizations are requesting the land be rezoned in order to build low to moderate income housing. Current residents are opposed to any changes.

I believe the real debate is not about the affordable housing crisis, rather, it's about our obligation to support those struggling for opportunity in our communities.

At issue are the needs and desires of the existing neighbors, who value the parcels as their private open space versus the use of land to address the needs of people in our community who are struggling with basic survival and housing instability (which have far-reaching negative health, education and employment impacts).

As available land parcels and the opportunity to develop more affordable housing for a variety of incomes becomes more and more scarce, it is important to recognize that the places where we start out in life and our paths to success aren't even. We don't all have the same chances in life.

As you might imagine, current neighborhood residents have the time and money to organize, hire attorneys and land use consultants in order to oppose this development in a powerful and impactful way. They also have the means to purchase the properties (through various mechanisms) so that the land can be "theirs." That is not an option for those who need the housing.

Those we serve, who often struggle with issues (health, income, education, safety), do not have the means to respond in the same way. Many work multiple jobs to support their families and cannot even show up to meetings so that decision-makers can hear the full story.

How do we level the playing field? I believe it is our obligation, given our department's mission, to do so.

The following is a wonderful cartoon that demonstrates privilege but is also in tune with our Bridges out of Poverty model.



# ON A PLATE

A SHORT STORY  
ABOUT PRIVILEGE

THIS IS RICHARD.  
HIS PARENTS ARE  
DOING OK.



AND THIS IS PAULA.  
HER PARENTS?  
NOT SO MUCH.



RICHARD'S HOUSE IS WARM AND DRY.  
HIS SHELVES ARE FULL OF BOOKS AND  
HIS FRIDGE IS FULL OF FOOD.



PAULA'S HOUSE IS FULL OF PEOPLE AND  
NOT MUCH ELSE. IT'S DAMP AND NOISY AND  
SHE KEEPS GETTING SICK.



RICHARD'S PARENTS WILL DO ANYTHING FOR THEIR BABY...



...AND SO WILL PAULA'S. THAT'S WHY THEY'RE WORKING TWO JOBS.

RICHARD GOES TO A GREAT SCHOOL. WELL RESOURCED, GOOD KIDS. HIS TEACHERS LOVE THEIR JOB.



AT PAULA'S SCHOOL, THE CLASS SIZES ARE LARGE, THE SCHOOL IS UNDERFUNDED, AND LOOKS IT. HER TEACHERS ARE TIRED, STRETCHED THIN FROM THE STRESS.



SO MAYBE WE CAN SEE WHY THE EXPECTATIONS SET FOR RICHARD...



... MIGHT BE SLIGHTLY DIFFERENT TO THOSE SET FOR PAULA...





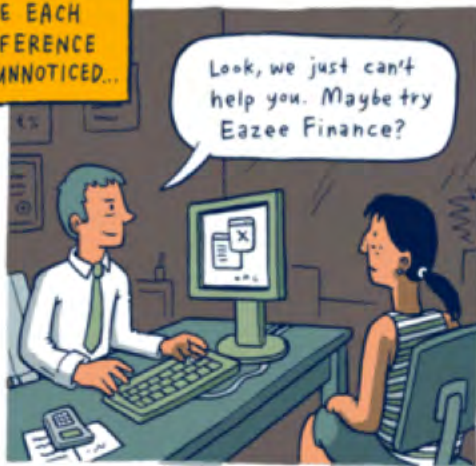
... AND OVER THE YEARS ALL THESE LITTLE DIFFERENCES...



... THEY START TO ADD UP. TO BUILD INTO SOMETHING BIGGER.



AND BECAUSE EACH LITTLE DIFFERENCE SNEAKS BY UNNOTICED...





THEN MAYBE RICHARD STARTS TO BELIEVE THAT HE DESERVES TO BE ON TOP. THAT HE DID IT ALL HIMSELF.



AND MAYBE PAULA STARTS TO SETTLE. LEARNS TO 'KNOW HER PLACE'.



FURTHER READING: LOOK UP AUCKLAND CITY MISSION'S 'SPEAKING FOR OURSELVES' BOOKLET

@XTOTL 2015

Help us tell the other side of the story that the decision makers are not hearing. Attend the upcoming City of Boulder joint hearing of the City Council and Planning Board and speak about the need for our community to stretch and create opportunity for those without the means of privilege, time, social capital and resources. Tell the stories of your clients' struggles and the impact of housing instability on their lives. Tell the story of your own housing challenges and the cost of housing's impact on our County's workforce. You need not be a city of Boulder resident to speak.



If you can attend, you can sign up to speak between 5-6pm. We recommend arriving early to get a seat and to sign up. When you do, please indicate you are speaking on the BCHA Twin Lakes Application. Please note: you'll just have two minutes to speak, however, if you bring two other people with you, your time can be pooled to give yourself four total minutes.

If attending a meeting in person isn't a possibility for you, please write an email supporting Boulder County Housing Authority's Land Use Change request for 6655 Twin Lakes Road to the Tuesday's decision-making bodies:

Boulder City Council: [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)

City of Boulder Planning Board: [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)

For more detailed information about this site development:

<https://inbc.boco.co.boulder.co.us/sites/cs/10YPlanAdvisoryBoard/Meeting%20Minutes/Gunbarrel%20Packet%20-%20Jan%202016.pdf>

### **A Perspective of a Staff Member Who Pulled the Red Thread**

Thanks to Vicki Buck, an Employment Advisor at Workforce Boulder County, for submitting her thoughts about joining a countywide coalition addressing the needs of people re-entering society after serving jail sentences:

*"Wow," have you ever been somewhere where you knew you were in the right place? That's how I felt after the first meeting I attended with the Jail Reentry Council. What a great opportunity to collaborate with people who have such a great knowledge base and experience. I was amazed by the passion and sharing of resources that happens at these meetings to serve this population. I am grateful to participate in this partnership, collaboration, and for the information I will be able to bring back to my own role and all staff here at Workforce Boulder County.*

*I am very excited that I was asked to participate in the monthly meeting with Jail Reentry council which is a part of Boulder County's Community Justice Services. It will be a great professional development opportunity for me and an important resource to thread through the rest of our services at Workforce.*

*Collaborating with this group brings hopeful solutions to serve the community that struggles with criminal histories in accessing employment within a more supportive coalition. In addition to bringing information about our services I am learning that there are so many community partners that share vision to serve this Boulder County population.*

*Our collective efforts will strengthen our ties within the community and provide greater opportunities to the people we serve.*



Thanks for all you are and do - stay safe out there, especially with the threat of the coming snow storm!

Best, Robin



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## Bohannan, Robin

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**From:** Bohannan, Robin  
**Sent:** Thursday, February 11, 2016 4:25 PM  
**To:** #CommunityServicesDivisions  
**Subject:** Robin's Red Thread 2.11.16

# ROBIN'S RED THREAD



### **An extraordinary effort**

Chris Altier, a CJS Jail Education and Training employee recently received a special commendation from the Sheriff's Office for working collaboratively with Lori Hiza, a Sheriff's Office hourly employee, in order to support an inmate with special needs obtain his high school diploma while incarcerated.

When he arrived at the jail, this inmate was short ½ of one credit to earn his high school diploma. Because of the inmate's interest in completing his high school education through the St. Vrain School District (he was short 1/2 of one credit), it became complicated quickly. It took approximately 2 months of correspondence with the school district and an approved tutor from the school district for this process to start. The two needed classes were officially chosen by the school district and study materials sent to the jail. Lori worked on the curriculum that she was sent and correspondence with the school district. She worked with inmate Scott on his unique requirements. At this same time Chris was working with the inmate with Spanish classes so maintained a structure for the inmate that contributed to his being able to concentrate on his final testing and achieve success.

As Sgt. Mitchell reported:

*"I am unsure how to express how elated this inmate is and proud of himself for getting this done. He has talked with me and praised Lori and Chris. His mother has received his official diploma and sent copies to her son and he was anxious to show me and asked me if I wanted copies. We have his diploma, transcripts and a couple of photos of him that show his pride. Without the work that Lori and Chris provided this would not have happened. He is now housed in Transitions and shows strength in himself that I believe has been absent since his arrival. This was more than about a high school diploma, this was helping change someone's mindset about themselves, and allowing them pride in the accomplishment."*

Congrats, Chris, and thanks for demonstrating the importance of attending to education for someone involved in our criminal justice system!



# THRIVE

## Thrive Conference: Making Connections for a Brighter Future

Do you work with, or know someone, who is working hard towards self-sufficiency and who would benefit from information around building assets?

**Asset | noun | as·set**

### **1. a useful and desirable thing or quality**

I strongly encourage you to tell your clients, friends and family about our first annual Thrive conference. The Thrive conference will be held on **Saturday, February 27th from 8:30 a.m. to 3:00 p.m. at Front Range Community College in Longmont**. This is a wonderful opportunity for motivated Boulder County residents to participate in a full day, bilingual, **free** conference and is perfect for those who want to better themselves in one or more of the following areas:

- **Starting and Operating a Small Business**
- **Enrolling and Getting Financial Aid for College**
- **Money Skills for Financial Empowerment**
- **Powerful Steps to Homeownership**
- **Healthy Eating and Active Living**
- **Older Adults: Medicare Basics & Medical Bills on a Limited Income**
- **Social Action**

Participants will register for one workshop from 9:30 a.m. to 10:45 a.m., one workshop from 11:00 a.m. to 12:15 p.m., and one interest group from 12:30 p.m. to 2:00 p.m., during which participants will meet others with similar interests and goals, participate in a facilitated conversation, and develop personalized next steps. There will also be a resource fair where participants can learn more about available resources in our community.







on February 29th. **The council is accepting letters until that time. Now is an excellent time to let Boulder City Council members know what you think about whether Boulder County Housing Authority's (BCHA's) 10-acre Twin Lakes property should be used for 60 to 120 units of affordable housing.** Please consider writing a letter today to let them know your thoughts. In your work in Boulder County, what have you seen in terms of need for affordable housing from your clients or others? Why should we be utilizing unique opportunities like this one to build permanently affordable housing in Boulder County? How is the lack of affordable housing getting in the way of your client's success? How is the high cost of housing impacting you, your family, your friends? Please send your letter to [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov). And please consider cc'ing the Boulder Planning Board ([boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)), Boulder County Commissioners ([commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org)), and the Boulder County Planning Commission ([planner@bouldercounty.org](mailto:planner@bouldercounty.org)) when you send your letter. If our request is referred by city council for further study, City and Council Planning staff will do a thorough analysis, and each of these entities will be involved in making a final decision about whether our land receives a designation that would work for affordable housing.

This is an important moment for our community in terms of being clear about what we value, and this is a critical opportunity to partner with the Boulder Valley School District to thoughtfully build quality affordable housing in an area where affordable housing makes up less than ¼ of 1% of the total housing stock.

BCHA's Twin Lakes [What We Know/What We Don't Know](#) web page has more about their plans, including:

- BCHA will do their due diligence
- They want to partner with willing neighbors
- This is a unique and rare partnership opportunity
- They have a broad perspective about the community need and the scarcity of such land parcels

BCHA has produced an [informational packet](#) about the Twin Lakes property and their proposal to build 60 to 120 units of quality affordable housing on it. Please feel free to print this out for your reference.

There is also an in-depth [informational web page](#) about the Twin Lakes affordable housing proposal at their public engagement site, [OurBoulderCounty.org](http://OurBoulderCounty.org).

**Please note:** BCHA has compiled some of the letters of support sent thus far on our public engagement site: <http://www.ourbouldercounty.org/twin-lakes-support-letters>

Another way you can make your voice heard is through a **letter to the Boulder Daily Camera**. Please consider writing about your support for quality, permanently affordable housing. Maximum letter length is 300 words, and you need to provide your name, full address, and daytime phone number with the letter. Submissions must be sent by email to [openforum@dailycamera.com](mailto:openforum@dailycamera.com). Please be sure to put "Letter to the Editor" in the subject line.



Thank you for considering how you might engage in this process and stay tuned for more pathways to educate our policymakers about those who struggle in our community.

Enjoy your long weekend for some well-deserved R&R!



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This email was sent to [rbohannan@bouldercounty.org](mailto:rbohannan@bouldercounty.org) using GovDelivery, on behalf of: Boulder County - 1325 Pearl Street, Boulder, CO 80302

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## Bohannon, Robin

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**From:** Bohannon, Robin  
**Sent:** Friday, February 05, 2016 9:12 AM  
**To:** #CommunityServicesDivisions  
**Subject:** Robin's Red Thread 2.5.16

# ROBIN'S RED THREAD



## Community Services Team Supports Affordable Housing

In spite of the snow day on Tuesday, Erin Jones (Workforce Boulder County); Eliberto Mendoza (CAP); Monica Rotner (CJS); Mike Stratton (Communications); and Susi Gritton (Head Start) made it to city of Boulder council chambers

along with myself and a team from HHS and nonprofit partners to testify about the need for affordable housing in all parts of our community and to testify in support of Boulder County Housing Authority's Twin Lakes affordable housing development.

Testifying in front of the council and planning board isn't easy. Due to a misunderstanding, our team signed up and were slated to be first, only to find out we were last on the list, meaning sitting through 3.5 hours of others' (mostly oppositional) testimony before our turns. It was an interesting, although unintentional, experience of feeling marginalized and a reminder of what many of those we serve feel on a daily basis.

Kudos to those who represented the need for affordable housing, putting a voice to those who aren't often included in policy-making decisions that impact them most.

We will explore ways to elevate our education and advocacy role throughout the department. Our goal is to get in front of an issue by bringing real-life experiences of those we serve to level the playing field.

Today the Daily Camera printed my Guest Opinion about the hard conversation around class and privilege that impact our work:

[http://www.dailycamera.com/guest-opinions/ci\\_29476620/robin-bohannon-confronting-issues-class-and-privilege](http://www.dailycamera.com/guest-opinions/ci_29476620/robin-bohannon-confronting-issues-class-and-privilege)

As with the Boulder County Commissioners and Boulder County Planning Commission, the Boulder City Council and Planning Board approved the affordable housing development and the construction contract to move forward for further study. This



means plenty of work is ahead of us!



### **Planning Begins For 2016 Falls Prevention Week**

In January, Melissa Pruitt, Wellness Coordinator at the AAA, gathered Boulder County Partners for Falls Prevention to begin planning the 2016 Falls Prevention Week.

The annual week-long event takes place in September and this year's will mark the fifth one.

BCAAA places an emphasis on fall prevention because of its prevalence and potential negative consequences. All too often a fall causes a hip fracture and leads to declining mobility and loss of independence.

Falls Prevention Week 2015 featured thirty-seven events held in twelve different locations with a total attendance of 645 people. The offerings included talks on a variety of subjects including the relationship between medications and falls, feet and footwear, neurological exercises for falls prevention, and cognition and falls. Attendees also had the opportunity to participate in a variety of physical activities including Tai Chi, Nordic Walking, and Fall Proof.

Hazel, an 83-year old Longmont resident, has attended each of the four years. After attending some of the activities in 2012, she signed up for A Matter of Balance classes (offered by the AAA). She had fallen on ice and had some serious complications from the fall. A Matter of Balance helped reduce her fear of falling and also helped her develop strategies for reducing her chances of falling again. "I take good care of myself and am very careful when I go out. I use a cane or the Nordic poles to assist me when walking. The class helped with both my physical balance and personal balance."

As for Falls Prevention Week she reported: "I have done these programs in previous years and have learned new things each time." She especially enjoyed the presentation in 2015 on "Balance and the Importance of Foot Care" given by a Longmont United Physical Therapist. "He gave us specific suggestions on casual and dress shoes. He also made me realize 'the important work of the ankles' in maintaining balance."

**Thanks to Sherry Leach, BCAAA Division Manager, for this submission!**

### **Workforce Boulder County Presents to HHS Integrated Case Management Core Training to Case Managers**

On Thursday, January 21st, WfBC facilitated the Core Training session for county case managers. Using the opportunity to further enhance understanding about the services provided at WfBC, the team led an interactive learning session including a panel of

WfBC) as they examined opportunities to better integrate services across the county, eliminate duplication of efforts, and better serve our community.

Using a "Heads, Heart, and Hands" activity, participants provided the following feedback:

**Head-I learned...**

- That Workforce offers lots of services
- Learned that monolingual Spanish speakers can meet with Employment Advisors
- I learned more about the opportunities for youth between 16-24 and how to refer to those programs
- Learned interesting employment trends and more about resumes
- Lots of resources in Boulder County to help clients meet their needs
- Learned that there needs to be more of days like these to support community linkage of services
- So many resources for folks looking for employment through workforce
- Loved learning more about GED program offerings
- Action language in resumes

**Heart-I feel...**

- I feel hopeful that more of my clients can access WfBC services and WfBC staff are collaborative
- Optimism about connecting clients with usable employment trends
- I feel like there is an abundance of resources to help my clients
- Feel more connected to WfBC
- I feel more confident talking to clients about WfBC
- I feel really impressed by the passion & creativity of the WfBC team
- CONNECTION
- Feels like staff services are more accessible than perceived

**Hands-I will do \_\_\_\_\_ moving forward....**

- Refer clients
- Share this info with my co-workers
- Look at my caseload & see who can benefit from some of the services I learned about today



- I will tell more people about the career re-training opportunities
- Continue to support community members & CBO's with connecting to WfBC services
- Attend a workshop for more 1st hand experience so referrals are more knowledgeable
- Great team working to help individuals navigate WfBC. Thank you!

**Thanks to Nora Saenz, Workforce Program Manager, for sending this our way!**

### **Not a Snow Day for Everyone**

Record snowfall and bad road conditions meant most County employees had Tuesday off. For many Community Justice Services it was work as usual.

Borja Bobadilla, a supervisor in the Juvenile Assessment Center, said that much of Tuesday's activities were like a standard day at the JAC. They had to be ready for new intakes, someone needed to drive to the jail to pick up the day's meals, and of course the kids housed there required supervision.

"Obviously we can't take the day off, we need to have our people here. The youth in the center have to be monitored, but more than that we have a lot of interaction with them," Borja said. "We always have structured activities to help teach them life skills, and there is recreation time we take part in."

In addition many who are brought into the facility are eligible to be released back to their parents or guardians after processing, depending on their crime. Without a CJS Bond Commissioner on duty, some of these juveniles could spend much more time in custody.

"Just because the weather is bad, we don't want to keep them here, Borja added. "These are Boulder County's kids, they could be our kids, and we need to make sure we take care of them."

Nate Thorn, a supervisor with the Bond Commissioners, was also at work Tuesday, and had a similar story to tell.

The jail had an inmate with medical issues. Even though his bond was only \$50, he didn't have the money to post bond and so couldn't leave to see the doctor.

"The medical staff at the jail had done everything they could with their resources at hand, but this inmate really needed to go to the hospital for treatment," Nate said. "We were able to work with two different judges to have this person released on a Personal Recognizance bond, with a number of conditions including pretrial supervision with CJS."

Taking care of people in and around the justice system is what CJS employees do every day, regardless of the weather.

**Submitted by Mike Stratton, CS Communications Specialist**





Borja Bobadilla (JAC Supervisor; yes even supervisors work on snow days!) engaging in an educational age appropriate recreational activity (chess) with a youth in custody.



Gabriel Granillo braving the wintery conditions in our meal truck to pick up hot meals from the jail for our youth in custody.



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**From:** [Alicia Segal](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** RE: Twin Lakes Development  
**Date:** Friday, March 11, 2016 1:34:15 PM

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Dear Boulder County Planning Commission,

As a long-time Gunbarrel resident, I want to add my voice to the many in my neighborhood who have expressed concerns about the proposal to annex and rezone parts of our neighborhood and build affordable housing in the fields that currently function as open space.

I'm sure you have read multiple accounts of the concerns that Gunbarrel residents and other Boulderites have about this proposal: distress about how it will affect wildlife in the designated wetland area and along the wildlife corridors; documented concerns about the possibility of increased flooding with further development in an area already prone to flooding due to the high groundwater; the inappropriateness of the area for affordable housing since for most, a car would be necessary to access food, medical care and other basic services, as well as human services such as schools, libraries and government agencies which are non-existent here; and the lack of appropriate infrastructure to support an increase in traffic and population in Gunbarrel, such as adequate shopping areas, parking areas, and multiple incoming and outgoing roads in the neighborhood.

Since I believe these and other concerns have been expressed in detail to you and others involved in these plans, I won't reiterate the details, other than to say that I have personally experienced problems with some of these issues myself, including my own residential flooding concerns, and already seeing a major difference in traffic and access to gas and groceries with the many new apartments that have sprung up in the Gunbarrel area. I have also experienced so many positives about this area, and have to say that I truly love my neighborhood and care deeply about preserving its tranquility, beauty, and rural, natural character.

Rather than going over details of the above-mentioned concerns, this letter is to express my heartbreak that factions of the Boulder community appear to be disregarding the many legitimate concerns and almost total opposition to this plan by residents of my neighborhood. I have always thought of Boulder, perhaps naively, as a place where concerns for the environment, wildlife and open space were paramount. I've thought those governing Boulder had a genuine stake in preserving the welfare and character of its distinct neighborhoods, and honoring the voices of Boulder residents individually and collectively. I had believed that Boulderites were committed to thoughtfully, cautiously and conservatively weighing growth, to giving the land, the environment, and its current residents priority above economic and political concerns.

Contrary to my beliefs about Boulder, I find myself shocked and saddened to hear how this battle is actually unfolding within Boulder's governing systems, with what appears to be political factions taking over how and why decisions are being made. I ask you, as someone we count on to look out for the well-being of our neighborhood in all respects, to please hear and respect our voices and to listen closely to our arguments against this proposal. I ask you to then take an ethical, honorable stand on this issue.

I hope it will mean something to you that there is basically unanimous agreement among Gunbarrel residents that this proposal would be extremely detrimental to our neighborhood. How could you not take the feeling of all those residents into account? As someone who is positioned to stand up for the rest of us, you have the unique power to take in the concerns of these thoughtful and ethical people, my friends and neighbors, and to stand up for our dissent. I ask you wholeheartedly to do that.

Thank you for your efforts in resolving this issue and for reading this letter.

Sincerely,

Alicia Segal  
Gunbarrel Resident

**From:** [Lauren Bond Kovsky](mailto:Lauren.Bond.Kovsky@council@bouldercolorado.gov)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](mailto:Boulder.County.Board.of.Commissioners@bouldercolorado.gov); [ellis@bouldercolorado.gov](mailto:ellis@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@boulderplanningboard@bouldercolorado.gov); [Shannon, Abigail](mailto:Shannon.Abigail@boulderplanningboard@bouldercolorado.gov); [Giang, Steven](mailto:Giang.Steven@boulderplanningboard@bouldercolorado.gov); [#LandUsePlanner](mailto:#LandUsePlanner@boulderplanningboard@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Twin Lakes: Making a case for open space  
**Date:** Sunday, March 13, 2016 7:45:50 PM

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Hi everyone,

I am writing because I had a guest opinion regarding the Twin Lakes parcels published in the Daily Camera on March 5th that I want to be sure you have a chance to read! Here is the link to that article: [http://www.dailycamera.com/guest-opinions/ci\\_29600301/lauren-bond-kovsky-tale-two-lakes-case-open](http://www.dailycamera.com/guest-opinions/ci_29600301/lauren-bond-kovsky-tale-two-lakes-case-open)

I have attached it here for you. Thanks for taking the time to read my thoughts on the fate of these parcels.

Lauren Bond Kovsky  
Naturalist and Canoe Guide  
Twin Lakes resident: 6495 Twin Lakes Rd.

### **A Tale of Two Lakes: Making a case for open space**

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

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

More than 760 people have signed a petition supporting the creation of a Greater Twin Lakes Open Space. And 2,000-plus people have signed a petition to make an owl preserve for Colorado's most famous owls.

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

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

The grassy Twin Lakes fields meet all the criteria for open space. Both have designated wetland and/or riparian areas and are habitat for several Boulder County Wildlife Species of Special Concern, including great blue herons, meadow voles, the

belted kingfisher, tiger salamanders, garter snakes and bald eagles. This designation means the species are “present infrequently or in small numbers; are undergoing a significant regional, national or global decline; or are limited to specific, small or vulnerable habitats,” according to the Boulder County Comprehensive Plan.

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

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

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

Development would pave over this habitat and sever the wildlife corridor. The hydrology of these fields is a major concern as well, with the water table as little as 2 feet below the surface. Development and water-mitigation efforts would likely flood nearby houses and drain wetland areas.

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

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

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

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

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

—Lauren Bond Kovsky, Naturalist in Gunbarrel



**From:** [Elizabeth Black](#)  
**To:** [boulderplanningboard](#); [Ellis, Lesli](#)  
**Subject:** Please add Soil Sequestration of Carbon to BVCP update  
**Date:** Wednesday, March 16, 2016 11:27:39 AM

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To the Planning board:

I prefer hope to despair, and so have embraced **Soil Sequestration of Carbon**, a hopeful new strategy to combat Climate Change. **Soil Sequestration of Carbon** uses specific agricultural, range management and forestry practices to sequester more carbon in the soil than these practices produce. In addition to locking up atmospheric carbon, soil sequestration practices can also lead to healthier soils with greater fertility, better water retention, lower fertilizer/fuel costs, and increased crop yields. Examples of soil sequestration practices, used in other areas, include reforestation with more resilient drought-tolerant southern species, cover crop cocktails, conservation crop rotation, no-till farming, mob grazing, composted green waste soil applications, biochar applications, and fungal soil inoculations using no-turn composting. (Table of various techniques for Boulder in email below.)

I ask you to please consider including language about **Soil Sequestration of Carbon** to the current Boulder Valley Comp Plan update. I have included some proposed language below. Most of my proposed language is lifted straight from Boulder's draft Climate Commitment Plan. ([https://www-static.bouldercolorado.gov/docs/Boulder\\_Climate\\_Commitment\\_Doc-1-201510231704.pdf](https://www-static.bouldercolorado.gov/docs/Boulder_Climate_Commitment_Doc-1-201510231704.pdf) page 44)

Currently in the Comp Plan, the word "soil" appears only once when the Comp Plan says not to build houses on unstable "soil". The Agriculture section of the Comp Plan does not mention the word "soil" at all. Yet our soils are incredibly important. We carbon-based life forms are totally dependent on this thin skim of dark earth covering our planet. The soil provides us with plants and animals to eat, oxygen to breathe, and materials for shelter and clothing. We spring from the soil and to it we shall eventually return.

I urge you educate yourselves about healthy soils and **Soil Sequestration of Carbon**. I have included some links you can explore below, and I will give talk about soil sequestration at Alfalfa's at noon Friday 3/18, for PLAN Boulder. And again, please consider adding language about **Soil Sequestration of Carbon** to the current BVCP update.

Thanks for your consideration, Elizabeth Black

## **PROPOSED LANGUAGE FOR BVCP UPDATE, SOIL SEQUESTRATION OF CARBON**

I ask Planning Board and City Council to support the following additions to Sections 4 and 9 of the Boulder Valley Comp Plan:

- **Section 4.09 Soil Sequestration of Carbon:** *The City and County will identify and implement innovative and cost-effective actions to sequester carbon on their agricultural, range and forest lands. The City will develop strategies to educate landowners about how to sequester carbon on their own properties. Partnerships with public and private entities will be pursued*

to amplify the effectiveness of these actions.

- **Section 9.09 Soil Sequestration of Carbon:** *Although many agricultural practices generate carbon, other agricultural practices can sequester large amounts of carbon in soils, enrich agricultural lands, and increase water retention and soil fertility. The City and County will encourage and support the development of Best Management Practices for soil sequestration of carbon along the Front Range. They will identify suitable sites to run Pilot Projects for Soil Sequestration of Carbon, implement soil protection actions for their own properties, and explore opportunities to incentivize “Carbon Farming”.*

Climate Change is the overwhelming challenge of our century. We must make rapid progress to decrease CO<sub>2</sub> generation and eliminate more carbon from our atmosphere. A new and hopeful way to combat climate change is **soil sequestration of carbon**, which uses specific agricultural, range management and forestry practices to sequester more carbon in the soil than these practices produce. In addition to locking up atmospheric carbon, these practices can also lead to greater soil fertility, better water retention, lower fertilizer/fuel costs, and increased crop yields. Examples of these practices, used in other areas, include reforestation with more resilient drought-tolerant southern species, cover crop cocktails, conservation crop rotation, no-till farming, mob grazing, composted green waste soil applications, biochar applications, and fungal soil inoculations using no-turn composting. Boulder County contains large swaths of agricultural and forest lands which, if managed appropriately, have the potential to annually sequester a large percentage of the CO<sub>2</sub> produced by County residents.

Soil sequestration of carbon is a new science and Best Management Practices for our local climate and soils are still being developed. Very small capital outlays now to support local studies will pay huge future dividends. Boulder has the opportunity to be a Front Range leader in soil sequestration of carbon, in partnership with CSU, a recognized leader in soils. Pilot Project opportunities to test different practices exist on City of Boulder and Boulder County agricultural lands, as well as private farms which are already using many soil sequestration methods.

Currently, most people do not understand the vocabulary or concepts of Soil Sequestration of Carbon. Knowledge about healthy soils is lacking, and most people do not realize that carbon can be sequestered in lawns, mulched flower beds, vegetable gardens, farm fields, rangelands and forest lands. With education, landowners can take simple steps to sequester more carbon themselves.

## **WANT TO LEARN MORE? HERE’S SOME LINKS TO EXPLORE:**

1. **The Carbon Underground**, an advocacy group for soil sequestration of carbon, has a good website with lots of video clips and links to research. This might be a good place to start. <https://www.thecarbonunderground.org/>
2. **Rattan Lal**, Ohio State University professor has many video lectures on the web. He is the main numbers guy (How much carbon can those little microbes sequester anyway?) and is working on sequestration internationally too. A short video of him speaking: <https://www.youtube.com/watch?v=mTb63CDJ5sA>
3. **The Natural Resources Conservation Service of the USDA** has taken the federal lead on carbon sequestration in the agricultural sector. Although they promote their effort as “Soil Health” (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>), they are also promoting the sequestration of carbon as “managing for soil carbon and organic material” (<http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/soils/health/mgmt/?cid=stelprdb1237584>). Perhaps they wisely understand that some of their target

audience does not “believe” in Climate Change, and so have shifted their vocabulary.

4. **The NRCS** also has videos and pdfs of individual farmers who are using different carbon sequestration/soil health techniques across the nation. Go to <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/co/soils/health/?cid=nrcseprd416103> for pdf's of Colorado farmers. Go to <https://www.youtube.com/watch?v=nWXCLVCJWTU&list=TLsE9MAyLxRnP6v5rPy4Brwu453ENSUDv8> for video interviews of farmers who are using soil sequestration techniques nationally.
5. **Gabe Brown** has some very informative interviews about his farming practices in North Dakota to increase soil health. He has been able to wean his conventional farm off most synthetic fertilizers, pesticides and herbicides and increase his soil organic matter to 5-6% using these practices. <http://brownsranch.us/category/videos/>
6. **The Comet Farm Tool** was developed by CSU to help farmers figure out changes that will help them sequester more carbon themselves voluntarily: <http://cometfarm.nrel.colostate.edu/>
7. **CSU has just published exciting new study results** on a way to maximize carbon sequestration in agricultural soils: <http://source.colostate.edu/csu-study-proposes-new-approach-to-retaining-soil-carbon/> for a video short on the study's findings, and link to the complete results of this study and others. CSU is a leader in soil sciences and carbon sequestration.
8. **The Soil Will Save Us**, by Kristin Ohlson is a highly readable account of various strategies and people who are working on soil sequestration of carbon. <http://www.kristinohlson.com/books/soil-will-save-us>
9. **The Marin Carbon Project** is perhaps the best known group in California currently working on rangeland carbon sequestration: <http://www.marincarbonproject.org/> Their website has descriptions of various projects they are running with numbers of tons of carbon saved and more.
10. **The Quivira Coalition**, a Santa Fe based land stewardship organization promotes the “radical center” between ranchers, land managers and environmentalists and endorses carbon ranching, sequestering carbon through regenerative food production and progressive livestock management in New Mexico: [http://quiviracoalition.org/Carbon\\_Ranch/index.html](http://quiviracoalition.org/Carbon_Ranch/index.html) Their website contains links to many past and present projects they are running with local ranchers and livestock.
11. **The Rodale Institute**, the longest running organic ag experimental station in the country researches organic carbon sequestration farming methods and compares them to conventional methods in decades-long field trials. <http://rodaleinstitute.org/regenerative-organic-agriculture-and-climate-change/>
12. **New Mexico State University molecular biologist David C Johnson** has several PowerPoints on the web on studies he has done with fungal-rich no-turn compost and carbon sequestration: <http://quiviracoalition.org/images/pdfs/3/6253->

[Johnson\\_Quivira.pdf](#) . Unfortunately there is no sound and you have to spend some time figuring out his graphs yourself. After defining soil health history/basics/problems, he shows a simple way to make no-turn compost, and presents the results of 3 different experiments plus field trials using no-turn compost. He concludes by comparing costs/risks/benefits of soil sequestration of carbon using Ag practices with industrial techniques (carbon capture and storage or geo-sequestration) and outlines needed legislative fixes to benefit New Mexico.

13. **David Johnson** describes his fungal-rich no-turn compost method suitable for a home gardener. <http://www.authorstream.com/Presentation/davidjohnson-413029-johnson-su-composting-bioreactor-easy-no-turn-compost-reactor-entertainment-ppt-powerpoint/> This archived PowerPoint has the transcript describing his system in the copy below the images.

14. **Want to find out how much carbon is in your own soil, and what kinds of microbes you have?** Ward Labs in Nebraska does soil testing for both things. <https://producers.wardlab.com/default.aspx?ReturnUrl=%2f> for information on their various tests (See Haney/Soil Health and PLFA/Microbial Community), how to take soil samples, and price lists.

## POSSIBLE SOIL SEQUESTRATION TECHNIQUES – AND CHALLENGES - FOR BOULDER COUNTY

Practice	Description	Suitable	Current use	Challenges
<b>Prompt reforestation post-burn w/ climate change considerations</b>	<b>Examples of climate change considerations for reforestation</b> include using southern/low elevation seed sources, choosing species with larger root masses, increasing spacing between seedlings, planting in micro-shade or duff, prompt post-disturbance planting to decrease competition from grasses/forbs, soil amendments, and more.	Forests	Unknown	<b>Requires research</b> to determine best management practices for Boulder County's varied elevations and forests. May be <b>more labor intensive</b> .
<b>Forest-thinning combined with biochar/mulch production</b>	<b>Small mobile biochar or chipping units</b> are deployed to the thinning site and produce biochar/mulch, instead	Forests	COB mulches 90% of slash	Requires <b>specialized equipment</b> . More <b>labor intensive</b> . May not be feasible on some sites.

	of burning the slash as is traditional. The product can be spread on-location or trucked elsewhere.			
<b>Biochar</b>	<b>Biochar</b> uses pyrolysis to create a solid residue resembling charcoal. Organic waste is burned anaerobically, creating oil, syngas, and biochar. Burying biochar reduces CO2 in the atmosphere, because it prevents the organic waste from decaying and releasing CO2, as it would otherwise. Slash, beetle-killed pines and borer-killed ash are all suitable for biochar production.	Cropland, Pasture, Rangeland	Currently not practiced and no supplier.	<b>Requires research</b> on short term soil and crop health, and cropland business return-on-investment. <b>Specialized equipment</b> required.
<b>Green waste compost</b>	<b>Green waste compost</b> is made largely from municipal garden waste. It can be composted on the farm where it is used, or at a centralized facility. It is spread on the surface of the field and sometimes tilled in.	Cropland, Pasture, Rangeland	Western's municipal compost is used on some farms.	<b>Contaminants</b> in municipal compost (glass, plastics, etc.) and <b>cost of hauling and spreading</b> it have made it a hard sell. Other regional compost vendors (not Western) have a superior product, from agricultural inputs.
<b>No- turn Compost</b>	<b>No- turn Compost</b> hosts a larger and more diverse fungal community than regular compost. When applied to soil, it changes the soil microbial population from a bacterial-dominated to a fungal-dominated community	Cropland, Pasture, Rangeland	Unknown	<b>Not currently practiced</b> by large scale compost producers.
<b>Mob grazing,</b>	<b>Mob grazing</b> mimics the	Cropland,	Don't see	<b>Management</b>



<p><b>managed intensive rotational grazing</b></p>	<p>behavior of herds of buffalo who bunch up for protection from predators and heavily graze a small area for a short period of time, trampling grasses, churning the soil and defecating, before moving on to another small area. It can be 3-12+ months before the herd returns to the first area.</p>	<p>Pasture, Rangeland</p>	<p>much in Boulder County.</p>	<p><b>intensive. More research</b> is needed on best management practices for Boulder County's short-grass rangelands. Crop producers may not have <b>access to grazing animals</b>.</p>
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<p><b>Mulch tillage</b></p>	<p><b>Mulch tillage</b> partially incorporates organic material left on the soil surface after harvest</p>	<p>Cropland</p>	<p>Sometimes used in Boulder County</p>	<p><b>Specialized equipment</b> is needed to only partially incorporate surface organic material and to operate in high residue situations. Mulch tillage <b>precludes the removal of organic residue</b> by burning, baling or grazing.</p>
<p><b>Strip tilling</b></p>	<p>In <b>Strip tilling</b>, narrow strips, 6 to 12 inches wide, are tilled in crop stubble, with the area between the rows left undisturbed. Often, fertilizer is injected into the tilled area during the strip-tilling operation. The tilled strips correspond to planter row widths of the next crop, and seeds are planted directly into the tilled strips.</p>	<p>Cropland</p>	<p>The primary conservation tillage used in Boulder County for corn and sugar beets</p>	<p><b>Specialized equipment</b> with high resolution GPS to accurately position the machine in the field, as well as <b>skilled operators</b>, are needed to till/fertilize/seed accurately in evenly spaced rows. Often includes <b>herbicide and GMO seed use</b>.</p>
<p><b>No-till farming</b></p>	<p>In <b>No-till farming</b> the soil is left relatively undisturbed from harvest to planting.</p>	<p>Cropland</p>	<p>Used in Boulder County with barley or</p>	<p><b>Specialized equipment</b> is needed to penetrate crop residue, and prepare narrow strips</p>

	Specialized equipment drills holes for seeds or prepares narrow strips for planting		wheat following corn	for planting or drill holes for seed. Residue, weeds, crop rotations, water, disease, pests, and fertilizer <b>must be managed differently</b> in no-till farming than in conventionally plowed farming.
<b>Conservation crop rotation</b>	<b>Conservation crop rotation</b> is a multi-year system for growing several different crops in planned succession on the same field. At least one of the crops is soil-conserving, such as a perennial hay or clover	Cropland, Pasture	90% of growers in Boulder County practice crop rotation.	Hay or clover may or <b>may not be appropriate for all farm businesses.</b>
<b>Cover Crop Cocktails</b>	<b>Cover Crop Cocktails</b> use a mixture of up to 50 legumes, grasses and broadleaf plants such as peas, vetch, rye, radishes, or turnips. The cover crop is planted when the field would normally be bare. It grows quickly and is turned under, grazed or crushed. Each variety of cover crop is associated with a unique microbe community. Using a cocktail of cover crops diversifies the microbe community of the soil.	Cropland, Pasture	A challenging sell in Boulder County	Challenges include <b>soil moisture</b> losses, <b>dryland production</b> with no irrigation to germinate and grow a cover crop, <b>lack of income</b> from a cover crop (if no grazing or haying potential), and <b>timing and space constraints</b> on farms to seed and grow a cover crop (some farms need to crop all ground every year to make a sufficient profit).

Thanks very much for your consideration of Soil Sequestration of Carbon, a hopeful new strategy to deal with Climate Change. Please do not hesitate to contact me with any questions you may have, Elizabeth

Elizabeth Black

303-449-7532

4340 N 13<sup>th</sup> St

Boulder CO 80304

[Elizabeth@ElizabethBlackArt.com](mailto:Elizabeth@ElizabethBlackArt.com)

# Climate Wise-Guy says:

**The SOIL can SAVE US!  
It can sequester CO<sub>2</sub>!**

**There's HOPE?**



**There's always hope.  
Plants and their soil microbes  
can put CO<sub>2</sub> back into the soil,  
if we treat them right.**



#WhyImWatching

**From:** [Mike Chiropolos](#)  
**To:** [Boulder County Board of Commissioners](#); [Krezek, Michelle](#); [Doyle, Ben](#)  
**Subject:** TLAG Studies Letter  
**Date:** Wednesday, March 16, 2016 5:23:33 PM  
**Attachments:** [TLAG Studies Letter 3 16 2016.pdf](#)

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Commissioners:

The attached letter follows TLAG's March 11 letter specific to the Wildlife RFP. This one addresses all three RFPs issued by BCHA for the Twin Lakes parcels which are the subject of BVCP change use requests, and pending facilitated discussions.

TLAG looks forward to discussing these matters with the County, the City, BHCA, BVSD, and other stakeholders.

Respectfully,

/s/

Mike Chiropolos  
Chiropolos Law LLC  
1221 Pearl Street - Suite 11  
Boulder CO 80302  
[mikechiropolos@gmail.com](mailto:mikechiropolos@gmail.com)  
303-956-0595

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

**MIKE CHIROPOLOS**  
**ATTORNEY & COUNSELOR, CHIROPOLOS LAW LLC**  
1221 PEARL SUITE 11  
BOULDER CO 80302 303-956-0595 -- [mikechiropolos@gmail.com](mailto:mikechiropolos@gmail.com)

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March 16, 2016

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

*Transmitted via email c/o Commissioners Deputy Michelle Krezek --  
[mkrezek@bouldercounty.org](mailto:mkrezek@bouldercounty.org) and [commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org)*

re: **Joint Formulation, Selection, and Administration of Pending Studies & RFPs for Twin Lakes Properties Subject to BVCP Change Requests & Facilitated Discussions**

Dear Commissioners:

I write on behalf of the Twin Lakes Action Group (TLAG) with regard to three pending requests for Proposals (RFPs) issued by the Boulder County Housing Authority (BCHA) in February 2016. This letter follows up on TLAG's March 11, 2016 letter specific to the Wildlife RFP. These requests are:

- Wildlife Habitat Study RFP # 6425-16 ("**Wildlife Study**")
- Geotechnical and Hydrologic Investigation RFP # 6426-16 ("**Hydrology Study**")
- Architecture, Master Planning & Design Services RFP # 6427-16 ("**Design Study**")

All four reviewing bodies involved in the Boulder County Comprehensive Plan Update voted to forward two change requests with regard to the Twin Lakes parcels at 6655 Twin Lakes Road (currently owned by the County/BCHA) and Kalua Road (Boulder Valley School District, or BVSD). Request 35 seeks Mixed Density Residential (MXR), whereas Request 36 is the consolidated requests of TLAG and residents seeing Open Space, Natural Ecosystems, and/or Environmental Preservation.

First, all studies, RFPs, and resulting recommendations must proceed consistent with the Motion approved by the Boulder City Council and Boulder County Commission regarding facilitated discussions for the Twin Lakes properties. The first part of Motion explicitly provides for joint formulation of studies and selection of experts: (emphasis added):

1. Jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area. The areas for study should include the suitability for urban development, desired land use patterns, and environmental constraints.

We recognize that some or all of the three pending RFPs were formulated before the motion was passed. Now that the motion has been approved and facilitated discussions are pending, it is incumbent on the County and BCHA to put these studies on hold to allow compliance with the express terms of the motion.

Various officials have told TLAG representatives that proceeding with the studies at this time constitutes “standard operating procedure.” That may be the case where BCHA or other public agencies have an uncontested right to develop the property under the existing BVCP or other applicable land-use plan and zoning designations, or have submitted uncontested change requests for the subject parcels. However, none of those factors are present here.

Proceeding with studies and RFPs would violate both the letter and the spirit of the terms by which TLAG and other stakeholders agreed to participate in facilitated discussions.

Second, the design study is premature. It pre-supposes that development will occur. Pre-judging the outcome and proceeding now would fail to account for the findings and recommendations of studies relating to hydrology, wildlife, habitat, environmental, and open space attributes and values of the parcels.

BCHA already commissioned a first design study for 6655 Twin Lakes Road, which the County and BCHA have both stated is now repudiated, because that initial study was uninformed by any community input and involved densities which the County and BCHA now state are higher than any they would now request for this site.

One of the reasons for performing hydrology, habitat, environmental, and open space studies is to inform design and density options – in the event that the County desires to propose some development after those essential studies are completed. Failing to wait for the results of those studies would be bad business from a financial perspective inefficient government and a misallocation of public staff and budget resources.

Third, proceeding with premature design studies could be reasonably construed by TLAG and the public as pre-judging the outcome – or the County’s position – on change requests #35 and #36 currently pending before the four bodies voting on the BVCP Update. Additional staff analysis and recommendations and additional public input are required before final decisions are made.

Fourth, in light of the above the County and/or City needs to put the three pending RFPs and studies on hold until they can be addressed through the facilitated discussions.



The hydrology, wildlife, habitat, environmental and open space studies and analyses should occur first, to inform any other analyses. In the event the current BVCP designations are affirmed or the protective #36 open space and environmental change requests are approved in the BVCP Update, no development will ensue. In the event a change request and other future decisions pave the road for some development, all parties have acknowledged that such development is at least three years out – so there will be ample time to conduct design studies informed by the other issues and BVCP decisions.

Fifth, any additional studies to be pursued, such as traffic and transportation, should be jointly formulated and administered.

Joint formulation and expert selection on studies is required by the Motion. A holistic approach and collaborative processes are the path to informed decisions, BVCP compliance, and meaningful community involvement. We look forward to discussing these issues with the County and the City, and expect a positive response to the TLAG requests stated above.

Respectfully,



Mike Chiropoulos  
Attorney for TLAG

cc: Ben Doyle, County Attorney  
Willa Willaford and Ian Swallow, BCHA  
Glen Segrue, BVSD  
Mary Young, Bob Yates, Lisa Morzel, and Mayor Elise Jones, Boulder City Council  
Dave Rechberger, TLAG Chair

**From:** [Kirk Cunningham](#)  
**To:** [boulderplanningboard](#); Council  
**Cc:** [RMC-IPG-EXCOMM@LISTS.SIERRACLUB.ORG](mailto:RMC-IPG-EXCOMM@LISTS.SIERRACLUB.ORG)  
**Subject:** Elizabeth Black's proposals for amendments to sections 4 and 9 of the BVCP  
**Date:** Thursday, March 17, 2016 2:53:20 PM

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Dear Council members and Planning Board members;

Elizabeth Black's proposed amendments would "identify and implement innovative and cost-effective actions to sequester carbon" in agricultural soils, forest lands, and range lands on City of Boulder and Boulder County properties. She has made her presentation to the Indian Peaks Group, Sierra Club's Executive Committee, and we wholeheartedly approve both of the basic message and her thorough and responsible activism in promoting it. We hope that both the Council and the Planning Board will agree and support her amendments.

Even in the days before climate change became a household word, agronomists recognized the importance of dark soils containing stable carbon compounds (if not the free element itself) as being more fertile than others, i.e. more capable of retaining water and plant nutrients, and more tillable. The climate change crisis has forced us to revisit the vast potential for removing excess carbon, as CO<sub>2</sub>, from the atmosphere and storing it for hundreds of years as stable carbon compounds in soils by using proper surface vegetation management. The successful carbon storage techniques identified by Elizabeth Black are numerous and should not significantly disrupt the usual land management practices on city and county lands.

Thank you for considering her proposal and the Sierra Club's opinion in this matter.

Kirk Cunningham, Conservation Chair  
Indian Peaks Group  
Boulder CO 80302  
303-939-8519 / [kmcunnin@juno.com](mailto:kmcunnin@juno.com)

**From:** [alexandra.niehaus](mailto:alexandra.niehaus)  
**To:** [Boulder County Board of Commissioners; council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Subject:** Questions about new development on Twin Lakes Rd.  
**Date:** Monday, March 21, 2016 11:48:56 PM

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To all concerned parties,

I am a Gunbarrel resident who would be directly impacted by the outcome of the decisions made about the property on Twin Lakes Rd. I have read and heard a lot of information from both sides. I honestly do not think that property can support the type of high density mixed use development that seems to be proposed. I also don't know if the space warrants an open space designation. It is a wildlife corridor, but animals are adaptable. The water table is very high there as well (evidenced by reports and the fact that there are no prairie dogs on the land when there is a massive population of them in the area) but with proper foundations building is still possible. The infrastructure of Gunbarrel is aging and that would also need to be addressed with any development. Plus there is only one road in and out of that area, Twin Lakes Rd, and that alone cannot support a high density development. However, I do believe there must be a compromise.

My opinion is that, if the land must be developed, it should be kept with low density residential zoning and have some permanently affordable houses built that people can own. It is done in other areas around Boulder, and that type of housing is much more conducive to attracting and keeping young working families in the area. Boulder wants to attract families and ownership encourages people to take good care of the property. A residential development that matches the surrounding neighborhoods and also supports the local wildlife would be a wonderful addition to the Gunbarrel community. A piece of land like the lot on Jay Rd and 63rd street would be a much better candidate for the mixed use residential type development since it is right on the bus line and has more access and available space for additional roads. The lot on Twin Lakes Rd does not have any available space to build in new access, and putting that heavy burden of cars on one small neighborhood road would be dangerous for all the children who walk through the neighborhood including my own.

A small addition of a few houses, one or two per acre, that are permanently affordable, with a little playground or something, would build community and fit in with the rural feel of Gunbarrel that everyone loves.

Boulder is a city and a county that I love. I love it here because we value nature and wildlife, we protect our lands, and look out for our people. I happily pay more taxes to live in such a beautiful place, in a city and county that cares about its residents.

I am asking you to please consider changing the lot on Twin Lakes Rd to open space, but if that is not possible, I beg you to keep it at a low density residential zoning and build permanently affordable housing that people can buy and raise a family in. Build a development that matches the subdivisions surrounding it and respects the adjacent open space and limited infrastructure. There are places in Gunbarrel where a mixed use higher density development can work well, but this lot is not that place.

Thank you for your time and consideration.

Sincerely,  
Alexandra Niehaus

**From:** [Palo Petitioners](#)  
**To:** [Carr, Thomas](#)  
**Cc:** [martensb@boulderhousingpartners.org](mailto:martensb@boulderhousingpartners.org); [SchevetsL@boulderhousing.org](mailto:SchevetsL@boulderhousing.org); [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#); [Frye, Renata](#); [boulderplanningboard](#); [Driskell, David](#)  
**Subject:** Formal Objection - Annexation of 4525 Palo Parkway  
**Date:** Friday, March 25, 2016 10:19:58 AM  
**Attachments:** [palo\\_plat.pdf](#)

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**March 16, 2016**

**Re: Formal Objection - Annexation of 4525 Palo Parkway**

Dear Boulder City Council, Planning Commission & Parks and Open Space Advisory Board,

*Cc: Boulder Housing Partners, City Manager, City Attorney, Staff Liaison*

This letter is notice of a formal objection to the annexation of 4525 Palo Parkway – passed by City Council on 1/5/16, and effective 2/4/16.

Under Article 7-1308 of the Land Use Code, there is a requirement that all dedicated lands of school districts and local government entities must undergo review by both Planning Commission and the Parks and Open Space Advisory Board prior to any disposition or sale. In the case of the 4525 annexation these requirements were not met during the sale, leading to defects in the property title. Neither the Commission nor the Board undertook formal review of the sale of dedicated Outlot E at 4525 Palo Parkway. City officials from Land Use and County officials from Open Space have independently confirmed this finding.

Additionally, Article 7-1308 also prescribes a flow of funds by which all sale proceeds are first taken into custody by The Board of County Commissioners, to be released for prescribed public uses only:

“3. Such moneys shall be held and released in accordance with the processes established by Section 7-1307 of this Code. C. Funds may be released to the appropriate school district or local government entity if the Board finds that the proposed use of the funds is compatible with the **intent** of the cash-in-lieu payment or sale of the land. At the time of release of funds, Boulder County shall retain a reasonable management fee for the holding and maintenance of such escrow accounts.”

In the case of 4525 Palo Parkway Outlot E, the dedication was clearly described as being for “school purposes,” as laid out in Article 7-1304. The dedication makes no mention of any intent for private residential housing use. (See attached platting records.) Each of the other four Outlot dedications at 4525 Palo Parkway (A,B,C, and D) were used for the express and specific purposes outlined in the plat, making the current proposed private residential use non-conforming with precedent set by each of the other 4 dedications on the Palo plat.

In our objection to the annexation we seek evidence of formal review of the sale by both Planning Commission and the Parks and Open Space Advisory Board, as well as the opinion of the City Attorney that private residential development is a legal use of dedicated BSVD lands that were received on a discounted basis from the original owner, Pinecrest Homes Inc., expressly for “school purposes.” (See 7-1308 B.2.a.b.c.) Even if that opinion is offered, formal dedication vacation proceedings are still required under the Code. Finally, we are also seeking documentation that the flow of funds prescribed in Article 7-1308, and related to the sale of 4525 Palo Parkway was followed as prescribed.

If these requirements of the Code have not been met, we seek a nullification of the annexation until these issues are remedied through formal review by the Planning Commission and the Parks and Open Space Advisory Board, and until the City Attorney and the Board of County Commissioners makes public finding that the sale from dedicated Outlot E for private residential development is “compatible with the intent” of dedications received expressly for “school purposes,” as prescribed in Article 7-1308.

Thank you in advance for your inquiry into these Code requirements. Electronic copies of related documentation is respectfully requested to minimize taxpayer cost, and for ease of review by our advisors.

Sincerely,

The 166 signatory residents of “*Stop High Density Housing Development of 4525 Palo Parkway, Boulder, CO*”



# PALO PARK FILING NO. 4

A PLANNED UNIT DEVELOPMENT SUBDIVISION  
SITUATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 17,  
AND THE NW 1/4 OF THE NE 1/4 OF SECTION 20, ALL IN T1N, R70W OF THE 6TH P.M.  
BOULDER COUNTY, COLORADO.

- OUTLOTS A & B DECEDED TO BOULDER COUNTY FOR ACCESS CONTROL.
- OUTLOT C DECEDED TO CITY OF BOULDER FOR PARK PURPOSES.
- OUTLOT D DECEDED TO CITY OF BOULDER FOR OPEN SPACE PURPOSES.
- OUTLOT E DECEDED TO BOULDER VALLEY SCHOOL DISTRICT RE-2 FOR SCHOOL PURPOSES.

*Setbacks: 20' front, 3' side, 15' rear.*

**NOTICE**

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF BOULDER DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND OTHER IMPROVEMENTS REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY. UNTIL SUCH ROADS AND OTHER IMPROVEMENTS ARE SATISFACTORILY CONSTRUCTED TO COUNTY REQUIREMENTS AND MEET THE CONDITIONS OF THE CONSTRUCTION PERMIT AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL ACCEPTANCE RESOLUTION, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND OTHER IMPROVEMENTS AND RIGHT-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND WITHIN THIS SUBDIVISION. THE PROPERTY IN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS OF THE SUBDIVISION AGREEMENT RECORDED IMMEDIATELY FOLLOWING THIS PLAT.

**SURVEYOR'S CERTIFICATE**

I, KEITH L. BELL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF PALO PARK - FILING NO. 4 TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN COMPLIANCE WITH SECTION 38-56-102, COLORADO REVISED STATUTES, 1973.

SEAL

KEITH L. BELL, P.L.S.  
COLORADO REG. 12970

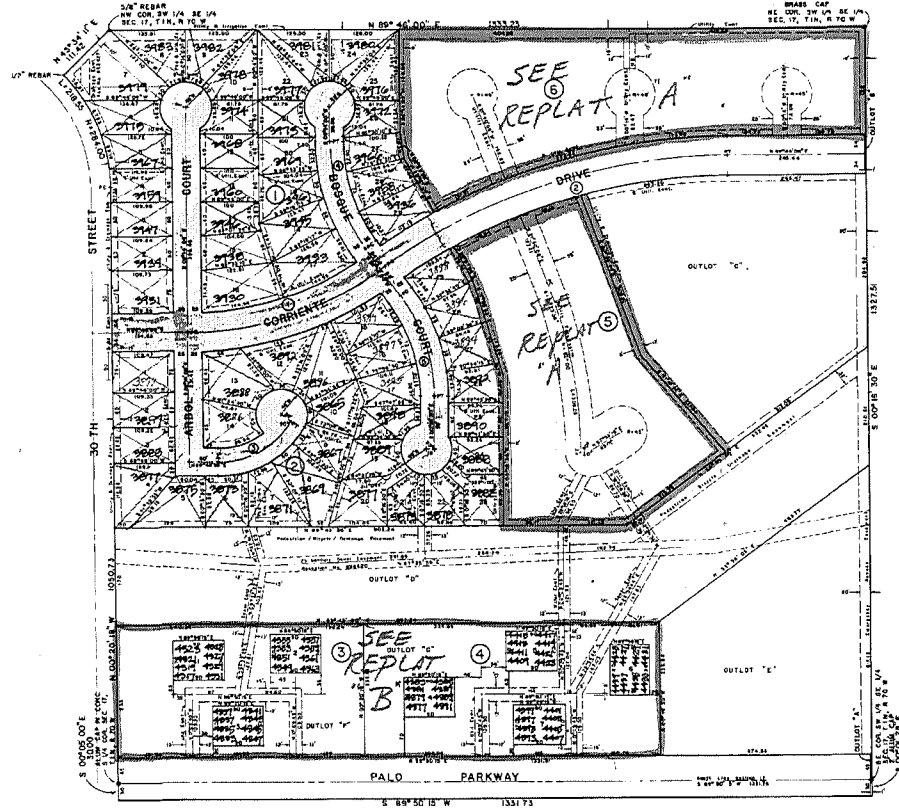
**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO) ss.  
COUNTY OF BOULDER) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:30 P.M. THIS 11th DAY OF JULY, A.D. 1984 AND IS DULY RECORDED IN PLAN FILE 218 F-3 AND IN THE 17050 PAID.

FILED 7/11/84  
17050

RECORDED

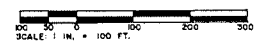
DEPUTY



CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEAR.
1	36°00'00"	573.00	261.28	333.37	N77°46'00"E
2	36°00'00"	1045.38	636.83	648.08	N77°46'00"E
3	40°00'00"	150.00	197.06	150.00	N39°45'37"E
4	38°00'00"	328.00	204.20	200.86	N87°40'00"W
5	32°00'00"	300.00	186.28	185.20	S18°14'14"E

① DENOTES BLOCK NUMBERS  
② DENOTES 1/2 FT. PROPERTY LINE RADIUS (NOT SHOWN)  
LOT DIMENSIONS SHOWN ARE TO POINT OF INTERSECTION

BENCH MARK:  
"X" SET IN BIRCHWALK ON NW CORNER OF 30TH ST.  
MIDLINE ONLY 1/4 MILE CREEK CHANNEL.  
ELEV. 5246.89 (1981)



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED, PINECREST HOMES, INC., A COLORADO CORPORATION, AND THE COUNTY OF BOULDER, A BODY CORPORATE AND POLITICAL ENTITY, ARE THE OWNERS AND PROPRIETORS OF THE LAND SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN PALO PARK - FILING NO. 4, A SUBDIVISION OF A PART OF THE SE 1/4, SW 1/4 AND THE SW 1/4, SE 1/4 OF SECTION 17, AND THE NW 1/4, NW 1/4 OF SECTION 20, ALL IN T1N, R70W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER-CORNER OF SAID SECTION 17, TOWNSHIP 1 NORTH, RANGE 70 WEST, BEING THE TRUE POINT OF BEGINNING; THENCE N 0°20'18" W, AND ALONG THE WEST LINE OF SAID SW 1/4, SE 1/4, A DISTANCE OF 1,056.73 FEET TO A POINT OF TANGENCY TO A CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 204.00 FEET AND CENTRAL ANGLE OF 44°00'33", A DISTANCE OF 218.55 FEET; SAID CURVE BEING ALONG THE EAST LINE OF PALO PARK FILING NO. 2; THENCE N 89°46'00" E, A DISTANCE OF 311.42 FEET; AND ALONG THE SAID EAST LINE OF PALO PARK FILING NO. 2 TO THE NW CORNER OF SAID SW 1/4, SE 1/4 OF SAID SECTION 17; THENCE N 89°46'00" E, AND ALONG THE NORTH LINE OF SAID SW 1/4, SE 1/4, A DISTANCE OF 1,323.23 FEET TO THE CORNER OF SAID SW 1/4, SE 1/4; THENCE S 0°16'30" E, AND ALONG THE EAST LINE OF SAID SW 1/4, SE 1/4, A DISTANCE OF 1,327.51 FEET TO THE SW CORNER OF SAID SW 1/4, SE 1/4; THENCE S 89°56'00" W, AND ALONG THE SOUTH LINE OF SAID SW 1/4, SE 1/4, A DISTANCE OF 1,323.76 FEET TO THE TRUE POINT OF BEGINNING AND ALSO THE NORTH 30 FEET OF THE NW 1/4 OF SAID SECTION 20, TOWNSHIP 1 NORTH, RANGE 70 WEST. DESCRIBED TRACT CONTAINS 41.66 ACRES MORE OR LESS.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS PALO PARK - FILING NO. 4, A SUBDIVISION IN THE COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF REQUIRED IMPROVEMENTS AND DO HEREBY DEDICATE AND SET ASIDE ALL OF THE ROADS AND OTHER PUBLIC IMPROVEMENTS AND PLACES AS SHOWN ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND, UNLESS OTHERWISE SPECIFICALLY NOTED BY REFERENCE ON THIS PLAT, TO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS TO BOULDER COUNTY FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY GRANT TO BOULDER COUNTY THE RIGHT TO REGULATE THE INSTALLATION AND MAINTENANCE OF NECESSARY STRUCTURES, FACILITIES AND/OR IMPROVEMENTS BY THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED, AND FURTHER GRANTS TO ALL DULY FRANCHISED UTILITIES A BALANET EASEMENT ACROSS AND UPON ALL PARTS OF BLOCKS 7 AND 8 AND NOT PLATTED AS BUILDING SITES FOR THE PURPOSE OF INSTALLING AND MAINTAINING GAS, ELECTRIC, TELEPHONE, ETC. LINES AND APPURTENANCES NECESSARY TO PROVIDE SERVICE TO THE PLATTED BUILDING SITES IN SAID BLOCKS 7 AND 8 AND FURTHER GRANTS TO PINECREST HOMES, INC., HAS CAUSED ITS NAME TO BE HERETOBY SUBSCRIBED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED, ATTESTED BY ITS SECRETARY THIS 11th DAY OF JULY, 1984, AND THE COUNTY OF BOULDER HAS CAUSED ITS NAME TO BE HERETOBY SUBSCRIBED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BOULDER, COLORADO AND ATTESTED TO BY THE CLERK TO THE BOARD OF COUNTY COMMISSIONERS.

PINECREST HOMES, INC.  
BY: Paul S. Johnston, PRESIDENT  
BY: William R. Hill, SECRETARY

COUNTY OF BOULDER, COLORADO  
A BODY CORPORATE AND POLITICAL ENTITY  
BY: CHAIRMAN  
COMMISSIONERS  
CLERK

STATE OF COLORADO ) ss.  
COUNTY OF BOULDER )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July 1984 BY PAUL S. JOHNSTON, PRESIDENT AND WILLIAM R. HILL, SECRETARY, PINECREST HOMES, INC., A COLORADO CORPORATION, OWNER AND PROPRIETOR OF PALO PARK - FILING NO. 4, WITNESS MY HAND AND OFFICIAL SEAL.  
R. J. Johnson, Notary Public  
7/11/84 9:15 AM  
Boulder, CO 80505

PLANNING COMMISSION CERTIFICATE  
APPROVED THIS 7th DAY OF July 1984 A.D. 1984 COUNTY OF BOULDER, COLORADO.  
CLERK OF BOARD

COMMISSIONERS CERTIFICATE  
APPROVED THIS 11th DAY OF July 1984, I.D., 1984, BOARD OF COUNTY COMMISSIONERS, BOULDER COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR DISPOSAL PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE COUNTY OF BOULDER.  
CLERK OF BOARD

**From:** [georgehouse@comcast.net](mailto:georgehouse@comcast.net)  
**To:** [Boulder County Board of Commissioners; council@bouldercolorado.gov;](mailto:council@bouldercolorado.gov)  
[boulderplanningboard@bouldercolorado.gov;](mailto:boulderplanningboard@bouldercolorado.gov) [Williford, Willa;](#) [Swallow, Ian;](#) [Alexander, Frank;](#) [#LandUsePlanner](#)  
**Subject:** Recent Flooding of Field at 6655 Twin Lakes Road  
**Date:** Tuesday, April 05, 2016 8:38:58 AM  
**Attachments:** [Fieldfloodmarch2016 final \(9\).pdf](#)

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Dear Boulder County Commissioners, Boulder County Planning Commission, Boulder City Council, Boulder Planning Board, and Boulder County Housing Authority,

Please read and view the attached letter concerning recent flooding of the field at 6655 Twin Lakes Road.

Thank you for your attention to this matter,

Donna George

Dear Boulder County Commissioners, Boulder County Planning Commission, Boulder City Council, Boulder Planning Board, and Boulder County Housing Authority,

I live at 4661 Tally Ho Court, adjoining the parcel of land owned by Boulder County Housing Authority at 6655 Twin Lakes Road. Early on Wednesday morning of March 30, 2016, I received a call from one of my neighbors who had noticed a stream of water running down the sidewalk on Twin Lakes Road by the south side of my house while waiting for her kids to get on the bus. At first I thought this could possibly be a water leak as our HOA is having work done on Red Fox Hill's sprinkler systems. Or possibly my own sprinkler system had a leak in it – although it is still shut down from the winter so I suspected not. When I went out to check on the situation I followed the flow of water to the back southwest corner of my lot and was quite shocked to see that the back of my fence was again flooding (as was the case last Spring during an extended period of rain) and water was flowing at a steady rate out onto the side walk in a southeasterly direction into the storm drain at the corner of Twin Lakes Road and Tally Ho Court. On further inspection I noticed that a good deal of water had pooled in the field behind my next door neighbor's house as well as further into the central part of the field at 6655 Twin Lakes Road. Water was also pooling by my raised vegetable beds along the back fence in my backyard. Another resident of Red Fox Hills subdivision noticed that the ONLY water running into the storm drains in the Red Fox Hills (RFH) neighborhood was coming from the flooded field at 6655 Twin Lakes Road. There was no other water within RFH running down the streets and into the storm drains – this was only happening at the northwest corner of Twin Lakes Road and Tally Ho Court. The water was not flowing down Tally Ho Court to the storm drain but only down Twin Lakes Road to the storm drain which is why my neighbor originally thought it was a problem with either Red Fox Hill's or my sprinkler systems.



I am quite concerned that the field is flooding early in the spring season. Last year the flooding occurred in May after about a week of steady rain. This year, flooding is occurring after a snowfall and a brief downpour the night before. The hydrology in our area has changed since the 2013 flood event. In the 17 years I have lived here *before* 2013 we never had any flooding in our backyard or along our back fence. However, this now appears to be a yearly event. Last year, the water flowed down the side walk by my house for at least a week after the initial flooding. I invite you all out to our area during periods of heavy precipitation to witness the flooding of the field at 6655 Twin Lakes Road and the continuous steady flow of water coming off the field and flowing down the sidewalk into the storm drain. In



addition to what is happening at my house, many homes along Tally Ho Court, Tally Ho Trail, and Bugle Court (where the storm drains flow out) are experiencing high sump pump output. My next door neighbor's house at 4673 Tally Ho Court experienced some flooding in their basement during this recent flooding event. Pictures of the wet carpet and the water pooling in the field directly behind their house are shown below.



Another neighbor on Tally Ho Court has noticed a 3 inch increase in the water table under his house from November 8, 2015 to March 31, 2016.

November 8, 2015 ..... 8-3/4" below floor level

March 31, 2016 ..... 5-3/4" below floor level



Ducks have begun to use the flooded field as a pond. Pictures of the ducks are attached. Also on Thursday, March 31, 2016, the day following the flooding of the field, I saw a pair of Great Blue herons spending time in the center of the field before the two flew off toward the Twin Lakes Open Space.



On Wednesday, the initial day of the flooding, I drove by Boulder Creek on 61<sup>st</sup> street to check on the creek flow. It appeared to be running at a normal level with no increased flow velocity or volume. In other words, this is not a flood event like the 2013 flood. Thorough hydrology studies of the Twin Lakes fields need to be completed before any decisions allowing development on the Twin Lakes Road parcels

occur. I am quite concerned about the hydrology conditions of the fields and what may happen if they are developed. Please take these hydrology issues seriously and come out and view for yourselves the conditions in the field. See below for additional pictures of the recent flooding of the field. I also have video of the flooded field from last May which I will send out soon.

Sincerely,

Donna George



**From:** [Andy Baker](#)  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [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](#); [Shannon, Abigail](#); [Giang, Steven](#); [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Retractions of wildlife statements  
**Date:** Monday, April 18, 2016 12:46:36 PM

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Dear elected officials and planners,

I noticed that the Boulder Audubon Society and Cornell Lab of Ornithology asked the Boulder County Housing Authority to retract the use of their name from a letter BCHA sent to the governing bodies. Since the retraction only appears on their website, I thought I would forward it along.

[Twin Lakes Letter From BCHA and BVSD | Our Boulder County](#)

Looking at BCHA's letter to you, I'm also curious where they got the number of "over 20 public meetings" to present their plans and hear neighbors' concerns. I know of only one meeting, unless they are counting regularly scheduled board meetings, etc.? That is very creative.

Sincerely,

Andy



**From:** [Jennifer Rodehaver](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)  
**Subject:** protection of wildlife  
**Date:** Tuesday, April 19, 2016 9:29:35 AM

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Dear Commissioners,

I am a long time ( 20 + years) Boulder County resident and registered voter. Generally speaking, I agree with the land use policies and decisions of our local government. I'm writing today because I am very concerned with the sudden explosion of building and development in the Gunbarrel area. I am asking you to please preserve the open space and wetlands around the Twin Lakes area. There are owls, raptors, herons, songbirds, foxes, rodents, and many more species which will be harmed if we continue to subtract their habitat.

Surely there are sensible ways to manage the human population growth without sacrificing our natural ecology.

Sincerely,

Jen Rodehaver, CPD, CNCS  
Boulder, Colorado

303 993 5431

**From:** [Jennifer Rodehaver](#)  
**To:** [ellis@bouldercolorado.gov](mailto:ellis@bouldercolorado.gov); [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov); [#LandUsePlanner](#);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov); [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)  
**Subject:** protection of wildlife  
**Date:** Tuesday, April 19, 2016 9:42:28 AM

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I am a long time ( 20 + years) Boulder County resident and registered voter. Generally speaking, I agree with the land use policies and decisions of our local government. I'm writing today because I am very concerned with the sudden explosion of building and development in the Gunbarrel area. I am asking you to take action to preserve the open space and wetlands around the Twin Lakes area. There are owls, raptors, herons, songbirds, foxes, rodents, and many more species which will be harmed if we continue to subtract their habitat.

Surely, there are sensible ways to manage the human population growth without sacrificing our natural ecology. My college degree is in Environmental Studies & Planning, and we students were reminded frequently " you can't just do one thing". All our actions create numerous effects, some of which are only evident over time. These decisions you are making today have long term consequences. Please consider carefully.

Sincerely,

Jen Rodehaver, CPD, CNCS  
Boulder, Colorado

303 993 5431

**From:** [Mueh, Tina \[CO\]](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Boulder Valley Education Association Support for Twin Lakes Affordable Housing Project  
**Date:** Saturday, April 23, 2016 10:34:19 PM  
**Attachments:** [Support for Twin Lakes Affordable Housing - Boulder County Planning Commission.pdf](#)

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Dear Boulder County Planning Commission,

The Boulder Valley Education Association, the professional organization representing 80% of the licensed professional educators in the Boulder Valley School District, is in support of affordable housing and the partnership that BVSD is entering into with the Boulder County Housing Authority. We therefore support a change in the land use designation of the Twin Lakes area property in question to allow future development of affordable housing.

The increasing lack of affordable housing within our school district boundaries presents a challenge for both BVSD employees who can't afford to live here and for our students and families. BVEA works collaboratively with BVSD to recruit and retain high quality employees, and the availability of housing within our boundaries is key to our ability to successfully do that. A recent poll of BVSD employees indicated significant interest in affordable housing and in this project particularly. Additionally, as educators, we experience firsthand the alarming effects of homelessness on our students and families. Recent dramatic increases in homelessness among our BVSD students make this project (and hopefully other local affordable housing efforts) especially important.

We recognize that there are complexities and issues related to the development of affordable housing on the Twin Lakes property that have yet to be resolved, but we encourage you to move ahead with the appropriate processes. We are hopeful that the change in land use designation will ultimately be approved so this worthy project can proceed.

Thank you for your consideration,  
Tina Mueh  
BVEA President



United Professionals Making a Difference

April 22, 2016

Dear Boulder County Planning Commission,

The Boulder Valley Education Association, the professional organization representing 80% of the licensed professional educators in the Boulder Valley School District, is in support of affordable housing and the partnership that BVSD is entering into with the Boulder County Housing Authority. We therefore support a change in the land use designation of the Twin Lakes area property in question to allow future development of affordable housing.

The increasing lack of affordable housing within our school district boundaries presents a challenge for both BVSD employees who can't afford to live here and for our students and families. BVEA works collaboratively with BVSD to recruit and retain high quality employees, and the availability of housing within our boundaries is key to our ability to successfully do that. A recent poll of BVSD employees indicated significant interest in affordable housing and in this project particularly. Additionally, as educators, we experience firsthand the alarming effects of homelessness on our students and families. Recent dramatic increases in homelessness among our BVSD students make this project (and hopefully other local affordable housing efforts) especially important.

We recognize that there are complexities and issues related to the development of affordable housing on the Twin Lakes property that have yet to be resolved, but we encourage you to move ahead with the appropriate processes. We are hopeful that the change in land use designation will ultimately be approved so this worthy project can proceed.

Thank you for your consideration,

Tina Mueh  
BVEA President