

From: [Terry Kemp](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Thursday, September 01, 2016 12:27:37 AM

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

I have lived in Boulder County since 1970. I worked for the county for 15 years and the school district for 21 years. I found myself after I retired from the school district with 1400 dollars a month to live on. Not nearly enough to rent any apartment in this area. Without low income housing I might have to move to Mississippi after having a public service job in the County for 35 years.

Sincerely:

Terry Kemp

Sent from [Mail](#) for Windows 10

From: [Mark W Ely](#)
To: bvcpchanges@bouldercolorado.gov
Subject: Support for Policy Option D
Date: Thursday, September 01, 2016 7:20:26 AM

We cannot build ourselves out of our housing problems. Our infrastructure can only support a limited population so we must limit our future commercial and job growth. If not we will be left with a city that is a California-like nightmare that no one will enjoy. Therefore I support Policy Option D.

Mark Ely
1821 Mapleton Avenue
Boulder, 80304

From: [Klein,Christine Ann](#)
To: bvcpchanges@bouldercolorado.gov
Subject: Support for policy option D
Date: Thursday, September 01, 2016 8:34:56 AM

Dear planning staff,

I am writing to express my strong support for Policy Option D.

Please slow down yet more commercial growth. Somewhere along the line (without any citizen input that I can recall), the City decided that Boulder is (or should become) a regional job center. Who decided that? It is certainly not my goal. We have already reversed the flow on I-36 such that there is more traffic coming into than leaving Boulder each morning for the daily commute. We don't need to cater to yet more commercial development and employers.

Thank you.

Christine Klein

1821 Mapleton Avenue

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

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

According to the BVCP, community input matters. But this community actively participated in multiple facilitated meetings, and come forth with potential compromises, only to be met by staff ignoring them and actually increasing the density originally proposed.

Commissioners, I don’t know who staff feels a responsibility towards, but you have a responsibility to your constituents, not special interests, not the gods of high density, the people who sit here in front of you tonight. Listen to them, listen to their neighbors, vote no on #35, vote yes on land use change #36, yes on the great

horned owls, and yes to elected officials actually listening to their constituents.



BERG HILL
GREENLEAF RUSCITTI^{LLP}

Giovanni M. Ruscitti
Heidi C. Potter

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com

September 2, 2016

Via Email

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

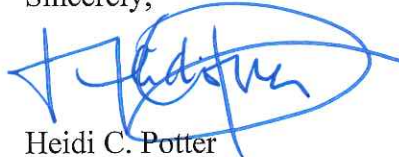
Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

This letter is to inform you that this firm also represents Kathleen C. Fay, who lives at 4384 Apple Court. Please let the record reflect that the letter dated August 30, 2016 related to the above-referenced matter that I submitted by email and in person for consideration at the joint public hearing before the County Commissioners and Planning Commission on August 30, 2016, (attached hereto as Exhibit A), is also submitted on behalf of Ms. Fay.

Sincerely,



Heidi C. Potter

Encl. Exhibit A

cc: Steven Giang
Boulder County Land Use Department
sgiang@bouldercounty.org
Andrea Grant & Kathleen Fay
Byron & Paulina Hewett
Matthew & Diana Karowe



BERG HILL
GREENLEAF RUSCITTI LLP

Giovanni M. Ruscitti
Heidi C. Potter

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com

August 30, 2016

Via Email and Hand Delivery

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

This letter is submitted for consideration at the joint public hearing before the County Commissioners and Planning Commission on August 30, 2016 and is related to the above-referenced Land Use Change Request (the “Request”) for the property located at 2801 Jay Road (the “Property”). We therefore ask that it be made part of the public record.

This firm represents Andrea Grant, who lives at 4384 Apple Court, Byron and Paulina Hewett, who live at 2865 Jay Road, and Matthew and Diana Karowe, who live at 2825 Jay Road. Each of our clients’ properties is located in unincorporated Boulder County near the Property and is impacted by the proposed Land Use Designation change. Our clients support County staff’s recommendation that the Request for a Mixed Density Residential (“MXR”) Land Use Designation be denied. Our clients disagree, however, with staff’s recommendation that the Property’s Land Use Designation should be changed to Medium Density Residential (“MR”). As discussed in detail, below, the Request fails to meet all of the criteria applicable to Land Use Designation changes which are found in Article II, Section 1(a)(1) of the Boulder Valley Comprehensive Plan (“BVCP”). Therefore, our clients urge the County Commissioners and the Planning Commission to deny the Request in its entirety and keep the existing Public (“PUB”) Land Use Designation.

Exhibit A

ATTORNEYS AT LAW

BOULDER, CO 1712 Pearl Street, 80302
DENVER, CO 1525 17th Street, 80202

OFFICE 303.402.1600
FAX 303.402.1601

BHGR.LAW.COM

I. The Request is incompatible with the BVCP's Core Values, Sustainability Framework, and General Policies.

Staff's recommendation and the Request impermissibly favor a single "core value" of the BVCP—a diversity of housing types and price ranges—to the exclusion of all other "core values" and is inconsistent with the policies and overall intent of the BVCP and, therefore, should be denied. The following discussion highlights these problems.

A. Sustainability.

The Request does not fit within the BVCP's sustainability framework. More specifically:

- It is incompatible with the BVCP's principles of environmental sustainability which require that development must maintain and enhance the biodiversity and productivity of ecological systems. (BVCP, Art 1, §1.02(a).) The Property is home to a prairie dog colony, and is frequented by deer, fox, and birds. If approved, the Request will allow a significant increase in residential density, traffic, and additional parking on the Property and wildlife will be forced out. In addition, the increased density allowed by the MXR and MR Land Use designations will increase green house gas emissions that damage the environment and impair air quality as more cars travel to and from the Property and will lead to increased consumption of energy on the Property. (See also BVCP, Art. 3, §3.30.)
- It does not address the BVCP's principles of economic sustainability. (BVCP, Art. 1, §1.03.) Many of the local residents, including our clients, moved to the neighborhood to be on the outskirts of the City, to escape the crowds of people and the heavy traffic congestion in the City. Their property values will be impacted if the neighborhood loses its rural character with the addition of a high or medium residential development on the Property.
- It is incompatible with the BVCP's principles of social sustainability which require development to ensure that the basic health and safety of all residents are met. (BVCP, Art. 1, §1.04(b).) Jay Road lacks sidewalks or an adequate shoulder for pedestrians. The only bus stop is on Jay Road east of the intersection. This encourages pedestrians to jaywalk across the street to get to the bus stop. In addition, Jay Road has only one on-street bike lane, with no other connections to the larger bike network. And yet, it is a popular route for bicyclists. Nearly every major cycling event in the City seems to run through Jay Road and most turn at the corner north to 28th Street. My clients estimate that hundreds of cyclists use the road daily, either for recreation, training, or commuting. Thus, the road is already heavily congested with automobile and bicycle traffic and it will only get worse if a large residential development is allowed on the Property. In the past month and a half alone, there have been at least four traffic accidents on or near Jay Road, two of which were fatal. In one of those incidents, a Boulder cyclist was hit and

killed by a drunk driver on Jay Rd. between 28th St. and 30th while he was biking in the designated on-street bike lane. In the other, a cyclist was hit and killed by a vehicle while competing in the Ironman competition, which routed the competitors down Jay Rd. Thus, the Request would only exacerbate an already unsafe situation by increasing density and the daily car and bike trips in and out of the proposed development.

B. Growth Management.

The Request is also inconsistent with the BVCP's growth management goals. It is not close to areas where people work, it does not encourage transit-oriented development in appropriate locations, it does not convert industrial uses to residential uses or improve regional transportation alternatives, and it does not mitigate the impacts of traffic congestion. (BVCP, Art. 1, §1.19.) To the contrary, it will only further tax a single bus route and increase traffic congestion.

C. Annexation and Urban Service Provision.

The Request does not fit within the BVCP's framework for annexation and urban service provision. First, the Request is in conflict with the BVCP's annexation framework. The Property is not a County enclave, nor is it a fully developed Area II property. (BVCP, Art. 1, §1.24(b).) Although there is a church building on the Property, it occupies only a small portion of the otherwise open Property and it is bounded by rural Area III property and open space. The Request would not annex the Property "in a manner and on terms and conditions that would respect existing lifestyles and densities." (BVCP, Art. 1, §1.24(c).) More specifically:

- The Property is bordered by a well-balanced mix of low-density, single family homes of varying sizes, along with homes on larger, more rural lots, including horse farms. Again, the north and east boundaries of the Property are adjacent to rural land areas. Jay Road and 28th Street mark the egress to the critical, more rural county experience (as well as entrance to the City of Boulder). As such, the Request for a higher density development at this rural interface is inappropriate and sets a negative precedent for increasing density for all subsequent development in and adjacent to Area III properties. It will not create a welcome entrance to Boulder and it will be an eye sore on that corner.
- The Request seeks a MXR Land Use Designation which would allow a developer to build up to 19 dwelling units per acre (85 units total). Even the "lower" MR designation would allow a developer to build 6-14 units per acre (28-66 units total). This is grossly different from the current density of 4.92 units per acre in the surrounding area (and this number is should probably be lower given that a number of less dense, rural areas were excluded from staff's calculations). My clients purchased their homes in this area because they wanted to live in a more rural part of Boulder. The Request would turn this rural lifestyle upside down. It is simply out of character with all of the surrounding low-density, single family homes to have a large residential development on the Property and risks potentially destroying the vital mix of the rural/urban character that makes Boulder

County and this particular area of Boulder County so unique. (BVCP, Art. 1, Core Values.)

Second, the Request is incompatible with the BVCP's urban service provision policies and goals. The BVCP is clear that new urban development should only occur coincident with the availability of adequate facilities and services and not otherwise. (BVCP, Art. 1, §1.20.) Similarly, new urban development may not occur "until and unless adequate urban facilities and services are available to serve the development." (BVCP, Art. 1, §1.21.) The Property is not currently served by City sewer. In order to obtain City sewer service, the development will have to connect with that system which is across Highway 36 on the west side of that major thoroughfare. This will be a major undertaking and will disrupt traffic along 28th Street.

II. The Request does not further the BVCP's Built Environment policies and goals.

The Request is also at odds with the BVCP's built environment requirements. It runs counter to the unique community identity in this area which is low density and rural residential. (BVCP, Art. 2, §2.01.) It does not preserve and support the current neighborhood character and livability of the area for all of the reasons described in the other sections of this letter. (BVCP, Art. 2, §2.10.) Most notably, it does not encourage the preservation or replacement of existing low density and rural residential use. (BVCP, Art. 2, § 2.12.) It will undermine the character and livability of established residential neighborhoods and will have spill-over impacts on adjacent communities as discussed, for example, in the Transportation section, below.

III. The Request does not address the BVCP's Transportation policies and goals.

The Request is also at odds with the County's transportation policies and goals. Contrary to the requirements of the BVCP, the Request will increase rather than decrease single occupancy automobile trips. (BVCP, Art. 6, § 6.02.) Area transportation is simply inadequate to handle a dramatic increase in density and the Request is contrary to the BVCP's requirement that the County strive to limit the extent and duration of congestion. (BVCP, Art. 6, § 6.03.) The Request is also contrary to the BVCP's parking management principles. (BVCP, Art. 6, § 6.10.) There is already a lack of street parking in the area. The proposed residential development does not provide adequate parking on the Property itself, which will lead residents and their guests to seek parking on other streets within the surrounding area, which are scarce and are already inadequate to serve the number of parked cars in the area. A high or medium density residential development on the Property will overwhelm nearby streets with parked cars. And, as stated above, the Request will negatively affect air quality. (BVCP, Art. 6, § 6.13.)

IV. The Request does not advance the BVCP's Housing policies and goals.

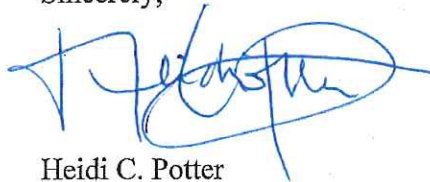
Development of the Property with affordable housing is not a valid solution given all of the other ways in which the Request is contrary to the BVCP's goals and policies. The County should pursue alternative locations for affordable housing in industrial and other areas of the County already designated as high or medium density residential instead of introducing such density in an area that is currently surrounded by low density and rural residential properties.

V. The Request is incompatible with the Community Well-Being policies and goals.

Finally, the Request does not improve community well-being. The original intent was for the Property to be used for a church or other public uses and to be annexed into the City as such. The BVCP encourages and supports community non-profits. To that end, the BVCP recognizes the need to support community facilities that provide public services to Boulder Valley residents. (BVCP, Art. 8, §8.10.) The existing PUB Land Use Designation on the Property does just that. It allows the Property to be used by non-profits to provide critical services and facilities to the Boulder community. The Request would needlessly eliminate use of the Property for this intended and important function.

In conclusion, my clients have serious concerns regarding the Request and its impact on their community. These are concerns which must be addressed now and not at the site review or any later stage of the development process because the Land Use Designation opens the door to the proposed development and places the control of that development in the City's hands. For all of these reasons and those stated by other opponents in their written submissions and oral testimony at the public hearing on the Request (which are incorporated into this objection by this reference), my clients respectfully request that the County Commissioners and the Planning Commission deny the Request and maintain the current Land Use Designation on the Property.

Sincerely,



Heidi C. Potter

cc: Andrea Grant
Byron & Paulina Hewett
Matthew & Diana Karowe

From: [Darryl Kremer](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Affordable Housing Proposal
Date: Friday, September 02, 2016 2:30:09 PM

To Boulder Planning Board:

To whom it may concern:

I am a senior citizen who is currently living with friends, and part time with my brother in Lafayette, as I cannot find affordable rent to live on my own. I have lived in Colorado for 25 years... working at Cherry Creek School District for 15 years while raising two amazing daughters [who are now grown and contributing to their community as responsible adults], working at a local pre-school for six years, and now am in my retirement years. I work as a substitute teacher whenever I can. If in my senior years I could find housing that I could afford, I could remain in Colorado, and have time to continue to contribute to my community. I would love to focus on and develop quality senior care for our community elders, along with early childhood care for working parents.

I support Boulder County Housing Authority's proposal for affordable housing on their Twin Lakes property in Gunbarrel. Please approve planners' recommendation for Medium Density Residential on the properties owned by BCHA and BVSD so our community can have more affordable homes for their working Seniors like myself, as well as hard working individuals who are finding it more and more difficult to live here.

Affordable senior living would allow me to have a place of my own and substitute teach in Boulder County full time. I have been depending on family and friends for my housing for over 12 years now. I would so appreciate a space I can afford, where I can support myself and be a contributing member of my community.

Please support the building of senior affordable housing.

Thank you.

Darryl Kremer

From: [Mike Smith](#)
To: [Boulder County Board of Commissioners; #LandUsePlanner](#)
Cc: [Sanchez, Kimberly](#)
Subject: testimony on Twin Lakes BVCP changes 35 & 36 - 30 Aug 16
Date: Saturday, September 03, 2016 12:13:14 PM

Dear members of the Boulder County Commission and Boulder Planning Commission

For your record, I have appended below the remarks I made on the Twin Lakes BVCP change requests 35 and 36 at your joint meeting of 30 August 2016.

As I mentioned in my testimony, I would like your written response to the following two questions:

- 1) What will you do to make sure that the Longmont Clay soil type [on the BCHA parcel] has sufficient test wells and adequate monitoring as a part of the hydrological studies?
- 2) What will you do to fully inventory and adequately protect ALL Boulder County Species of Special Concern on the parcels?

Thank you,

Sincerely,

Michael L. Smith
4596 Tally Ho Trail
Boulder CO 80301-3862
m_l_smith@earthlink.net
303.530.2646 (h)
303.810.5292 (c)

=====
TESTIMONY BEGINS:

I'm Mike Smith, 4596 Tally Ho Trail. Boulder resident for the last 43 years; Gunbarrel resident for the last 28 of those.

You've heard many of the arguments against development on these parcels already, so I'll focus on a few more recent things about this mess.

Concerning the BCHA hydrology study: BCHA charged ahead and issued their RFP and hired their contractor without any consultation with TLAG, which flagrantly violated City Council's motion to "...jointly formulate recommendations and selection of experts." And guess what? BCHA's hydrology study completely failed to sink a test well into the largest, most important distinct soil type on the BCHA parcel—the Longmont Clay, which runs across the entire middle of the parcel. That is a critical failure of the hydro study. The Longmont Clay is very clearly mapped by the US Department of Agriculture's Natural Resources Conservation Service. It's that big red blob in the middle of the NRCS map on your handout—and it's labeled as having "Very Limited" suitability for development. So much for the credibility of BCHA's hydro study—by ignoring or trying to hide that critical data, it's fatally flawed from the get-go.

Concerning the BCHA wildlife study: Also a violation of City Council's motion, because BCHA again issued their RFP, hired their contractor, and charged forward on that study without any input from TLAG or anyone else. And then in late July, half way through their study, they mowed the entire parcel. That mowing scalped the whole ten acres from a two-foot-high carpet of green, living grasses down to a wildlife wasteland of two-inch dry stubble. It destroyed most of the habitat, ALL of the bird nests, and very likely killed most of at least three Boulder County Species of Special Concern that live on the parcel: meadow vole, tiger salamander, and common garter snake (which is actually not very common at all, but I've handled all three of those critters on that land). BCHA claims that their mowing was for fire protection, but if so, given that it was midway into their wildlife study, why didn't they follow the school district's example and mow just the perimeter of the parcel to preserve the habitat, the nests, and the wildlife living there? I honestly think BCHA knew exactly what that were doing—and that it was a deliberate attempt to remove evidence of any "inconvenient" wildlife species on their parcel. It certainly trashed the data about what species live there in the summer...along with any credibility that study might otherwise have had.

Those are just two examples of why BCHA's Twin Lakes studies are a sham! Things like that should not be happening, and it's clear that you are remiss in your oversight role as BCHA's Board of Directors.

For the record, I have two specific questions, and I would like your written response on both:

- 1) What will you do to make sure that the Longmont Clay soil type has sufficient test wells and adequate monitoring as a part of the hydrological studies?
- 2) What will you do to fully inventory and adequately protect ALL Boulder County Species of Special Concern on the parcels?

It seems painfully clear that your minds were made up long ago on Twin Lakes, and that you intend to use us as the dumping ground for your annexation, upzoning, and development holy war. After all, you deeded this public land to BCHA prematurely and with no public hearings. And we just recently read in the Camera that you approved a \$50,000 "feasibility study" of BCHA's development plans—again with no public hearings and before any of the science studies are even complete. How on earth can you do a "feasibility" study without having any science data up front to tell you what kind of structures, if any, might be feasible? That's worse than laughable, it's embarrassing! You got your methodology exactly backwards, and it's going to waste \$50,000!

You are about to permanently destroy wildlife habitat, open space, and wetlands, and wreck the rural residential character of our neighborhoods. This fiasco is an extended exercise in bad government at multiple levels. It's what Ron Laughery in his column in the Camera just this morning called "...an act of abject hypocrisy." Commissioners, if you want to guarantee a long-term war out in Gunbarrel, I can't think of a better way to do it than to move this train wreck forward yet again. You need to KILL 35 and SUPPORT 36!

I'd like to ask everyone in the audience who agrees with that assessment to

please raise their hands. And too bad you can't also see the all of the folks standing outside.

Thank you.

=====

From: [Deb Prenger](#)
To: [#LandUsePlanner](#); planning@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Jones, Elise](#); [Giang, Steven](#); boulderplanningboard@bouldercolorado.gov
Subject: FW: Correction of the capture Deb Prenger holds sign by Jeremy Papasso staff photographer -
Date: Sunday, September 04, 2016 10:41:00 AM

To: Bryan Bowen, Leonard May, John Putnam, John Gerstle, Crystal Gray, Elizabeth Payton, Harmon Zuckerman

To Mr. May – as you stated on 8/29 meeting “I want live on Mapleton...” and as your interview in the Daily Camera on 9/30/2016 “I don’t like doing things without reason” – “I sometimes feel like we’re growing because it’s the American way. It feels like with our economic development policy, we scared to leave money on the table.” The compromise for the neighborhood and buy-in was 6 units, the current zoned amount, where is the reasons?

This area is in the Boulder County, as least known by the public at the present time. Please keep our look and feel of the neighborhood and balance the needs of all and a coherent sense of community. No one group should have less value than another, including us – the Twin Lakes residents.

Thank you all for the reasonable considerations of the neighborhood.

Deb Prenger

4572 Starboard Dr

From: Deb Prenger [mailto:deborah.prenger@outlook.com]
Sent: Sunday, September 4, 2016 10:25 AM
To: corrections@dailycamera.com; openforum@dailycamera.com; kaufmank@dailycamera.com; papassoj@dailycamera.com
Subject: Correction of the capture Deb Prenger holds sign by Jeremy Papasso staff photographer -

Please correct the caption “Deb Prenger holds a sign opposing the proposed Twin Lakes affordable-housing development during Boulder County Commission meeting Tuesday. (Jeremy Papasso / Staff Photographer)” I oppose the 12 unit plan and city annexation.

Let’s be clear, I oppose UPZONE like the sign states, please correct caption – I oppose the

upzone and annexation if you wish to get the fact and caption correct.

The Twin Lakes site is in the county, zoned at 6 units per acre on the 6655 is at LR, 6500 is PUB. I oppose annexation through open space, upzone to 14 per acre or MD density. The potential precedence setting of this annexation would have state wide ramifications that we should all oppose.

The density opposition is because the residence of the Twin Lakes community have a reasonable expectation to maintain the look and feel of the existing neighborhood. The residents of Twin Lakes quality of living space and expectation should not be lesser than another group. The compromised proposed was 6, not the current proposed 12. Many of Twin Lakes residents, like myself, speak up for the wildlife and maintain the community look and feel, 0 is ideal, again compromise proposed 6. This is not opposing affordable housing.

The Apex and Gunbarrel town center, across the street from the one and only grocery store in Gunbarrel, was ear marked for affordable housing – instead the 232-unit and 251 unit sites have no affordable units and instead the funds were redirected to 28th and 29th street affordable units. This decision removed reasonable and appropriate density additional affordable housing from Gunbarrel.

See the Daily Camera article posted on 12/13/2014 originally “Boulder: Is affordable housing working?” Reference for the last paragraph, assuming these are correct facts.

So in closing, I do not oppose affordable housing. I oppose the upzone proposed of 12, possibly 14 units in my/our rural residential neighborhood. The other Boulder affordable projects have been subsidized by cash in lieu, the same could be done for 6 units in Twin Lakes. This would help maintain the neighborhood look and feel, wildlife and residents would not be as adversely impacted, and many qualified affordable folks want housing units not apartments (paired homes for example). But, I absolutely oppose annexation through open space!

Resident of Gunbarrel, Boulder County

Deb Prenger

From: [Mike Smith](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Cc: [#LandUsePlanner](#)
Subject: BVCP violations by Twin Lakes Land Use Change Request 35
Date: Sunday, September 04, 2016 6:39:50 PM

Dear members of the Boulder County Commission and Boulder Planning Commission, I respectfully request that this e-mail be included as a part of the record on the Twin Lakes change requests:

The Boulder Valley Comprehensive Plan (<https://www-static.bouldercolorado.gov/docs/boulder-valley-comprehensive-plan-2010-1-201410091122.pdf>) contains explicit policy commitments to Boulder Valley residents to preserve rural lands, protect the integrity of neighborhoods, and mitigate the negative impacts of development using infill to by keeping development within our cities

In recent testimony and written comments concerning the BCHA's/BVSD's Change Request 35 for the Twin Lakes parcels, a number of citizens have noted that annexation, upzoning, and development on these parcels will violate multiple policy commitments in the BVCP.

In point of fact, the annexation, upzoning, and development of large apartment structures and parking lots on the Twin Lakes and Kalua Road parcels will violate *no less than 20* specific BVCP policy commitments. These policy commitments are listed below along with my own brief comment following each:

Community Identity/Land Use Pattern

2.01 Unique Community Identity (BVCP, p.26): "The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley...will be respected by policy decision makers."

COMMENT: The Twin Lakes area has an established, unique identity and sense of place based upon single-family residences sited on rural residential county land. My own subdivision, Red Fox Hills, is surrounded by County open space and undeveloped land. Our neighborhood is low-density, safe, and very quiet. The night skies are dark (no streetlights in Red Fox Hills), and an unobstructed view extends all the way to the Continental Divide. All of these qualities combine into a unique, treasured neighborhood character that would be radically degraded by annexation, upzoning, and the construction of large apartment structures and parking lots on the undeveloped parcels. As policy decision makers, you should indeed respect this very special place by leaving it rural residential and undeveloped.

2.03 Compact Development Pattern (p.26): "The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of

leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.”

COMMENT: The very nature of the proposed annexation and development is precisely “leapfrog, non-contiguous, scattered.” In a rural residential area over six miles away from the City core, *it is the exact opposite of “infill.”*

2.04 Open Space Preservation (p.26): “The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.”

COMMENT: The BCHA and BVSD parcels meet all five open space acquisition criteria listed on the Boulder County Parks and Open Space website (<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>). There is considerable interest and opportunity for working cooperatively and creatively with the local neighborhoods on stewardship and monitoring activities for these lands.

Rural Lands Preservation

2.06 Preservation of Rural Areas and Amenities (p.27): "The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where...vistas...and established rural residential areas exist."

COMMENT: Annexation and the development of large, multi-story, multi-unit apartment buildings will largely destroy the “existing rural land use and character” of the established surrounding residential areas. Such structures on these parcels will also destroy the existing viewshed for large parts of the Red Fox Hills and Twin Lakes subdivisions.

Neighborhoods

2.09 Neighborhoods as Building Blocks (p.28) “The city and county will foster the role of neighborhoods to establish community character, provide services needed on a day-to-day basis, foster community interaction, and plan for urban design and amenities. All neighborhoods, whether residential areas, business districts, or mixed land use areas, should offer unique physical elements of neighborhood character and identity, such as distinctive development patterns or architecture; historic or cultural resources; amenities such as views, open space, creeks, irrigation ditches, and varied topography; and distinctive community facilities and business areas.”

COMMENT: Development on the parcels would permanently destroy the unique physical elements and neighborhood character of this rural-residential area and the adjoining irrigation ditches , open space, and wildlife habitat. It would also destroy the local viewshed,

particularly in the Red Fox Hills subdivision.

2.10 Preservation and Support for Residential Neighborhoods (p.28): "The city will work with neighborhoods to protect and enhance neighborhood character and livability...The city will seek appropriate building scale and compatible character in new development..."

COMMENT: The proposed development will do the *exact opposite*. Neighborhood character and livability will be seriously degraded. The planned building scale and character of these buildings are completely incompatible with the surrounding rural residential neighborhoods.

2.15 Compatibility of Adjacent Land Uses (p.29): "To avoid or minimize noise and visual conflicts between adjacent land uses that vary widely in use, intensity or other characteristics, the city will use tools such as interface zones, transitional areas, site and building design and cascading gradients of density in the design of subareas and zoning districts."

COMMENT: The small size of these parcels make interface zones and transitional areas impossible with the rural residential subdivisions on either side of these parcels.

Design Quality

2.30 Sensitive Infill and Redevelopment (p.31): "The city will...mitigate negative impacts and enhance the benefits of infill...The city will also...promote sensitive infill and redevelopment."

COMMENT: The planned housing project is over six miles away from downtown Boulder, its infrastructure and services, and is also widely separated from even the Gunbarrel area of the City. Again, it is the exact opposite of "infill."

Biodiversity and Native Ecosystems

3.04 Ecosystem Connections and Buffers (p.35): "The city and county recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems."

COMMENT: These parcels represent the last undeveloped land contiguous with Twin Lakes Open Space. They are important wildlife habitat and form a corridor between Twin Lakes Open space and larger areas of wildlife habitat to the south (for example, Walden Ponds). Development on these parcels would leave Twin Lakes Open Space as a very small, isolated island of wildlife habitat surrounded by development.

3.06 Wetland and Riparian Protection (p.35): “Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.”

COMMENT: The City stopped development and fill on Eaton Park wetlands immediately to the north of Twin Lakes Open Space land several years ago. It should extend the same protection to the wetland areas on these parcels directly to the south of Twin Lakes Open Space. Prohibiting development on these parcels would also help safeguard the existing wetlands on POS open space to the south of the BVSD parcel.

Geologic Resources and Natural Hazards

3.16 Hazardous Areas (p.36): "Hazardous areas that present danger to...property from flood...will be delineated, and development in such areas will be carefully controlled or prohibited."

COMMENT: According to the independent hydrological analyses already cited and a part of the public record, development of large structures on these high-groundwater parcels will actually *increase* the danger of flooding in nearby homes.

3.22 Protection of High Hazard Areas (p.37): “The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.”

COMMENT: The September 2013 floods caused significant damage to basements in the Red Fox Hills and Twin Lakes Subdivisions. Development on the parcels will destroy their natural state, destroy wildlife habitat and movement corridors on the parcels, and likely dewater and destroy wetland areas on and to the south of the parcels.

Water and Air Quality

3.24 Protection of Water Quality (p.38): “Water quality is a critical health, economic and aesthetic concern. The city and county will protect, maintain and improve water quality within the Boulder Creek watershed as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will seek to reduce point and

nonpoint sources of pollutants, protect and restore natural water system, and conserve water resources. Special emphasis will be placed on regional efforts such as watershed planning and priority will be placed on pollution prevention over treatment.”

COMMENT: Development and required mitigation on the parcels will alter the runoff and require ongoing water monitoring and treatment activities. These will add to the construction and operation costs of structures on these parcels.

3.28 Surface and Ground Water (p.38): “Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, and dewatering activities.”

COMMENT: The required mitigation for any development on these parcels will significantly alter the groundwater and runoff patterns on the parcels and increase the flood risk to the surrounding single-family homes, particularly down-gradient to the east (Red Fox Hills). It will also dewater at least two ephemeral wetlands (one on each of the parcels) as well as additional wetlands on existing POS open space south of the BVSD parcel.

Complete Transportation System

6.08 Transportation Impact (p.47): "Traffic impacts from a proposed development that cause unacceptable community or environmental impacts...will be mitigated. All development will be designed and built to be multimodal, pedestrian oriented and include strategies to reduce the vehicle miles traveled generated by the development."

COMMENT: The proposed development is served by only one through street (Twin Lakes Road); it has no nearby bus service and is miles away from existing jobs, shopping, and infrastructure. As a result, the development will significantly *increase* vehicle miles traveled and create significant traffic congestion in the neighborhood and where Twin Lakes Road joins 63rd Street and/or Spine Road. It will also decrease air quality and increase Boulder’s carbon footprint.

Air Quality

6.13 Improving Air Quality (p.48): “The city and county will design the transportation system to minimize air pollution by promoting the use of non-automotive transportation modes, reducing auto traffic...and maintaining acceptable traffic flow.

COMMENT: The planned development on the Twin Lakes Road parcels will do the *exact opposite*. Road access to the parcels is limited to a single through street (Twin Lakes Road). The nearest RTD bus stop is 0.5 miles away; downtown Boulder (Broadway & Canyon) is 6.3 miles away. According to walkscore.com, the Twin Lakes parcels are “car dependent,” the car commute to downtown Boulder is 23 minutes (29 minutes by bus, 39 minutes by bicycle), and

“almost all errands require a car.”^[1] This reality will result in increased traffic congestion along Twin Lakes Road and its intersection with 63rd Street, especially around rush hours. Traffic will also increase along Jay Road and other travel corridors leading to Boulder as well as Gunbarrel Shopping Center. Local air quality will be reduced and Boulder’s carbon footprint will increase.

[1] <https://www.walkscore.com/score/6655-twin-lakes-rd-boulder-co-80301>

Local Support for Community Housing Needs

7.03 Populations with Special Needs (p.50): “The city and county will encourage development of housing for populations with special needs including residences for people with disabilities, populations requiring group homes or other specialized facilities, and other vulnerable populations where appropriate. The location of such housing should be in proximity to shopping, medical services, schools, entertainment and public transportation. Every effort will be made to avoid concentration of these homes in one area.”

COMMENT: The Twin Lakes proposal severely concentrates a large amount of affordable housing into a single, isolated enclave.

7.05 Strengthening Regional Housing Cooperation (p.50): “The city and the county will work to enhance regional cooperation on housing issues to address regional housing needs and encourage the creation of housing proximate to regional transit routes. Such efforts include the Regional HOME Consortium and the Ten Year Plan to Address Homelessness.”

COMMENT: The Twin Lakes parcels are over one-half mile away from the nearest RTD bus stop.

Growth and Community Housing Goals

7.13 Integration of Permanently Affordable Housing (p.51): “Permanently affordable housing, whether publically, privately or jointly financed will be designed so as to be compatible, dispersed, and integrated with housing throughout the community.”

COMMENT: Subsidized housing along Twin Lakes Road will be wildly incompatible with the surrounding, rural-residential neighborhoods. This BCHA and BVSD housing projects will be *non-dispersed, dense, multi-story enclaves far away from the necessary infrastructure needed by their residents!*

Social Equity

8.03 Equitable Distribution of Resources (p.53): “The city will work to ensure that basic services are accessible and affordable to those most in need. The city and county will consider the impacts of policies and planning efforts on low and moderate income and special needs

populations and ensure impacts and costs of sustainable decision making do not unfairly burden any one geographic or socio-economic group in the city. The city and county will consider ways to reduce the transportation burden of low income and disabled population enabling equal access to community infrastructure.”

COMMENT: Affordable and workforce housing on these parcels will be far removed from basic services in the City (over six miles to downtown Boulder). The nearest bus stop is 0.5 miles away. This constitutes a severe transportation burden to the low income population that needs to be served by affordable housing.

CONCLUDING COMMENT: Your job as decision makers is to implement the BVCP, not ignore it when it gets inconvenient and tells you at least 20 different ways that these major developments **MUST BE BUILT ELSEWHERE**.

Respectfully submitted,

Michael L. Smith

4596 Tally Ho Trail

Boulder CO 80301-3862

303.530.2646 (h)

301.810.5292 (c)

m_l_smith@earthlink.net

August 27, 2016

To Whom It May Concern;

I am writing to express my concern about what is occurring at the properties at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and O Kalua Road. I realize Affordable Housing is an important community need but the governmental bodies need to consider choosing low-density residential (LR) Zoning for that area.

Annexation through the open space is very concerning and Open space is designed to protect Natural Lands for environment preservation and outdoor enjoyment; however, I have no doubts that this land will be developed based on the players involved (BCHA and Coburn).

With LR zoning there would still allow room for a wildlife buffer to protect the owls and other wildlife, extend adjoining Twin Lakes Open Space trails and allow homes, townhomes and duplexes on the rest of the land.

The Boulder County Planning Commission, the city Planning Board and the City Council have an important task to protect our open space and I hope they recognize this when they deliberate on the upcoming land use change decision for Twin Lakes.

I do not live in the Gunbarrel area but I do work for local government. Due to the nature of my work, the department I work in and the pressure given to support housing development within the City and County of Boulder, I do not feel comfortable signing my name to this document. I do appreciate you taking the time to read this letter.

Anonymous

From: [tintala](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes take over- imposing, inappropriate and illogical
Date: Saturday, September 03, 2016 11:28:47 AM

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

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

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

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

Shane Williams
4426 clipper ct
Boulder, CO
80301

From: [Janis Renzi](#)
To: [Boulder County Board of Commissioners](#)
Subject: affordable housing
Date: Monday, September 05, 2016 3:33:44 PM

Dear Commissioners

As a future resident of boulder County, I would like to ask for more options of Housing for Urban Development. Currently, I reside in RI., where I was born. I left Co., which was in my early 30's to move to MO. I live in co. for 13 years. It is God's country. I owned and operated a Janitorial Cleaning Company as well as volunteered on Fire Departments, Food pantries, all kinds of good situations for the good of all..

I was at my best health when I lived in Colorado. Glenwood Springs, Colorado Springs were my best places to live. Colorado has so many resources. I want to move back to your State eventually when I can be healed. I worked for Vail associates, as well as the mountain restaurants and the Doubletree Hotel for years.

Please allow the building to begin. The State weather may be snowy, but it is dry weather, I will pray for you and your decision making.

Sincerely,

Janis M. Renzi

From: [Janis Renzi](#)
To: [Boulder County Board of Commissioners](#)
Subject: HUD
Date: Monday, September 05, 2016 4:13:22 PM

I support Boulder County's proposal for affordable housing on their Twin Lakes property in Gunbarrel.

Please approve planners recommendation for medium density residential on the properties owned by BCHA and BVSD so their Community can have more affordable homes. I have been on the waiting list for Boulder Housing for years.

I live in RI., but would like the opportunity to move back to Colorado after living there for 13 years.

I was not disabled and handicapped at the time, I would like to think my disability is temporary. After going through 12 surgeries since 2009, I realized that Colorado was the place where I was happiest. of course, I was in my 20's into my 30's at the time. I worked for Vail Associates and Restaurants and the Vail mountain conferences.

I have many good memories of living in Glenwood Springs and Colorado Springs. I held jobs as well as took some classes at Colorado Mountain College when working nights at the Sopris Restaurant for years. At that time I was able to ride and race a mountain bike, as well as a road bike. I used to climb many mountains to include Vail Mountain with my mountain bike and see rainbows, sometimes tripled where the red rock is located. Beautiful!

When it is time for me to move, there is where I would like to be. I hope you take care of the housing needs currently. by the time I am called, I will most likely be a senior, then there will be more choices for me to move down valley where I used to be. I helped build Beaver Creek.

I thank you for your time and to hear my story.

Sincerely,

Janis M. Renzi

From: [alexandra.niehaus](#)
To: [Boulder County Board of Commissioners](#)
Subject: Attention Boulder County Commissioners
Date: Wednesday, September 07, 2016 5:59:52 PM
Attachments: [Deed Twin Lakes Sub County Boulder.pdf](#)

September 07, 2016

Boulder County Commissioners

P.O. Box 471

Boulder, CO 80306

Attention Boulder County Commissioners:

It has recently come to the Twin Lakes HOA Board of Director's attention that certain land reflected in the attached Deed located at Outlot 2, Twin Lakes, First Filing and Outlot 7, Twin Lakes, Second filing as reflected in attached Deed and restriction contained in Exhibit A is being maintained as a Trail Corridor and not as Open Space.

Specifically, per a recent Daily Article Camera (http://www.dailycamera.com/top-stories/ci_30333323/opponents-twin-lakes-affordable-housing-plan-see-boulder#) County Commissioner Domenico is specifically quoted as saying "The land in discussion is a trail corridor" and that a developer of a nearby subdivision dedicated to the county for that specific purpose, and it is not technically a part of the Twin Lakes Open Space area. Also, the prohibition the Twin Lakes Action Group wants against allowing annexations of open space "doesn't even apply, in this case" since the land in question is a trail, and not open space.

In addition, It is our understanding that Therese Glowacki, Boulder County Resource Management Manager, stated for the record during the December 2015 Boulder County Parks and Open Space Advisory Committee ("POSAC") that this property is a trail corridor and not open space.

Please note that per §1 of the Exhibit A which is attached to the Deed, if the property is not being used as a Park or Open Space the property shall revert to the Grantor which is the Twin Lakes Homeowners Association. Based on County Commissioner Domenico's public statement and Ms. Glowacki's statement the property is clearly being used as a Trail Corridor not being used as a Park or Open Space. As such, the deed restriction has been violated and

the property should be immediately transferred back to the Twin Lakes Homeowners Association.

On behalf of the HOA Board, this email acts as formal written notice of demand for enforcement of such restriction and demand for return of the property pursuant to the Deed restriction. We will also be mailing a signed written copy of this email notice via certified mail.

I respectfully request your reply within 24 hours.

Sincerely,

Alexandra Niehaus, President

Twin Lakes Homeowners Association

EXHIBIT A

1. So long as this property is used for a park or open space, this property shall remain the property of the County of Boulder or the City of Boulder which may become owner of the property through annexation; however, it shall revert to the grantor, its heirs, successors, and assigns when or if the property is no longer used as a park or open space. This clause shall be construed as a possibility of reverter.
2. No fire arms shall be used or discharged upon the premises.
3. No motorized vehicles shall be permitted on the premises with the exception of maintenance vehicles maintaining the property, ditch company maintenance vehicles, authorized County of Boulder or City of Boulder patrol vehicles, and emergency vehicles.
4. Any fence erected on the property shall be made of wood, and the design of said fence shall require the written approval of the Twin Lakes Homeowners Association prior to installation.
5. No animal grazing, mining, livestock, parking of vehicles of any kind, open fires, wood cutting, or hunting shall be allowed on the premises.
6. No roads shall be allowed on the premises with the exception of the existing dirt road along the irrigation ditch on Outlot 2.
7. Any public bike or foot paths constructed on Outlot 2 shall be placed to the North of the existing drainage channel.
8. The County of Boulder or the City of Boulder will maintain the drainage channel on Outlot 2 in such a manner as to prevent the standing or ponding of water.

TWIN LAKES, SECOND FILING
 A SUBDIVISION OF A PART OF THE N.W. 1/4 OF SECTION 14, AND A PART OF THE
 SW. 1/4 OF SECTION 11, T. 1 N., R. 70 W., OF THE 6TH P.M., BOULDER COUNTY, COLORADO.



BEFORE ME

KNOW ALL MEN BY THESE PRESENTS, THAT TWIN LAKES DEVELOPMENT COMPANY, A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "TWIN LAKES, SECOND FILING".

THAT IT HAS CAUSED SAID MAP, HERETOBY TO BE LAID OUT AND SURVEYED AS "TWIN LAKES, SECOND FILING", AND DOES HEREBY DECLARE THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY AND THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY AND THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY AND THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY.

IN WITNESS WHEREOF, THE SAID DEVELOPMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREON AFFIXED, ATTESTED BY ITS SECRETARY, THIS 14TH DAY OF MARCH, A.D. 1973.

ATTEST: *Robert L. [Signature]*
 SECRETARY

STATE OF COLORADO)
 COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF MARCH, A.D. 1973, BY ROBERT L. [Signature], PRESIDENT, AND [Signature], SECRETARY, OF TWIN LAKES DEVELOPMENT COMPANY, A COLORADO CORPORATION.

MY COMMISSION EXPIRES [Signature] 9 1973

FORRESTER COMMISSION, LICENSE NO. [Signature] COUNTY PLANNING COMMISSION, BOULDER COUNTY, COLORADO

EXEMPTIONS AND MODIFICATIONS:
 APPROVED THIS 14TH DAY OF MARCH, A.D. 1973, BOARD OF COMMISSIONERS, BOULDER COUNTY, COLORADO, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 10-1-1, C.R.S., AND DOES HEREBY CERTIFY THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY AND THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY AND THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY.

ATTEST: *James P. [Signature]*
 CLERK

EXEMPTIONS AND MODIFICATIONS:
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT [Signature] P.M., THIS 14TH DAY OF MARCH, A.D. 1973, AND THAT SAID INSTRUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY AND THAT SAID INSTRUMENT IS A TRUE AND CORRECT REPRESENTATION OF SAID REAL PROPERTY.

STATE OF COLORADO)
 COUNTY OF BOULDER)

RECEIVED BY ME: [Signature] CLERK

RECEIVED BY ME: [Signature] CLERK

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RECEIVED BY ME: [Signature] CLERK

RECEIVED BY ME: [Signature] CLERK

RECORDER'S STAMP

THIS DEED, Made this 24th day of August 1977, between Twin Lakes Homeowners Association

of the County of Boulder and State of Colorado, of the first part, and County of Boulder

of the County of Boulder and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of other valuable consideration but no Dollars, to the said party of the first part, in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Boulder and State of Colorado, to wit: Outlot 2, Twin Lakes, First Filing and Outlot 7, Twin lakes, Second filing and subject to the restrictions contained on Exhibit A, attached hereto and made a part hereof.

County Clerk and Recorder
Carolee Thacker

AUG 25 2 33 PM '77
STATE OF COLORADO
COUNTY OF BOULDER
FILED FOR RECORD
IN MY OFFICE ON

239069

AUG 25 1977
shmp

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto

the said party of the second part, heirs and assigns forever.

And the said party of the first part, for itself, its heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, the above bargained premises in the quiet and peaceable possession of said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said party of the first part to WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

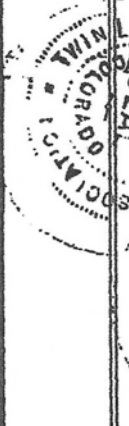
Signed, Sealed and Delivered in the Presence of _____ [SEAL]
Twin Lakes Homeowners Association

By: *Bryan Van Buskirk* [SEAL]
Vice-President

STATE OF COLORADO,
County of Boulder } ss.

The foregoing instrument was acknowledged before me this 24th day of August 1977, by *Bryan Van Buskirk*, and *Genevieve Howse* as Vice-President and Treasurer of Twin Lakes Homeowners Association.

My commission expires September 28, 1980 Witness my hand and official seal.
Patricia A. Hill
Notary Public.



*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Section 204.

SEP 08 2016

Rick Hackett
cc: Steven Giann
- Land Use
BoCC

REC'D BY _____
TIME _____

Boulder County Commissioners and Planning Commissioners Hearing on 8/30/16 on Twin Lakes, Requests #35 and #36

Meeting on 30th

Statement by Gwen Dooley, 730 Spruce, Boulder 80302:

- signed up to speak @ 11:00 pm
- spoke @ 10:40 pm

I believe that pitting affordable housing against a small but functioning ecosystem was a terribly wrong move – very unfair to your constituency, yourselves, the environment and to the spirit and intent of the Boulder Valley Comprehensive Plan.

As one of the still living original signers of the 1978 Comp Plan and a former Boulder Housing Authority Commissioner, I have a long and deep understanding of both areas of governmental concern. And I submit that using open space as an annexation tool is deeply and disturbingly wrong. It would set a terrible and counter-productive precedent to the purpose and intents of the BVCP.

Moreover, I not only believe in affordable housing, but in my property management business, I provide it to many of those who are being pushed out of our communities by out-of-state investors and/or companies moving here to benefit from 'the Boulder brand' without paying their workers sufficient wages to live here.

As a community we cannot build our way into providing all the adequate housing for all the local employees without sacrificing much of what we have -- that which has made Boulder County such a desirable home, that which we have cherished and protected through our Boulder Valley Comprehensive Plan and other cooperative planning means.

Those companies creating this need must be a huge part of solving this situation -- financially, morally and environmentally. But sacrificing our small yet very special open space sanctuaries and wildlife corridors -- for our already habitat-constricted & stressed-out wildlife and native plant-life -- should not be a part of the affordable housing discussion.

You've heard great arguments for doing the right thing on 35 and 36. I believe you will.

Thank you.

From: [Mateo Del Samet](#)
To: [#LandUsePlanner](#)
Subject: Planning Commission letter
Date: Thursday, September 08, 2016 8:18:24 AM

Dear Planning Commission,

Land-use designations are supposed to be based on the most appropriate use for the land. So I am wondering why, at the Twin Lakes, a specific project is driving a land-use change request that would be denied to anyone else.

You, our esteemed Planning Commission members, actually brought up this issue during the January deliberations as well.

It seems like a slippery slope to reverse engineer the land to fit the project. That is counter to the purpose of planning.

Such an approach can also backfire. A cautionary tale for what can happen when specific projects get special treatment is with Thistle Communities. The City agreed to upzone the site for affordable housing, but then Thistle ended up selling the land to a private developer for top dollar.

Just as the zoning stuck with the land there, the land-use designation sticks with the land.

I hope for the Twin Lakes, you'll consider all the aspects—wildlife, hydrology, rural zoning, infrastructure, and more—that make MDR/MXR illogical and Open Space the best use of the land.

Sincerely,

Matt

Spence, Cindy

From: Karen Hollweg <khollweg@stanfordalumni.org>
Sent: Thursday, September 08, 2016 5:50 PM
To: boulderplanningboard
Subject: Revision Suggestions for BVCP Draft Sec.3 Natural Environment Policies
Attachments: Ch1_Section_3_Natural_environment-DRAFT_8.24.16_+pbkhda revisions.docx

John, Bryan, Leonard, John, Crystal, Liz, Harmon

I am sending to you (attached) a copy of the Aug. 24, 2016 Sec. 3 Natural Environment Policies BVCP Draft in which we have added our suggestions for revision.

The 5 of us who have worked to produce this document have each been involved in the city's deliberations and decisions about open space and natural resource issues for decades, and believe our suggestions provide important updates, add a bit more clarity/specificity, and reflect our community's core values. We would like to ask you to consider our suggestions as part of the Planning Board's review of BVCP Policies and to include them in the final draft that you are preparing now.

With respect,
Karen Hollweg
Pat Billig
Dave Kunz
Allyn Feinberg
Ray Bridge

3. Natural Environmentⁱ

No new title. Natural Environment must be addressed separately and not mixed with transportation, recycling, or other “sustainability” or energy issues. The natural environment in general, and open space lands in particular, are what make Boulder such an attractive and special place.

*Proposed new section title: **Environmentally Sustainable Community.***

Note: This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

In this section, the “natural environment” includes city and county open space lands as well as the environment within the urban area. Preservation and protection of ~~the~~ natural environment that characterizes the Boulder Valley is a core community value that has defined Boulder since the end of the 19th century. Within the Boulder Valley’s complex ecological system, there are inextricable links among the natural environment, plants and animals, the built environment, the economy and community livability. ~~These natural and human systems are connected to the region and world, and c~~ Changes to the natural ecosystems within the Boulder Valley can have a profound effect on their viability and the quality of life desired by Boulder Valley citizens.

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Protecting Native Ecosystems and Biodiversity and Native Ecosystems

3.3 Natural Ecosystems

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(Note: Suggest adding new policy language to “Built Environment chapter” to address conservation and design of open space connections and buffers in urban areas, recognizing that urban lands can also be important for supporting biodiversity and maintaining wildlife habitat.)

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3.7 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or limit and reduce areas and opportunities for growth ~~culture~~ of invasive, ~~and non-native~~ plant and animal species and seek to prevent or control their spread. High priority will be given to managing invasive species that are defined and listed by the Colorado Noxious Weed Act and have, or potentially could have, a substantial impact on city and county resources. ~~Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.~~^{iv}

3.8 Public Access to Public Lands

Certain city and county-owned or managed lands provide a means for educating users on the importance of the natural environment. Public lands may include areas for recreation, preservation of agricultural use, preservation of unique natural features, and preservation of wildlife and plant habitat. Public access to natural lands will be provided where appropriate and where it can be adequately managed and maintained, ~~for~~, except where closure is necessary to protect areas from unacceptable degradation or impacts to agriculture, habitat or wildlife;^v provide for public safety;^v or reduce visitor conflicts ~~or limits on access necessary to preserve the quality of the visitor experience.~~

See New Policy at the End of Section 3

New Policy: Climate Change Preparation and Adaptation

~~The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the~~

~~natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.*~~

Urban Environmental Quality

3.9 Management of Wildlife-Human Conflicts

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city will promote wildlife and land use management practices to minimize conflicts with residents and urban land uses while identifying, preserving and restoring appropriate habitat for wildlife species in the urban area. When a wildlife species is determined to be a nuisance or a public health hazard, a full range of alternative wildlife and land use management techniques will be considered by the city and county in order to mitigate the problem in a manner that is humane, effective, economical and ecologically responsible.^{vi}

3.10 Urban Environmental Quality

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

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long-term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in a semi-arid climate in ameliorating the role of climate change; therefore, the city will guide short- and long- term urban forest management.^{vii} that encourages overall species diversity and, native and low water demand tree species ~~where appropriate.~~

3.12 Water Conservation

The city and county will promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote appropriate water usage. The city will endeavor to minimize water waste and reduce water use during peak demand periods by, e.g., promoting xeriscaping. New development and redevelopment designed to conserve water will be encouraged.

3.13 Integrated Pest Management

The city and county will ~~discourage~~ encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers.^{viii} In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management~~control~~ measures.^{ix}

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices in cultivated agricultural areas that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.^x

The capacity of native grasslands and forests to sequester carbon will be especially important in this effort and native grasslands and forests will be maintained wherever possible to accomplish this objective.

(Note: This policy will continue to be refined.)

Geologic Resources and Natural Hazards

3.14 Unique Geological Features

Due to its location at the interface of the Great Plains and the Rocky Mountains, the Boulder Valley has a number of significant or unique geological and paleontological features. The city and county will ~~attempt to~~ protect these features in situ from alteration or destruction through a variety of means, such as public acquisition, public land management, land use planning and regulation, and density transfer within a particular site.

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing natural and cultural resources. The use of mineral deposits and other non-renewable resources will be evaluated considering only when conservation and recycling is not a feasible alternative. The impacts of resource use will be balanced against the need for these resources and other community values and priorities, including environmental such as natural and cultural resource protection, community and environmental health concerns and carbon emission reduction.~~ The city and county will work together to limit drilling and mining impacts by acquiring mineral rights, as appropriate.^{xi}

3.16 Hazardous Areas

Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.

3.17 Erosive Slopes and Hillside Protection

Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids both negative environmental consequences to the immediate and surrounding area and the ~~degradation~~ of views and vistas from and of public areas. Due to the risk of earth movement and/or mud slides under adverse weather conditions, special attention needs to be paid to soil types and underlying geological strata before and during planning, design and construction of any urban or recreational (e.g., trails) development on or at the base of hillsides.^{xii}

3.18 Wildfire Protection and Management

The city and county will require on-site and off-site measures to guard against the danger of fire

in developments adjacent to natural lands and consistent with forest and grassland ecosystem management principles and practices. Recognizing that fire is a widely accepted means of managing ecosystems, the city and county will integrate ecosystem management principles with wildfire hazard mitigation planning and urban design.

3.19 Preservation of Floodplains

Undeveloped floodplains will be preserved or restored where possible through public land acquisition of high hazard properties, private land dedication and multiple program coordination. Comprehensive planning and management of floodplain lands will promote the preservation of natural and beneficial functions of floodplains whenever possible.

3.20 Flood Management ^{xiii}

The city and county will protect the public and property from the impacts of flooding in a timely and cost-effective manner while balancing community interests with public safety needs. The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains; b) Be prepared for floods; c) Help people protect themselves from flood hazards; d) Prevent unwise uses and adverse impacts in the floodplain; and e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans.

3.21 Non-Structural Approach

The city and county will seek to preserve the natural and beneficial functions of floodplains by emphasizing and balancing the use of non-structural measures with structural mitigation. Where drainageway improvements are proposed, a non-structural approach should be applied wherever possible to preserve the natural values of local waterways while balancing private property interests and associated cost to the city. Flood insurance will be required for all residential or commercial buildings and structures in identified and mapped floodplains.

3.22 Protection of High Hazard Areas

The city and county will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city, following the county's lead, will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high-hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. To reduce risk and loss, in urban areas, compatible uses of riparian corridors will be preserved, such as natural ecosystems, and wildlife habitat and wetlands will be protected, encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.^{xiv}

3.23 Larger Flooding Events

The city and county recognizes that floods larger than the 100-year event will occur resulting in greater risks and flood damage that will affect even improvements constructed with standard flood protection measures. The city will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies, including the protection of critical facilities.

Water and Air Quality

3.24 Protection of Water Quality

Water quality is a critical health, economic and aesthetic concern. The city and county have made great strides in will protecting, maintaining and improving water quality within the Boulder Creek watershed as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will continue seek to reduce point and nonpoint sources of pollutants, protect and restore natural water systems, and conserve water resources. Special emphasis will be placed on regional efforts, such

| as watershed planning, and ~~priority will be placed~~ on pollution prevention over treatment.

3.25 Water Resource Planning and Acquisition

Water resource planning efforts will be regional in nature and incorporate the goals of water quality protection, ~~and as well as~~ surface and ground water conservation. The city will ~~continue~~ to obtain additional municipal water supplies to ~~ensure~~ adequate drinking water, maintain instream flows and preserve agricultural uses. The city will seek to minimize or mitigate the environmental, agricultural and economic impacts to other jurisdictions in its acquisition of additional municipal water supply. ~~This will to~~ further the goals of maintaining instream flows, minimizing the use of water from transmountain diversions, dewatering watersheds non-contiguous to Boulder County streams -- and preventing the permanent removal of land from agricultural production elsewhere in the state.

3.26 Drinking Water

The city and county will ~~continually~~ seek to improve the quality of drinking water, as needed, and work with other water and land use interests ~~as needed~~ to assure the integrity and quality of its drinking water supplies. The city and county will employ a system-wide approach to protect drinking water quality from sources waters to the water treatment plant and throughout the water distribution system.

3.27 Minimum Flow Program

The city will pursue expansion of the existing in-stream flow program consistent with applicable law and manage stream flows to protect riparian and aquatic ecosystems within the Boulder Creek watershed.

3.28 Surface and Ground Water

Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, drilling and mining, and dewatering activities.

(Note: Additional policies and regulatory standards will be analyzed to strengthen this language about groundwater to -identify risks and potential impacts.)^{xv}

3.29 Wastewater

The city will pursue sustainable wastewater treatment processes to achieve water quality improvements with greater energy efficiency and minimal chemical use. Pollution prevention and proactive maintenance strategies will be incorporated in wastewater collection system management. The county will discourage the installation of private on-site wastewater systems where municipal collection systems are available or where a potential pollution or health hazard would be created.

3.30 Protection of Air Quality

Air quality is a critical health, economic and aesthetic concern. The city and county will seek to reduce stationary and mobile source emissions of pollutants. Special emphasis will be placed on local and regional efforts to reduce pollutants, which cause adverse health effects, ~~and~~ impair visibility, and contribute to climate change.

(Note: Suggest adding language in "Built Environment" chapter about the important role of street trees and vegetative plantings in mitigating air quality and reducing exposure to pollutants

at the street level.)^{xvi}

Potential New Policy: Protecting the Resilience of the Natural Environment Investments for Resilience

The city and county recognize that the natural environment ~~investments~~ contributes to ward resilience by ~~reducing risk~~ and promoting sustainability. ~~Additionally, urban forestry, tree planting, natural hazard mitigation, improvement of air quality, added recreational activities and storm water mitigation activities have co-benefits.~~^{iv}

A primary strategy for confronting threats to our native ecosystems due to climate change is designing and implementing ecosystem management programs that include large-scale reserves. These reserves must be on landscape-level and watershed-level scales and must be integrated with other similarly designated areas on public and private lands. Preserving such ecological reserves enhances the resilience of native ecosystems, and reduces the possible loss of native biodiversity, ecological processes and ecosystems.

This strategy also helps to protect the resilience of our urban environment and achieve climate change goals through achieving carbon sequestration and sustaining ecosystem services, reducing risks and costly damage from flooding by preserving drainages and facilitating the absorption of precipitation into our greenbelt. Within the urban natural environment, the city and county's efforts will focus on promoting urban forestry and xeriscaping, and providing opportunities for enjoyment of natural areas.

(Note: Policy directions about coordinated approach, vulnerable populations and resident involvement are suggested in HR&A Report and will need further review over coming weeks.)

ENDNOTES

ⁱ The changes to this chapter reflect work since the 2010 Plan including:

- The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.
- The city adopted the Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- Boulder County adopted the Environmental Resources Element of the Boulder County Comprehensive Plan (2015) and is currently working on policy related to Genetically Modified Organisms in the county.
- The city will be developing an Open Space Master Plan (2017).
- Boulder County is analyzing on how to address local oil and gas regulations, and looking at potential policy updates to better align the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).
- HR&A's Recommendations for Resilience Integration (2016)

ⁱⁱ OSBT in particular asked for clarification about how this section of policies apply – to the urban vs. wildlands area, and to OSMP lands vs. more generally. This added language aims at providing that clarification. Additionally, the board asked that the section be edited to sound a bit less human-centric.

ⁱⁱⁱ North Trail Study process clarification and better integration with Boulder County Comprehensive Plan.

^{iv} Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach. OSBT also suggested some language for this policy, reflected here.

^v From city's Climate Commitment document.

^{vi} OSBT asked for clarification of this policy regarding “nuisance species”. This language is consistent with the Urban Wildlife Management plan which has not been updated recently, so it may need some minor adjustments over coming months to clarify.

^{vii} City is in process of developing an Urban Canopy Master Plan.

- ^{viii} Stronger language suggested by Planning Board (including applying for private lands, which the city cannot regulate according to state law). Also consistent with city programs.
- ^{ix} Change reflects decades of learning and best practices to integrate Integrated Pest Management into an ecological approach to land management.
- ^x City and county are exploring soil carbon sequestration. Also requested by public.
- ^{xi} Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.
- ^{xii} Recommended after 2013 flood experience. OSBT suggested to add “before”... and during development.
- ^{xiii} This is an existing policy that hasn’t been changed. It has generally not been applied to open space lands – its intent more focused around lands with development potential.
- ^{xiv} Clarification suggested by OSBT.
- ^{xv} Planning Board suggested such language.
- ^{xvi} OSBT suggested some language about mitigating against pollutants at street level with plantings, etc.

DRAFT

Spence, Cindy

From: Karen Hollweg <khollweg@stanfordalumni.org>
Sent: Monday, September 12, 2016 9:53 AM
To: boulderplanningboard
Subject: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF
Attachments: Ch1_Section_3_Natural_environment-DRAFT_8.24.16_+pbkhda revisions.pdf; Managing Ecosystems in a Changing World, 11-2015, Frontiers in Ecol.pdf

John, Bryan, Leonard, John, Crystal, Liz, Harmon

Some of you have had problems accessing the docx version of our revision suggestions sent on Sept 8. So, here I am sending to you (attached) a PDF copy of the Aug. 24, 2016 Sec. 3 Natural Environment Policies BVCP Draft in which we have added our suggestions for revision.

COLOR KEY: In this PDF version, the **black** type is the original 2010 BVCP text, the **blue** text are the revisions proposed by staff and revisions added by OSBT and Planning Board in August, and the **red** text shows our suggested revisions.

The 5 of us who have worked to produce this document have each been involved in the city's deliberations and decisions about open space and natural resource issues for decades, and believe our suggestions provide important updates, add a bit more clarity/specificity, and reflect our community's core values. We would like to ask you to consider our suggestions as part of the Planning Board's review of BVCP Policies and to include them in the final draft that you are preparing now.

I have also attached a paper from the Ecological Society of America's journal "With and without warning: managing ecosystems in a changing world" (Nov 2015). It provides the current thinking of ecologists and grounds the revision we propose for the new policy section re: climate change and resilience (it is the last section, just before the ENDNOTES).

With respect,
Karen Hollweg
Pat Billig
Dave Kuntz
Allyn Feinberg
Ray Bridge

3. Natural Environmentⁱ

No new title. Natural Environment must be addressed separately and not mixed with transportation, recycling, or other “sustainability” or energy issues. The natural environment in general, and open space lands in particular, are what make Boulder such an attractive and special place.

*Proposed new section title: **Environmentally Sustainable Community.***

Note: This may be combined with other policies around energy and climate in addition to agriculture and food policies relating to land and environment. Also please note that a further round of editing will occur to improve organization, reduce verbosity and redundancies, and renumber policies as necessary.

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Natural and human-made wetlands and riparian areas are valuable for their ecological ~~and, where appropriate, recreational~~ functions, including their ability to enhance water and air quality and reduce the impacts of flooding. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to support and develop programs to protect, ~~and~~ enhance, and educate the public about the value of wetlands and riparian areas in the Boulder Valley. The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction, ~~or requiring the creation and restoration of wetland and riparian areas in~~ the rare cases when development in urban areas is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided, the creation and restoration of wetland and riparian areas will be required to mitigate the loss. Management of wetland and riparian areas on open space lands is also covered ~~addressed~~ in the OSMP Grasslands Ecosystem Management Plan.

3.7 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or limit and reduce areas and opportunities for growth ~~culture~~ of invasive, ~~and non-native~~ plant and animal species and seek to prevent or control their spread. High priority will be given to managing invasive species that are defined and listed by the Colorado Noxious Weed Act and have, or potentially could have, a substantial impact on city and county resources. ~~Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized. Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.~~^{iv}

3.8 Public Access to Public Lands

Certain city and county-owned or managed lands provide a means for educating users on the importance of the natural environment. Public lands may include areas for recreation, preservation of agricultural use, preservation of unique natural features, and preservation of wildlife and plant habitat. Public access to natural lands will be provided where appropriate and where it can be adequately managed and maintained, ~~for~~, except where closure is necessary to protect areas from unacceptable degradation or impacts to agriculture, habitat or wildlife;^v provide for public safety;^v ~~or reduce visitor conflicts or limits on access necessary to preserve the quality of the visitor experience.~~

See New Policy at the End of Section 3

New Policy: Climate Change Preparation and Adaptation

~~The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the~~

~~natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.^v~~

Urban Environmental Quality

3.9 Management of Wildlife-Human Conflicts

The city recognizes the intrinsic value of wildlife in both the urban and rural setting. The city will promote wildlife and land use management practices to minimize conflicts with residents and urban land uses while identifying, preserving and restoring appropriate habitat for wildlife species in the urban area. When a wildlife species is determined to be a nuisance or a public health hazard, a full range of alternative wildlife and land use management techniques will be considered by the city and county in order to mitigate the problem in a manner that is humane, effective, economical and ecologically responsible.^{vi}

3.10 Urban Environmental Quality

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

3.11 Urban Forests

The city will support, promote and, in some cases, regulate the protection of healthy existing trees and the long-term health and vitality of the urban forest in the planning and design of public improvements and private development. Urban canopy plays an important role in a semi-arid climate in ameliorating the role of climate change; therefore, the city will guide short- and long- term urban forest management.^{vii} that encourages overall species diversity and, native and low water demand tree species where appropriate.

3.12 Water Conservation

The city and county will promote the conservation of water resources through water quality protection, public education, monitoring and policies that promote appropriate water usage. The city will endeavor to minimize water waste and reduce water use during peak demand periods by, e.g., promoting xeriscaping. New development and redevelopment designed to conserve water will be encouraged.

3.13 Integrated Pest Management

The city and county will ~~discourage~~ encourage efforts to reduce the use of pesticides and synthetic, inorganic fertilizers.^{viii} In its own practices, the city and county will carefully consider when pest management actions are necessary and focus on creating healthy and thriving ecosystems to lower pest pressure by natural processes. When pest management is necessary, the city commits to the use of ecologically-based integrated pest management principles, which emphasizes the selection of the most environmentally sound approach to pest management and the overall goal of reducing or eliminating the dependence on chemical pest-control strategies. When public or environmental health risks are identified, the city will balance the impacts and risks to the residents and the environment when choosing management control measures.^{ix}

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices in cultivated agricultural areas that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration.^x

The capacity of native grasslands and forests to sequester carbon will be especially important in this effort and native grasslands and forests will be maintained wherever possible to accomplish this objective.

(Note: This policy will continue to be refined.)

Geologic Resources and Natural Hazards

3.14 Unique Geological Features

Due to its location at the interface of the Great Plains and the Rocky Mountains, the Boulder Valley has a number of significant or unique geological and paleontological features. The city and county will ~~attempt to~~ protect these features in situ from alteration or destruction through a variety of means, such as public acquisition, public land management, land use planning and regulation, and density transfer within a particular site.

3.15 Mineral Deposits

Deposits of sand, gravel, coal and similar finite resource areas will be delineated and managed according to state and federal laws and local government regulations. ~~Mineral deposits and other non-renewable resources will be used with the greatest practical efficiency and the least possible disturbance to existing natural and cultural resources. The use of mineral deposits and other non-renewable resources will be evaluated considering only when conservation and recycling is not a feasible alternative. The impacts of resource use will be balanced against the need for these resources and other community values and priorities, including environmental such as natural and cultural resource protection, community and environmental health concerns and carbon emission reduction. The city and county will work together to limit drilling and mining impacts by acquiring mineral rights as appropriate.^{xi}~~

3.16 Hazardous Areas

Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.

3.17 Erosive Slopes and Hillside Protection

Hillside and ridge-line development will be carried out in a manner that, to the extent possible, avoids both negative environmental consequences to the immediate and surrounding area and the ~~degradation~~ ing of views and vistas from and of public areas. Due to the risk of earth movement and/or mud slides under adverse weather conditions, special attention needs to be paid to soil types and underlying geological strata before and during planning, design and construction of any urban or recreational (e.g., trails) development on or at the base of hillsides.^{xii}

3.18 Wildfire Protection and Management

The city and county will require on-site and off-site measures to guard against the danger of fire

in developments adjacent to natural lands and consistent with forest and grassland ecosystem management principles and practices. Recognizing that fire is a widely accepted means of managing ecosystems, the city and county will integrate ecosystem management principles with wildfire hazard mitigation planning and urban design.

3.19 Preservation of Floodplains

Undeveloped floodplains will be preserved or restored where possible through public land acquisition of high hazard properties, private land dedication and multiple program coordination. Comprehensive planning and management of floodplain lands will promote the preservation of natural and beneficial functions of floodplains whenever possible.

3.20 Flood Management ^{xiii}

The city and county will protect the public and property from the impacts of flooding in a timely and cost-effective manner while balancing community interests with public safety needs. The city and county will manage the potential for floods by implementing the following guiding principles: a) Preserve floodplains; b) Be prepared for floods; c) Help people protect themselves from flood hazards; d) Prevent unwise uses and adverse impacts in the floodplain; and e) Seek to accommodate floods, not control them. The city seeks to manage flood recovery by protecting critical facilities in the 500-year floodplain and implementing multi-hazard mitigation and flood response and recovery plans.

3.21 Non-Structural Approach

The city and county will seek to preserve the natural and beneficial functions of floodplains by emphasizing and balancing the use of non-structural measures with structural mitigation. Where drainageway improvements are proposed, a non-structural approach should be applied wherever possible to preserve the natural values of local waterways while balancing private property interests and associated cost to the city. Flood insurance will be required for all residential or commercial buildings and structures in identified and mapped floodplains.

3.22 Protection of High Hazard Areas

The city and county will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city, following the county's lead, will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high-hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. To reduce risk and loss, in urban areas, compatible uses of riparian corridors will be preserved, such as natural ecosystems, and wildlife habitat and wetlands will be protected, encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas. ^{xiv}

3.23 Larger Flooding Events

The city and county recognizes that floods larger than the 100-year event will occur resulting in greater risks and flood damage that will affect even improvements constructed with standard flood protection measures. The city will seek to better understand the impact of larger flood events and consider necessary floodplain management strategies, including the protection of critical facilities.

Water and Air Quality

3.24 Protection of Water Quality

Water quality is a critical health, economic and aesthetic concern. The city and county have made great strides in will-protecting, maintaining and improving water quality within the Boulder Creek watershed as a necessary component of existing ecosystems and as a critical resource for the human community. The city and county will continue seek to reduce point and nonpoint sources of pollutants, protect and restore natural water systems, and conserve water resources. Special emphasis will be placed on regional efforts, such

as watershed planning, and ~~priority will be placed~~ on pollution prevention over treatment.

3.25 Water Resource Planning and Acquisition

Water resource planning efforts will be regional in nature and incorporate the goals of water quality protection, ~~and as well as~~ surface and ground water conservation. The city will ~~continue~~ to obtain additional municipal water supplies to ~~e~~nsure adequate drinking water, maintain instream flows and preserve agricultural uses. The city will seek to minimize or mitigate the environmental, agricultural and economic impacts to other jurisdictions in its acquisition of additional municipal water supply. ~~This will to~~ further the goals of maintaining instream flows, minimizing the use of water from transmountain diversions, dewatering watersheds non-contiguous to Boulder County streams -- and preventing the permanent removal of land from agricultural production elsewhere in the state.

3.26 Drinking Water

The city and county will ~~continually~~ seek to improve the quality of drinking water, as needed, and work with other water and land use interests ~~as needed~~ to assure the integrity and quality of its drinking water supplies. The city and county will employ a system-wide approach to protect drinking water quality from sources waters to the water treatment plant and throughout the water distribution system.

3.27 Minimum Flow Program

The city will pursue expansion of the existing in-stream flow program consistent with applicable law and manage stream flows to protect riparian and aquatic ecosystems within the Boulder Creek watershed.

3.28 Surface and Ground Water

Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems. Land use and development planning and public land management practices will consider the interdependency of surface and groundwater and potential impacts to these resources from pollutant sources, changes in hydrology, drilling and mining, and dewatering activities.

(Note: Additional policies and regulatory standards will be analyzed to strengthen this language about groundwater to -identify risks and potential impacts.)^{vi}

3.29 Wastewater

The city will pursue sustainable wastewater treatment processes to achieve water quality improvements with greater energy efficiency and minimal chemical use. Pollution prevention and proactive maintenance strategies will be incorporated in wastewater collection system management. The county will discourage the installation of private on-site wastewater systems where municipal collection systems are available or where a potential pollution or health hazard would be created.

3.30 Protection of Air Quality

Air quality is a critical health, economic and aesthetic concern. The city and county will seek to reduce stationary and mobile source emissions of pollutants. Special emphasis will be placed on local and regional efforts to reduce pollutants, which cause adverse health effects, ~~and~~ impair visibility, and contribute to climate change.

(Note: Suggest adding language in "Built Environment" chapter about the important role of street trees and vegetative plantings in mitigating air quality and reducing exposure to pollutants

at the street level.)^{xvi}

Potential New Policy: Protecting the Resilience of the Natural Environment Investments for Resilience

The city and county recognize that the natural environment ~~investments~~ contributes to ward resilience by ~~reducing risk and promoting sustainability. Additionally, urban forestry, tree planting, natural hazard mitigation, improvement of air quality, added recreational activities and storm water mitigation activities have co-benefits.~~^{iv}

A primary strategy for confronting threats to our native ecosystems due to climate change is designing and implementing ecosystem management programs that include large-scale reserves. These reserves must be on landscape-level and watershed-level scales and must be integrated with other similarly designated areas on public and private lands. Preserving such ecological reserves enhances the resilience of native ecosystems, and reduces the possible loss of native biodiversity, ecological processes and ecosystems.

This strategy also helps to protect the resilience of our urban environment and achieve climate change goals through achieving carbon sequestration and sustaining ecosystem services, reducing risks and costly damage from flooding by preserving drainages and facilitating the absorption of precipitation into our greenbelt. Within the urban natural environment, the city and county's efforts will focus on promoting urban forestry and xeriscaping, and providing opportunities for enjoyment of natural areas.

(Note: Policy directions about coordinated approach, vulnerable populations and resident involvement are suggested in HR&A Report and will need further review over coming weeks.)

ENDNOTES

ⁱ The changes to this chapter reflect work since the 2010 Plan including:

- The city currently is working on updates to its Integrated Pest Management policy, an Urban Forest Strategic Plan, the Resilience Strategy, and draft Climate Commitment.
- The city adopted the Bee Safe Resolution (2015) banning the use of neonicotinoids on city property and a Bear Protection Ordinance to secure waste from bears (2014). The county adopted a resolution to reduce and eliminate pesticide use to protect both people and pollinators (2015).
- Boulder County adopted the Environmental Resources Element of the Boulder County Comprehensive Plan (2015) and is currently working on policy related to Genetically Modified Organisms in the county.
- The city will be developing an Open Space Master Plan (2017).
- Boulder County is analyzing on how to address local oil and gas regulations, and looking at potential policy updates to better align the Fourmile Canyon Creek Watershed Master Plan (2015), Boulder Creek Watershed Master Plan (Urban Drainage and Flood Control District, 2015), and Consortium of Cities Water Stewardship Task Force Final Report (2013).
- HR&A's Recommendations for Resilience Integration (2016)

ⁱⁱ OSBT in particular asked for clarification about how this section of policies apply – to the urban vs. wildlands area, and to OSMP lands vs. more generally. This added language aims at providing that clarification. Additionally, the board asked that the section be edited to sound a bit less human-centric.

ⁱⁱⁱ North Trail Study process clarification and better integration with Boulder County Comprehensive Plan.

^{iv} Clarification of how city and county are programmatically operating – learning from best practices about an ecosystems management approach. OSBT also suggested some language for this policy, reflected here.

^v From city's Climate Commitment document.

^{vi} OSBT asked for clarification of this policy regarding “nuisance species”. This language is consistent with the Urban Wildlife Management plan which has not been updated recently, so it may need some minor adjustments over coming months to clarify.

^{vii} City is in process of developing an Urban Canopy Master Plan.

^{viii} Stronger language suggested by Planning Board (including applying for private lands, which the city cannot regulate according to state law). Also consistent with city programs.

^{ix} Change reflects decades of learning and best practices to integrate Integrated Pest Management into an ecological approach to landmanagement.

^x City and county are exploring soil carbon sequestration. Also requested by public.

^{xi} Attempting to clarify that intent of the policy is to balance relevant community values with the use of mineral deposit.

^{xii} Recommended after 2013 flood experience. OSBT suggested to add “before”... and during development.

^{xiii} This is an existing policy that hasn’t been changed. It has generally not been applied to open space lands – its intent more focused around lands with development potential.

^{xiv} Clarification suggested by OSBT.

^{xv} Planning Board suggested such language.

^{xvi} OSBT suggested some language about mitigating against pollutants at street level with plantings, etc.

^{xvii} [From HR&A Resilience Report.](#)

DRAFT

With and without warning: managing ecosystems in a changing world

Michael L Pace^{1*}, Stephen R Carpenter², and Jonathan J Cole³

Many ecosystems are likely to experience abrupt changes and extreme conditions due to forces such as climate change. These events and their consequences – including the loss of ecosystem services – may be predictable or may occur without warning. Given these considerations, greater efforts are needed in two areas of research: improvements in early warning capability and advances in the management of ecosystems to enhance resilience. Current research has provided enhanced forecasting ability, scenario analysis, and detection of statistical anomalies that indicate abrupt change, but two key concerns remain: the detection of early warning signs near thresholds of change and the use of such warnings for ecosystem management. Furthermore, there may be no advance warning for some types of abrupt change, reinforcing the need to enhance resilience by managing ecosystems to reduce the possibility of crossing thresholds of change. Designing and implementing large-scale management programs is one way to confront these problems.

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In 2011, the worst algal bloom in the history of North America's Lake Erie developed in the western basin of the lake (Stumpf *et al.* 2012), the result of a combination of agricultural fertilizer runoff, heavy spring rains, and stable summer conditions that favored heavy algal growth (Michalak *et al.* 2013). Analysis of the dynamics and projections of climate change, including a prediction of increased storm intensity, led Michalak *et al.* (2013) to call the 2011 Lake Erie bloom “a harbinger of future blooms”. They were right. In the summer of 2014, another massive bloom developed in western Lake Erie, and drinking water drawn from the lake was found to contain unsafe levels of a cyanobacterial toxin. Consequently, the water supply for the city of Toledo, Ohio (population 284 000), was shut down and citizens were soon waiting in long lines for bottled water. In this case, ecologists provided advance

warning; in the future, it will be possible to provide even more detailed predictions of the timing, intensity, and even toxicity of algal blooms in Lake Erie because the causes and conditions leading to such blooms are better understood (Obenour *et al.* 2014).

Climate warming and other human-driven forces mean that, in contrast to the Lake Erie algal blooms, some abrupt ecosystem changes – as well as losses of ecosystem services – may arise without apparent warning. Even in hindsight, the causes of such rapid changes will be hard to discern because of multiple interacting forces. Thus, in the future, abrupt changes are likely to occur both with and without warning. This raises two questions. First, can research improve forecasts and the detection of warning signs? Second, can research help foster ecosystem resilience to limit the risk of crossing irreversible thresholds? Maintaining ecosystem services in the future will require a substantial amount of research on both these questions. Improved forecasts and warnings can help in the management of ecosystems and help to sustain ecosystem services by avoiding unwanted changes and by warning of undesirable conditions. Promoting resilience, especially in cases where there is no forewarning of change, can help avoid thresholds or mitigate abrupt change when thresholds are crossed.

This paper addresses approaches to anticipating and managing adverse ecosystem changes, specifically those resulting from threats such as climate warming, intensification of agriculture, fisheries exploitation, and the introduction of invasive species. Extreme climate events associated with these drivers are of special interest because they may push ecosystems into new states and impede recovery to desirable states. We consider warnings provided by model forecasts and by statistical anomalies indicating loss of resilience as thresholds are approached. We also discuss changes that may occur without warning,

In a nutshell:

- Some ecosystem changes occur without warning; to avoid crossing undesirable thresholds, we need to improve our ability to predict such transitions, to understand the likelihood of their occurrence, and to foster resilience
- Loss of resilience can be assessed using models and statistics, as long as the necessary long-term monitoring is maintained
- Strategies to foster resilience are currently being applied to ecosystems and can have positive ecological and economic outcomes; the Great Barrier Reef (GBR) in Australia provides one such example
- However, regional and global forces are threatening the stability and provision of ecosystem services in ecosystems like the GBR

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especially when driven by extremes (eg severe weather events). Enhancing ecosystem resilience can limit ecosystem change and loss of services and this can be achieved through management, governance, and integration of natural and human infrastructure. We analyze these issues with examples drawn primarily from aquatic ecosystems, but the concepts and lessons are broadly applicable and represent a critical research topic for the future.

■ Extremes and consequences

Climate change is influencing the frequency of extreme weather events. Over a recent 31-year period in the US (1980–2011), there were 134 weather events in the form of floods, droughts, cyclones, and blizzards that caused more than \$1 billion in damage (NRC 2014). Extreme events like these may be predictable in the sense of frequency of occurrence (eg Graham *et al.* 2013) but, depending on the location, severe conditions can be difficult to forecast accurately in terms of when and where these extremes occur (Ghil *et al.* 2011).

Climate extremes may cause marked shifts in ecosystems and alter ecosystem services such as carbon (C) storage. For example, a 1999 windstorm that heavily damaged forests reduced the total annual net production of organic matter (ie net biome production) in Europe by 30%, and droughts in the Amazon Basin in 2005 and 2010 resulted in estimated losses of 1.6 petagrams and 2.5 petagrams of C, respectively (Reichstein *et al.* 2013). While forests generally recover from damaging weather, the periodic effects of extreme events can diminish C sequestration. If C sequestration is a goal of managing forests, the impacts of extreme events that kill trees should be considered, as well as risks that may be increased (eg fire and pest outbreaks).

Extreme events associated with increased precipitation intensity are also becoming more frequent. For instance, while total rainfall increased by 7% in the US during the 20th century, the top percentile of heaviest rainfalls increased by 20% (ie there were more extremely heavy rain events; Bull *et al.* 2007). These types of extremes in precipitation can dramatically alter the loading of nutrients and sediments to aquatic ecosystems. Wisconsin's Lake Mendota is a well-studied example; over 8000 daily observations of the lake were used to fit a three-part statistical distribution of phosphorus (P) loading (Carpenter *et al.* 2015). The distribution represented days of low, medium, and high loads. High loads were delivered on an average of 29 days, collectively accounting for 74% of the annual input. Most days delivered intermediate P inputs (accounting for 21% of the annual load), and some delivered low amounts of P (5% of the annual load). High-load days were associated with the effects of spring precipitation on soils enriched with P, where runoff and P

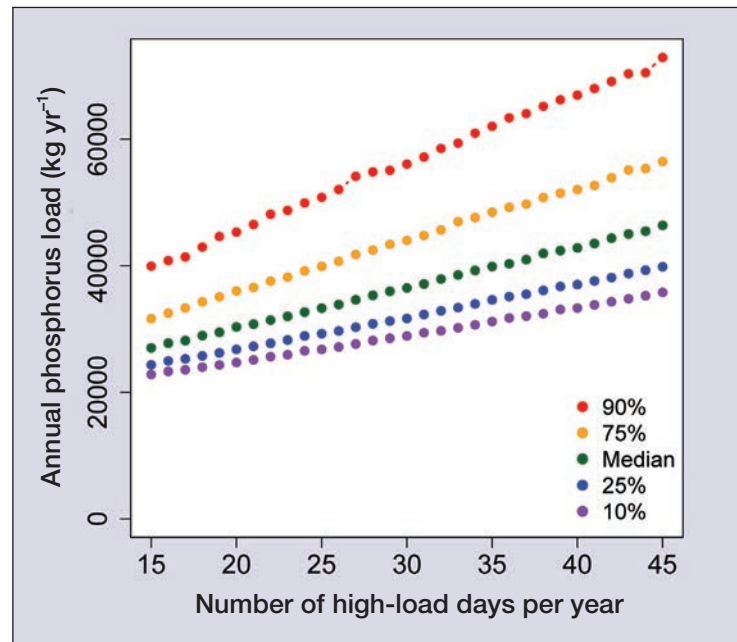


Figure 1. Simulated annual phosphorus loads to Lake Mendota (Wisconsin) in relation to number of days of high phosphorus loads. Percentiles (see key on figure) indicate uncertainty based on 10 000 simulated years. Reproduced with permission from Carpenter *et al.* (2015).

transport rates were high (Carpenter *et al.* 2015).

As with the US as a whole, high-intensity rain events have increased in frequency in the Lake Mendota watershed over time (Kucharik *et al.* 2010). What does this suggest for the future? Simulations of P loading based on the three-part statistical distribution reveal a positive relationship between the number of high-load days per year and annual P loads (Carpenter *et al.* 2015). The trend is linear (Figure 1) but steeper for the higher percentiles (eg for the 90% percentiles, represented as red circles in Figure 1). The more frequent occurrence of extreme precipitation events projected for the future (Vavrus and Van Dorn 2010) will lead to greater numbers of high P loading days. This scenario will limit – and perhaps even reverse – ongoing efforts to reduce P loading and improve water quality in Lake Mendota and similar waterbodies elsewhere. One possible response to this likely future is to initiate changes in watershed management that reduce the amount of P available for runoff.

■ Model-based warnings: ecological forecasting

While predictions are always uncertain, models can provide forecasts and scenarios that guide actions and provide warnings regarding different risks. Several types of models are used for this purpose (eg statistical, process, and simulation models) and the relative merits of each are assessed by Cuddington *et al.* (2013). Here, we focus on short-term (days to months) ecological forecasts based on statistical and process models, and long-term (decades to centuries) projections based on process and simulation models. Short-term forecasts (akin to weather reports)

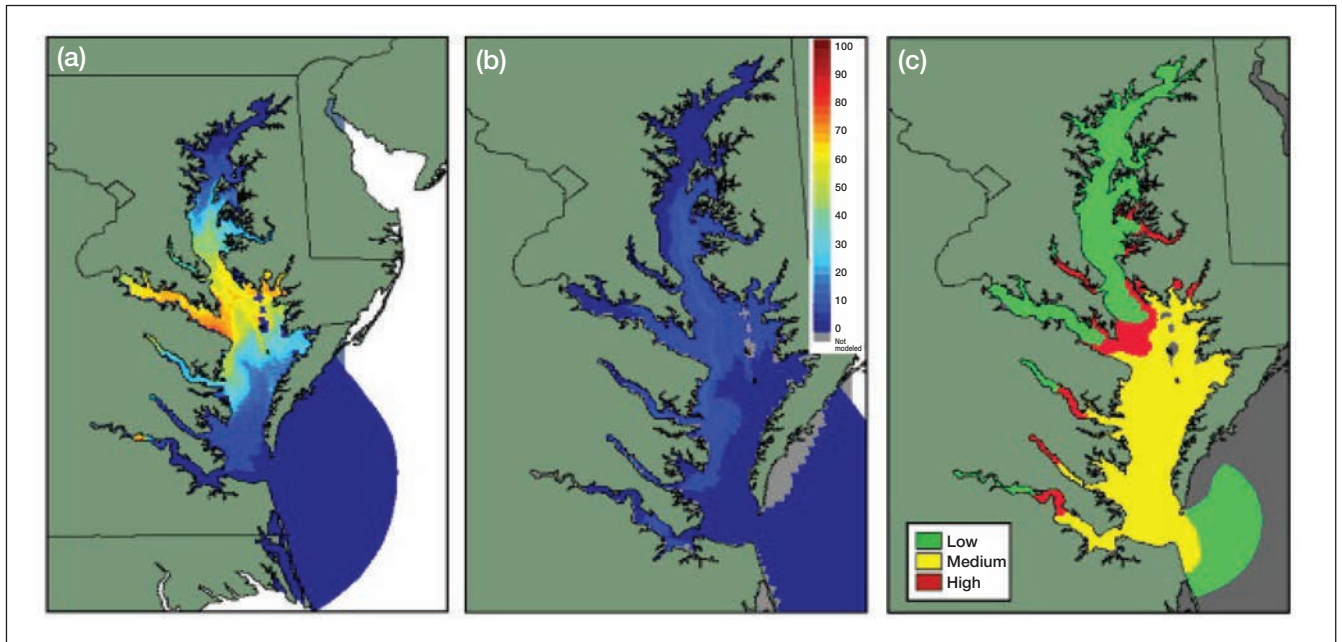


Figure 2. Example of forecasts from Chesapeake Bay models. (a) Probability of encountering Atlantic sea nettles (*Chrysaora quinquecirrha*) on 17 August 2007; (b) probability of encountering pathogenic *Vibrio vulnificus* bacteria on 20 April 2011; (c) relative abundance of the harmful dinoflagellate (*Karlodinium veneficum*) on 20 April 2005. Probabilities for (a) and (b) are 0% (blue) to 100% (red). Colors for (c) are based on low (< 10), medium (10–2000), and high (> 2000) abundances of *K. veneficum* cells per milliliter. Reproduced with permission from Brown *et al.* (2013).

provide warnings about the status of ecosystem services (eg phytoplankton blooms in Lake Erie that affect drinking water), while long-term projections are more useful for identifying threats to services and risks of major changes to ecosystems.

A good example of short-term forecasting comes from a modeling system used for the Chesapeake Bay estuary, located in the mid-Atlantic region of the US. The foundation for forecasting in this instance is a physical–chemical model based on the Regional Ocean Modeling System (ROMS). The ROMS model for the Chesapeake Bay simulates hydrodynamics, temperature, and biogeochemical conditions (eg dissolved oxygen concentrations). Ecological forecasts are based on the physical and chemical characterizations of the bay and use empirical relationships that define habitat suitability for target organisms produced by ROMS. Both “now-casts” (ie current conditions) and “three-day-ahead” forecasts predict the presence and relative abundance of harmful algal taxa, pathogenic bacteria, and other nuisance organisms. These forecasts are updated daily and posted on public websites (Brown *et al.* 2013).

Forecasting is possible because the abundances of organisms of interest in Chesapeake Bay are related to salinity, temperature, and other environmental conditions and all these variables are used to develop empirically based habitat-suitability models. For example, Atlantic sea nettles (*Chrysaora quinquecirrha*, a jellyfish that delivers a nasty sting) are abundant when water temperatures are warm (26–30°C) and salinity is in the range of 10–16 practical salinity units. Data on temperature,

salinity, and abundance of sea nettles were used to develop a logistic regression that indicates probability of occurrence of this species.

These forecasts are useful for both bay users and managers. If, for instance, you were planning to swim in the Chesapeake Bay on August 17, 2007, you would have wanted to avoid mid-bay locations, including portions of the Potomac River, where the odds of encountering sea nettles were high (Figure 2a). On the other hand, the probability of getting an infection in a wound or becoming sick from eating raw shellfish due to the pathogenic bacterium *Vibrio vulnificus* was low throughout the bay on April 20, 2011 (Figure 2b). Forecasts of the relative abundance of harmful algal bloom taxa (Figure 2c) are helpful to managers who must consider when to close beaches and shellfish beds. These forecasts have been shown to predict occurrence reasonably, but comparison with actual data also highlights areas where improvements are needed (Brown *et al.* 2013).

Warnings provided for the Chesapeake Bay suggest great potential for ecological forecasting, but these forecasts are also limited to situations where the system is operating within current bounds. What about projections of longer-term, novel ecosystem conditions that could arise due to environmental drivers such as climate change? For these longer-term situations, models can provide a series of scenarios. For example, the ranges of cold-water fish species are likely to change in the future due to climate warming. Trout inhabiting the rivers of the Southern Appalachian Mountains, for instance, are restricted to higher elevation streams with suitable water

temperatures. Climate warming will reduce the extent of this habitat, and models that project these changes suggest that trout habitat loss will vary from 4% for a 0.5°C rise in mean temperature to 52% for a 2.5°C rise (Flebbe *et al.* 2006). With even higher temperature increases (warming of ~4.5°C), almost all (>90%) suitable habitat will be lost and trout are likely to be eliminated from the region. Furthermore, these habitat suitability models do not account for ecological effects and other changes (eg altered hydrodynamics) that could potentially accelerate the loss of suitable habitat. Thus, models that use these types of warming scenarios do not provide reliable forecasts because many factors not included in the models will affect how trout respond to warming; nonetheless, the models serve to highlight the risks and qualitative patterns of habitat loss that would accompany a warming climate. Evaluating risks is important in managing ecosystems, especially in relation to future uncertainties associated with large-scale environmental drivers such as climate change (Seidl 2014).

■ Regime shifts and warnings from statistical anomalies

One form of abrupt change is a “regime shift”, in which changes in feedbacks on the controls of ecosystems result in critical transitions that lead to different states. Regime shifts are well described conceptually and mathematically (eg Scheffer *et al.* 2001; Scheffer 2009), and in many cases ecosystems either have undergone such changes or exhibit alternate state behavior consistent with regime-shift models (Carpenter 2001; Scheffer 2009; for database of examples of regime shifts see www.regimeshifts.org). Examples of observed regime shifts include transitions from grassland to shrubland that may occur through a variety of mechanisms including fire, grazing, drought, past land use, and other factors (Peters *et al.* 2015). At an even larger scale, sharply defined continental distributions of tropical forests, savannas, and treeless land suggest that each type of vegetation cover represents an alternate state, an observation that is consistent with regime-shift theory (Hirota *et al.* 2011).

Prior to regime shifts, ecosystems respond more slowly after disturbance as thresholds are approached. Responses to successive disturbances are compounded, leading to greater variance in ecosystem states over time. Slow recovery and increasing variance are characteristic of ecosystem states that are becoming less resilient as they approach thresholds of critical change (Scheffer *et al.* 2012). These changes can be observed as statistical anomalies in time and/or space for ecosystem variables (Scheffer *et al.* 2009). A variety of statistical indicators have been evaluated to provide early warnings of pending regime shifts, as detailed by Dakos *et al.* (2012) and Kéfi *et al.* (2014).

The dynamics of statistical indicators in experimental systems approaching and then undergoing a regime shift are consistent with the concept of early warning, as for

example in a food-web model (Carpenter *et al.* 2008), and in laboratory populations of algae (Veraart *et al.* 2012), water fleas (Drake and Griffin 2010), and yeast (Dai *et al.* 2012). We tested this idea in a whole-lake experiment involving the introduction of an apex predator, largemouth bass (*Micropterus salmoides*; Carpenter *et al.* 2011). The manipulated lake was compared to a bass-dominated reference lake. Additions of fish to the manipulated lake triggered a trophic cascade that reorganized the food web. By the final year, bass were plentiful in the manipulated lake, and the system had fully transitioned to a new state similar to that of the reference lake, to which no bass had been added. This manipulation led to changes in the relative abundance of species of plankton and small fish that were consistent with a regime shift (Carpenter *et al.* 2011; Seekell *et al.* 2012; Pace *et al.* 2013). High-frequency measurements were used to analyze whether statistical anomalies occurred during the period of food-web transition (Batt *et al.* 2013). In the manipulated lake, there was a loss of resilience, as represented diagrammatically in Figure 3, and state variables such as small fish abundance and chlorophyll concentrations eventually converged toward conditions resembling those in the reference lake (Figure 3). During the transition, leading indicator statistics (eg moving-window measurements of variance and autocorrelation) spiked, as shown in Figure 3c. These sharp increases in leading statistical indicators occurred more than a year before the full transition to the alternate state (Figure 3). The results of this study were consistent with both theory and prior experiments and, importantly, demonstrated that early warning signals are detectable even amidst the messy variability of complex ecosystems.

Because thresholds for abrupt change are usually unknown, early warnings provide impetus for managers to initiate actions. Ideally, those actions would modify ecosystems so that they move away from threshold levels, maintaining them in a safe operating range (Scheffer *et al.* 2015). Alternatively, actions might help to mitigate the consequences of regime shifts. One issue concerns what variables within an ecosystem should be monitored to provide early warnings, as there is no theoretical basis for deciding on appropriate indicator variables; for now, an investigator's or manager's understanding of a specific system is probably the most reliable guide. Further work is needed to understand the propensity of ecosystems to exhibit warnings near thresholds of change, to determine surveillance methods needed to measure warnings, and to ascertain whether and when warnings come early enough to avoid undesirable changes. The potential for early warning signals also reinforces the value of monitoring.

■ Absence of warning

Despite the possibilities offered by forecasting, and improved detection and interpretation of statistical anomalies, many ecosystems are likely to change without warning (Hastings and Wysham 2010). This will happen

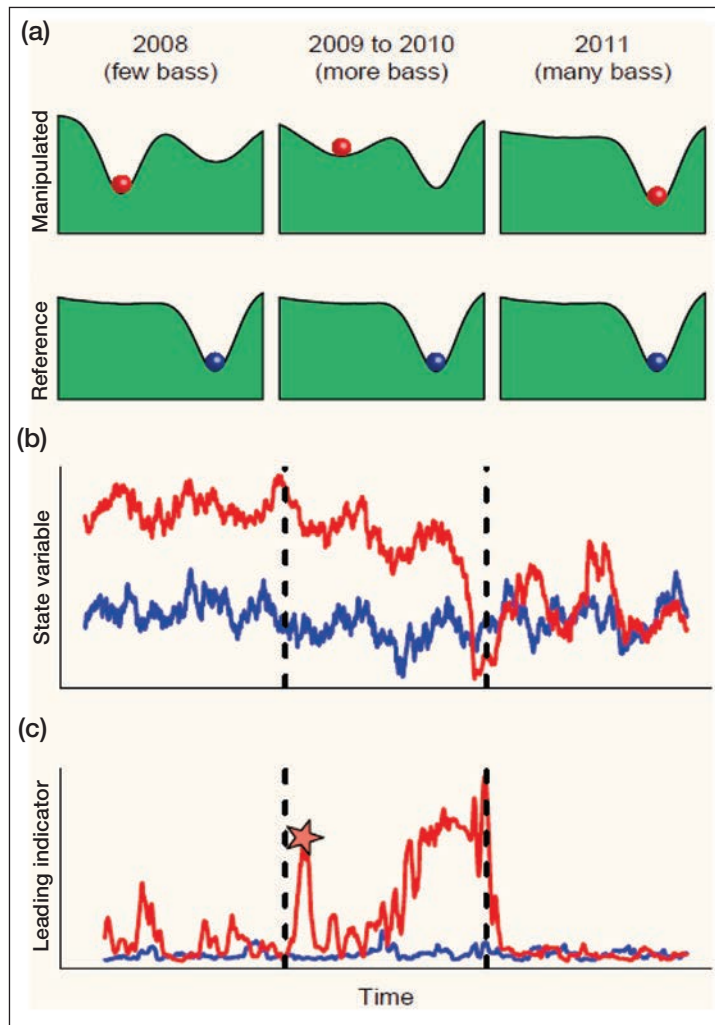


Figure 3. Conceptual model of early warning of a food-web shift, based on a whole-lake apex predator addition experiment. (a) The ball and valley diagrams represent the states of the manipulated (red ball) and reference (blue ball) lakes. When the balls are in a deep valley, the system is stable and unlikely to change. When the ball is in a shallow valley, resilience is lower and change is more likely. Note the loss of resilience in the manipulated lake, illustrated by the flattening of the valley in 2009 and 2010 (middle column). (b) State variable (eg chlorophyll *a*) dynamics in the manipulated (red) and reference (blue) lakes. (c) The shift in the leading indicator to high values (eg a shift to high variance in chlorophyll *a* values) provides early warning, such as denoted by the star. This model is a diagrammatic representation of the predator addition experiment; see the references cited in the text for more detailed explanations. Reproduced with permission from Batt et al. (2013).

for at least three reasons: (1) unknown thresholds are crossed rapidly; (2) some types of abrupt change will give no warning, statistical or otherwise (Boettiger et al. 2013); and (3) potential warnings will not be detected because many systems are not routinely monitored. Since human drivers of ecosystem change are in many cases intensifying, fostering ecosystem resilience is prudent and may limit future loss of services. This raises the question: can ecosystems be managed to improve resilience, especially in relation to climate change?

Establishing goals and managing ecosystems

A starting point for fostering resilience and preparing ecosystems to cope with new kinds of change is to establish goals. What is the system being managed for? What is feasible in terms of either restoring or sustaining services? Governments and communities typically establish management goals for ecosystems and their services, while ecologists contribute perspective and expertise about what is achievable, implement restoration measures, and assess evolving conditions relative to the stated goals.

The management plan for the Hudson River estuary (www.dec.ny.gov/lands/5104.html), developed by environmental agencies in New York State, is one example of effective goal establishment. Twelve goals – encompassing conservation, restoration, education, human use, and improved infrastructure for human access – are specified in the plan. The first goal is to restore both commercial and recreational fisheries. The principal commercial fisheries in the Hudson River are striped bass (*Morone saxatilis*), American shad (*Alosa sapidissima*), Atlantic sturgeon (*Acipenser oxyrinchus*), river herring (*Alosa* spp), and American eel (*Anguilla rostrata*). Commercial fishing is currently not permitted for several species because of their small population sizes (shad, herring, sturgeon, eel) or because of contamination (striped bass). Bringing these species back to abundances that would support commercial harvest requires protection from overfishing outside the Hudson estuary, improvements of both within-river and oceanic habitats, removal of obstructions to migrations (eg barriers in Hudson tributaries for herring and eels), and reductions of persistent contaminants. In addition, sea level is rising and the Hudson River is warming, which will have unknown consequences for fisheries (Seekell and Pace 2011; Strayer et al. 2014). Long-term prospects for achieving the commercial fishing goal outlined in the management plan are uncertain because, despite management efforts, the populations of many commercial fish species are at historical lows. Nonetheless, the Hudson River Estuary Action Agenda provides clear direction, laudable goals, and specific actions needed to protect and restore fish populations that are considered to be both culturally important resources and positive indicators of river ecosystem conditions.

Once goals are determined, ecosystem management can begin. Here, we are specifically concerned with deliberate management actions that reduce risk and promote resilience in order to sustain, restore, or buffer ecosystems and their services. What can researchers learn and what actions can managers implement to help ecosystems withstand forces that shift them away from desirable conditions?

Managing ecosystems in the face of future uncertainties

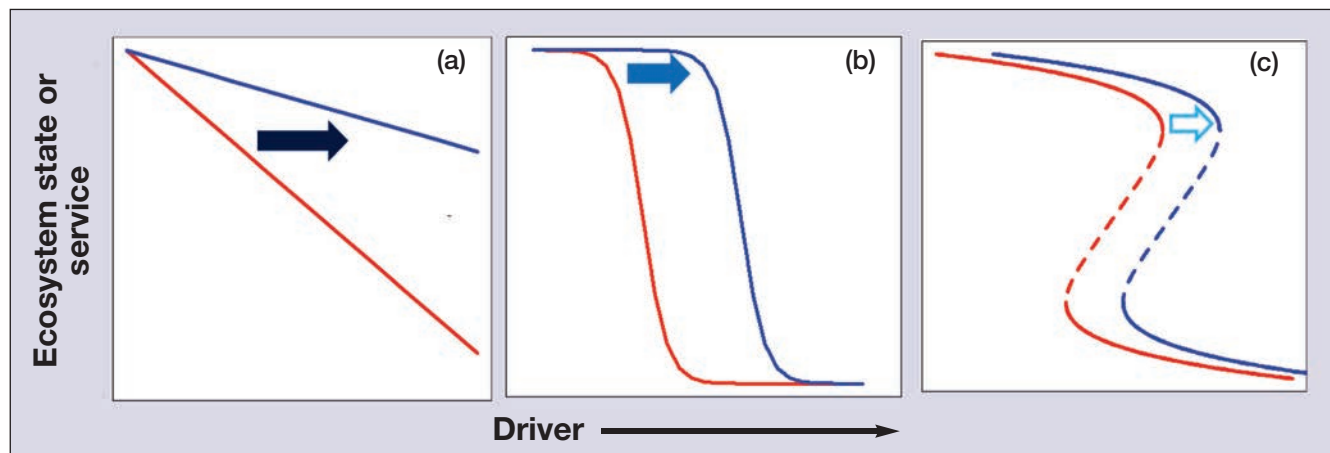


Figure 4. Response of an ecosystem state variable or an ecosystem service to an increase in a driver where a driver represents controlling processes (eg climate controls or harvesting) in the case of: (a) a linear decline, (b) a non-linear decline, and (c) a regime shift. The change from red lines to blue lines reflects actions that increase resilience reducing declines. Arrows within the graphs indicate the points where actions modify or reduce risk of decline in relation to a driver. The dark blue arrow (a) represents a shift in system dynamics from the red line to the blue line that lowers the response rate to a driver. The light blue arrow (b) represents a shift in the threshold at which the driver causes a large decline. The open blue arrow (c) represents a shift from the red line to the blue line where a collapse to an alternate state occurs.

requires increasing resilience of key variables to drivers of change. Consider a simple linear response to a driver, where an ecosystem state or service degrades as a driver increases. To limit degradation, the driver must be reduced and/or the slope of the response must be flattened (Figure 4a). For changes where there are thresholds, actions can move the system/service away from the threshold or alter the relationship of the threshold relative to the driver (Figure 4b). For a regime shift – where the system or service abruptly moves to an undesirable state – actions can also move the system away from a threshold or change the point where the system collapses in response to increases in the driver (Figure 4c). In some cases, it may be possible to change the shape of the curve in Figure 4c such that the system is not subject to a regime shift and transitions are more similar to those shown in Figure 4, a and b. Such a change could build resilience by eliminating an adverse ecosystem state.

■ Enhancing resilience

Biggs *et al.* (2012) described seven principles for maintaining or enhancing resilience. Three of these principles are related to properties of social–ecological systems, whereas the other four relate to governance of social–ecological systems. Management actions that can build or preserve resilience of ecosystems are ones that maintain diversity, manage connectivity, and monitor slow variables. Diversity of species and types of ecosystems provide a greater set of potential responses to disturbances or directional environmental changes (eg warming) and may thereby ameliorate unwanted changes. For example, combinations of species that vary in their resilience to temperature fluctuations stabilize total biomass in a changing climate (Ives *et al.* 1999). Connectivity pro-

notes recovery from disturbance by facilitating colonization from refuges, but too much connectivity can promote the spread of pests and pathogens (Vander Zanden and Olden 2008); thus, optimum connectivity for resilience may be at an intermediate level. Slowly changing regulating variables affect the response of ecosystems to changing drivers and disturbance. In freshwater ecosystems, nutrients accumulated in sediments over decades may stabilize eutrophication, despite strong nutrient-loading reductions by lake managers (Søndergaard *et al.* 2007). For terrestrial systems, the Amazonian tropical forest provides an example of a situation where changing drought intensity and frequency may increase vulnerability, leading to a rapid shift from forest to savanna conditions (Hirota *et al.* 2011). One slowly changing variable that could trigger such a shift would be a decline in deep soil moisture, a resource that tree roots tap into during the dry season to maintain high rates of evapotranspiration, thereby promoting the water recycling needed to sustain the forest (Nepstad *et al.* 1994; Harper *et al.* 2010). Thus, gradual changes in such variables as sediment nutrients and deep soil moisture can either stabilize a current state or shift an ecosystem to a critical point where abrupt transitions occur (Rinaldi and Scheffer 2000).

Resilience can be increased by modifying a managed system in such a way that it moves away from a threshold of unwanted regime shifts. Rangelands in Australia, for instance, exhibit a critical threshold of grass cover (Walker and Salt 2012): in moist rangelands, too little grass leads to shrub encroachment; in dry rangelands, too little grass leads to desertification. Experienced rangeland managers avoid the threshold of shifts from grasslands to shrubs or deserts by lowering cattle densities. However, crossing a second threshold – in this case a financial threshold of income-to-debt ratio – can force pastoralists to overstock

the range, leading to regime shifts that take decades to reverse. Economic considerations often drive managed ecosystems close to thresholds where resilience is low and the risk of a regime shift is high (Ludwig *et al.* 2005).

How can unwanted changes, such as regime shifts, be avoided? Managers of Kruger National Park in South Africa developed the concept of “thresholds of potential concern” (TPCs) as a management tool to identify potentially important changes in the park (Biggs and Rogers 2003). The key words are “potential concern”, because it is not usually known whether reaching one of these thresholds will trigger unwanted change. Rather, managers identify boundaries for park conditions that they seek to operate within, and if a TPC is breached, management intervention is considered. TPCs in Kruger National Park are also updated periodically, as new ecological information becomes available, and so provide a basis for continued surveillance, making management actions more likely when changes occur. Management action is often most difficult when a crisis is acute, and thus TPCs also provide a mechanism to reduce management inertia.

■ Resilience by design

Assessing and increasing resilience is an important goal and research topic, and attempts to manage ecosystem resilience at large scales are now underway. Approaches may include altering and improving natural and human infrastructure, managing species harvests through the establishment of quotas and “no-take” zones, promoting policies that provide economic benefits while conserving species and ecosystems, and sustaining cultural practices in ways that also preserve ecological systems. These strategies, and many others, go beyond simply creating protected areas. We use as an example the management of the Great Barrier Reef (GBR) in Australia, where a network of marine reserves was created under a reef-wide zoning plan. The reef, which occupies an area of >300 000 km², is managed, in part, by demarcating spatial units that differ in fishery regulations, including no-entry zones, no-take zones, limited-fishing zones, and fished zones. Fish abundance and biomass, as well as average fish size, have typically increased in areas where fishing is banned, and especially in no-entry areas (McCook *et al.* 2010). Reef fishes, which characteristically have restricted home ranges, have increased in abundance more than wide-ranging species, such as sharks. Additionally, the GBR supports dugongs (*Dugong dugon*) and a variety of marine turtles of conservation concern – all species that are wide-ranging, and thus cannot be protected by simple zoning of habitat. Nevertheless, the creation of reserves, in combination with other management activities (eg those that reduce bycatch), is improving conditions for these threatened species (McCook *et al.* 2010). The costs of these changes in GBR management are well-documented and are modest in comparison to the direct economic-use benefits. Overall, the changes

associated with marine zoning have induced some negative impacts on commercial fishing and their associated communities but are also associated with substantial growth in tourism revenues (McCook *et al.* 2010). Importantly, the spatial management program has resulted in increased coral growth, reductions in outbreaks of coral-consuming crown-of-thorns starfish (*Acanthaster planci*), and additional protection of non-reef habitats (eg from damage caused by trawling). These changes, especially the increases in coral cover, sustain foundational ecosystem processes and enhance the resilience of the GBR (McCook *et al.* 2010). Despite these successes, there is ongoing deterioration of the GBR as a result of dredging activity, development of fossil-fuel infrastructure, watershed runoff, fishing, and climate change (Hughes *et al.* 2015). These mainly external drivers erode resilience, and there is concern that without action at regional and global scales the GBR will transition to an undesirable state (Hughes *et al.* 2015).

■ Synthesis and conclusions

Ecologists cannot prevent the effects of an anthropogenic global climate warming period that will likely occur over the next few centuries. However, over the next few decades, ecologists can assist in the development of management approaches that foster resilience and create warnings. While the examples we present here are drawn from specific ecosystems, the issues and concepts apply to the biosphere with similar needs for forecasts and early warnings at the global scale (Barnosky *et al.* 2012). These advances will help sustain ecosystems and their services in the face of future uncertainty and change. In this context, the study of extremes – particularly those related to climate – is critical, because extreme conditions have the greatest potential for causing ecosystems to cross thresholds, resulting in the loss of key ecosystem services. Designing and implementing large-scale ecosystem management programs is one way to confront these problems and potentially provide positive ecological and economic outcomes.

■ Acknowledgements

We thank K Limburg and R Davis for helpful suggestions that improved the manuscript. Our research was supported by US National Science Foundation grants from the Division of Environmental Biology (numbers 1144624 and 1456151).

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From: [BackinBoulder](#)
To: [#LandUsePlanner](#)
Subject: YIMBY
Date: Friday, September 09, 2016 3:00:50 PM

YIMBY

Yes In My Back Yard is how I would have responded to a proposal of affordable housing on Lookout Road between Gunpark Drive and Spine Road just a stone's throw from my Gunbarrel Green backyard. The location seems ideal with access to food shopping, Urgent Care, a childcare center, a convenient bus stop, and easy access to the Diagonal Highway.

I attended the public discussion August 30th and was disheartened to hear my fellow advocates of affordable housing oversimplifying the issue. It is unfair to imply I don't support affordable housing if I object to this controversial annexation. In the past, I have worked for the school district and have lived at the Thistle Community. I have struggled financially and deeply appreciate the support I received.

I am against development near the Twin Lakes Open Space for **one reason only** which is loss of habitat for wildlife. Meanwhile, within the last two years, **550** "unexpectedly urban" rental apartments have been built in Gunbarrel and are now being leased for an average of \$2000 per month. I assume Apex, Boulder View Apts, and Gunbarrel Center needed building permits and a plan approved. How did this happen when we all seem to be in agreement that affordable housing is scarce in Boulder County? I drive by these buildings almost daily and am just dismayed by the loss of opportunity and the subsequent threat to our shared natural environment.

Respectfully submitted,

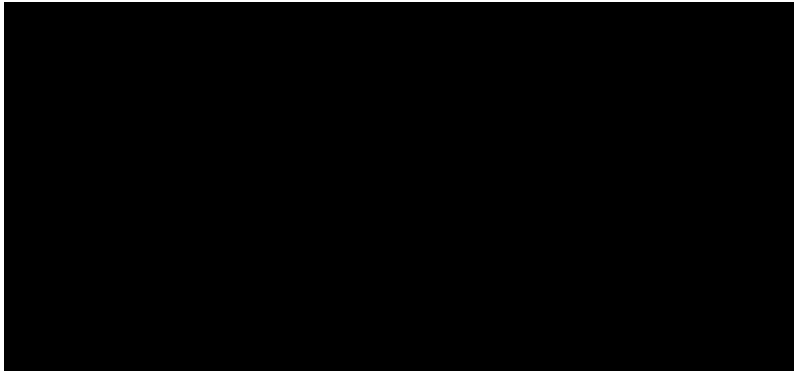
Jennifer Rodehaver

Resident unincorporated Boulder County

From: [Brian Lay](#)
To: [#LandUsePlanner](#)
Cc: [Giang, Steven](#)
Subject: Staff Recommendation - The Shredding
Date: Sunday, September 11, 2016 10:13:08 PM

I wanted to inform you that we have added a fourth video of our series to youtube. In this video we will go through the 12 points Staff uses to support their MDR recommendation and refute them. Please search "Twin Lakes Action Group" on youtube and you will find all 4 videos thus far in the series (more to be added soon). But here are the direct links (most recent first)

[Twin Lakes Action Group - Staff Recommendation - The Shredding](#)

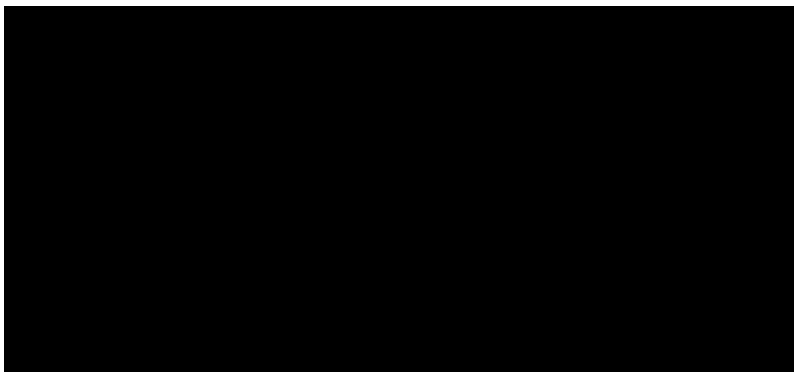


Twin Lakes Action Group - Staff Recommendation - The Shredding



Staff's recommendation for medium density residential is totally out of line for the twin lakes properties a...

[Twin Lakes Action Group - Annexation](#)



Twin Lakes Action Group - Annexation



Should our open space be used for annexation? Watch this video and learn about the unprecedented position held b...

[Twin Lakes Action Group - Density](#)

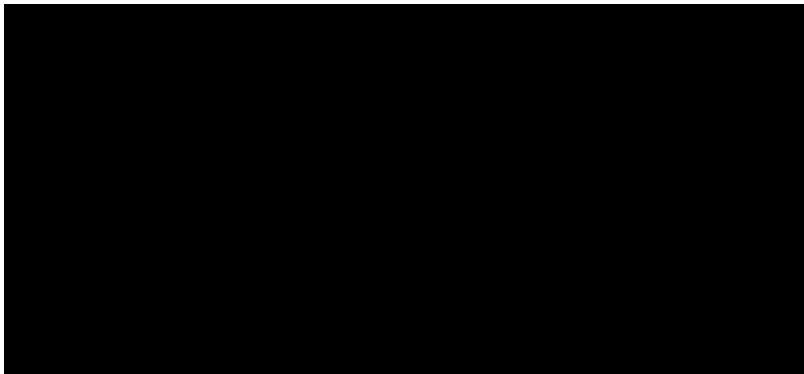


Twin Lakes Action Group - Density



Use your common sense to understand why the land use change requests submitted by the Boulder County Housing Aut...

[Twin Lakes Action Group - Introduction](#)



Twin Lakes Action Group - Introduction



Learn about the controversy occurring in Gunbarrel surrounding the properties near the Twin Lakes. Web: <http://t...>

I also urge you to reach out to us to discuss this matter. As I told you at the August 30th meeting, we have spoken to every member of the city planning board, the city council and the county commissioners. You are the last board remaining and Ben Pearlman's gag order is entirely uncalled for. Shouldn't citizens be able to talk to their appointed government officials?

Thank you very much,
Brian Lay

From: [Jill White](#)
To: [#LandUsePlanner](#)
Subject: TLAG decision
Date: Sunday, September 11, 2016 10:18:37 PM

Please think carefully about the impact of your decision regarding the Gunbarrel Twin Lakes land use. I'm not sure the infrastructure can support a high density development. Plus the land around is so beautiful and unique. Please don't make Boulder become another greedy metropolis.

Thank you for your consideration.

- Jill

From: [Chris Johnson](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); tlag.inbox@gmail.com
Subject: Twin Lakes area open space
Date: Monday, September 12, 2016 9:48:35 AM

I'm disheartened to learn of plans among some elected officials and agency heads in Boulder to play leap-frog with annexation rules and to plant medium density development on Twin Lakes open space. I believe these are faulty and economically unsound plans.

Although not currently a Boulder County resident, I was around back in the years when Boulder County became a national leader in creating open space ordinances. I grew up in Boulder County and attended the University of Colorado in Boulder. My siblings and parents still live in the area.

I typically visit annually and almost always stay at the Boulder Twin Lakes Inn (6485 Twin Lakes Road). I've chosen to stay at that location precisely because of the pleasantness of the rural residential surroundings and the easy walk to the open spaces under consideration for development. If such development occurs, my visits to that area will definitely end.

I'm frankly horrified to learn, that after years of leadership in urban and rural planning, Boulder county and city have become just as backward and ignorant as the rest of the suburban-sprawling counties nationwide, who are leading us into economic and environmental ruin.

Surely there are other ways to achieve important city and county goals (I believe municipal power is among them) without destroying fragile open space and destroying your own legacy of good stewardship.

I strongly urge you to not build anything on the open space parcels at Twin Lakes, as described by the Twin Lakes Action Group. I stand behind them and their goals.

Very truly yours,
Chris Johnson
Minneapolis, Minnesota

Spence, Cindy

From: stacey goldfarb <saufarb1@gmail.com>
Sent: Monday, September 12, 2016 10:57 AM
To: boulderplanningboard
Subject: Thursday's comp plan agenda

Planning Board members:

RE: the Boulder Valley Comp Plan, I urge you to recommend Policy Option D, alone, out of the four "scenarios." It is the only one that seeks to limit non-residential (commercial) growth. Boulder has an oversupply of jobs, by tens of thousands. This in turn greatly stresses our housing market, which in turn puts quiet residential neighborhoods under great pressure to solve the City's self-created crisis.

Boulder can un-do its crisis by easing off its economic "over-stimulus" approach. Let us return to a reasonable balance of jobs to population - not by swelling our population, but by easing off on the job front. There can be too much of a good thing.

Second, please bolster all provisions of the Comp Plan that preserve our neighborhoods' unique characters.

Third, avoid any upzoning changes to residential neighborhoods.

Last, remove the "squishy" language from the environmental protection section of the Comp Plan. Remove the newly-inserted phrases that advise doing environmental protection: "whenever practical," and "to the extent possible," etc. Environmental protection should be non-negotiable.

Thank you,

Stacey Goldfarb

33 So Bo Cir

303.926.4093

saufarb1@gmail.com

From: [Barbara Stern](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Monday, September 12, 2016 12:34:32 PM

To Whom It May Concern,

There have been many conversations regarding the possible annexing and re-zoning of the Twin Lakes area. I wonder how many of the planners have occasion to visit the Gunbarrel community or live in the area. If you were a part of this community you would know that the addition of the new apartments on Lookout Road is already stressing the neighborhood.

Each weekday morning between 8 and 9 it is almost impossible to get out of the Gunbarrel Greens subdivision and drive onto 75th Street. There is so much more traffic that patience is mandatory. I suggest the planners do a traffic count on this road.

Additionally, try shopping in King Soopers. There are many days that shelves are empty due to too many shoppers and not enough stock to refill the shelves. I've discussed this with the staff at the King Soopers and they say they're trying to keep up.

If we have the additional numbers of people moving into this area, the situation will get worse. Increased traffic will possibly create more accidents and then the wear and tear on the roads will increase. The County hasn't been able to fund repairs in this area or other areas in unincorporated Boulder County as it is. I doubt that annexing this area into the city will show any improvement to road maintenance.

I understand that the Planning Department has indicated the private Boulder Country Club is considered Open Space. As a private club most people in the neighborhoods do not belong and so they cannot use this "open space". The general public in the Gunbarrel area haven't a park or much open space to enjoy as other areas of the city and county has. In my humble opinion the planners, commissioners are opting to increase density in an area that cannot support it. Development of affordable and other housing is essential for the broader community however the way this new development is being looked at appears to be designed to benefit the developers and not the rest of those who live and work here.

Respectfully submitted,

Barbara Stern
4450 Rustic Trail
Boulder, Co 80301

Barbara Stern
sbarbara7@me.com



Dave Rachberger, chairman of the Twin Lakes Action Group, speaks to the media before heading to the Boulder County commissioners' open comments session at the Boulder County Courthouse on Tuesday. Holding the sign in the background is Dinah McKay, right, and Kristen Bjornsen. Paul Aiken Staff Photographer Sept 6 2016 (Paul Aiken / Staff Photographer)

The Boulder County commissioners rejected a request Tuesday from the Twin Lakes Action Group to ask voters this fall to prohibit the use of county open space as a path for Boulder's potential annexation of a proposed affordable-housing site in Gunbarrel.

The group, which opposes a controversial plan to develop affordable housing on two now-unincorporated properties along Twin Lakes Road, made a last-minute proposal to have the Board of County Commissioners place the question on this fall's ballot.

Group chairman Dave Rechberger presented the request during the commissioners' monthly opportunity for the public to comment on county government issues.



An open space area near Twin Lakes in the Gunbarrel area of Boulder County. (Jeremy Papasso / Staff Photographer)

Commissioners Elise Jones, Deb Gardner and Cindy Domenico didn't formally vote to reject the organization's ballot proposal.

But they indicated in comments at the end of the public-comment meeting that it's not needed and wouldn't actually apply to possible county plans to ask Boulder to annex a trail corridor on the south side of the Twin Lakes Open Space Area.

Such an annexation wouldn't close the trail, but it could be used to achieve contiguity with Boulder's existing city boundary. That's something that would be needed before the Boulder County Housing Authority and the Boulder Valley School District, the two properties' owners, could seek Boulder's eventual annexation, zoning and permission to develop medium- or mixed-density housing on their 20 acres of property south of that trail corridor.

Advertisement

The Twin Lakes Action Group, which opposes such housing developments on that now-vacant housing authority and school district land, on Tuesday proposed the ballot question that — in addition to asking voters to deny letting the county seek Boulder's annexation of the trail corridor — would also prohibit cities or towns from annexing any county-owned open space anywhere else in Boulder County, without voters' prior approval in countywide elections.

Without such voter approval, "Boulder County open space properties face an imminent threat," Rechberger said. He said the ballot proposal would give the public a voice in protecting public lands for future generations.

Trail vs. open space

Domenico, however, said, "The land in discussion is a trail corridor" that a developer of a nearby subdivision dedicated to the county for that specific purpose, and it is not technically a part of the Twin Lakes Open Space area.

The prohibition the Twin Lakes Action Group wants against allowing annexations of open space "doesn't even apply, in this case," Domenico said, since the land in question is a trail, and not open space.

"This maybe is a distinction we should have made clear in the beginning," Gardner said, since the city's possible annexation of a trail corridor "is a completely different situation" than annexation of any county-designated open space.

Nor was the trail corridor purchased with tax dollars earmarked for open-space acquisitions, Gardner said.

Said Jones: "There is absolutely zero intention" for the county to seek municipal annexations of county-owned-and-designated open space areas, which she noted often serve as development-prohibited buffers outside cities' and towns' boundaries.

Jones also said that no final decisions have been made about how to achieve contiguity with Boulder insofar as having the city annex the potential housing sites. She indicated that other ways might still be possible.

Land-use changes

Still under consideration by the county commissioners, the county Planning Commission, the Boulder City Council and the Boulder Planning Board is the Twin Lakes Action Group's request that the Boulder Valley Comprehensive Plan be amended to designate the 20 acres on Twin Lakes Road — land that's not now officially a county-owned open space area — as open space, precluding any future development there.

The housing authority and the school district, though, are requesting that the properties' current comprehensive-plan land-use designations be changed to allow the affordable housing developments they've been proposing for their properties.

During a news conference before Tuesday's meeting, Rechberger said that while "I would hope they would" put the open annexation question on the ballot, he wouldn't be surprised if the commissioners didn't.

"We've already seen that there doesn't seem to be a willingness to listen to their constituents," Rechberger said.

Boulder County, along with other local governments, face a Friday deadline for certifying the content of their 2016 general-election ballot questions.

John Fryar: 303-684-5211, jfryar@times-call.com or twitter.com/jfryartc

 Print  Email  Font Resize  Return to Top

EXHIBIT A

1. So long as this property is used for a park or open space, this property shall remain the property of the County of Boulder or the City of Boulder which may become owner of the property through annexation; however, it shall revert to the grantor, its heirs, successors, and assigns when or if the property is no longer used as a park or open space. This clause shall be construed as a possibility of reverter.

2. No fire arms shall be used or discharged upon the premises.

3. No motorized vehicles shall be permitted on the premises with the exception of maintenance vehicles maintaining the property, ditch company maintenance vehicles, authorized County of Boulder or City of Boulder patrol vehicles, and emergency vehicles.

4. Any fence erected on the property shall be made of wood, and the design of said fence shall require the written approval of the Twin Lakes Homeowners Association prior to installation.

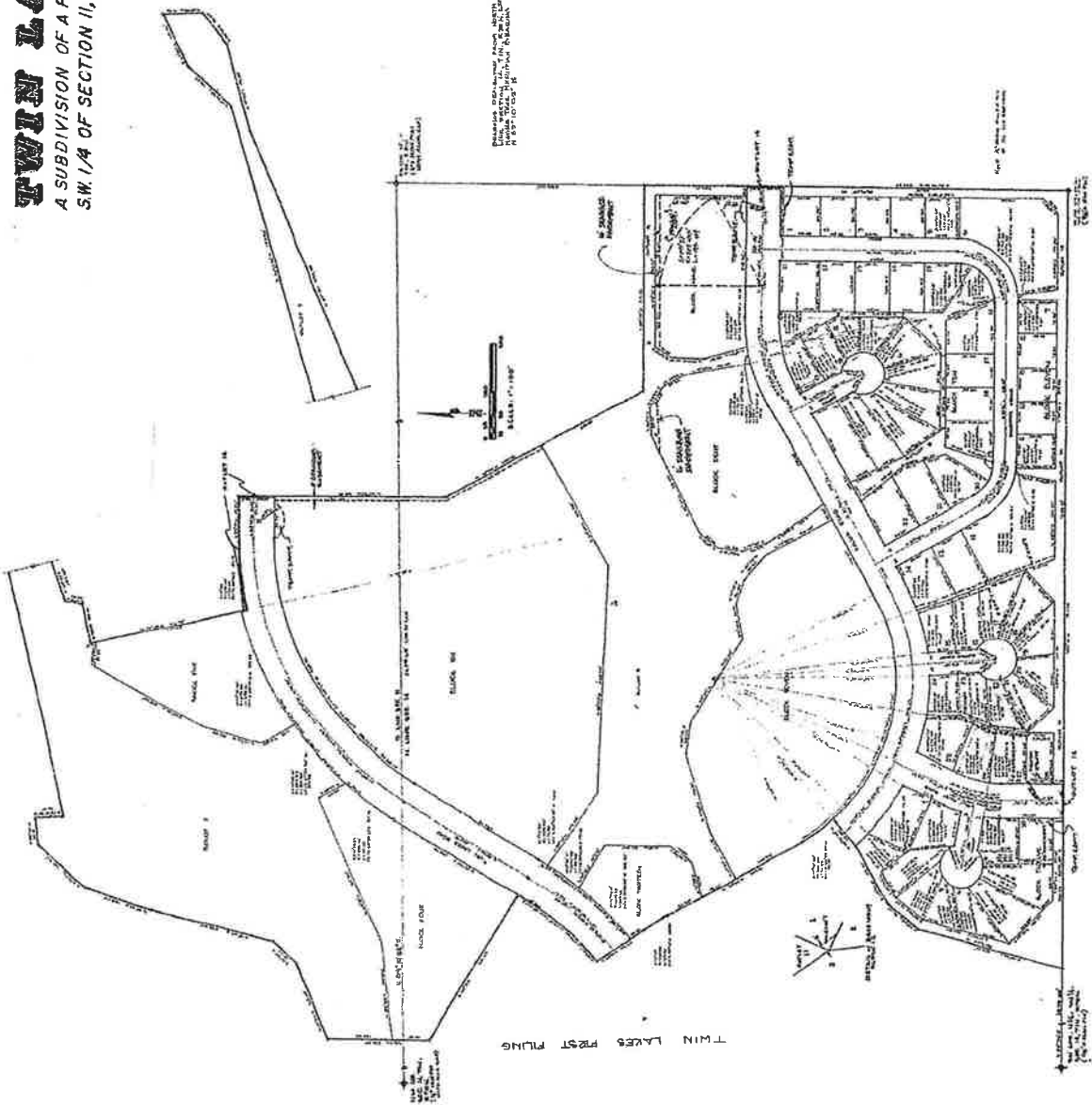
5. No animal grazing, mining, livestock, parking of vehicles of any kind, open fires, wood cutting, or hunting shall be allowed on the premises.

6. No roads shall be allowed on the premises with the exception of the existing dirt road along the irrigation ditch on Outlot 2.

7. Any public bike or foot paths constructed on Outlot 2 shall be placed to the North of the existing drainage channel.

8. The County of Boulder or the City of Boulder will maintain the drainage channel on Outlot 2 in such a manner as to prevent the standing or ponding of water.

TWIN LAKES, SECOND FILING
 A SUBDIVISION OF A PART OF THE NW 1/4 OF SECTION 14, AND A PART OF THE SW 1/4 OF SECTION 11, T.1N., R.70W., OF THE 6TH RM., BOULDER COUNTY, COLORADO.



SUBJECT:
 NEW 66-10 BY THESE PRESENTS

THAT THE LAKES DEVELOPMENT COMPANY, A COLORADO CORPORATION, IS THE OWNER OF THE REAL PROPERTY DESCRIBED IN SECTION 14, TOWNSHIP 70 NORTH, RANGE 70 WEST, OF THE 6TH MERIDIAN, BOULDER COUNTY, COLORADO, AND THAT THE LAKES DEVELOPMENT COMPANY HAS CAUSED THE SAID REAL PROPERTY TO BE SURVEYED AND PLACED AS SHOWN ON THE ACCOMPANYING MAP.

AND THAT THE SAID REAL PROPERTY IS BEING OFFERED FOR SALE TO THE PUBLIC IN THE MANNER AND FORM HEREIN SET FORTH, AND THAT THE SAID REAL PROPERTY IS BEING OFFERED FOR SALE TO THE PUBLIC IN THE MANNER AND FORM HEREIN SET FORTH, AND THAT THE SAID REAL PROPERTY IS BEING OFFERED FOR SALE TO THE PUBLIC IN THE MANNER AND FORM HEREIN SET FORTH.

IN WITNESS WHEREOF, THE LAKES DEVELOPMENT COMPANY HAS CAUSED ITS NAME TO BE SIGNED AND SEAL TO BE HEREON AFFIXED BY ITS PRESIDENT AND BY ITS SECRETARY, AND THE SAID SEAL TO BE HEREON AFFIXED BY THE SECRETARY, THIS 15th DAY OF FEBRUARY, 1972.

ATTEST: *[Signature]*
 SECRETARY

STATE OF COLORADO
 THE FOREGOING INSTRUMENT HAS BEEN READ AND APPROVED AS THE ACT OF THE SAID CORPORATION, AND AS THE ACT OF THE SAID CORPORATION, AND AS THE ACT OF THE SAID CORPORATION.

APPROVED THIS 15th DAY OF FEBRUARY, 1972, at the City and County of Boulder, Colorado, I, *[Signature]*, County Clerk, do hereby certify that the foregoing instrument is a true and correct copy of the original as recorded in my office.

[Signature]
 COUNTY CLERK

EXEMPTION CERTIFICATE
 I HEREBY CERTIFY THAT THE INSTRUMENT HAS BEEN FILED IN MY OFFICE AT 1:15 P.M. FEBRUARY 15, 1972, AND IS NOW RECORDED IN THE PUBLIC RECORDS OF BOULDER COUNTY, COLORADO, IN BOOK 10, PAGE 10.

[Signature]
 COUNTY CLERK

NOTICE
 NOTICE: THESE INSTRUMENTS, ALL INSTRUMENTS, DEEDS, EJECTA, AND ASSIGNMENTS ARE INTENDED AS PRINTS MADE WITH A PLATE. THESE INSTRUMENTS, DEEDS, EJECTA, AND ASSIGNMENTS ARE INTENDED AS PRINTS MADE WITH A PLATE.

RECORDED IN BOOK 10, PAGE 10 OF THE PUBLIC RECORDS OF BOULDER COUNTY, COLORADO.

RECORDER'S STAMP

THIS DEED, Made this 24th day of August 1977, between Twin Lakes Homeowners Association

of the County of Boulder and State of Colorado, of the first part, and County of Boulder

of the County of Boulder and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of other valuable consideration but no

Dollars, to the said party of the first part, in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Boulder and State of Colorado, to wit: Outlot 2, Twin Lakes, First Filing and Outlot 7,

Twin lakes, Second filing and subject to the restrictions contained on Exhibit A, attached hereto and made a part hereof.

AUG 25 2 33 PM '77
STATE OF COLORADO
COUNTY OF BOULDER
FILED FOR RECORD
IN MY OFFICE ON
County Clerk and Recorder
Barbara O. Mel

239063

AUG 25 1977
Barbara O. Mel

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any-wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto

the said party of the second part, heirs and assigns forever.

And the said party of the first part, for itself, its heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its heirs and assigns, the above bargained premises in the quiet and peaceable possession of said party of the second part, its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said party of the first part to WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of _____ [SEAL]
Twin Lakes Homeowners Association

By: *Byron Van Buskirk* [SEAL]
Vice-President

STATE OF COLORADO,
County of Boulder

The foregoing instrument was acknowledged before me this 24th day of August 1977, by *Byron Van Buskirk*, and *Genevieve Howse* as Vice-President and Treasurer of Twin Lakes Homeowners Association.

My commission expires September 28, 1980 Witness my hand and official seal.
Barbara O. Mel
Notary Public.



*If by natural person or persons here insert name or names; if by person acting in representative or official capacity or an attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officers of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it.—Statutory Acknowledgment, Revised 1937.

Twin Lakes Homeowners Association

RECEIVED
County Commissioners Office

SEP 12 2016

Mailing Address:
c/o Homestead Management
1499 W. 121st Ave., Suite #100
Westminster, CO 80234

REC'D BY _____
TIME _____

September 08, 2016

CERTIFIED MAIL

Certified Mail

7014 2120 0000 6818 8152

Boulder County Commissioners
P.O. Box 471
Boulder, CO 80306

cc: Steven Giang - Land Use
BOCC

Attention Boulder County Commissioners:

Michelle Kreeck

It has recently come to the Twin Lakes HOA Board of Director's attention that certain land reflected in the attached Deed located at Outlot 2, Twin Lakes, First Filing and Outlot 7, Twin Lakes, Second filing as reflected in attached Deed and restriction contained in Exhibit A is being maintained as a Trail Corridor and not as Open Space. File

Specifically, per a recent Daily Article Camera (http://www.dailycamera.com/top-stories/ci_30333323/opponents-twin-lakes-affordable-housing-plan-see-boulder#) County Commissioner Domenico is specifically quoted as saying "The land in discussion is a trail corridor" and that a developer of a nearby subdivision dedicated to the county for that specific purpose, and it is not technically a part of the Twin Lakes Open Space area. Also, the prohibition the Twin Lakes Action Group wants against allowing annexations of open space "doesn't even apply, in this case" since the land in question is a trail, and not open space.

In addition, It is our understanding that Therese Glowacki, Boulder County Resource Management Manager, stated for the record during the December 2015 Boulder County Parks and Open Space Advisory Committee ("POSAC") that this property is a trail corridor and not open space.

Please note that per §1 of the Exhibit A which is attached to the Deed, if the property is not being used as a Park or Open Space the property shall revert to the Grantor which is the Twin Lakes Homeowners Association. Based on County Commissioner Domenico's public statement and Ms. Glowacki's statement the property is clearly being used as a Trail Corridor not being used as a Park or Open Space. As such, the deed restriction has been violated and the property should be immediately transferred back to the Twin Lakes Homeowners Association.

On behalf of the HOA Board, this email acts as formal written notice of demand for enforcement of such restriction and demand for return of the property pursuant to the Deed restriction. We will also be mailing a signed written copy of this email notice via certified mail.

I respectfully request your reply within 24 hours.

Sincerely,



Alexandra Niehaus, President
Twin Lakes Homeowners Association

From: [John Malenich](#)
To: [#LandUsePlanner](#)
Subject: Fwd: Twin Lakes Development Project
Date: Monday, September 12, 2016 12:54:44 PM

Ladies and Gentlemen,

I am writing to express my opposition to the proposed Twin Lakes Development Project. As you know, much scientific data has been submitted on this issue from numerous groups that shows the unsuitability for building on this land and the negative effects on the wetlands, the hydrology and the wildlife corridor. As you know, this development will also negatively impact the public who has used this land as open space and for wildlife viewing for some time. Given the characteristics of this property, as well as its historical use, it is clear that the most appropriate use of this property is for open space and a wildlife corridor, including an owl preserve. It is truly disappointing to see the County stubbornly moving forward hiring Coburn Development to make plans for this development even before it is approved by the County. To many of us, it seems like you have circumvented the public and public process and come to this issue with your decision and goals predetermined well before the public even had a chance to comment--as seems to be the common approach these days in our local governments. There is very strong and sound reasoning for protecting this parcel as well as significant public support for it. I certainly hope that you consider this and uphold the public trust by being stewards of our land rather than bulldozing it.

Regards,

John Malenich

2111 Spruce St.

Boulder, CO



Virus-free. www.avast.com

Spence, Cindy

From: Elizabeth Black <elizabeth@elizabethblackart.com>
Sent: Monday, September 12, 2016 1:48 PM
To: 'Karen Hollweg'; Billig, Pat; feinberga@comcast.net; rbridge@earthnet.net
Cc: boulderplanningboard; KenCairn, Brett; Harkins, Jamie; Ellis, Lesli
Subject: RE: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF

Hello Planning Board and FOBOS, Thanks very much for sharing your suggested edits with me. I have a couple of comments regarding two particular areas: #1 **Soil Sequestration of Carbon**, and #2 **Species Management**, in regards to Climate Change. (Your edits are included below (aqua/red/black), with my suggested edits in highlighted yellow.)

#1 Soil Sequestration of Carbon

I am very pleased that Soil Sequestration of Carbon has made it into the draft! However, I am disturbed that you are limiting yourself to “cultivated agricultural areas”, which is a very small percentage of OSMP lands (less than 10%??). The vast majority of OSMP lands are rangelands, pasture, native grasslands and forest. These 4 land-types have great carbon sequestration potential, through techniques such as [compost application to grazed rangelands](#) (accepted for carbon credits by the [American Carbon Registry](#), pioneered by the [Marin Carbon Project](#)), managed rotational grazing (or [holistic range management / the “Savory method”](#)), and slash management techniques or biochar applications for forest lands. I believe you are severely restricting Boulder’s ability to sequester carbon by limiting sequestration to “cultivated agricultural areas.”

I also sense the fear that soil carbon sequestration will lead to the plowing up of “native grasslands”. That is not at all the case. And this highlights a further problem, in that the phrase “native grassland” is being used here as a placeholder for a wide variety of different kinds of grasslands. I think we all would agree that an upland meadow which has not seen cattle for 50 years is not the same as a grazed irrigated lowland pasture or a grazed dryland range, or an enclosed, denuded prairie-dog pale. All 4 are quite different, and carbon sequestration techniques which are appropriate for one may not be appropriate for another. But they all seem to have been lumped under the heading of “native grasslands” here, which is unfortunate. **So I am suggesting the addition of “and grazed/degraded pasture or rangeland” to the first sentence. (See below)**

I also suggest the addition of a final sentence : **“Current management of rangelands and forests will be studied for opportunities to enhance carbon sequestration.”** There are many things that might increase carbon sequestration within OSMP’s current scope of land management. In forest thinning projects, inoculation of slash with fungal rich compost might lead to greater carbon sequestration and more soil building in our forests. Weed control projects using cattle and goats could be managed with soil sequestration in mind, as well as weed control. Leasees of rangelands might increase grass diversity and quality with managed rotational grazing, as has been reported in the literature. Degraded rangelands or prairie dog pales might be restored with compost applications. You won’t know until you try, and I believe the language as currently proposed precludes your even trying some of these techniques.

New Policy: Soil Carbon Sequestration

The city recognizes that soil sequestration has a range of potential benefits, including water retention, soil health and stabilization. The city and county will consider soil sequestration strategies, including land management practices in cultivated agricultural areas and grazed/degraded pasture or rangeland that may be used to sequester carbon out of the atmosphere, and explore opportunities to incentivize carbon sequestration. The capacity of native grasslands and forests to sequester carbon will be especially important in this effort and native grasslands and forests will be maintained wherever possible to accomplish this objective. **Current management of rangelands and forests will be studied for opportunities to enhance carbon sequestration.** (Note: This policy will continue to be refined.)

#2 Species Management

In your suggested edits, it looks like you are deleting language in red that is also crossed out in **sections 3.7** and **New Policy End of Section 3**. Am I reading this correctly? I have highlighted in yellow the sections of text that I believe you should leave in. (See below)

Current climate projections for Boulder are that if we stick to the commitments the world made at COP 21, we can expect Boulder’s climate to be the same as Albuquerque’s by 2100. This means that a tree planted today will have to

survive an Albuquerque-like environment when it reaches maturity. This also means that we have to start thinking RIGHT NOW about the varieties of trees we are planting on Open Space. We need to at least consider using tree seed from further south, from New Mexico, for reforestation projects. We can still plant the Doug firs, Ponderosas, etc. which currently make up our forests, but we need varieties adapted to a much warmer climate. Trees cannot move their ranges fast enough on their own to keep up with the changing climate. We have to help them expand their ranges quickly, since we made this mess in the first place. I know it's uncomfortable and violates all kinds of dearly held environmental tenets, but the alternative is a forest that won't be able to survive or thrive. The biggest bang for our carbon sequestration buck is to keep our forests as healthy as possible and growing as well as possible in this changing climate. That means even more forest thinning projects, as well as using seed sources from more arid regions, for reforestation post-burn. **Please leave in the areas highlighted in yellow below.**

3.7 Invasive Species Management

The city and county will promote efforts, both public and private, to prevent the introduction or **limit and reduce areas and opportunities for growth** of invasive, **and non-native** plant and animal species and seek to **prevent or control** their spread. High priority will be given to managing invasive species that **are defined and listed by the Colorado Noxious Weed Act and have, or potentially could have, a substantial impact on city and county resources.** **Management of both non-native and non-local native species will be based on weighing impacts vs. benefits that includes documented threats to species of concern specific to each site, acknowledging that some non-native species may have become naturalized.** **Management decisions should also take into account changing species composition due to climate change and other human impacts, as well as the role in the ecosystem provided by each organism based on the best available science.**

See New Policy at the End of Section 3

New Policy: Climate Change Preparation and Adaptation

The city and county are both working on climate mitigation and recognize that adaptation plans will be necessary as well. To prepare open space lands and natural areas for climate change, the city and county will consider allowing or facilitating ecosystems' transition to new states in some sites (e.g., newly adapting plants and wildlife) and increasing the stability and resiliency of the natural environment elsewhere. Biological indicators can help to identify high risk species for monitoring and/or relocations and may conduct restoration projects using arid-adapted ecotypes or species. Open space master plans guide other topics related to climate change, such as visitor experiences to open space.

Thanks very much for your consideration. Please call me with any questions you have. Elizabeth Black

Elizabeth Black
303-449-7532
4340 N 13th St
Boulder CO 80304
Elizabeth@ElizabethBlackArt.com

Climate Wise-Guy says:

The SOIL can SAVE US!
It can sequester CO₂!

There's HOPE?



There's always hope.
Plants and their soil microbes
can put CO₂ back into the soil,
if we treat them right.



From: Karen Hollweg [mailto:khollweg@stanfordalumni.org]
Sent: Monday, September 12, 2016 10:20 AM
To: Elizabeth@ElizabethBlackArt.com
Subject: FW: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF

Here/below & attached are the suggestions we are making – including the one we want you especially to be aware of re carbon sequestration in our native grasslands and forests.

Karen

From: Karen Hollweg [mailto:khollweg@stanfordalumni.org]
Sent: Monday, September 12, 2016 9:53 AM
To: boulderplanningboard@bouldercolorado.gov
Subject: Revision Suggestions for BVCP Sec.3 Natural Environment Policies - DRAFT in PDF

John, Bryan, Leonard, John, Crystal, Liz, Harmon

Some of you have had problems accessing the docx version of our revision suggestions sent on Sept 8. So, here I am sending to you (attached) a PDF copy of the Aug. 24, 2016 Sec. 3 Natural Environment Policies BVCP Draft in which we have added our suggestions for revision.

COLOR KEY: In this PDF version, the **black** type is the original 2010 BVCP text, the **blue** text are the revisions proposed by staff and revisions added by OSBT and Planning Board in August, and the **red** text shows our suggested revisions.

The 5 of us who have worked to produce this document have each been involved in the city's deliberations and decisions about open space and natural resource issues for decades, and believe our suggestions provide important updates, add a bit more clarity/specificity, and reflect our community's core values. We would like to ask you to consider our suggestions as part of the Planning Board's review of BVCP Policies and to include them in the final draft that you are preparing now.

I have also attached a paper from the Ecological Society of America's journal "With and without warning: managing ecosystems in a changing world" (Nov 2015). It provides the current thinking of ecologists and grounds the revision we propose for the new policy section re: climate change and resilience (it is the last section, just before the ENDNOTES).

With respect,
Karen Hollweg
Pat Billig
Dave Kuntz
Allyn Feinberg
Ray Bridge

Spence, Cindy

From: Laura Osborn <losborn@indra.com>
Sent: Monday, September 12, 2016 4:19 PM
To: boulderplanningboard; Council
Subject: Comp Plan Update - Choose Scenario D.

Greetings Planning Board Members and City Council Members,
There are four scenarios regarding the Boulder Comp Plan update. I want you to select scenario D. I feel it is way past time to limit non-residential (commercial growth). There are too many jobs available in Boulder. Too many in-commuters and way to few housing options. There are plenty of jobs for the people who live in Boulder. The roads have become overwhelmed with traffic. It is impossible to travel from my house on Uni-Hill east between the hours of 3-6 p.m. Frankly, I have given up on going to cafes, shopping and doing lots of things I used to do during those time periods. The traffic is so annoying, I would rather stay home. Many people in western Boulder feel the same. Each year our environment becomes more compromised. I am happy that I came here in the late 60's when Boulder was almost like paradise. It is a far cry now from what it was. Were I younger, I would move away from here to a much quieter area of Southern Colorado or Bozeman, Mt. Frankly, the situation here is becoming dreadful. The way our town is laid out and the street pattern as it is was not designed for this massive amount of traffic and in-commuting.

Thanks,
Laura Osborn and Rick Katz
828 10th Street - Uni-Hill

From: [saccok](#)
To: [boulderplanningboard](#); [Appelbaum, Matt](#); [Jones, Suzanne](#); [Shoemaker, Andrew](#); [Brockett, Aaron](#); [morzell@bouldercolorado.gov](#); [Weaver, Sam](#); [Burton, Jan](#); [Yates, Bob](#); [Young, Mary](#); [Opansky, Holly](#); [Brockett, Aaron](#); [Burton, Jan](#); [Yates, Bob](#); [Jones, Suzanne](#); [Morzel, Lisa](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Young, Mary](#)
Subject: Comments RE: Aug 29 BVCP Open House
Date: Monday, September 12, 2016 9:11:48 PM
Attachments: [BVCP Open House Aug 29 Comments.pdf](#)

Hello,

I attended the open house regarding the BVCP on Monday, August 29th and have attached some comments.

Thank you,
Cathy Sacco
Boulder

TO: City of Boulder Planning Dept, Planning Board, City Council
RE: Joint Board BVCP Open House August 29, 2016
Date: September 12, 2016

Hello,

I attended the joint board open house regarding the BVCP on Monday, August 29th and have some comments.

Scope of the BVCP Update Process

I've been periodically following the BVCP update process and have felt a little confused about what the scope of the update encompasses and how it all works together. When I walked into the meeting room the other night and starting looking at all the presentation boards I realized why I've felt that. It seems like way too many issues are being addressed at one time. As I was standing in the room thinking this, a gentleman next to me verbalized the same comment to a city representative. Then, during the round table discussion, that same confusion was expressed by some of the board members. So, it seems I am not the only person that feels this process is tackling too many issues at one time and perhaps proposing solutions prematurely.

Preliminary land use scenarios A, B and C and Policy Option D are the premature solutions I am referring to. It seems like the policies and priorities of the comp plan should be finalized and documented before concepts for addressing housing are even considered. It also seems that the housing to jobs growth analysis is the catalyst for Scenarios B and C, but I find that analysis to be questionable.

Housing/Job Growth Imbalance and Policy Option D

The conclusion that we need to find more places to build housing for everyone that works in Boulder based on the figures I saw projecting how much new housing the city can build out vs. the projected number of jobs doesn't make total sense. Just because there are more jobs in Boulder than housing units doesn't make me believe that everyone that works in Boulder wants to live in Boulder. So, either I'm not understanding the analysis or I'm not seeing strong evidence that we need to build out to Scenario C level and/or implement Policy Option D (Growth Management Plan).

Rather than limiting nonresidential growth, the lifeblood for all of us, I believe we need to maintain all the commercial and industrial area we have left and use it to its maximum to keep our economy healthy. This is where our middle income workforce is, the very demographic the city says it wants to help. Our economy certainly ebbs and flows and sometimes there may be excess industrial and commercial space sitting available, but let's maintain all the space we have and keep the uses limited to industrial and commercial type uses so it's there when we need it. See also, my comments below regarding land use Scenario C.

Preliminary Land Use Scenarios A, B and C

Let's say we build all the housing we possibly can because the goal is to provide housing for people that work in Boulder. Is that going to be regulated so only people that work in Boulder can rent or purchase

those units? We have a population of people that live in Boulder and work elsewhere. What are we going to do about that group? Are we going to make them find a job in Boulder or move out of Boulder closer to their job to open up a home for someone that works here? And what happens when someone loses their job, do they have to move out of Boulder? Obviously, I'm being a bit cynical, but my point is that the rationale that we have more jobs than living units doesn't sound so terrible. If it was a choice between a job and a home in Boulder, wouldn't we want our children to first have a job?

If the city determines we need to build out our housing stock to its maximum, I believe Scenario A and B are the two scenarios that make any sense. Scenario A preserves our current neighborhoods and their zoning and density. People buy in to a particular neighborhood because of the density and land uses and they should have some assurance that the zoning, use designations, density, etc. aren't going to change.

Scenario B works well where retail/business is at ground level with the residential above, stressing that the residential is above with retail/business maintained on the ground level. A recent really poor example of where the retail was eliminated for housing at street level is the apartment complex on the west side of 28th St. at about Bluff St. That development has absolutely no street appeal and more importantly, it permanently removed retail/business space from a major retail/business corridor.

I am opposed to the city's willingness to reduce/remove/redevelop our industrial zones for housing at the cost of the industrial user in Scenario C. If the city is willing to reduce parking, increase density, and reduce open space in the industrial zones to replace it with housing, then why not instead actually allow more density of industrial space and embrace and promote a robust industrial segment.

As an employee of an industrial business, I have been witnessing industrial space being reduced by non-industrial redevelopment and uses. Once any amount of industrial space is replaced by housing or any other nonindustrial use, costs to the remaining users will keep going up and you will price us out of town all together. Not all industrial type businesses are awful, polluting, dirty businesses. We should not reduce the potential to have a strong industrial base. Everything that every one of us uses in our daily lives has to be made somewhere, let's actually make real things here.

There was a comment made at the open house that two food service businesses in Flatiron Park have stated that they would love for housing to be allowed there. Well of course they would because they would directly benefit. But they located in an industrial area and knew the zoning when they moved in. Not fair to the industrial users to promote other uses that will potentially remove them from their own area.

I have lived in Boulder long enough to also remember when residents of Dakota Ridge moved in and immediately complained about the industrial users to the east, which existed long before the residential development. Existing industrial users should not have to bear the burden of new adjacent housing.

Small>Big Pilot Project

Although not discussed at the joint board meeting, a pilot project called Small>Big is being promoted to allow a second residence on single family zoned properties. For two reasons I am against this.

- 1) The first is that I choose to live in a low residential zone specifically because of the low density. As I mentioned above, one should have some assurance that the zoning of the neighborhood they choose to invest hundreds of thousands of dollars in will remain. In the low residential zone where I live, the typical lot is 50' wide. So my kitchen window of my 1950's house looks into the bedroom window of my neighbor's 1950's house. We're not talking spacious lots with acreage here. Approval of this pilot project will reduce what little open space we have left in the neighborhood. We've lost so much open area with the scraps over the past few years it would be a shame to lose what's left. Now some may think backyards are a waste of space but I say it's my peace of mind and contributes to my quality of life. Let's stick to adding units in appropriate higher density zones.
- 2) There is already the option of applying for an ADU. However, the concept of the house behind a house was tried throughout Whittier and it hasn't resulted in those second units being any more affordable to the middle class. And as far as I've heard, most people do not feel that was a successful experiment. What I see is these second units becoming expensive VRBO's in our low residential zones.

That was a lot, thank you for reading it.

Cathy Sacco

Boulder

From: [Eric Shiflet](#)
To: [#LandUsePlanner](#)
Subject: Fwd: Gunbarrel Twin Lakes development
Date: Monday, September 12, 2016 10:44:03 PM

Dear Boulder County Planning Commission,

I've lived in the Boulder city limits for 11 1/2 years, in the Country Club Estates neighborhood of Gunbarrel where we pay city taxes. I love it here, my family and kids love it here. But, I'm completely against development of any kind (residential, commercial or industrial) in the Twin Lakes and Gunbarrel area because of the lack of city services that exist in this area. Specifically:

1) There is no library. For the amount I have to spend on gas and pollution generated driving the 20+ miles round trip, I might as well just buy books from Amazon. My three kids were raised here (two born here) so you can imagine we go through a lot of books and make many trips to the downtown library. I've requested many times over the last decade to at least put a book return drop-off here in Gunbarrel, but of course it hasn't happened.

2) I work in downtown Boulder and like to commute on my bicycle. It's good exercise and I like NOT wasting gas and generating pollution. Because of the poor and in some cases non-existent trail system between Gunbarrel and Boulder, I've been hit by cars twice in the last five years. Luckily the cars simply ran me off the road and didn't cause any permanent physical injury. But the last thing I would ever consider is taking my family cycling into Boulder. And now you want to put families that might be more likely to use bicycle as transportation in this area, and they would probably need to get services or employment in Boulder? It is truly a reckless and thoughtless plan.

3) The "local" middle school and high school are almost an hour away by bus. I'm told by my neighbors who have been here longer than me, that part of the agreement with Boulder annexing and developing my neighborhood was that there would be a high school in this area. Obviously that didn't happen, so I have very little trust that the city would follow through on commitments for future infrastructure and services.

4) There is no recreation center within 15 minutes of where I live, and that's without traffic. The North Boulder, East Boulder and South Boulder rec centers are about as easy to get to as the library.

5) The traffic along the street leading to my neighborhood, Lookout Rd between 63rd and 75th, is now gridlocked between about 4:30 pm and 6 pm every weekday. When the hundreds of new apartments were built by the grocery store was any consideration made for increased traffic? Clearly not, because the lights and roads in this area are the same as they were ten years ago.

6) Related to #5, not enough parking was created to accommodate the new apartments which means a lot more drivers wandering around the side streets to find on-street parking. This makes riding a bicycle incredibly dangerous. One of the most hazardous parts of cycling is riding next to cars parallel parking or opening their doors, and that problem in Gunbarrel (which didn't exist before) is now quite serious.

7) Finally, roads. I pay city taxes, my neighborhood is in the city limits, fix the roads. I would get flats and probably worse from the the potholes and expansion cracks, if I didn't know them like the back of my hand and know when to swerve. Maybe what happened in Washington will happen in Colorado next?

<http://www.seattletimes.com/seattle-news/transportation/appeals-court-cities-must-make-roads-safe-for-bicycles/>

To close, this part of Boulder is not really the "city" of Boulder (even though we pay taxes for it) because of the reasons above, and I'm sure more. It can't support what you want to build here. If infrastructure and services were put in place, I would certainly support further development. But I would not support development until after they were built, not before.

Thank you for your consideration and reading this long message.

Eric Shiflet
5228 Desert Pine Court
Boulder, CO 80301

From: [Eric Shiflet](#)
To: [boulderplanningboard](#)
Subject: Fwd: Gunbarrel Twin Lakes development
Date: Monday, September 12, 2016 10:45:41 PM

Dear City of Boulder Planning Board,

I've lived in the Boulder city limits for 11 1/2 years, in the Country Club Estates neighborhood of Gunbarrel where we pay city taxes. I love it here, my family and kids love it here. But, I'm completely against development of any kind (residential, commercial or industrial) in the Twin Lakes and Gunbarrel area because of the lack of city services that exist in this area. Specifically:

- 1) There is no library. For the amount I have to spend on gas and pollution generated driving the 20+ miles round trip, I might as well just buy books from Amazon. My three kids were raised here (two born here) so you can imagine we go through a lot of books and make many trips to the downtown library. I've requested many times over the last decade to at least put a book return drop-off here in Gunbarrel, but of course it hasn't happened.
- 2) I work in downtown Boulder and like to commute on my bicycle. It's good exercise and I like NOT wasting gas and generating pollution. Because of the poor and in some cases non-existent trail system between Gunbarrel and Boulder, I've been hit by cars twice in the last five years. Luckily the cars simply ran me off the road and didn't cause any permanent physical injury. But the last thing I would ever consider is taking my family cycling into Boulder. And now you want to put families that might be more likely to use bicycle as transportation in this area, and they would probably need to get services or employment in Boulder? It is truly a reckless and thoughtless plan.
- 3) The "local" middle school and high school are almost an hour away by bus. I'm told by my neighbors who have been here longer than me, that part of the agreement with Boulder annexing and developing my neighborhood was that there would be a high school in this area. Obviously that didn't happen, so I have very little trust that the city would follow through on commitments for future infrastructure and services.
- 4) There is no recreation center within 15 minutes of where I live, and that's without traffic. The North Boulder, East Boulder and South Boulder rec centers are about as easy to get to as the library.
- 5) The traffic along the street leading to my neighborhood, Lookout Rd between 63rd and 75th, is now gridlocked between about 4:30 pm and 6 pm every weekday. When the hundreds of new apartments were built by the grocery store was any consideration made for increased traffic? Clearly not, because the lights and roads in this area are the same as they were ten years ago.
- 6) Related to #5, not enough parking was created to accommodate the new apartments which means a lot more drivers wandering around the side streets to find on-street parking. This makes riding a bicycle incredibly dangerous. One of the most hazardous parts of cycling is riding next to cars parallel parking or opening their doors, and that problem in Gunbarrel (which didn't exist before) is now quite serious.

7) Finally, roads. I pay city taxes, my neighborhood is in the city limits, fix the roads. I would get flats and probably worse from the the potholes and expansion cracks, if I didn't know them like the back of my hand and know when to swerve. Maybe what happened in Washington will happen in Colorado next?

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To close, this part of Boulder is not really the "city" of Boulder (even though we pay taxes for it) because of the reasons above, and I'm sure more. It can't support what you want to build here. If infrastructure and services were put in place, I would certainly support further development. But I would not support development until after they were built, not before.

Thank you for your consideration and reading this long message.

Eric Shiflet
5228 Desert Pine Court
Boulder, CO 80301

From: [Margaret Lucero](#)
To: [Boulder County Board of Commissioners](#)
Subject: Affordable housing
Date: Wednesday, September 14, 2016 10:26:02 PM

Hello,

My name is Margaret and i am in my 50"s. More and more I am finding it too hard to live any more, and the more I try I get no where. I work hard every day i just work one job, all my co worker there younger then i, have to work two jobs, and fine that there never home, most people I know still live with family members, because, rent is so high, most places for rent requires your income to be three times the amount of the rent, Colorado is pushing low income away from society. More and more people are becoming homeless, yes, I was one how had been homeless for one year, I was hurt at work I have been working since 2007 two jobs, I hurt my back, I dropped one job. The jobs paid \$12 hour and I worked for the state and for the pubic schools I have some college. Life has change for every one I know. And if it wasn't for a income base opportunities opportunities, I would be dead right now, and no one wouldn't even care how hard I work all my life, just to keep up with life, never did drugs always had a job and paid my taxes, if it wasn't for God this last year I won't want or have a drive to continue living and hoping that all my hard work and decent life style would be nothing in this no remorse state of Colorado, / world we excite in for such a short time. We need more income base opportunities, the governments involvement is acceptable. Thank you, for all you do for the people and there pets.

From: [Hollie Rogin](#)
To: [boulderplanningboard](#)
Subject: Comments regarding the BVCP
Date: Wednesday, September 14, 2016 3:54:44 PM

Planning Board,

In advance of tomorrow evening's meeting, I wanted to send you my thoughts on the BVCP Scenarios, and on the BVCP changes in general.

1. Though it may not be popular, reigning in commercial growth will be key to preserving Boulder's desirability and livability, and to easing the pressure on housing and traffic. Neighboring towns such as Longmont could share in the benefits of growing, vibrant economies.

2. Regarding infill: What's not being addressed is whether the current infrastructure can support increased density. Here's a personal example: in 2007, I replaced the main sewer line that goes from my house to the street. The original 1954 line had collapsed because when my neighborhood was constructed, the contractor laying water lines and sewer lines placed a concrete water meter pit on top of my clay sewer line. Instead of digging two trenches, they dug one. I'm quite sure mine isn't the only home in Boulder at which this occurred. What will happen if neighborhoods like mine become more dense with people, be it through infill or co-ops?

3. Let's consider easing the focus on creating more housing and increasing Boulder's population. Instead, is it possible to convert existing market rate housing to affordable housing? Could the City use in-lieu funds to purchase existing properties and transfer them to BHP?

4. Let's also be extremely careful about turning existing light industrial areas into residential neighborhoods. We rely on the businesses in them. Let's not be forced to drive to Longmont to get a lawnmower fixed or to buy plumbing supplies.

5. Open space acquisition should still be a goal. Curious to know why that was stricken.

6. Low density neighborhoods should remain low density. Let's not assume that everyone wants to live in an urban environment. Some of us, like me, value the small

town feel of our neighborhoods. It's why I moved here from Chicago 20 years ago. I did not move here and try to change Boulder; the city was what I was moving away from. I strongly support implementing neighborhood planning. There are many diverse neighborhoods within different areas of Boulder, and that diversity should be respected.

7. I do not support incentive-based zoning. If I understand correctly, BHP properties do not pay property taxes; lifting zoning regulations will mean that those of us who do pay property taxes will pay more.

8. Define community benefit. One cannot measure what is not defined.

9. In regards to Section 3, Natural Environment: Please stet the following. It is still true and important.

The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place.

10. In regards to 4.04 Energy-Efficient Land Use

"The city and county will encourage energy conservation through land use policies and regulations governing placement and orientation of land use to minimize energy use, including co-location of mixed use developments that are surrounded by open space." Please add: where neighborhood character is not degraded, and where existing neighborhoods indicate such developments would be acceptable, either through neighborhood planning or neighborhood outreach.

11. Finally, and I will be addressing this in person tomorrow evening, in regards to Section 5, Economically Viable Community:

5.01:

"As an integral part of redevelopment and area planning efforts, the city acknowledges that displacement and loss of service and affordable retail uses need to be considered as a potential tradeoff in the context of redevelopment and planning goals."

This language must be stronger, and we should take action. It's not simply a potential tradeoff, and acknowledgement would do absolutely nothing for the business owners who will lose their spaces.

5.05 Support for Local Business and Business Retention

This language and intent is not strong enough. We are talking about people's livelihoods, their families, and their employees. The good news is that there are proven policies that can be implemented now. There are cities and towns around the world that have implemented specific policies, with great success, to retain and encourage the small businesses that contribute character and diversity to their hometowns. I suggest changing this language to:

Small, local, independent businesses of all kinds are essential to Boulder's economic sustainability, diversity, and inclusiveness. The city and county will develop and implement policies in order to nurture, support and retain them.

Thank you for your consideration,

Hollie Rogin

From: [Greg Wilkerson](#)
To: [boulderplanningboard](#)
Subject: Respectful Opinion on the Comp Plan from: Greg Wilkerson
Date: Wednesday, September 14, 2016 3:56:58 PM

Dear Planning Board Members,

It is my sincere considered opinion that Boulder has way too many jobs already and we don't need anymore.

I recommend that you choose Policy Option D.

I request that you put stringent limits on any additional commercial growth.

Further, I request that you make "Neighborhood Plans" be an integral part of the comp plan. These neighborhood plans should be written by the neighbors themselves as they do in many other small cities.

It is my sincere considered opinion that Boulder already has plenty of money and we don't need any further expansion in the commercial sector.

Best regards,

Greg

PS These opinions are mine alone and do not represent any organization.

Greg Wilkerson

Metro Brokers

(303) 447-1068
realtorgreg@hotmail.com

SEARCH HOMES INSTANTLY AT www.GregWilkerson.com

From: [Ben Binder](#)
To: [boulderplanningboard](#); [OSBT-Web](#)
Subject: Resend: Poorly managed and rushed BVCP South Campus process
Date: Wednesday, September 14, 2016 4:49:41 PM
Attachments: [Contagious Stealth-Daily CameraEditorial 15NOV2002.pdf](#)
[MOAforFlatirons_15JULY2003.pdf](#)
[Cu To Public, Butt Out.tif](#)

According to the following Work Plan for the BVCP CU South Land Use Change, Sept 14th and 15th are the dates the Open Space Board of Trustees and the Planning Board are scheduled to **review and give input** on the initial Site Suitability Study.

But in the below email by Lesli Ellis, she states "**We are not asking for direction or feedback.**"

Our citizen boards play very important roles in the planning process, and the value of your well-informed input, direction and feedback should not be dismissed. The BVCP update process should not be a charade that gives the appearance of board and citizen input while staff works behind the scenes to develop its plans.

The September 26th open house for the public to provide input has been scheduled the same night as the first presidential debate. If the city is serious about obtaining public input, it will reschedule that event.

We should not repeat past errors of excluding meaningful public input. Please see the attached documents.

Attachment A - BVCP Work Plan Timeline & Schedule of Milestones

CU South Land Use Change
Intended to complete Site Suitability Study for University of Colorado property on US 36, recommendations for a land use change, and recommendations for City/CU agreements for future use and services on property.

Dates:

- **Aug. 10, 2016** Open Space Board of Trustees (OSBT) discussion of process
- **Sept. 14, 2016** OSBT reviews and gives input on initial Site Suitability study
- **Sept. 15, 2016** Planning Board reviews and gives input on initial Site Suitability Study
- **Sept. 26, 2016** Public open house to review and give input on initial Site Suitability Study and recommendations for property
- **TBD – Oct.** Update for County Planning Commission and BOCC
- **Oct. 10, 2016** Staff and consultant analysis complete; initial recommendation
- **(Oct. 10-26)** TBD Local South meeting, additional public input
- **Nov. 10, 2016** Joint Study Session of Planning Board and City Council to review and discuss initial recommendation for land use change and City/CU agreement(s)
- **TBD - Nov.** County Planning Commission and BOCC discussion
- **Feb. 2017** Final Recommendations and Approvals

From: "Ellis, Lesli" <EllisL@bouldercolorado.gov>
Date: September 14, 2016 at 08:13:46 MDT
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: CU South reports and white paper on small area planning

Good morning Planning Board –

In preparation for your discussion tomorrow night, we've attached the two consultant reports for CU South. They have also been uploaded to the project webpage, and more information about the project approach can be found here: <https://bouldercolorado.gov/bvcp/cu-south>.

Given that you are receiving these shortly before the meeting, we will walk you through the approach and initial findings. **We are not asking for direction or feedback but certainly welcome any you may have.** We wanted you to have the information in advance of the public meeting on Sept. 26. Staff is preparing additional information about CU South land use context, views, and site history which we will share preliminarily on Thursday.

Also attached is a copy of a white paper shared with council in February regarding small area planning (aka subcommunity, area, neighborhood planning). It explains Boulder's current approach and a variety of approaches in other communities. We thought you may find it helpful for your upcoming discussions.

Kind regards,

Lesli

Lesli K. Ellis, AICP CEP
Comprehensive Planning Manager

Contagious stealth

City Council blunders into CU's secret domain

Boulder Daily Camera - November 15, 2002

After six years of acrimonious finger-pointing, the city of Boulder and the University of Colorado will try to work out their differences over the so-called South Campus. Two cheers for that.

Diplomacy beats a protracted war in the courts and the press. But why must these negotiations be secret? Habit?

Six years ago, CU bought the 308-acre parcel, southeast of the Boulder-Denver Turnpike and Table Mesa Drive, for \$16.4 million. At the time, university officials said they wouldn't develop the land for at least a generation. That transparent fiction only deepened the displeasure among some city leaders.

For years, the city had coveted the land as potential open space, and Boulder leaders complained they had been left in the dark as CU negotiated for the purchase.

More recently, Boulder County stepped into the fray, asserting a right (that CU declines to recognize) to review the university's development plans. That dispute seemed certain to be resolved in court.

This summer, in a deft Nixon-goes-to-China move, a CU vice chancellor urged the city to negotiate with the university the future uses of the property. After a brief interval of stunned silence, Boulder agreed.

On Tuesday, the City Council formally agreed to the terms of negotiation. CU and the city, employing a \$160-per-hour mediator, will try to forge a solution by July. By that time, our ambassadorial public servants will have spent about \$5,000 of our money. Yet we can't monitor their work.

Discussions about prospective real-estate purchases are exempt from the state open-meetings act. But that loophole doesn't apply to the present discussion, which concerns the very public question of how the property will be used.

The acting city manager said secrecy will foster trust and free discussion. Public servants say stuff like this when they want to do public business privately. But the argument is bizarre and revealing.

If our leaders must hide to be trustworthy and open, what are they in public? Liars and cheats?

We're no longer surprised that CU stoops to stealth. The university has resisted the good-government sunshine laws for three decades. The city, on the other hand, prides itself on being the poster child for full disclosure, occasionally jabbing at CU for its secrecy. Yet now Boulder addresses a long-simmering public issue behind a veil. Two steps forward, one step back.

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement (“Agreement”) is made this ___day of _____ 2003, by and between the Regents of the University of Colorado, a Body Corporate and Politic (“the Regents” or “the University”) and the City of Boulder, a Colorado Home Rule City (“the City”). The University and the City may be referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS

A. The University owns a parcel of property in Boulder County containing approximately 308.15 acres of land, including improvements, located near U.S. Highway 36 and Table Mesa Drive in the County of Boulder, State of Colorado, legally described on Exhibit A attached hereto, and referred to herein as “CU Boulder South.”

B. CU Boulder South is within an area designated as II B in the intergovernmental agreement between the City of Boulder and the County of Boulder known as the Boulder Valley Comprehensive Plan. The University is not a party to the Boulder Valley Comprehensive Plan and did not acquiesce in or consent to an application of its provisions to University property.

C. CU Boulder South is within an area designated as the City’s Influence Area in the intergovernmental agreement among the City of Boulder, the City of Louisville, the Town of Superior, and the County of Boulder and commonly known as the U.S. 36 Corridor Intergovernmental Agreement. The University is not a party to the U.S. 36 Corridor Intergovernmental Agreement and did not acquiesce in or consent to an application of its provisions to University property.

C. By this Agreement, the Parties intend to describe understandings reached by them as to certain portions of CU Boulder South, the University’s grant of a covenant to the City with respect to such portions of CU Boulder South, the City’s provision of utilities for such portions of CU Boulder South and other related matters.

NOW THEREFORE, in consideration of the recitals herein above set forth, and the promises, terms and conditions hereinafter set forth, the Parties hereto agree as follows:

1. CU Boulder South Covenant. Within sixty (60) days following the execution of this Agreement, the University shall execute and deliver to the City a covenant *running with the land* which shall attach to certain portions of the land included within CU Boulder South (“CU Boulder South Covenant” or “Covenant”). Such portions are specifically described in the Covenant which is attached hereto as Exhibit B. The CU Boulder South Covenant is expressly limited to those portions of CU Boulder South described in the Covenant and shall not apply to any land outside those portions.

2. Duration of the CU Boulder South Covenant. The term of the Covenant shall continue indefinitely unless terminated as described in the Covenant.

3. Consideration for the Covenant. As consideration for the University's CU Boulder South Covenant, the City agrees to do each of the following upon the University's request:

(a) **Utility Services.** Upon payment of all of the customary City fees and charges therefor, the City agrees to furnish to the areas of CU Boulder South subject to the Covenant potable water, sanitary sewer, storm water and such other utility services as the City now or hereafter customarily provides within the City limits. Such utility services shall, at a minimum, be adequate to serve the University's demands for uses contemplated by the University and described in the Covenant. Charges for such utilities shall be the same as are customarily charged to users within the City. The City further agrees to work in a cooperative fashion with the University to obtain other utility services to and for the areas of CU Boulder South, subject to the Covenant, including the granting of all necessary easements and rights-of-way over City property for such utilities when it is not cost-effective to route such easements and rights-of-way over University property. All off-site facilities relating directly to the installation of facilities on-site shall be evaluated and reviewed as a cooperative effort between the University and the City.

(b) **Water for Irrigation Purposes.** The City will cooperate with the University to identify non-treated water for irrigation of the areas subject to the Covenant. The City will also cooperate with the University by supporting, as necessary, the University's acquisition of non-treated water for irrigation purposes subject to taking actions required to protect the City's interests.

(c) **Access.** The City agrees to cooperate with the University and make reasonable improvements at the point of access to CU Boulder South from Table Mesa Drive as necessary to accommodate the development described in the CU Boulder South Covenant. The City also agrees to provide all necessary easements over City property adjoining South Broadway as necessary to provide access to CU Boulder South from South Broadway. Any improvements to be made by the City to the access point on South Broadway shall be made at the University's expense.

4. The City's Consultative Role with Respect to Development. With respect to the development of CU Boulder South in Area 2, as described in the Covenant, the University shall furnish in a timely manner to the Planning Department of the City, and from time to time consult with the City Planning Department in regard thereto, relevant information concerning the development of Area 2 including, but not limited to master plans, program plans, facilities plans, time lines for construction of facilities, and other, similar data.

5. Hydrology Study. It is understood that the City intends to complete a hydrology study for South Boulder Creek, including that portion of South Boulder Creek which lies south of CU Boulder South. The University agrees to provide the City, its agents and contractors, with access

to CU Boulder South for the purpose of completing the hydrology study. It is agreed that the University's contemplated development of those portions of CU Boulder South covered by the Covenant shall not be delayed by the hydrology study or conditioned upon its completion.

6. Transportation Improvements. The University shall, at its expense, obtain a transportation study which shall identify transportation alternatives for two levels of activity arising from the development of Area 2 of CU Boulder South, as described in the Covenant: 1) a base level of activity given "normal" day-to-day usage of the site; and 2) an event level of activity which anticipates the maximum usage of the site for special events or major sporting activities. The study shall identify a range of appropriate mitigation strategies specifically related to CU Boulder South. The study shall focus on strategies and programs to reduce motor vehicle demand and enhance alternative transportation systems, including, without limitation, transit facilities and services. For the base level of activity, the transportation study shall identify strategies that, as a goal, can manage trip making so that half or less of all trips can occur by single occupancy automobile. The City shall be provided an opportunity to review and comment upon the study. It is understood that strategies identified by the study may require the participation and cooperation of the City and the Regional Transportation District as well as the University.

7. Annexation Agreement. The Parties agree that if they should decide to enter into an annexation agreement, the terms of this Agreement, to the extent that they have not been fully implemented at the time of annexation, shall be included in the annexation agreement.

8. Agreement with the County. It is the University's position that the County of Boulder ("the County") has no lawful right or jurisdiction to prohibit or regulate the use or development of CU Boulder-South. However, the Parties understand that the County takes a contrary position and that, as a practical matter, the agreement of the County may be needed to facilitate the full implementation of this Agreement. Consequently, the City agrees to assume responsibility for negotiating and entering into an enforceable intergovernmental agreement with the County which is co-terminus with this Agreement and which provides for the full implementation of this Agreement. In the event that such an agreement with the County cannot be reached within _____ months of the execution of this Agreement, this Agreement shall terminate. Regardless of the time frames established in this Agreement, neither Party shall be required to perform any obligations hereunder, including, but not limited to, the University's execution and delivery of the Covenant, until an agreement with the County has been reached. In no event shall either Party's performance under this Agreement be conditioned or contingent upon the agreement of any other city, town, district, or other County governmental authority.

9. No Liability by City. By this Agreement, the City assumes no duty to oversee the development of CU Boulder South, and neither party assumes any liability for the actions of the other party.

10. Financial Commitments Subject to Available Funding. Any commitment made by either party hereunder to provide funding beyond the current fiscal year of each Party shall be subject

to the availability of funds.

11. Good Faith Efforts To Resolve Disputes. With respect to this Agreement, both parties shall in good faith use their best efforts to resolve disputes which may arise by direct consultation, facilitated discussions or mediation before commencement of litigation.

12. Term of Agreement. This Agreement shall be in effect and be binding upon the parties hereto, their agents, successors and assigns, from and after the execution hereof and for an indefinite term thereafter unless terminated as described herein.

13. Remedies Upon Default. (To be drafted)

14. Unenforceability of Portions of Agreement. If any portion of this Agreement is held to be unenforceable or unlawful by a court of law, the Parties hereto intend that the remainder of this Agreement shall not be affected thereby but shall remain in force and effect; provided that, to the extent a court's holding prohibits or has the effect of prohibiting a Party from performing under this Agreement, performance of all corresponding obligations by the other Party shall be excused.

15. Entire Agreement. This Agreement (including its exhibits and attachments) sets forth the entire agreement between the Parties with respect to the matters set forth herein. With respect to the matters set forth herein, there are no other agreements between the Parties other than those set forth herein and all prior and contemporaneous discussions, negotiations, and agreements concerning such matters are merged into and superceded by this Agreement.

16. Binding Effect and Amendments. This Agreement shall be binding upon the parties hereto, their agents, successors and assigns, and any amendment hereto shall be binding only if in writing and signed by both parties hereto.

IN WITNESS WHEREOF, the parties have set their hands on the date and year first above written.

The Regents of the University of Colorado,
A Body Corporate and Politic
By:

Chancellor, Boulder Campus

City of Boulder, Colorado,
A Colorado Home Rule City
By:

William R. Toor, Mayor

Monday Colorado Daily

VOL. 106, NO. 44

107TH YEAR OF EDITORIAL FREEDOM

<http://bcn.boulder.co.us/media/colodaily/>

MONDAY, MARCH 9, 1998

CU to public: Butt out

Chancellor says feedback at every turn slows down process

By BECKY O'GUIN

Colorado Daily Staff Writer

Saying that too much public input will delay the project, a CU chancellor is balking at the amount of citizen feedback the city wants in the final phase of the South Boulder Creek floodplain master plan study.

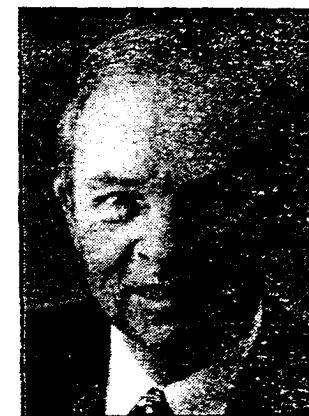
In a letter to Scott Tucker, the executive director of the Urban Drainage and Flood Control District, Boulder Campus Chancellor Richard Byyny said that the scope of the study should be primarily left to the partners, which are Boulder, the county, CU and the flood-control district, and their technical consultants.

Negotiations between the city, the county and

CU have yet to yield a final agreement, though the city has agreed to pay \$15,000 for its share of the study, based on certain conditions.

One of those conditions is allowing the public to be involved with all stages of the study, including the study's scope.

Bill DeGroot, with the flood-control district, SEE CHANCELLOR PAGE 2



Chancellor Richard Byyny

...CU wants less public input

CHANCELLOR FROM PAGE 1

which is playing the intermediary role in the negotiations, said that public involvement is normal in floodplain studies.

He did say the amount of public involvement that Boulder wants is greater than normal, but that there may be more at stake here.

"Public involvement is not a problem," he said.

Byyny argues in his Feb. 12 letter that public involvement in all phases of the study will "result in an inordinate amount of time, delays, and rapidly diminishing public funds." He also states that the process and results should be "driven by sound flood-engineering objectivity, not from political pressures exerted by individuals who may wish to further other goals outside the scope of this particular flood

study and who may elect to use the study process to accomplish those goals."

Paul Tabolt, vice chancellor for administration, confirmed that the university is interested only in having technical experts define the scope of the study. However, he did say that if the city wants to involve the public on its side it is more than welcome to do so.

Acting City Manager David Rhodes said the city will solicit public comment regardless of what CU does. He said the input can be helpful to technical experts who may overlook some problems.

"I see no downsides to a public process," Rhodes said.

Boulder resident Ben Binder said it is typical of the university to want to conduct its business in secret, but objected to secrecy in the floodplain study because of the effect of properties up- and downstream from the CU Flatirons property.

"It is a public decision, and they should be involved in making the decision," Binder said. He said if the scope of the study is restricted in the beginning, it will affect the results of the study, too.

Meanwhile, CU continues to build up the berm, an earthen wall used to help control floodwaters, on the Flatiron property despite objections from the city. The city and residents have opposed work on the berm because they say CU cannot be going into the study objectively when it is spending money beforehand on strengthening a berm that could affect the floodplain.

"I'm disappointed that we seem to be building something when we don't know whether it is a solution or a problem," Rhodes said.

After months of negotiations to fund and begin the floodplain study, the project has not moved forward, and no one involved in it seemed sure of when progress would be made.

From: [Su Chen](#)
To: [boulderplanningboard](#)
Subject: Boulder Valley Comprehensive Plan
Date: Wednesday, September 14, 2016 5:26:08 PM

Dear Planning Board,

I understand that the BVCP will be discussed at your meeting this Thursday evening. I have read about some of the changes that have been proposed, and the "scenario options" that were presented. To me, the ONLY option that makes any sense is "POLICY OPTION D". Boulder's job growth is way out of line with its housing capacity, and this trend MUST BE SLOWED or REVERSED in order to start solving the fundamental problem. All of the other options appear to be band-aid solutions which are unlikely to be effective. Commercial and job growth has to be slowed down, or spread evenly throughout the region, not concentrated just in the city of Boulder. Let's get that under control, and then concentrate on transportation solutions for the region.

Also, I was alarmed to see that statements pertaining to environmental protection are being watered down with weasel words like "whenever practical" and "to the extent possible". This is just wrong for Boulder. Environmental concerns should be placed above all other considerations.

Regards,
Su Chen
755 13th St

From: rmheg@aol.com
To: [boulderplanningboard](#)
Cc: [Council](#)
Subject: Comp plan
Date: Wednesday, September 14, 2016 5:46:43 PM

I am writing to recommend that policy option D be adopted which limits commercial growth.

I also request Thatcher City incorporate neighborhood plans written neighborhood residents

I request that the comp plan preserve the unique character of Boulder neighborhoods and honor existing zoning limits.

I request that community benefits be defined in this comp update. No more buy outs for affordable housing. Developers need to build affordable housing into their projects onsite of the development period.

Sincerely,

Rosemary Hegarty PT, APT, CCRT
303-499-4602 office
rmheg@aol.com
www.rosemaryhegarty.com

From: [Harold Hallstein](#)
To: [boulderplanningboard](#)
Subject: BVCP Update - Ahead of Meeting
Date: Wednesday, September 14, 2016 6:20:24 PM

Dear Planning Board,

If our City is serious about affordable housing, we should scrap or drastically alter cash-in lieu in the BVCP update. My area, where I serve a local HOA, is made up of nearly *50% affordable housing*. It is an absolutely wonderful community! The reason it is so is very simple. The deed restricted property is interspersed with market property leading to cohesion. The majority is also ownership based - thus creating community buy-in by all residents. Clearly, cash-in-lieu and the centrally planned approach of sticking 100% affordable developments abreast of market developments is creating intense strife and ultimately will cause bifurcated social outcomes.

Almost everyone I speak with personally on staff in all agencies agrees the interspersed model creates better outcomes for all. So let's actually do something about that and make a very clear statement about the values we have regarding these programs - and with rare exception make developers solve this problem for us on each parcel and redevelopment.

I'm also highly supportive of Policy Option D - which respects the special nature of our surroundings in Boulder, and actively seeks to control and manage growth in a way that will take pressure off housing prices. It is one of the few suggestions I've seen that actually stands to make the market rate stock relatively more affordable over time.

I also think neighborhoods should have a leading role in the creation of neighborhood plans. A great deal of City community engagement seems to be ignored these days. This would be a nice way to put democracy back into action.

Lastly, and most critically, as far as zoning is concerned, I think the current rush of upzoning is simply a strategically veiled way of breaking promises to homeowners and voters - for the benefit of select special interests and agencies. The same is true regarding the repurposing of obviously dedicated lands, and annexation for the sake of non-integrated high density development.

Many of us moved here specifically because the zoning was done pretty well and that is why we think it is a lovely place. Many of us simply did not seek out city living and want those older contracts/commitments/promises kept. I think you will find this is the case for many of the affordable owners in our community as well. I know it is in mine. Many affordable owners intentionally bought deed restricted

property after much hesitation - in order to make a known financial sacrifice so they could live in a community with this exact zoning and historic record of environmental stewardship.

Thank you very much for your consideration.

Harold Hallstein

(303) 895-8500

From: [Kimman Harmon](#)
To: [boulderplanningboard](#)
Subject: Re: comp plan
Date: Wednesday, September 14, 2016 7:03:11 PM

Dear Planning Board members;

I would like to say that we should restrict commercial growth in Boulder. Meaning let's not be thinking of trying to out do Broomfield, Louisville or Longmont. Let them have some jobs. We have more than we can handle. As my friends from the south say, "Slow up". Thanks for listening!

Kimman

-

www.kimmanharmon.com

From: [Sgt. Groovy](#)
To: [boulderplanningboard](#)
Subject: Comp Plan Review
Date: Wednesday, September 14, 2016 8:09:52 PM

Dear Planning Board,

I'd like to share my thoughts with you regarding the Comp Plan as you prepare for tomorrow's meeting.

Please recommend "Policy Option D," out of the four Comp Plan scenarios. It, alone, recommends limiting commercial growth. Many of us feel it's about time that surrounding communities like Longmont, Superior, etc, share the burden of commercial growth.

Here in Boulder we've unfortunately created more jobs than housing. This is the primary reason our housing market is so stressed an, unfortunately, puts greater pressure on our residential neighborhoods to solve this issue. Let's keep low density neighborhoods as they are. We didn't buy our homes in low density neighborhoods to live next to high density situations such as co-ops or other "gentle infill" ideas. There is a place for everything in our community and up-zoning our neighborhoods in an attempt to provide dense housing is not a viable solution.

I do not support incentive based zoning. Lifting zoning regulations for entities like BHP will only mean those of us who pay property taxes will pay more. Many of us last year had unexpected astronomical rises in our property taxes. This is unfair to seniors, middle and low income residents that simply wish to stay in their homes.

Please illustrate a concrete definition of "community benefit" in the Comp Plan.

In regards to Section 3, Natural Environment: Please state the following, "The natural environment that characterizes the Boulder Valley is a critical asset that must be preserved and protected. It is the framework within which growth and development take place."

This is very concerning to me. The newly-inserted language in the Comp Plan that advises doing environmental protection: "whenever practical," and "to the extent possible," etc. Environmental protection is a non-negotiable imperative. This type of language could lead to eventual development on our open space. This issue is near and dear to the vast majority of Boulderites that live here. Let's not destroy what makes Boulder such a unique community.

Thanks for listening,

Jan Trussell
Martin Acres

From: Judrenfro@aol.com
To: [boulderplanningboard](http://boulderplanningboard.com)
Subject: BVCP Update
Date: Wednesday, September 14, 2016 10:05:51 PM

To Boulder Planning Board:

Like many other Boulder area residents, I feel that Boulder's growth has put us at the edge of a precipice. Not enough is being done in regard to planning to pull us back to what the Boulder Valley can sustain, now and in the future, without becoming indistinguishable from "downtown wherever" with the Flatirons in the background, if we can still see them.

It is not being recognized, in practice, that we are almost at "build out." We keep pushing the definition of how much building we can tolerate. We are teetering and about to go over the edge, the point of no return, if we do not severely limit job growth, slow everything, and instead use the available land to balance jobs with housing.

Boulder has reached a point where a Master Plan is not necessary to prevent leap frog development and sprawl. There is no where to leap or sprawl. The 5 year updates of the BVCP are beginning to remind me of a board game where we shuffle around additional game pieces to see where we can make room for more of them. It doesn't seem like the numbers of those additional pieces are determined by our residents. Bigger, taller, and denser, in and of themselves, are not better. The people who think they are should have moved to where that already exists, not here. Unless they fill a specific need, such as the hospital, they benefit no one except those few who directly profit from them. The rest of us pay, both in money and in quality of life.

The traffic, noise (ambient sound level), and pollution are severely impacting the outlying neighborhoods. The irritation involved in just getting into town is growing. The inner neighborhoods are being threatened with de-facto rezoning to squeeze in a few more residences, while the job growth is still outpacing the housing. The same threat of de-facto rezoning is probably coming to the rest of us.

Developers are allowed to put affordable housing off site from their high density developments, while denser housing types are being forced into neighborhoods and even destroying wildlife habitats in the name of affordable housing. This just isn't right.

The communities to the east of us are growing, and sprawling, in spite of what we do. We do not need to ruin Boulder on the basis of some theory that is not working to prevent that. Let the jobs go there also -- instead, not in addition. If Boulder continues on its present trajectory, those communities will be more desirable than Boulder.

We pay lip service to many of the right ideals, but we are not carrying them out in practice much of the time because too much is based on subjective interpretation, and because we make exceptions for each development that comes along. Boulder has become the frog in the hot water. One does not realize how the density, traffic, noise (ambient sound level), and pollution are stressing us until we go somewhere it does not exist and we can appreciate the relaxing quiet and the fresh air. (But no, I'm not moving.)

The only answer is something we should have done long before this. Limit job growth. Better late than never. That is "**Policy Option D**" of the four possible scenarios. Limit it to what is necessary for the welfare of the existing residents and save some options for the next 150 years without needing skyscrapers.

The answer is not to increase the pace of housing growth, and certainly not de-facto rezoning of existing neighborhoods with tactics such as co-ops and ADU/OAU's and "tiny houses" in back yards. To that end, please make it a real policy to preserve the unique character of all of Boulder's existing

neighborhoods, and to incorporate Neighborhood Plans, written by the neighborhoods themselves, not merely subcommunity plans. Please make it a strong policy to honor and enforce existing zoning limits.

In addition, to promote the above goals and provide the kinds of housing we need, please make the necessary changes to require affordable housing on-site, and to include more moderate and medium income housing in that policy. If you want "diversity" to be more palatable, that should mean a full spectrum of income levels for each project.

Regarding other policies, Environmental Preservation should not be optional, only where convenient. Please remove the recently inserted phrases the require environmental protection "whenever practical" and "to the extent possible." Those phrases render the policy useless. Environmental Preservation should be required.

Thank you for reading.

Judy Renfro

From: [Elizabeth Helgans](#)
To: [boulderplanningboard](#)
Subject: Comp Plan considerations
Date: Wednesday, September 14, 2016 10:27:41 PM

Dear Planning Board Members,

I understand you will be consider the comp plan soon and I wanted to weigh in as I feel neighborhoods are more under attack now than ever in the 12 years that I have lived in Boulder.

1) Please please prioritize **protection of existing neighborhoods**. It is not the average homeowners fault that the city of Boulder has grown more jobs than housing. Our towns most historic neighborhoods are the most threatened as they are closest to downtown and the jobs. Considering that these neighborhoods have been here for more than 100 years, protection should be at the top of your list. They have a timeless character that will be lost forever if density is pushed more and more into them.

2) Stop prioritizing creating more jobs. We have enough. We cannot house all the folks that work here and it is unfair to add to that pressure by adding more jobs. Please choose whatever option limits job growth! If you truly care about the environment then you cannot in good conscious pick an option that will knowingly create more and more commuters. Let some of the outlying towns share in some of the wealth. Some of these tech companies could move open in Louisville, Lafayette, Longmont etc.

3) Avoid spot up zoning. Specifically Co-ops. Doesn't matter how intentional the "family" it is still 12 people living next door to your quiet home! The city has an unwritten contract with homeowners to respect zoning rules. We count on them when we purchase and you should respect them. It is a foundation of our country. Property rights are based on a trust that your city is not going to mess with your zoning.

Please consider these thoughts as your discussion of the Comp Plan progresses.

Concerned citizen,
Beth Helgans (Whittier)

From: [Gary Urling](#)
To: [boulderplanningboard](#)
Subject: Boulder Valley Comprehensive Plan
Date: Thursday, September 15, 2016 1:28:03 AM

Dear Boulder Planning Board,

In preparation to discuss the Boulder Valley Comprehensive Plan, please consider my requests, below:

Planning Options

I only support option D

Transportation

There needs to be a requirement for the city and county to build park and ride lots on all major entries to Boulder (from Lyons, Longmont, Eire, Golden, US 36, Boulder Canyon, and Mapleton).

The city needs to use park and ride instead of cheap commuter parking permits. Otherwise the city is not meeting their goal of limiting the round trips by automobiles.

"Multi-modal" lane and path improvements that go to edge of city must contain a park and ride. Other wise, "multi-modal" is just for recreational use.

The bus and bike path are not solving the 60k commuter problem. The city and county need to work with the state to find a high speed rail system.

There is not other solution for the 60k commuters. Housing will not solve the problem. Most of those commuters already have a place to live and may not even want to live in Boulder.

Water

Boulder needs to limit new water users. They need to limit the water taps until the city can provide new sources of water and expected loss of water due to global warming.

Boulder needs live up to its pro-environment reputation and stop importing water from the endangered Colorado River.

Affordable Housing

Boulder needs to fund the correct mix of owner occupied and rental low income housing.

On site owner occupied or rental should be required. "in low" is not a good financial decision for the city. It's only good for the developer. This makes city and developer both NIMBY.

All long term renters of affordable housing should be "rent with option to buy". This would allow low income renters to become owners and members of the community.

The Boulder Housing and Boulder County Housing Authorities should be tightly controlled. Otherwise they become unelected and uncontrolled governments with no oversight

CU must take responsibility to provide housing for students, grad students and employees. Housing for students and CU staff should not come out of city or affordable housing budgets.

Making Boulder Affordable and Infrastructure funding

The city and county should require a minimum wage of ½ of the top end to qualify for affordable housing. Any employer that pays less than the minimum wage should pay a tax that goes to fund affordable housing. Business need to share the cost of affordable housing and infrastructure.

Eliminate the "in lew" payment from developers.

There needs to be a tax on income from commercial rental/leases to fund affordable housing. Old development is profiting just as much and new development from job growth. They need to share the cost.

There needs to be a added tax on mansions to pay the cost of affordable housing and infrastructure.

There should be a income tax on all employees in the city limits to pay for infrastructure to support them.

From: [Dinah McKay](#)
To: [Boulder County Board of Commissioners; #LandUsePlanner](#)
Subject: Twin Lakes land use designation #36 Open Space (Public Comment)
Date: Thursday, September 15, 2016 1:42:23 AM

September 14, 2016

Boulder County Commissioners and Boulder County Planning Commission members:

My name is Dinah McKay, resident of Boulder County since 1973; Gunbarrel resident since 1992. I am writing to support #36 open space land use designation for the Twin Lakes parcels. These parcels should be designated open space and never developed!

Over 1500+ people have signed TLAG's petition to create a Greater Twin Lakes Open Space and several hundred others have spoken at public hearings and open houses to preserve the Twin Lakes parcels as open space and to protect the viability of the Twin Lakes Open Space for generations to come! Even Jim Wilson, a retired member of the BCHA Development Department, who is well aware of Boulder County's housing situation, wrote in the Daily Camera that he is "100 percent opposed to any development in the Twin Lakes area as proposed" and that the "right of nature" should be protected. "Twin Lakes wrong location."
http://www.dailycamera.com/letters/ci_29427562/jim-wilson-twin-lakes-wrong-location.

The Twin Lakes Open Space is Boulder County's most heavily used open space with over a 100,000+ visitors per year. The Twin Lakes Open Space will not be sustainable for generations to come if a densely populated housing project is built over its adjacent wildlife corridor. The wildlife will leave and the remaining habitat will not survive the impacts of the increased population and overuse. The proposed development will be disastrous for the Twin Lakes Open Space and its wildlife and the whole Gunbarrel community! Frequent letters to the editor are printed in the Daily Camera as was today by Jennifer Rodehaver, "YIMBY and Twin Lakes"
http://www.dailycamera.com/letters/ci_30356755/jennifer-rodehaver-yimby-and-twin-lakes.

Boulder County Commissioners should recuse themselves from this land use decision. It is a definite conflict of interest that the Commissioners deciding this land use designation are also the Board of Directors of the BCHA. It is blatantly evident that they are biased in favor of BCHA developers and that Commissioners have already made their decision to push forward the MXR public housing development even before public hearings have been completed. Boulder County citizens are extremely frustrated and dismayed that they have no representation from their elected officials while the Commissioners do everything in their power to railroad the BCHA project through spending \$85,000+ taxpayer dollars! NO private developer would receive this kind of overt favoritism, lavishly financed with taxpayer dollars!

In 2013, Boulder County purchased the 6655 Twin Lakes Rd. property with public funds. Over 2 years later, while the property was still legally held in the Boulder County land bank, Commissioners intentionally ignored county resident's 5-page formal request letter (9/30/2015) to hold public hearings for this public land to be used to expand the Twin

Lakes Open Space. Residents specifically requested Commissioners NOT to prematurely deed the property to BCHA. The very next day (10/1/2015), Commissioners deeded this public land to BCHA developers at a meeting with no public comment and only 48 hours notice. Commissioners betrayed their county residents who had met with them in the weeks before their decision. They knew very well how much the community valued this land for open space and also knew of the community's intention for this property to be purchased for open space under the Gunbarrel Public Improvement District.

Another concern, Gunbarrel's subcommunity plan, adopted in 2006 as the BVCP Gunbarrel Community Center Plan, <https://www-static.bouldercolorado.gov/docs/gunbarrel-community-center-plan-1-201305151135.pdf> (48 pages) was completely disregarded in 2015 when nearly 600 units of all expensive dense 3-story apartment buildings were built over the subcommunity plan area! What a colossal waste of time and effort over a year by city and county officials, thousands of taxpayer dollars and a devastating loss for the Gunbarrel community! The Gunbarrel community had hopes for the promised "main street" with its retail shops and a pleasant treed plaza and its community gathering areas. An urban park and other cultural and public amenities were promised too, but what the Gunbarrel community got was the EXACT OPPOSITE of what they agreed to and they were betrayed again! Now, Gunbarrel has NO subcommunity plan. See: Juliet Gopinath: "Gunbarrel needs a subcommunity plan." http://www.dailycamera.com/guest-opinions/ci_29933657/juliet-gopinath-gunbarrel-needs-subcommunity-plan.

Sadly, NO affordable units were built in this incredibly "unique, once-in-a-generational opportunity" for affordable housing on more than 20 acres of land next to a grocery store, gas station, restaurants, post office, medical facilities and transportation services! Obviously, planners clearly determined that Gunbarrel did NOT need any affordable housing! It is only for political expediency that just months later, BCHA declares Gunbarrel desperately needs AH to slam dunk its MXR land use request. The Twin Lakes parcels were never intended to be developed with urban density housing! They are rural residential properties originally dedicated to be a church and a school and under the 1977 BVCP were intended to be a community park. They are in Area II, but so was the Twin Lakes Open Space in Area II when it was purchased for open space.

With Gunbarrel's subcommunity plan disregarded and dense 3-story apartment buildings built instead, many residents believe Gunbarrel needs a moratorium on development until a new subcommunity plan can be agreed upon! For the multi-millions of dollars of sales and use taxes collected from Gunbarrel's businesses and industry over the last 40+ years, what has the city given back to Gunbarrel? The city has not provided any public or cultural amenities to Gunbarrel that were promised; no library, rec center, playgrounds or any community gathering areas. Now, the city wants to dump its inclusionary housing policy failures onto Gunbarrel, ghettoizing our neighborhoods and setting a "dangerous" new annexation precedent through county-owned open space land, violating "state law" and long-standing open space policy, to allow developers to annex and develop county properties that have NO contiguity with city land! Greedy developers want policy changes to land use and zoning regulations to make more land available for them to annex and seize open space lands for a new building-boom bonanza and urban sprawl in the Boulder Valley!

(FYI: Rumor has it that those dense apartment buildings were allowed to be built in Gunbarrel out of spite because residents voted for 300/301 and actively lobbied against the Boulder Muni. City Council shelved the Planning Reserve for another 5 years so all attention could be focused on the "Twin Lakes objective". Even if it means lying, stealing public land and breaking state law, the precedent must be set at Twin Lakes to annex through county-owned open space to create enclaves around Gunbarrel subdivisions to forcibly annex up the rest of Gunbarrel and sure up the Muni. As a benefit for Commissioners, residents would be taxed to fix the subdivision roads as a condition of annexation. AH is the perfect ruse for politicians to force it through. The Twin Lakes Open Space will have to be sacrificed, but it won't stop there. The "greedy beast" will be set loose when the Chamber/developers get to annex up open space lands all up and down the Boulder Valley. Why cut the open space tax in half? because only half of the open space lands will be left when they are through! They will siphon off the "sustainability" money too. The Twin Lakes Open Space will become homeless campsites, Heatherwood will house the overflow jail inmates and more segregated subsidized public housing projects will ghettoize neighborhoods. Gunbarrel will become the city/county official dumpsite.)

Twin Lakes residents are NOT responsible for the city's disastrous cash-in-lieu and affordable housing policy mistakes! Over 15+ years of city housing policy failures are not our fault and the Twin Lakes should NOT be made to pay dearly for them! We will not let what is most vital and precious to our community be destroyed; our peaceful and safe rural residential neighborhoods and the sustainability of the Twin Lakes Open Space, its wildlife, the wetlands and wildlife habitats for generations to come!!

In the 1993 Gunbarrel Public Improvement District (GPID), Resolution no.93-175, the Twin Lakes parcels are included in the legal description of Gunbarrel county properties to be purchased for open space in the district. See: Boulder County GPID map <http://www.gunbarrel.net/gpidmap.shtml> BCHA's 2013 ALTA Land Title Survey (LS-14-0269) for 6655 Twin Lakes Rd. lists item 17 as a title commitment subject to the GPID. County Commissioners and Boulder County Parks and Open Space manage all previously purchased GPID properties that currently have agricultural leases and know the GPID perpetually exists under Colorado law as a special district that has the ability to levy taxes and incur debt to support its mission to purchase the Gunbarrel county properties in the district for open space that under the GPID resolution includes the Twin Lakes parcels.

When Commissioners met with local Gunbarrel residents prior to quickly deeding 6655 Twin Lakes Rd. to BCHA, they knew that residents were willing to tax themselves to purchase 6655 Twin Lakes Rd. for open space. BCHA paid nothing for 6655 Twin Lakes Rd. (0\$ down, zero-interest promissory note due in 2025). Commissioners need to reverse their action of unfairly deeding public land to BCHA. Or, will Gunbarrel residents need to resort to legal action to reverse that action? County Commissioners need to recuse themselves from this land use decision and reverse ownership of 6655 Twin Lakes Rd. back to Boulder County to allow the GPID purchase for open space that rightfully should have happened in 2013. The Twin Lakes parcels should be designated open space to expand the Twin Lakes Open Space and never developed for the benefit of generations to come!

Dinah McKay
4695 Portside Way
Boulder, CO 80301

From: ellen.friedlander
To: boulderplanningboard
Cc: [Council](#)
Subject: Boulder Valley Comprehensive Plan Policies
Date: Thursday, September 15, 2016 7:26:19 AM

Dear Boulder Planning Board:

- RE: the Boulder Valley Comp Plan, please **recommend Policy Option D**, alone, out of the four “scenarios.” It is the only one that seeks to limit non-residential (commercial) growth. Boulder has an oversupply of jobs, by tens of thousands. This, in turn, greatly stresses our housing market, which, in turn, puts quiet residential neighborhoods under great pressure to solve the City’s **self-created crisis**.
- Boulder can do much to undo its housing crisis, by easing off its economic “over-stimulus” approach. Let us return to a reasonable balance of jobs to population – not by swelling our population, but by easing off on the job front. There CAN be too much of a good thing. Please bolster all provisions of the Comp Plan that **preserve our neighborhoods’ unique characters**.
- Please build into the Comp Plan the requirement that all development in and around neighborhoods must be **based on neighborhood plans**, written by the *actual neighborhood residents* themselves (the people who best know the neighborhoods, and what impacts they can absorb). We don’t want “sub-community plans,” in which many neighborhoods are all lumped together. Sub-community plans are written by city planners and they do not allow the level of detailed understanding necessary to really address neighborhood-specific issues.
- Avoid **any up-zoning changes to residential neighborhoods**, whether real up-zoning, or de-facto up-zoning, such as allowing things like co-ops, tiny houses, more ADU’s etc., unless the neighborhood in question has expressed interest in these things, through its neighborhood plan process, by provable majority of neighborhood residents.
- Lastly, **remove the “squishy” language** from the environmental protection section of the Comp Plan. Remove the newly-inserted phrases that advise doing environmental protection: “whenever practical,” and “to the extent possible,” etc. **Environmental protection should be non-negotiable**.

Thank you for your consideration and attention to this very important matter.

Sincerely yours,

Ellen Friedlander

1665 Dogwood Lane

From: [Lin Murphy](#)
To: [boulderplanningboard](#)
Subject: growth in Boulder
Date: Thursday, September 15, 2016 9:30:14 AM

Stop planning for more growth.

Boulder is great/was great and does not need "revitalization".

For example, I for one am fine with the diversity and even, motley-ness, of the stores on University Hill. I don't want to see them replaced by some bulky non-descript hulking mass, like everything else being built here these days.

Bringing more businesses here and putting more pressure on the housing market ruins the nature of this town.

Your clients are the citizens who are already here, not every developer, construction company, or businessman who wants to make more money by compromising the nature and values of this community.

a bigger Boulder is not a better Boulder.

Lin Murphy, north Boulder

From: [Bridget Gordon](#)
To: [boulderplanningboard](#)
Subject: Changes to the comp plan
Date: Thursday, September 15, 2016 2:29:55 PM

Dear Sir or Madam,

I'd like to make a case against some of the proposed changes to the Boulder Valley Comp Plan. First, please do not allow up-zoning to higher density in residential neighborhoods. For Twin Lakes in particular, please note that Gunbarrel has a dearth of open space relative to the rest of the City of Boulder. Those lands near Twin Lakes were slated for open space and they should remain so to overcome this huge inequity. Gunbarrel businesses and retail bring in a large amount of revenue to Boulder City, yet Gunbarrel sees ***none*** of it in public amenities. Find another more appropriate space within the limits of the City of Boulder for this high density project and let us buy the land to preserve for open space for our community.

Along these lines, I'd like to see you bolster all provisions that preserve our neighborhood's individual characters and allow the residents to have input on their neighborhoods as was done in Madison, WI.

Additionally, there is no logic that environmental protections should be weakened. Boulder is loved by many because of its staunch support of environmental protections and preservation of open space. It is not time to back down on this in any way. Humans are causing the 6th mass extinction right now. We can be the beacon in the darkness of America on this subject. This can be your legacy.

Thank you for listening. Please make the right decision and listen to the citizens.

Sincerely,
Bridget Gordon, Ph.D.

From: [Jessica Hartung](#)
To: [boulderplanningboard](#)
Subject: Decisions on Twin Lakes Requests #35 and #36
Date: Thursday, September 15, 2016 6:15:38 PM

Members of the Planning Board,
During the August 30th meeting public comment section, I requested that you share the criteria you use to advise the County Commissioners in order to better understand what value you place on consistency with the current BVCP, community comments, neighborhood character, legal and financial issues, and dedicated lands.

The staff recommendations fly in the face of the BVCP, barely represent the facilitated discussions, put the County at risk for legal action, ignore analysis of Request #36 for Open Space, and don't reflect the community comments solicited at multiple meetings. What are we to make of community engagement when hundreds of residents voice their opinion and it is disregarded and disrespected? Our conclusions about this process suggest that agendas other than effective planning are driving the recommendations. And effective planning is exactly what we need, **before** there are changes to the designations for these lands.

It is my sincere hope that you will use your own objective analysis and weigh the issues including comments from citizens and reports from outside experts who are not financial invested in annexation and up zoning. These lands were "slated for development" as parks, open spaces and wildlife corridors. Remember that BCHA has supported flawed analysis to manipulate data and bias results towards the recommendation they would like to see you adopt. Only when citizens catch their shortcuts and convenient omissions do the facts come out, still minimized and spun to their narrative. **From a citizen's perspective, this is a watershed decision demonstrating the degree of respect the Planning Commission has for its constituents, or not.**

This is NOT a debate of Boulder's needs around affordable housing. There are many forums and opportunities for that discussion; this isn't it. The unabashed advocacy of staff, the BCHA, and their board members can not be the criteria you use to make an effective land use decision.

There is so much at stake, please consider carefully.

Respectfully,
Jessica G. Hartung

From: [Alexander, Frank](#)
To: [#LandUsePlanner](#)
Cc: [Boyd, Norris \(Norrie\)](#); [Swallow, Ian](#); glen.segrue@bvsd.org
Subject: BCHA and BVSD letters - Twin Lakes (BVCP Request #35)
Date: Friday, September 16, 2016 12:30:05 PM
Attachments: [Letter A - BCHA and BVSD - Addressing the Issues.pdf](#)
[Letter B - BVSD - Affordable Housing for School Teachers and Staff.pdf](#)

Dear Boulder County Planning Commission members,

Please find attached two letters related to your upcoming decisions on the 6655 and 6600 Twin Lakes Road and O Kalua Road properties in the Boulder Valley Comprehensive Plan land use change request process (Request #35). **Letter A**, from both the Boulder County Housing Authority and Boulder Valley School District, addresses some of the issues that have been raised during the process. **Letter B**, from the Boulder Valley School District, addresses the feasibility of developing affordable housing specifically for school teachers and staff. We hope both provide helpful information for you, and we thank you for your thoughtful consideration of our request for approval of planners' recommendation for a Medium Density Residential BVCP designation for our properties.

We also look forward to providing any information you might need during the BVCP meeting on Wednesday, September 21st. In the meantime, please don't hesitate to reach out with any additional questions you have.

Sincerely,

Frank L. Alexander, MPA
Director

3400 Broadway, Boulder, CO 80304

Phone: [303 441-1405](tel:3034411405)

Fax: 720 564-2283

Email: falexander@bouldercounty.org

Web: www.BoulderCountyHHS.org



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September 15, 2016

Dear Boulder County Planning Commission Members,

Thank you for your consideration of city and county planners' recommendation for a Medium Density Residential land use designation for our properties at Twin Lakes and Kalua Roads in Gunbarrel. We know the August 30th Boulder Valley Comprehensive Plan (BVCP) public hearing was a long one and we appreciate your dedication to fact-finding that can help inform your decision.

We wanted to follow up with you on some of the issues and concerns raised by some of the neighbors who live in the area near Twin Lakes during the hearing. Some of the statements that were made about our efforts in this process as well as our intent with the proposal were incorrect, and we feel it's important that we share our thoughts.

Before we get to these issues, though, we would like to strongly encourage you to visit the parcels, if you have not yet done so (or again, if it's helpful). Pictures don't necessarily demonstrate that when driving down Twin Lakes Road between the properties, or when standing on the sidewalk and looking at them, it's clear these are infill properties between developed areas. We believe that it is critical that these Area II parcels be developed, as the intent to develop and annex them has long been built into the BVCP.

Infill fields in Area II, not "open space"

Some neighbors assert that "the BCHA and BVSD parcels are open space." They are not. They are fields of non-native grasses that for 40 years have been in Area II of the BVCP, designated as appropriate for annexation and development. The designations of Area III (appropriate for open space) and Area II (appropriate for development) are in place in order to ensure the needs of both people and nature are met when considered altogether. And since part of the BVCP's focus is on the provision of affordable housing, Area II properties have long been seen as crucial to helping achieve this. Available Area II properties are dwindling in Boulder County, and represent a quickly fading opportunity to build more affordable homes to meet the increasing need for them. If these infill lots are not appropriate for quality affordable housing that fits into the surrounding neighborhoods, it is difficult to imagine what would be.

Both City of Boulder and Boulder County open space programs have been consistent and clear that they do not view the Twin Lakes properties as a priority for open space acquisition because the land is within a developed area.

And as stated by Boulder City Council member Mary Young at the first meeting of the facilitated process known as the Twin Lakes Stakeholder Group (TLSG), the motion she authored that was passed by the City Council establishing the TLSG process "did not envision open space as an option on the whole property [but]...recognized that there might be a community benefit in having some part of the properties as open space for a wildlife buffer or corridor." At the same time, in our desire to work with willing neighbors toward compromise, we have stated consistently that we are committed to including

some open space, developing wildlife corridors, and enhancing buffers alongside the construction of affordable homes on the property if the proposal moves forward at staff-recommended density.

It's also important to note that the Gunbarrel area has no lack of access to permanently-protected and designated open space: there are currently 85 acres of open space within a half-mile radius of the Twin Lakes properties.

Annexation and “open space”

Concerns over “annexation of open space” to provide contiguity with land within the City of Boulder are based on an incorrect assumption. The small strip of land on the south edge of the Twin Lakes was deeded to Boulder County by the developer of a nearby subdivision and dedicated for use by the public. It was not purchased using open space tax funds. If annexed, this land would continue to be owned and managed by Boulder County, and it and its trails would remain open for use by residents and visitors. There would be *no change* in its use or designation and no development on it.

Also, using the incorrect assumption some neighbors have been asserting that “the annexation of open space” would “set a bad precedent.” This has been the basis of criticism of the Boulder County Housing Authority, Boulder County Commissioners, and Boulder County Parks and Open Space, among others, and some neighbors in the Twin Lakes area are using this misleading language (signs are up in medians throughout the Twin Lakes neighborhoods) to generate additional opposition to BCHA's and BVSD's affordable housing proposal. There is no precedent being set if the designation and use of the property is not changed, and if the ownership of the property is not changed. Also, the BVCP's anticipation that all Area II lands would be annexed into the City of Boulder service area includes open space areas that are within such community service areas.

Fears over the potential annexation have also been linked to an incorrect assumption that there is a desire to begin annexing additional Gunbarrel properties (i.e., neighborhoods) into the City of Boulder. Annexation of the BCHA and BVSD parcels would not create enclave areas, which can trigger automatic annexation. Also, planners have been clear that *there is no desire for annexation of Twin Lakes neighborhoods* as the neighbors have generally indicated they do not want annexation of their properties. The city and county have included language in the BVCP limiting the possibility of such annexation to “if resident interest in annexation does occur in the future.”

It's also important to note that any annexation of the BCHA and BVSD parcels would occur at a later date and would be subject to a separate City of Boulder process, including public hearings. There are three options to gain the necessary contiguity. The specifics of which option is chosen would be worked out between the City of Boulder and the property owners at the time of the annexation proposal.

Stability and success is tied to quality of life

Some neighbors have asserted that “concentrating low-income residents” in their Gunbarrel neighborhoods is inappropriate because of the “distance from services”. If “services” includes grocery stores, gas stations, doctor's offices, and child care centers, we know this is a non-issue. BCHA's Aspinwall development in Lafayette is in an area similar to the Twin Lakes parcels, located just over a mile away from the services listed above. Just like those living in the neighborhoods near Twin Lakes,

most people living in the Aspinwall affordable housing development are easily able get to their jobs, the grocery store, their children’s school or daycare, and many other places they need or want to go. Twin Lakes’ proximity to Highway 119, an important travel corridor, also makes it a good choice for the construction of affordable homes. Additionally, for those who choose to utilize public transportation, there is an RTD bus stop within a half-mile of the Twin Lakes properties, providing direct access to and from downtown Boulder.

It is stable housing that is the primary boost for people in need, not necessarily “easy access to services.” In fact, access to a higher quality of life and social mobility (i.e., not concentrating low-income residents *in existing low-income areas*) is a significant contributor to success for struggling families, individuals, and children. At Aspinwall and Josephine Commons, BCHA hears regularly from residents that “living in such a nice area” helps them feel more optimistic and improves their outlook on their lives, which in turn can propel them toward further stability and success. Increasingly there are [examples](#) of this forward-thinking approach to the creation and location of affordable homes in the United States.

BCHA is committed to diversity within our sites and the neighborhoods in which they are located. We serve a wide range of incomes, as discussed in further detail below. Additionally, in cooperation with our sister agencies in the cities of Boulder and Longmont, we prioritize geographic dispersal of affordable homes all across Boulder County (including through Housing Choice Vouchers, which can be used anywhere they are accepted). **We actively seek to build safe, secure, and aesthetically pleasing communities that foster opportunities for interactions between diverse groups of people.** And notably, permanently-affordable housing currently makes up less than 0.25% of Gunbarrel’s housing stock.

BCHA is committed to being part of a regional solution to our community’s housing challenge. We work with other local governments and housing providers to demonstrate that through collaboration with all stakeholders we can make tremendous progress in ensuring our community is diverse and supportive of our workforce, and that it retains the quality of life that so many are able to enjoy here.

Why the Archdiocese sold the property to Boulder County

With regard to the intent of the sale of the BCHA Twin Lakes property in 2013, Lou Bishop, Director of Real Estate with the Archdiocese of Denver, is familiar with the history of the property and the Archdiocese’s hopes for it. The Archdiocese looked at a number of uses for the property over the years, originally including construction of a Catholic Parish and school and much later contemplating potential senior or affordable housing development. Marketing efforts over time yielded a few potential third party purchasers, but each met with insurmountable challenges with area governments that precluded their purchase of the land. The Archdiocese also approached both the City and County open space departments, but received responses of “no interest” from them.

Lou noted, “We wanted to get the highest and best use of our property as well as the best price we could get. The opportunity presented itself with Boulder County to do that for a purpose we were supportive of. It appeared to be the best of both worlds – we got a reasonable value for the property that was consistent with its appraised value at the time and felt that suitable development prospects

would be feasible with the county as the buyer. It made sense that if either the City or the County of Boulder was the owner, they would be most likely to succeed in making the property productive.” There were no contingencies of any kind, however, attached to the property’s sale to Boulder County.

Availability of land for affordable housing in Boulder County

There have been assertions that there is “plenty of land” on which BCHA and BVSD (and/or the City of Boulder) can build affordable housing. This is simply not true. The reality is that available land for development in Boulder County is rare, especially in and around the City of Boulder, including Gunbarrel. In fact, **the opportunity to jointly develop 20 acres into a mixed-income community in a partnership between BVSD and BCHA is unprecedented and there are no other options for such a partnership in the entire county.** In early 2013, BCHA set a goal of acquiring properties to “land-bank” for future affordable housing development. At the time the goal was to acquire *three parcels by the end of the year*. Over three years later and having worked with three different real estate brokers to help secure land, BCHA has been able to acquire only two such parcels, 6655 Twin Lakes Road and the Kestrel site in Louisville, a public-private partnership currently under construction as a mixed-income and mixed-use development. BCHA must compete with the private market for land, and the private market is extremely tight in Boulder County. This is why opportunities to build affordable housing for our communities are exceedingly rare, and any current land that is designated for development (as the Twin Lakes property has been since 1977) as opposed to open space should be carefully considered for affordable housing development. This, combined with an incredibly unique opportunity for BCHA and BVSD to partner to create additional affordable homes specifically for school district staff, including teachers, is why we have said **this is a once-in-a-generation opportunity.**

Medium density = more flexibility

Concerns have been expressed about density and some neighbors have said they would prefer low-density development with single-family homes similar to the neighborhoods to the east of our Twin Lakes parcels. It’s important to recognize that in order for this kind of low-density single-family home development to occur, it would be necessary to use *more* of the available land than with a higher-density clustered development of smaller units. This would greatly reduce our ability to create a wildlife corridor, park, community garden, and other amenities the neighbors would like to see included.

At 12 units per acre, BCHA and BVSD have the flexibility (including financially) to be more creative with the overall massing and design of the development. This is because the inclusion of an adequate number of smaller affordable homes helps leverage funding that can be used to create a park, community garden, and trail connections, improve habitat for wildlife through the use of native trees and vegetation along a corridor across both properties, and incorporate more creative solutions for parking and traffic flow. The development of larger homes on larger lots does not allow for this flexibility. In fact, single-family lots typically take up more land area per dwelling unit, resulting in less land available for habitat. Single-family lots also typically have fenced yards, and the additional fencing creates significant barriers and further fragments habitat. We understand this is counterintuitive in some ways for neighbors, and it’s not necessarily easy to explain. However, we think this is a critical point that forms a big piece of the foundation of our request for a land use designation that allows for our desired 12 units per acre.

Mitigating traffic impacts with thoughtful design

We have heard concerns about traffic impacts of constructing up to 240 affordable homes on the BCHA and BVSD properties. These impacts would be assessed as part of the development review process and we would be required to include traffic mitigation measures to address any issues identified. Thoughtful design and layout of the community can make a tremendous and positive difference when it comes to traffic flow and volume, and because we have experience in doing this, we know we can find creative and effective solutions to any issues identified.

Decisions and process questions

Despite concerns expressed by some neighbors that “decisions were made over a year ago (or longer)” about these properties, only two decisions have been made thus far.

First, on the advice of the Boulder County Housing Authority, Boulder County Commissioners purchased the 6655 Twin Lakes Road property in 2013 with the intent of building affordable housing on it. Initial drawings, density, wildlife, and hydrology studies, and other analyses have been conducted to help determine the property’s suitability for development. These are studies that would be conducted by any developer seeking to ensure a path forward to responsible and appropriate development. The other decision was made by the Boulder Valley School District to partner with BCHA in an attempt to build affordable housing on the district’s property.

Since the purchase of the BCHA Twin Lakes property in 2013, the intent has been to transfer the parcel from Boulder County to BCHA, since in order to develop affordable housing on it (which is why it was purchased), BCHA must be the deed-holder.

BCHA has been consistently engaged in public planning efforts with elected officials throughout Boulder County since 1975. We believe that the community has spoken consistently and loudly in support of the need to expand our efforts to provide more affordable housing.

BCHA and BVSD also believe that there is ample opportunity for community input through the public hearing and engagement processes for the BVCP, annexation, and development; through the facilitated dialogue with Twin Lakes Action Group; and through the BCHA’s monthly public hearings and other public meetings and ongoing public outreach activities.

Some of the neighbors’ stated distrust of the County Commissioners, BCHA staff, and others involved in this proposal for affordable housing has distracted substantive discourse over the clear and pressing need for additional affordable housing throughout the community. We’ve been direct with the neighbors about our intentions, and we understand they have not always received the answers they want. However, we wish could also include an honest discussion of the need for affordable housing in our community and the appropriateness of these Area II infill properties for the construction of quality affordable homes and needed amenities for the surrounding neighbors. BCHA and BVSD have committed to an open ongoing dialogue with community members and we welcome the community’s feedback to help improve the overall development.

Wildlife and hydrology contractor RFPs and selections

Statements that wildlife and hydrology contractors were chosen and studies were conducted outside the recent Twin Lakes Stakeholder Group (TLSG) facilitated discussions for the BVCP process are correct, and this is because **these studies were intended to inform our ability to develop the properties, not the BVCP process.** BCHA had heard repeatedly from neighbors that wildlife and hydrology of the area were two of their primary concerns related to development, so we began the RFP process to help answer some of the neighbors' questions and determine for ourselves if development would be feasible on the property. Many more rigorous studies will be required as part of the development process going forward, and BCHA and BVSD will work with stakeholders, including willing neighbors, to ensure these studies are conducted with their input. It's also important to note that in April, Boulder City Council member Mary Young clarified in the first facilitated meeting that "studies such as those referenced in the [council motion creating the TLSG] were not intended to inform the land use designation in the BVCP...rather, they were intended to inform a potential site plan. There is a long lead time on these studies (up to 2 years), so getting them started now is beneficial." Questions for the studies were submitted by the Twin Lakes Action Group through the TLSG, and BCHA and BVSD feel the studies addressed these questions.

Studies sought to inform development potential

As creators of affordable homes for our communities and employers of school district teachers, staff, and administrators, a major goal of ours is to determine whether or not our properties are suitable for the construction of affordable housing. So one of our questions in our requests for study proposals would naturally be "*are the properties suitable for the construction of affordable housing(?)*".

For the geotechnical study, in order to get a full understanding of the capacity of the property, we indicated in the Request for Proposals (RFP) that "the report should identify areas of the site best suited for multi-family development and identify all potential problems and include potential mitigation strategies." For the study of the hydrology of the area, we requested analysis of the water table "as it relates to potential development...as well as potential impacts of development on adjacent properties."

For the wildlife study, we asked in the RFP for evaluation of current wildlife and habitat value to species in the area that includes a "thorough discussion of the impacts that development of the parcels may have on area wildlife and wildlife habitat," and that the report should "recommend potential mitigation measures that would help reduce any impact that development may have on area wildlife and wildlife habitat."

This language was included because our intent is to build affordable homes on the properties and we need to know a) if development can or should occur given the current and historic condition of the properties and b) if development occurs, what the likely impacts would be and how we could ensure we do the best possible work. For a variety of reasons, including professionalism and liability, we expect the study findings and conclusions will be accurate.

Protecting –and enhancing- wildlife habitat

The wildlife that use these properties for travel, foraging, or nesting will have ample area set aside for these activities to continue. BCHA and BVSD will work closely with wildlife and habitat experts to create additional protections through the planting of sheltering and nesting trees and incorporation of native grasses (which are currently largely absent on the properties), as well as the set-aside of travel corridors and buffers from wetland areas. Many of us within BCHA and BVSD are environmental advocates ourselves, so wildlife and habitat protections are important to us in the work we do.

There is a family of owls that has been living in a tree near a home in the subdivision east of our property. Based upon research and consultation with wildlife experts, it is our understanding that the great horned owl is a human-adapted species and one that is currently thriving in Boulder County, in both rural and urban environments, and we anticipate the owls will continue their long-term residency in this area if development proceeds. We will seek opportunities for minimizing disruption for the owls, including constructing a wildlife buffer in our future design and ensuring proper timing of construction, as we expect will be recommended in the final habitat study.

The preliminary habitat assessment completed by Felsburg, Holt, and Ullevig has been [published](#) on the Our Boulder County web site and contains a significant amount of helpful information and recommendations for us as we continue to evaluate the best options for protecting -and in some cases, enhancing –wildlife habitat on our properties.

Mowing our Twin Lakes properties to reduce fire danger and control invasive plants

Both BCHA and BVSD have been mowing the Twin Lakes properties, as others have done for decades, in order to reduce fire danger (and as directed by the fire marshal) and to control invasive species.

Mowing occurs regularly in open areas (including in county-owned designated Open Space) all over Boulder County in part because it mimics the natural fire process, which helps maintain the health of both habitat and vegetation and is critical for noxious weed management. We believe this is much better than a fire burning through the mostly-non-native grasses, which can endanger surrounding habitat, area neighbors, and the forest along the south edge of the Twin Lakes. We also believe it is very important to ensure noxious weeds do not take over this field and spread to surrounding areas.

Wildlife biologists from Felsburg, Holt, and Ullevig conducted their final examination of our property in late August for the first phase wildlife and habitat report they recently released. For the most recent mowing, we waited until after that final site investigation was completed.

Proper planning and engineering can address hydrology and groundwater issues

Many of the surrounding neighborhoods have had issues with high groundwater and some homes have sump pumps that work year-round to remove water from beneath and around basement areas and crawl spaces. This is not necessarily unusual for Boulder County, where groundwater levels vary considerably from one area to the next. There is much we can do to minimize development impacts on groundwater, including building with pier foundations anchored to bedrock beneath the water table,

routing the flow of surface water, and eliminating the use of basements and crawl spaces. We are confident, based on preliminary input from the geotechnical study and our knowledge of the available technology for mitigating groundwater impacts, that the construction of up to 120 units each on the BCHA and BVSD properties will not have an effect either way on the water table in surrounding neighborhoods.

The thorough hydrological analysis performed to date by Martinez Associates on the Twin Lakes property is reflected in a preliminary investigation report that is now [published](#) on the Our Boulder County web site. This analysis is an early but accurate picture of the groundwater and soils in the area over several months, and it contains helpful information and recommendations that could guide us in design and construction. Groundwater monitoring will continue for a full year and will be summarized in additional periodic reports.

With the soil types in the Twin Lakes area (which contain dense clay), it is not surprising that, during the wet seasons, runoff is slow to seep into the ground. Alongside our work to ensure building footprints have minimal impact on groundwater, there is much we can do to better route the flow of surface runoff water to ensure water does not pool on the properties. The stormwater improvements on BCHA and BVSD's properties could in fact be a benefit to the homes in surrounding neighborhoods.

The City of Boulder's Cash-in-Lieu program

The City of Boulder's "Cash-in-Lieu" program allows private developers to "buy out" of the City of Boulder's requirements that they build affordable housing into their new developments. As you know, the Boulder County Housing Authority and Boulder Valley School District are not connected to the Cash-in-Lieu program. We also have no input into the decisions made by builders of for-profit developments anywhere in Boulder County. It's important to note, though, that the funds generated by the Cash-in-Lieu program are earmarked to help fund the creation of affordable and supportive housing elsewhere. If our proposal moves forward, we would apply for some of this funding to help cover the costs of building affordable homes at Twin Lakes for very low income residents and people with special needs. Cash-in-Lieu funds can also help leverage additional funding for the creation of affordable housing.

The entire community benefits from the creation of affordable homes

As we said in our letter prior to the joint hearing on August 30th, we are hopeful the broader story of community need will be the basis on which decisions of this kind are made. The voices of the Twin Lakes neighbors are important, and we hear their concerns. While we know some of them are opposed to any development on these open fields, we also know that others are interested in having amenities nearby such as a park, community garden, trail connections, and a wildlife corridor. And we know many neighbors want to see some for-sale housing as part of the mix. Should development move forward, we are committed to establishing an advisory group that includes Twin Lakes neighbors and other stakeholders so the broader community can more formally help inform our work.

We believe the voices of those in need and those who know the need should also have their relative weight in matters like this. As you may have seen, nearly 40 organizations from around Boulder County have signed on to our statement indicating support for the use of the Twin Lakes properties for the construction of affordable homes. These organizations and the people within them see the depth of

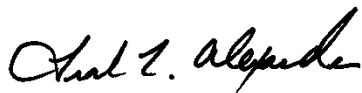
need for affordable housing every day. And as we've stated before, at least 40,000 people in Boulder County live in households in which over half their income goes to rent every month. We know that 63% of Boulder County residents are now priced out of homeownership. In a [recent survey](#) BCHA conducted through social media, nearly 73% of respondents said the lack of affordable housing in Boulder County is either extremely or very serious, and 75% said their housing expenses are extremely or very burdensome, meaning they have to cut back on necessities like food, health care, and heat to pay their rent or mortgage.

BCHA and BVSD are hoping to create rental units for those earning up to 80% AMI (\$75,000/year for a four person household) and homeownership opportunities for those earning up to 120% AMI (\$113,000/year for a four person household). For BCHA, our largest populations of affordable housing residents are single working mothers and seniors. BVSD's target populations are teachers, teaching assistants, custodians, bus drivers, and other school staff. Again, **this partnership represents an excellent opportunity to provide for all these populations what is likely their largest stabilizing force: quality, permanently-affordable and supportive housing.**

BVSD recently opened an interest list for affordable housing amongst their staff. Over 550 people have signed up, and of those who disclosed their household income a significant portion of them appear to be eligible for the housing. BCHA has nearly 250 people on our Gunbarrel prospective tenant list already (despite little information having gone out to the broader community), and our other interest and wait lists collectively have thousands of people who are hoping for an affordable home so they can remain in the community they love. BCHA and BVSD both have decades of experience in serving the broader needs of our communities. We also know how to ensure wildlife, hydrology, and engineering concerns are addressed alongside the high quality housing we build – we've done this for many years in our work. We are committed to working with the Twin Lakes neighborhoods to integrate much-needed affordable homes for our broader community and help enhance the Twin Lakes community as well.

We believe this opportunity at Twin Lakes is a watershed moment, and one that will demonstrate Boulder County's commitment to working through tough issues to continue to address our growing affordable housing crisis. Thank you for your patience through this lengthy letter and for your thoughtful consideration of our request for your approval of planners' recommendation for a Medium Density Residential designation through the BVCP for the Boulder County Housing Authority and Boulder Valley School District Twin Lakes properties.

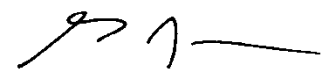
Sincerely,



Frank L. Alexander, Executive Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
Boulder County Housing Authority



Glen Segrue, Senior Planner
Boulder Valley School District

Director, Boulder County Department
of Housing and Human Services



September 15, 2016

Dear Planning Commission and Boulder County Commissioners,

The Boulder Valley School District (BVSD) appreciates your consideration of the current land use change request for district-owned property in the Twin Lakes Neighborhood. Together with the Boulder County Housing Authority (BCHA), we attempted to introduce the main issues in developing affordable housing on the property as we saw them at the August 30 joint meeting. At this time we would like to address any remaining concerns related to BVSD's desire to provide affordable housing for district employees.

The provision of affordable housing for school district employees is rare but not unprecedented throughout Colorado and the nation. A number of other examples do exist that are either under development or completed. More importantly, these examples cover the full spectrum of housing goals being considered by BVSD, from apartments targeted to entry-level employees and first year teachers, to ownership opportunities to retain experienced teachers and administrators. These examples include:

- Asheville, North Carolina is completing construction of 24 subsidized apartment units designed to attract new teachers. This project was the product of a partnership between two school districts, the county, a credit union, and a non-profit organization.
- Los Angeles Unified School District has constructed "Sage Park," an apartment complex with 90 subsidized units.
- Santa Clara Unified School District, California was one of the first to provide subsidized housing and now owns 70 subsidized apartment units.
- San Francisco, California currently offers down payment assistants to teachers at select schools through the City. The City and School district are currently developing a comprehensive plan to expand down payment assistance and rental subsidies as well as offer subsidized units by 2020.
- Cupertino Union School District has a plan for 200 affordable apartment units to be complete by 2019.
- Newark, New Jersey is currently constructing "Teacher Village," a mixed use project with several charter schools, retail, and both subsidized and market housing designed for teachers.
- Telluride School District, Colorado currently owns 9 units managed by the District. 3 of these are condominiums purchased within a housing authority affordable housing project and are rented to new teachers at subsidized rates. The others are duplexes built by the school district and are a mix of subsidized rentals and price restricted for-sale units. These units are suited to retain

current teachers and administrators. In addition, the district owns an additional 6 lots and has plans to construct townhomes and single-family detached units on these.

- Roaring Fork School District, Colorado included \$15 million in their last school bond specifically for the construction of affordable housing at 3 sites. Plans thus far have included apartment and townhome units managed by a local housing authority.
- Jackson Hole, Wyoming has been working with a community trust to construct deed restricted single-family detached units for district employees and has built a handful thus far. The foundation is working to expand the program and include other local service providers, such as hospitals.

Apart from these specific examples of projects headed by school districts, BVSD is fortunate enough to be a part of a community with extensive programming and experience in providing affordable housing. The obvious example is BVSD's partner in the Twin Lakes development, BCHA, which currently provides 609 affordable units in Boulder County and has 200 additional units under construction. Interestingly, BCHA's involvement has been the source of some criticism of the project because of that organization's focus in the past on rental units targeted at 60% Area Median Income (currently about \$60,000 per year for a family of four) or less. The criticism has been that, at this level, very few teachers would qualify for housing. However, the fact is that neither BVSD nor BCHA are constrained to providing units within this limited income range. In expanding affordable options to more income levels, our organizations have an immediate example with the City of Boulder, which offers affordable options up to 120% Area Median Income on a broad community scale.

We realize that the current plans to provide affordable housing to district employees are lacking in specific detail and appreciate how this complicates the decision making process at this time. However, the development of a concrete affordable housing plan involves many moving pieces, none of which are available to us at this time. Detailed Market studies will be needed to inform both the needed housing mix and design of structures. Design professionals will provide pricing and construction options. More comprehensive surveying of district personnel is also needed. Should the current land use change be approved, the District will have the certainty it needs to invest in this level of planning and proceed to the annexation and design phases of the project. What we do have at this time is the certainty that developing a program to provide affordable housing to a variety of BVSD employees and income groups has been done and can be done.

Sincerely,



Don Orr
Chief Facilities Officer



Glen Segrue
Senior Planner

From: [Boyd, Norris \(Norrie\)](#)
To: [boulderplanningboard](#)
Subject: Twin Lakes Update
Date: Friday, September 16, 2016 5:38:32 PM



Planning Staff Recommendations for Twin Lakes Properties

As you probably know, planning staff from Boulder County and the City of Boulder recently made a recommendation for a land use designation change for the Boulder County Housing Authority and Boulder Valley School District properties at 6655 and 6600 Twin Lakes Road and O Kalua Road south of Twin Lakes in Gunbarrel. The planners' recommendation was that our properties be given a Medium Density Residential Designation, with an Environmental Preservation designation applied to a drainage way and wetlands area on the property. The full staff recommendation can be found [here](#).

Public meetings and hearings continue in the Boulder Valley Comprehensive Plan process for these and other properties' land use designation requests. More information on the upcoming meetings is below.

Preliminary Hydrology and Habitat Assessment Reports

Preliminary habitat and geotechnical assessments for the Boulder County Housing Authority's property at 6655 Twin Lakes Road and the Boulder Valley School District's

parcel at 6600 Twin Lakes Road and O Kalua Road have been completed and draft reports are now available online at the following links:

- Preliminary [Geotechnical and Hydrologic Investigation of Twin Lakes properties](#)
- Preliminary [Habitat Assessment of Twin Lakes properties](#)

Comments or questions on the Preliminary Habitat Assessment are welcomed through the use of [this form](#). All input received will be forwarded to the contractor, Felsburg, Holt, and Ullevig for any further action (including response, where necessary).

Comments or questions on the Preliminary Geotechnical and Hydrologic Investigation report are welcomed through the use of [this form](#). All input received will be forwarded to the contractor, Martinez and Associates, for any further action (including response, where necessary).

Meetings and Hearings on Land Use Changes

The Boulder Valley Comprehensive Plan (BVCP) hearings for our Twin Lakes property are underway. On August 30th, Boulder County Commissioners and Boulder County Planning Commission members heard from us on our proposal for affordable housing on the property and from the Twin Lakes Action Group on their proposal for open space on the parcel. They also heard from both supporters and opponents of the proposals. If you were unable to attend the hearing, the video recording of it is posted [here](#) on the Boulder County Commissioners' web site (the Twin Lakes portion of the hearing begins at about 2:50:00 in the recording).

No decision was made at the hearing. Instead, **Planning Commission members will meet on Wednesday, September 21st at 1:30 p.m.** in the Boulder County Courthouse (1325 Pearl Street in Boulder) to deliberate and make decisions on staff recommendations. There will be no public hearing because testimony was taken on August 30th. Boulder County Commissioners will meet on Tuesday, September 27th at the courthouse for their deliberation and decision. Again, no public hearing will be held because testimony has already been taken.

The next joint public hearing will be **Thursday, October 13th at 6 p.m. at Boulder City Council Chambers (1777 Broadway), when city council will sit with the Boulder Planning Board** to hear planners' recommendations on land use changes and then take public comment. The Planning Board members will deliberate immediately following the public hearing and make their decision, while **city council members will meet on Tuesday, November 1st at 6 p.m.** (again at the City Council Chambers) for their deliberation and decision.

Upcoming BVCP Hearings and Decisions on Land Use Change Requests

[\(more information available here\)](#)

MEETING AND PURPOSE	DATE AND TIME	LOCATION
<p>Boulder County Planning Commission decision</p> <p><i>The Planning Commission will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony was taken August 30th.</i></p>	<p>Wednesday, September 21 1:30 p.m.</p>	<p>Boulder County Courthouse Commissioners Hearing Room (3rd floor) 1325 Pearl Street (map)</p>
<p>Boulder County Board of Commissioners decision</p> <p><i>The County Commissioners will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony was taken August 30th.</i></p>	<p>Tuesday, September 27 3:30 p.m.</p>	<p>Boulder County Courthouse Commissioners Hearing Room (3rd floor) 1325 Pearl Street (map)</p>
<p>City of Boulder City Council and Planning Board joint public hearing</p> <p><i>A joint public hearing of the City Council and Planning Board on the staff recommendations for land use change requests. This is the public hearing for the Oct. 13 Planning Board and Nov.1 City Council meetings, which will use public testimony taken during this meeting.</i></p>	<p>Thursday, October 13 6:00 p.m.</p>	<p>City of Boulder Municipal Building City Council Chambers 1777 Broadway (map)</p>
<p>City of Boulder Planning Board decision</p> <p><i>The Planning Board will deliberate and make decisions on the staff recommendations.</i></p>	<p>Thursday, October 13 Immediately following joint public hearing</p>	<p>City of Boulder Municipal Building City Council Chambers 1777 Broadway (map)</p>
<p>City of Boulder City Council decision</p> <p><i>The City Council will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony will have been taken Oct. 13.</i></p>	<p>Tuesday, November 1 6:00 p.m.</p>	<p>City of Boulder Municipal Building City Council Chambers 1777 Broadway (map)</p>

These Boulder Valley Comprehensive Plan meetings represent the beginning of an extensive public engagement around the Twin Lakes properties. If our proposal moves forward, there would be many additional public input opportunities within the annexation and development processes, and BCHA is also committed to engaging an advisory group that includes willing neighbors of the Twin Lakes area to help ensure that any development that occurs also contains amenities preferred by the broader Twin Lakes community.

Remember that anyone interested in living in affordable housing at Twin Lakes can sign up for the [interest list](#) to receive updates like this and others. We also have an [information list](#) for those interested primarily in following the proposal and knowing about upcoming meetings.

Please forward this information to anyone who might need to see it. Thank you!

Norrie Boyd
Executive Director, Boulder County Housing Authority

*Additional information about our proposal for affordable housing at Twin Lakes in Gunbarrel can be found [here](#).

Equal Housing Opportunity: Boulder County, in accordance with the Fair Housing Act, prohibits discrimination on the basis of race, color, age, religion sex, sexual orientation, disability, familial status or national origin.

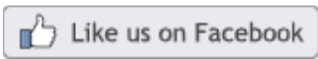


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From: [Jennifer Johnson](#)
To: openforum@dailycamera.com
Cc: [#LandUsePlanner](#); council@bouldercolorado.gov; [Boulder County Board of Commissioners](#)
Subject: affordable housing is important for our souls
Date: Saturday, September 17, 2016 3:08:38 PM

Racism, segregation, and affordable housing are linked, not just historically, but today, right here in Boulder. If you don't work, go to school with, or live near people who are black, Hispanic, or poor, you're vulnerable to prejudice—perhaps not blatant Trump-style racism, but the more pervasive fears and stereotyping that I've seen in discussions of every proposed affordable housing project for many years.

Objectors always say they support affordable housing—just not there. They give reasons they think will appeal to us—a firefly habitat, a pair of nesting owls, a lack of access to services for the people who would live there. But neighborhood online forums and email threads tell a different story: fears that if poor, Hispanic or black people move in they'll bring crime, noise, vandalism, and devalued housing prices with them.

I always wonder—do you know any of the working poor? Have you been to their homes? If you do, odds are that you've seen folks who embody values you'd like to see more of in your neighbors and children: generosity, tolerance, and willingness to work hard and sacrifice for the good of the family (which often includes poorer relatives elsewhere). They survive in large part by creating a community safety net.

To be the land of opportunity we have to make room for people who differ from us. We need to actively desegregate our city so they can live and work with us and send their kids to our excellent public schools. Creating more affordable housing is the most natural way to provide the human contact that opens hearts and minds and engenders that most underrated virtue, generosity.

Jennifer Peters Johnson

3725 Cayman PI

Boulder, CO 80301

303-931-3396

jpj1952@gmail.com

From: [Mike Smith](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)
Cc: [Case, Dale](#); [Fogg, Peter](#); [Giang, Steven](#)
Subject: Twin Lakes LTEs and Guest Opinions from the Boulder Daily Camera
Date: Sunday, September 18, 2016 6:55:30 PM
Attachments: [Twin Lakes LTEs & Guest Opinions as of 18 Sep 16.pdf](#)

Dear members of the Boulder County Commission and Boulder Planning Commission

For your record, I have attached a .pdf file of most of the letters to the editor and guest opinions on Twin Lakes that have appeared in the Daily Camera since mid-January 2016. The file is chronological, with the most recent LTEs and Guest Opinions appearing at the top of the file. I have NOT included the Daily Camera letters and Guest Opinions submitted by County and City employees since, like much of the Twin Lakes testimony by County employees and residents of affordable housing units at recent public hearings, those letters appear to have been produced as a result of active and inappropriate e-mail "urging" by employees of the Boulder County Housing Authority and other County departments. I believe that such lobbying is coercive, inappropriate, and may likely also constitute a conflict of interest on the part of County employees.

Sincerely,

Michael L. Smith
4596 Tally Ho Trail
Boulder CO 80301-3862
m_l.smith@earthlink.net
303.530.2646 (h)
303.810.5292 (c)

James Verdon: County commissioners act unethically on Twin Lakes

POSTED: 09/17/2016 07:10:10 PM MDT

I live in the Twin Lakes subdivision and am not very happy with what is going on regarding the rezoning efforts.

Do you know it is not illegal for a government agency to utilize its influence to lobby for one of their own initiatives?

Do you also know that the current Boulder County commissioners serve as the board of directors for the Boulder County Housing Authority?

Did you know that the Boulder County Housing Authority sent an email to all of the employees of Boulder County and other county related agencies asking them to advocate in favor of the land-use change regarding Twin Lakes?

Did you know that on Sept. 10 a county commissioners' election forum was held where current County Commissioners Elise Jones and Deb Gardner were asked how it is possible that the housing authority is able to send emails to all of the departments and agencies that utilize their services asking them to advocate in favor of their land-use change?

Did you know that County Commissioners Elise Jones and Deb Gardner did not think there was any issue/problem/concern with sending that email and that no lobbying occurred?

Really?

If it wasn't lobbying then what would you call it other than unethical, immoral, and a conflict of interest?

James Verdon

Boulder

Jennifer Rodehaver: YIMBY and Twin Lakes

POSTED: 09/13/2016 07:20:20 PM MDT

Yes In My Back Yard is how I would have responded to a proposal of affordable housing on Lookout Road between Gunpark Drive and Spine Road just a stone's throw from my Gunbarrel Green backyard. The location seems ideal with access to food shopping, urgent care, a child-care center, a convenient bus stop, and easy access to the Diagonal Highway.

I attended the public discussion Aug. 30 and was disheartened to hear my fellow advocates of affordable housing oversimplifying the issue. It is unfair to imply I don't support affordable housing if I object to this controversial annexation. Several years ago, I worked for the school district and lived at Thistle Community. I struggled financially and deeply appreciate the support I received.

I am against development near the Twin Lakes open space *for one reason only*, which is loss of habitat for wildlife. Meanwhile, within the last two years, 550 "unexpectedly urban" rental apartments have been built in Gunbarrel and are now being leased for an average of \$2,000 per month. I assume Apex, Boulder View Apartments, and Gunbarrel Center needed building permits and a plan approved. How did this happen when we all seem to be in agreement that affordable housing is scarce in Boulder County? I drive by these buildings almost daily and am just dismayed by the loss of opportunity and the subsequent threat to our shared natural environment.

Jennifer Rodehaver

Boulder County

Bill and Kay Smart: Why dual roles?

POSTED: 09/10/2016 07:20:20 PM MDT

We feel that the three members of the Boulder County Commission, who also hold positions on the board of the Boulder County Housing Authority, should be denied their ability to vote concerning the proposed Twin Lakes affordable housing development, due to conflict of interest. Allowing them to vote would be a wrongful use of their power and position. How is it legally possible or "politically correct" to hold these dual positions in the first place? They should not be allowed to have a vote or say of any kind concerning this project as it could be construed to many as a travesty of justice. We can't allow our public leaders to use their power in this way.

Bill and Kay Smart

Boulder

Sameer Brenn: Is local government trying to destroy Boulder?

POSTED: 09/09/2016 07:55:55 PM MDT

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

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

Why are you trying to destroy Boulder?

Sameer Brenn

Boulder

Timothy Cunningham: A dangerous precedent at Twin Lakes

POSTED: 09/04/2016 11:10:10 PM MDT

In sharp contrast to the article "[Twin Lakes Action Group chairman: Let the community buy Gunbarrel land](#)" (Daily Camera, Aug. 31) most of the Gunbarrel residents who spoke at the joint County Commission and Planning Commission meeting on Aug. 30 specifically stated they are in favor of affordable housing — just not in this deeply flawed and isolated location, and not in accordance with the opaque and apparently rigged process employed by the county commissioners, the Boulder Valley Housing Authority and the Planning Commission. How else but "rigged" to describe a circumstance where the affordable-housing architects were hired and paid before the open space annexation and change in land use had even been put through the mandatory public process?

All Boulder residents who care about open space need to pay attention to Twin Lakes. The proposed plan includes annexation of currently-designated open space to achieve contiguity to the city for residential construction in order to increase the city tax base.

Annexing our precious open space for development has been soundly rejected by our governing bodies in the past, so why is it being suggested here?

Boulder voters and taxpayers need to realize that this annexation of open space would establish a dangerous state-wide precedent where any open space land in Colorado could be expropriated for development. This precedent is contrary to the interests of all Colorado residents who value our designated open space. Shame on us if we allow our governing authorities to set this precedent. In Boulder County, we residents pay for open space with taxes. We cherish it. It is part of what makes Boulder special beyond words.

Open space land should be set aside in perpetuity, not grabbed for development through an apparently rigged and precedent-setting process.

Timothy Cunningham

Boulder

OPINION: GUEST OPINIONS

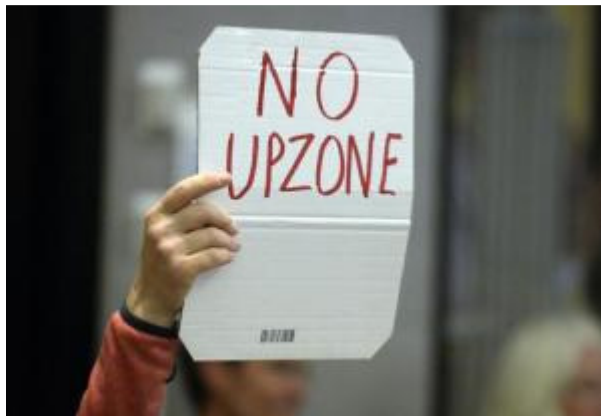
Dave Rechberger: A rebuttal on Twin Lakes

By Dave Rechberger

POSTED: 09/03/2016 07:30:30 PM MDT

I am chairman of the Twin Lakes Action Group (TLAG) and lead facilitator on the discussions noted in the guest opinion by Norrie Boyd and Glenn Segrue ("[BCHA's hope for the future](#)," Daily Camera, Aug. 28).

I could not remain silent after I read the above opinion piece as it relates to TLAG making a compromised or otherwise contrived agreement for any sort of density increases or developmental goals at the two Twin Lakes properties. In fact, the minutes of the stakeholders group (including BVSD, BCHA and TLAG) state specifically that TLAG believes these facilitated discussions failed to achieve their first two objectives and that *no* compromise was made by the BCHA/BVSD related to density. They entered the discussions at 12 units per acre and left the discussion at 12 units per acre. Period. Hinting or sugarcoating this process as anything else is simply a fabrication.



Deb Prenger holds a sign opposing the proposed Twin Lakes affordable-housing development during a Boulder County Commission meeting Tuesday. (*Jeremy Papasso / Staff Photographer*)

Additionally, to set the record straight from their quotes:

1) "The properties have been intended for development and annexation into the city of Boulder since the 1970s."

Fact: They were originally dedicated to be a church and a school, and subsequently intended to be a community park by the original BVCP in 1977 and 1978. They were *never* intended for development of urban density housing.

2) "Diversity of housing types and costs is a core value of the comprehensive plan."

Fact: Equal core values are open space and environmental protections; channeling growth to municipalities, protecting agricultural lands, and protecting environmental resources.

3) "The recommended designations further key BVCP policies, including jobs/housing balance, compatibility of adjacent land uses, sensitive infill and redevelopment, and strengthening community housing partnerships."

Fact: Not only do the recommendations violate at least 19 items in the comprehensive plan, the "up-zoning" presented by "MXR" or "MD" would put the cart before the horse by pre-determining that these lands should be developed, without first engaging in either a) the sub-community planning requested by unincorporated Gunbarrel residents; or b) a comprehensive Gunbarrel needs assessment. Not to mention an open space eligibility assessment that actually applied BCPOS acquisition criteria. It's arbitrary and capricious to put hundreds of potential affordable units proposed for private lands in the Planning Reserve on indefinite hold, while fast-tracking development at Twin Lakes absent comprehensive planning — especially in light of the historical lack of planning or plan implementation in Gunbarrel.

4) "The recommendation is consistent with the mix of densities present in the surrounding area."

Fact: That perspective is extremely selective and only applies to very small plots. The actual density of the entire neighborhood is less than four units per acre. The needs of existing residents for more open space and outdoor recreational opportunities, and nature are ignored and compromised by the request.

5) "Sustainability also includes people. Do we want those who serve us, our children, and our neighbors to have the same quality of life we enjoy? [. . .] we know there are thousands in our community who are counting on us to do so now, while the opportunities are still with us."

Fact: The larger issue is that affordable housing is worth getting right. We haven't done enough planning for unincorporated Gunbarrel or Twin Lakes to have any confidence that land-use change #35 will "get it right." Planned communities with the quality of life and diversity we all seek depend on comprehensive planning. That hasn't happened here. Until it does, we shouldn't be granting change requests submitted by government agencies that

would be routinely denied if submitted by private developers. This is about good planning, planned communities, and good government. It's about taking the time to get it right.

Lastly and critically, this development is only possible through the *forced annexation of county-owned open space* for no purpose other than expanding city development. Better locations exist for BCHA to direct its expertise in the short term, while we take the time to get these parcels right.

The housing challenge in our community has everything to do with skyrocketing rents in Boulder, and little or nothing to do with efforts to fast-track this land-use change #35. Two or three hundred units at Twin Lakes aren't going to put a dent in housing prices around Twin Lakes, let alone all of Gunbarrel, the city of Boulder and Boulder County.

Make no mistake: Supporting this development is a vote *against* appropriate disbursement of affordable housing throughout the community, *against* open space preservation, *against* great neighborhoods and public space, *against* environmental stewardship and climate action.

Dave Rechberger is chairman of the Twin Lakes Action Group.

OPINION: COLUMNISTS

Ron Laughery: Boulder County's failing brain trust

By Ron Laughery

POSTED: 08/29/2016 07:25:25 PM MDT



Ron Laughery

Bad things eventually happen when political power falls into the hands of a few people with narrow agendas, even when they have the best of intentions. Over time, the powerful lose the perspective that citizens often have legitimate interests that differ from theirs.

The Camera's editorial pages have [well documented](#) the decades-long dominance of local government by PLAN-Boulder and, while we owe much to the past work of PLAN-Boulder, their members represent a small portion of our community with some very strong opinions that are by no means universal.

Voters in the city of Boulder have recently gone rogue and added diversity to City Council. However, other parts of local government are still stuck in the time warp that comes with decades of dominance by this small group.

Welcome to Boulder County government that, for the past 22 years, has been dominated by county commissioners handpicked by PLAN-Boulder. This includes all those currently in office as well as two former commissioners who now run the county attorney and parks & open space offices. This incestuous group has been racking up a list of dubious accomplishments that make a pretty good case for some fresh faces at the county building.

Take for example the county's bizarre position on county road rehabilitation, known outside of Boulder County as repaving. For years, every Boulder County resident understood that county roads were to be maintained by — drum roll, please — the county. Silly us. A few

years ago, we learned that this wasn't the county's view and that many of us needed to find another way to have our roads maintained. As we scratched our heads wondering how to fix potholes, the county commissioners went on to clarify that what they really wanted was for some of us to give them more money for road maintenance. When our vote on this tax increase told them not-just-no-but-hell-no, the commissioners just went ahead and demanded payment through a scheme that was quickly thrown out by a court decision best summarized as, "Are you kidding me?" Two years later, the county still can't figure out how to fix the roads. Apparently, Boulder County government doesn't view good roads as a priority.

Those of us who have been repairing our cars and flying over the handlebars of our bikes after riding around on Boulder County roads know better.

How about open space? With our support, Boulder County has acquired 13.5 percent of the total land area in Boulder County for open space. But only 0.2 percent of this publicly-owned land is allocated to trails that the public can access. Hikers, equestrians, and bicyclists have fought long and hard for access to more open space to little avail. Yet, the county commissioners had no problem using their open space to make unscientific statements about the safety of GMO agriculture, something in which they had neither expertise nor a governing interest.

Furthermore, in an act of abject hypocrisy, the county is about to give up some of our open space to facilitate the hostile takeover of the Twin Lakes property for a dense housing development that will also require changes in the Boulder Valley Comprehensive Plan. Open space that is too sacred for recreational use and protected by the Gospel according to the Comprehensive Plan is apparently up for grabs when the commissioners' other friends in local government get a bee in their bonnet. So, it looks like parochial interests and cronyism are now dictating Boulder County's open space policy. Imagine that.

Finally, the commissioners are now asking us to approve a 15-year, \$100 million sustainability sales tax. Wow, that's a lot of money, but who can argue with anything that will allow us to be better sustained? The only problem is that their ideas are old and worn with most having become common practice long ago — things like helping farmers to use water efficiently, providing recycling services, organic farming, and public transit. Boulder County is already full of programs provided by nonprofit organizations for encouraging efficient water use, recycling, and public transit, not to mention our extraordinary organic farm businesses. How can county government realistically add value to these already vibrant and mature activities? Boulder County voters will support innovative ideas, but hanging the sustainability banner above a \$100 million budget to be squandered on environmental ideas

that matured before most millennials were born is not innovation. They just want our money.

Time for some new people with some new ideas. Remember that in November and vote for change in Boulder County government.

Email: ron@bikeandsail.net

Terry Drissell: More urban sprawl

POSTED: 08/29/2016 07:10:10 PM MDT

I am opposed to the updates outlined for the Boulder Valley Comprehensive Plan, particularly the changes to the 2801 Jay Rd. and Twin Lakes areas. The proposed land-use designation changes to allow more development of these areas will further open the door to the urban sprawl that is Boulderopolis, although that may be exactly what the city of Boulder and Boulder County have in mind. Under their constant cry of "but we need more housing!", development will continue at this breakneck speed until there won't be anything left to protect. No red-tailed hawks soaring overhead hunting prairie dogs; no turkey vultures teetering in the wind; no critically sensitive habitats protected from human interference; no open vistas and beautiful views of our foothills and plains.

Perhaps that is also part of the city of Boulder and Boulder County's plan. For such a supposedly "green" city, they seem to have a poor understanding of the complexities and immeasurable value of our natural ecosystems. These resources are not unlimited. They cannot be "recreated" or "replanted" once lost, or replaced by a square of turf stuck within the center of a high-rise apartment complex. I urge those who are quietly watching this happen with a tear in their eye and an ache in their heart to speak up. I ask the council and board to retain the current land-use designations for these areas, and to put the brakes on this rampant, destructive development.

Terry Drissell

Boulder

OPINION: GUEST OPINIONS

Karyl Verdon: Twin Lakes wrong place for housing project

By Karyl Verdon

POSTED: 08/27/2016 07:40:40 PM MDT

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

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

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

- Lack of nearby family-related services (no nearby public schools, libraries, recreational centers, or Housing and Human services).
- Poor "walkability" score (a vehicle is needed to access the local grocery store, banks, restaurants, shopping, and medical center).
- Distance of the RTD bus service route 205 located about a third of a mile on 63rd Street (not walking distance for everyone).
- Increased traffic, on-street parking needs, and pollution on the one poorly maintained road in and out of Twin Lakes/Red Fox Hills.
- The area is a designated wetland, has a high water table and is prone to flooding.
- The threat to the local wildlife; critters like Great Horned owls, herons, foxes, coyotes, raccoons, and many others live in and hunt in these fields. The fields are also wildlife corridors to/from the Twin Lakes Open Space and other county open space.

I am not against affordable housing and see the obvious need for it, but I do not think these three sites' zoning designations should change. Rezoning as medium density will radically change the character of the surrounding neighborhoods and is exactly what the BVCP was put in place to protect against. What has/is happening to Gunbarrel (and all around Boulder County) regarding development seems to be all about developers and their cronies making

lots and lots of money and not about affordable housing at all. Explain to me again why a developer can pay a fee to get around the "affordability" requirement if this is really so important.

What *really* concerns me is what can happen after the rezoning — the county is proposing the city annex part of the LoBo trail on the south side of the Twin Lakes Open Space to establish contiguity for annexation and allow for the development of the sites. This would be a first in Colorado — the county-owned Twin Lakes Open Space will be used to allow annexation of adjacent county land into the city of Boulder. Annexing the open space around a neighborhood creates an enclave for the city of Boulder; after three years the enclave can be annexed into the city — without a vote or any public hearings/notifications/discussions. I have read this is happening in Knollwood and it sounds sneaky and underhanded to me.

Say *no* to forced annexation and rezoning in Twin Lakes!

Gunbarrel residents — speak up now to let your elected officials know where you stand on these issues and that you expect them to represent you and not push their own agenda(s).

Your voice and your vote count.

Karyl Verdon lives in Gunbarrel.

OPINION: GUEST OPINIONS

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

By Martin Streim

POSTED: 08/25/2016 07:30:30 PM MDT

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

The terms organizational ethics and business conduct are used synonymously for organizational compliance or ethics programs. Compliance aspects of these programs have their basis in law, regulatory affairs, or organizational policy. The other basis for these programs is ethical behavior. Behavioral conduct can be as important as compliance-oriented ethics violations. For example, Martin Shkreli, CEO of Turing Pharmaceuticals chose to raise the price of a drug 5,556 percent. He is no longer Turing's CEO. Brian Williams of NBC News lost his news anchor role for misrepresenting his reporting coverage during the Iraq War. NFL Commissioner Roger Goodell suspended Ray Rice for two games after a domestic violence assault.

Commissioner Goodell came very close to losing his job but more importantly exposed the NFL's policies on domestic violence to public scrutiny. These behaviors were not illegal but exacted a cost on individuals, organizations, and their stakeholders.

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

- Publishing a cartoon and information to employees that impugn and editorialize upon the motives of Boulder County residents.
- Providing misinformation to county employees about neighborhood residents' goals for creating an open space.

- Denying that any work had been done with regard to the land parcel in question, when in fact, county funds were spent for architectural renderings two years prior to recent inquiries.
- Parsing the comments of a wildlife biologist regarding the parcel's wildlife values and falsely attributing expert opinion to support the housing authority's arguments.

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

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

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

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

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

Martin Streim lives in Gunbarrel.

OPINION: GUEST OPINIONS

Kristin Bjornsen: Indecent proposal for open space

By Kristin Bjornsen

POSTED: 08/20/2016 07:30:30 PM MDT



Open space near Twin Lakes in Boulder County. (*Jeremy Papasso / Staff Photographer*)

If you care about open space, you should care about the Twin Lakes. That's a bold statement for 20 acres of grassland in the boonies of Gunbarrel. Nonetheless, it's true because of a dangerous proposition being made here: annexation through county open space.

This has never been done before in Boulder County or, according to several land-use attorneys, even in all of Colorado. This precedent, if successful, could open the door to greater urban sprawl and loss of natural lands throughout the state.

In Colorado, for a city to annex property, one-sixth of that property's boundary must be touching the city. This is to prevent uncontrolled, leapfrog growth.

The Twin Lakes fields — which are designated Public and Low-Density/Open Space — are completely surrounded by unincorporated land. No part of them touches the city.

Today, only one unit could be built on each parcel. This is consistent with the original intended development of a school, park and church on each parcel to serve the Gunbarrel community.

This is a problem for the Housing Authority, which is requesting a land-use amendment to the Boulder Valley Comprehensive Plan that would allow it to build up to 360 units of public housing in this one location; 240 units is their stated target.

To achieve annexation, the agency is proposing something that should turn every head: They want to annex the adjacent Twin Lakes Regional Trail Open Space first, to get contiguity, then they will annex the fields (which happen also to be a wildlife corridor).

According to an Oct. 14, 2015, email from the county Land Use Department, "Parks and Open Space policies have never before supported the annexation of open space to obtain contiguity." The planner went on to ask if this would be the case at the Twin Lakes. Parks and Open Space replied by email on Oct. 15, 2015, saying, "Ron Stewart has agreed to let the county open space parcel outlined in turquoise be annexed to provide the contiguity needed so the BCH property can be annexed."

The north field's previous owner, the Archdiocese of Denver, was denied this very same request in 2006, when it wanted to build senior housing. Appropriately so. Colorado Revised Statute 31-12-104(1)(a) aims to prevent county-owned open space from being used for contiguity.

While it's improper for the Housing Authority to suggest exploiting open space in this manner, it is downright shocking that POS Director Ron Stewart agreed to it.

The purpose of open space is to protect natural lands for environmental preservation and outdoor enjoyment, not to enable development. Three-story buildings and 500 to 900 more people would negatively impact the Twin Lakes, which is already the most heavily used POS Open Space property in the county.

More troubling still is the precedent this would set. Planning staff say this will just be a "one time" thing. They seem to think they can open the back door, grab some land, and then close it again. Hardly. Scores of other developers across the state will want to take advantage of this also, using county open space as a portal for acquiring plum parcels.

This would have many undesirable consequences, such as making it easier for cities to jump over urban buffers. Boulder could awake to find other towns much closer to its doorstep.

Annexation through open space would also facilitate the development of rural lands. Environmentally sensitive areas currently surrounded by bucolic countryside could become neighbor to city density developments and all the pressure (increased usage, light pollution, noise pollution) that entails.

For those in unincorporated Gunbarrel, this precedent would pave the way for the forcible annexation of neighborhoods, via the development of open space enclaves. By state law, the city can unilaterally annex enclaves without a vote.

The Twin Lakes are the thread that, once pulled, could unravel the open space buffers we've worked so hard to weave.

On Aug. 30, the county commissioners, who are also the Housing Authority board, and the Planning Commission will vote on the Twin Lakes land-use change requests (Mixed Density Residential or Open Space). In November, the tables turn and the commissioners will ask voters to extend the open space tax.

In the coming weeks, will they demonstrate they are responsible stewards of our public lands? Or will they push to strip open space of a basic protection?

For those interested in attending to share their thoughts, the final review meeting will be at 4 p.m. on Aug. 30 at the Boulder County Court House, 1325 Pearl Street.

Kristin Bjornsen lives in Gunbarrel.

OPINION: GUEST OPINIONS

Lisa Sundell: Failed facilitated discussions

By Lisa Sundell

POSTED: 08/16/2016 07:30:30 PM MDT

I applaud Boulder City Council's recent attempts to bring groups with divergent opinions together through facilitated discussions. One such group, the Twin Lakes Stakeholder Group, was formed to discuss and possibly agree upon a land-use designation for two parcels of land located on Twin Lakes Road in Gunbarrel. This group consisted of representatives from Twin Lakes Action Group (TLAG), a grassroots community organization, and the owners of the properties, Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD).

The groups started the discussions with three land-use options:

1. Open Space — the land-use change requested by TLAG and multiple Gunbarrel residents, including myself;
2. The existing designations for the past four+ decades: Low Density Residential (LDR: 2-6 units per acre) and Public (a school or park);
3. Mixed-Density Residential (MXR: 6-18 units per acre) — the land-use change requested by BCHA and BVSD.

TLAG entered the discussions asking for Open Space with no development. BCHA and BVSD started by assuring the group that 12 units per acre is the highest density they would build (despite having design plans drawn up for 18 units per acre), because, in their own words, "building any higher density on the land would be irresponsible for any developer."

Per City Council, the group's first order of business was to define studies needed to make an educated decision about the best use of the land. Instead, BCHA issued proposals to vendors before the facilitated discussions even began. Over TLAG's objections, BCHA chose the cheapest and least in-depth bids from contractors who focus on construction.

During the six three-hour-long meetings, BCHA and BVSD focused on the need for affordable housing, *not* the appropriateness of building on this particular site. TLAG, on the other hand, presented hours of scientific data showing the unsuitability of building on this land — including hydrological concerns; the fact that the land is a wildlife corridor and hunting ground for dozens of species; and the inconsistency of building 12+ units per acre

when the surrounding area has an average density of 4.3 units per acre.

What was the end result of the discussions?

TLAG's concerns were noted, not addressed or answered. BCHA and BVSD's only response to concerns was to say they are responsible developers. TLAG was willing to discuss maintaining the current land-use designation of 2-6 units per acre if a wildlife corridor was added and buildings were capped at 1-2 stories. This compromise maintains the residential look and feel of the surrounding areas *and* allows the landowners to build affordable housing to meet the needs of up to 120 families.

In contrast, BCHA and BVSD flipped 180 degrees, claiming they already compromised down from 18 units per acre and 12 was the absolute bottom of their range due to cost of building. This directly contradicted a Feb. 11, 2013 memo from Frank Alexander (director of BCHA) to the county commissioners, which recommended purchasing the land with general funds because the very low price (\$470,000 for 10 acres) allows them to build at a lower density (5 units per acre) "which is a reasonable size for a Low Income Housing Tax Credit financed project, and fits within the current proposed zoning." This argument should be the same for BVSD, since they received their land as a dedication in 1963 (to be used as a school or park) for \$10.

Facilitation failed to end with a compromise. It is now up to City Council, city Planning Board, county commissioners, and county Planning Commission to make a decision.

What is a real compromise? The Boulder Valley Comprehensive Staff is recommending a Medium Density (MD) land-use designation of 6-14 units per acre. Where is the compromise?? Why did TLAG participate in facilitated discussions, just to have its participation and the community's interests ignored?

I believe the land should remain undeveloped, but I set that aside and challenge the four governing bodies:

1. Require in-depth studies to evaluate the feasibility and appropriateness of building on this land — which was step #1 in City Council's motion for facilitated discussions.
2. If those studies come back assuring construction won't cause hydrology problems or impact the diverse wildlife, then enforce a *real* compromise: throw out both land-use change requests, Open Space and MXR/MD. Instead, vote to maintain the current land-use designation of LDR with the addition of a wildlife corridor and a height cap of two-story buildings.

This is a true compromise — everyone gets some of what they want, but not all of what they

want.

Lisa Sundell is a board member of Twin Lakes Action Group. She lives in Gunbarrel.

Michael L. Smith: Mowing deliberate attempt to skew Twin Lakes study

POSTED: 08/02/2016 06:35:49 PM MDT

UPDATED: 08/02/2016 06:36:13 PM MDT

Juliet Gopinath's excellent guest opinion, "[Twin Lakes studies are a sham](#)" (Daily Camera, July 31) pointed out many of the severe flaws in Boulder County Housing Authority's hydrology and wildlife studies on the undeveloped land along Twin Lakes Road. But, perhaps because of the Camera's space limitations, she did not mention that halfway through BCHA's already compromised wildlife study, they mowed their entire 10-acre parcel. Or perhaps "scalped" is a more accurate term, because that mowing reduced the wildlife habitat on the parcel from a rich, 2-foot cover of living prairie grasses to a barren wasteland of 2-inch dried stubble.

Coming during the breeding season, it certainly destroyed every nest of several ground-nesting species on the parcel (western meadowlarks, etc.), and very likely killed most or all of several Boulder County "species of special concern," including including tiger salamanders and meadow voles. At the very least, the mowing was an act of severe incompetence by BCHA staff. But given their known determination to charge ahead with annexation, upzoning and construction of dense, multi-story apartments at Twin Lakes, it's hard not to view their mowing as a deliberate attempt to ensure that no "inconvenient" wildlife could remain to be documented on the parcel as BCHA's fatally flawed study concludes. Surely, it unleashed a holocaust on the wildlife trying to live on that land.

The Boulder City Council should demand that BCHA scrap its current wildlife study on the Twin Lakes Road parcels and conduct a new, credible study that includes a full inventory of the species that use the parcels. That inventory should last a minimum of one year in order to document the migratory species. And council absolutely should NOT allow mowing to destroy the habitat in mid-study.

Michael L. Smith

Boulder

OPINION: GUEST OPINIONS

Juliet Gopinath: Twin Lakes studies a sham

By Juliet Gopinath

POSTED: 07/30/2016 07:25:25 PM MDT



An April photo of the parcel at 5566 Twin Lakes Road in Gunbarrel. (*Kira Horvath / Staff Photographer*)

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

The unincorporated fields, immediately south of the Twin Lakes, currently have land-use designations of Public/Low-Density Residential (LDR: 2-6 units per acre) for the south parcel and LDR/Open Space for the north parcel and are zoned Rural Residential. As part of

the Boulder Valley Comprehensive Plan Update, the city and county are reviewing two competing requests for those parcels: one from the Boulder County Housing Authority and Boulder Valley School District for Mixed Density Residential (MXR: 6-18 units per acre) and one from the Twin Lakes Action Group for Open Space.

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

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

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

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

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

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

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

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

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

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

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

Juliet Gopinath is a member of the Twin Lakes Action Group Board of Directors.

Annie Brook: Gunbarrel needs mixed-income housing

POSTED: 05/26/2016 07:15:15 PM MDT

Did you know that 500 new housing units were built in downtown Gunbarrel with no affordable housing included? Downtown Gunbarrel is ideal for successful mixed-income housing. It's walking distance to needed shops, services, and a bus line; things that follow the comprehensive plan and allow successful neighborhood integration of affordable units amidst market rate units.

Downtown Gunbarrel is highly priced, with "lease only" units going for \$1,200+ for a one-bedroom. When developers build lease-only, the city can't enforce onsite affordable because the state doesn't allow "rent control." Developers use "cash in lieu," eliminating apartment ownership and onsite affordable units. The comprehensive plan is ignored.

Now Gunbarrel county residents face city annexation and raised taxes as the city tries to make up for their mistake and meet affordable requirements elsewhere. The Planning Board and Housing Authority are attempting to push through an "all affordable" high-density development in a Gunbarrel location far from needed services and transportation, on a piece of land hydrologically suspect, that would impact the Twin Lakes open space and the owls.

Affordable housing is only successful when we don't create "poor pockets," where less wealthy people are housed in one location, not integrated into mainstream daily life, and cannot walk to services. Affordable units should be mixed with market-rate units in suitable locations. Maybe it's time for council to step up and figure this out, rather than place the burden on Gunbarrel residents and community.

Maybe the city could use their \$1.1+ million "cash in lieu" Gunbarrel buyout money to purchase the two empty pieces of land in walking distance to services in downtown Gunbarrel and build there. Let's have successful mixed-income housing and allow Gunbarrel residents to remain in Boulder County.

Annie Brook

Gunbarrel

OPINION: GUEST OPINIONS

Juliet Gopinath: Gunbarrel needs a subcommunity plan

By Juliet Gopinath

POSTED: 05/24/2016 07:35:35 PM MDT

In June 1975, the Boulder County planning director wrote that "there presently exists an inadequate range of urban services in the Gunbarrel Hill area, including fire, police, public parks and recreation, public transportation, libraries and public schools. All the above are either unavailable, provided on a voluntary basis, or are inadequate to meet even the present demands of the existing population."

Fast-forward 40 years and Gunbarrel has only two public parks (Eaton Park, with no playground equipment, and the Tom Watson Park, located across the busy Diagonal), no library, no rec center, and an infrequent bus line that RTD has proposed decreasing further. Is this the best that we can do?

Successful neighborhoods and spaces are ones that are well thought out and planned, with a mixture of residential, retail and open/green spaces. Unlike a computer game, if we mess up in our building, we can't just clear the screen and start over.

In 2006, the city created a 48-page subcommunity plan for Gunbarrel. The plan outlined the creation of a "pedestrian-oriented retail town center," "an identifiable main street," "a variety of public and civic uses," and "a central public open space area." Yet this document, created with taxpayer dollars, was entirely neglected with the recent construction of 550 high-rise apartments in Gunbarrel's center. What a shame! Although the new residents are welcome to the community, the apartments' site design has permanently destroyed the opportunity for a proper town center.

Now, two 10-acre fields immediately south of the Twin Lakes are threatened with Mixed Density Residential (MXR) development. This could add up to 360 units to a neighborhood that has 422 units — an 85 percent increase in the number of units. The Boulder County Housing Authority's and Boulder Valley School District's land-use change request to MXR clashes with the existing character of this neighborhood and with a responsible subcommunity plan.

These fields represent one of the last opportunities to incorporate some of the community's needs expressed in the disregarded 2006 plan. The two fields bordering the Twin Lakes can

provide a central public open space area and be used for a variety of public uses to build community. In fact, this is the vision Boulder planners had as far back as the 1977 Boulder Valley Comprehensive Plan, when they intended to put a 40-acre community park on the south side of the lakes. Let's keep the land use designation of the fields compatible with the surrounding neighborhoods.

Boulder County and city also need to slow down and put together another Gunbarrel subcommunity plan. The issue is especially sensitive as Gunbarrel spans both the city and county. The 2006 plan states, "The subcommunity is unique because of the shared jurisdiction of planning and service provision among the county, the city, the Gunbarrel Public Improvement District and other special districts."

Currently, Gunbarrel is insufficiently served and has inadequate infrastructure, something acknowledged by the city itself. Government leaders should work with residents to jointly plan a future for Gunbarrel. Many other communities have beautiful parks, community centers, rec centers, and libraries integrated into a single space. Why not Gunbarrel?

It is a loss that the existing subcommunity plan was not followed, as it would have brought solutions to many of these issues. However, it is still not too late. Let's focus on the big picture first. Changing the land-use designation to open space would be an important first step in the right direction.

Gunbarrel residents should be given the same opportunity to plan their future as north Boulder, Mapleton, and Uni Hill. To city and county elected officials and planning boards: Creating a subcommunity plan for Gunbarrel citizens is a great opportunity to incorporate the wishes of your Gunbarrel constituents and give them a voice. After all, isn't that what the Boulder Valley Comprehensive Plan Update community outreach is all about?

Are you interested in spearheading a Gunbarrel subcommunity plan group? If yes, send an email to: gunbarrel.subcommunity@gmail.com

Juliet Gopinath is on the board of directors of the Twin Lakes Action Group.

R. Alan Rudy: In effect, a taking

POSTED: 04/15/2016 07:10:10 PM MDT

A couple of thoughts:

If less expensive housing is deemed necessary in Boulder and increasing density is considered the best solution for that problem, the city must consider utilizing adjoining land in the county zoned for housing. Imposing greater density upon neighborhoods will lead to increased traffic and dilute neighborhood intimacy. There is no justification for avoiding an appropriate solution in order to contort logic at the expense of neighborhoods.

For many in Boulder, their home is their greatest asset. A home is often the vehicle in which savings are accumulated to be utilized toward a comfortable retirement. If Boulder is to limit the size of houses to be built upon lots, it would effect a taking of a homeowner's lot value, which could seriously encumber her prospects for a peaceful future.

R. Alan Rudy

Boulder

Dennis Zuiker: Destroying Boulder's essence

By Dennis Zuiker

POSTED: 03/22/2016 07:30:30 PM MDT

It seems like every day in the Daily Camera editorial section there is an article about the status of the city's housing crisis and the problems that go along with it. We hear from concerned citizens, then almost weekly we hear from the experts, the planning commissions, the sustainability committees, and then we hear from our elected officials.

We, the tax-paying residents, along with the concerned citizens of this beautiful city, love this place. I have to laugh when I start hearing all of the catch phrases like in-filling, and sustainable neighborhoods, and low-income housing. It is disappointing to read when elected officials say that the residents of Boulder are of a certain class. I wonder what class my family was in when my wife and I bought a place in Boulder and she worked days and I worked nights and weekends at Hugh M. Woods to live in Boulder. It is not our fault that the prices of homes have gone up so much, but there is a good reason why Boulder is such great city to live in and an amazing place to raise a family.

The city of Boulder attracted citizens who did everything in their power to help create the best school district in the state. We were more than willing to create bond issues for excellent schools and teachers and thousands of parents volunteered countless hours to help educate our students.

We are more than willing to pay high property taxes so that our neighborhoods have beautiful clean parks and, again, our parks were the beneficiaries of dedicated citizens cleaning up the parks, and helping to maintain them. We can't keep "infilling" places like the Twin Lakes neighborhood and the Hogan-Pancost neighborhood without destroying the very essence of what Boulder was.

We don't need 55th Street and Twin Lakes to become high-traffic arteries throughout our peaceful neighborhoods. It is not our fault that everybody can't live in Boulder. We still have the same roads that we had 30 years ago and they have just become impassable at times. I sometimes tell my wife how fortunate we were that we moved to Boulder in the '80s and she tells me that God had something to do with it. Well, I don't know about that. But I sure hope

these "planning experts" have some clue and can convince the citizenry of Boulder before it becomes too late.

Dennis Zuiker lives in Boulder.

OPINION: GUEST OPINIONS

Lauren Bond Kovsky: A tale of two lakes -- the case for open space

By Lauren Bond Kovsky

POSTED: 03/05/2016 07:45:45 PM MST



A Blue Heron stands in a group of trees near the Twin Lakes land where development of affordable housing has been proposed. (*Cliff Grassmick / Staff Photographer*)

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

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

More than 760 people have signed a petition supporting the creation of a Greater Twin Lakes Open Space. And 2,000-plus people have signed a petition to make an owl preserve for Colorado's most famous owls.

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

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

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

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

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

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

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

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

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

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

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

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

Lauren Bond Kovsky is a naturalist and canoe guide in Gunbarrel.

Barbra Weidlein: Why would teachers live at Twin Lakes?

POSTED: 03/01/2016 07:10:10 PM MST

Matt Samet's [opinion piece](#) about affordable housing for teachers on a highly contested piece of property on Twin Lakes Road brings up some very interesting questions and concerns that have not been previously addressed. Why would teachers want to move to an area that is devoid of services? And full of hydrology problems? Having served on the County Mosquito Advisory Board for eight years, I became well aware of the hydrology problems on and surrounding the Twin Lakes property in question, that continue to lead to frequent standing water throughout the area — perfect mosquito breeding grounds. Teachers are already paid a comparatively low salary for the extremely important work they do. To assume that they will want to live in a less than desirable area is salt to the wound. And if Matt Samet's figures are correct, it's unlikely many would even have this option.

Barbra Weidlein

Boulder

Mike Smith: Twin Lakes site unsuitable for development

POSTED: 02/26/2016 07:45:45 PM MST

It's an open secret that Boulder County Housing Authority (BCHA) made a terrible decision when they bought 10 acres of undeveloped rural-residential County land bordering Twin Lakes at bargain basement prices with the intent to annex, up-zone, and build dense, multi-story apartments on that land.

Why was that land so cheap? Because the high groundwater and flood risk render it unsuitable for development! But BCHA charged blindly ahead, grabbed the land, and is now pressuring council to let them build large housing units in a location totally wrong for such structures.

BCHA's Twin Lakes project also violates no fewer than 19 explicit policy commitments in the Boulder Valley Comprehensive Plan (BVCP) — the "Bible" for all city and county planning. Those many commitments — to preserve rural lands, protect residential neighborhoods, mitigate the negative impacts of development, and minimize flood risks — very clearly tell BCHA (and the decision makers) that their project must be built elsewhere. Even worse, the Housing Authority ignores the very BVCP policy that specifies exactly where and how their affordable housing should be built.

BVCP Policy 7:13 states: "Permanently affordable housing...will be designed so as to be compatible, dispersed, and integrated with housing throughout the community." But BCHA's misguided Twin Lakes plan proposes a non-dispersed, dense enclave of multi-story apartment buildings miles away from the jobs, public transportation, shopping, and human and social services.

The BVCP very sensibly requires that affordable housing be built as infill — near the city, integrated into local neighborhoods, and close to jobs and services. To the extent that council allows the housing authority to run roughshod over the BVCP and proceed with a fatally flawed proposal at Twin Lakes, they also undermine the trust of the public they are supposed to serve. There are many concerned citizens who will be watching council's decision very closely.

Mike Smith

Boulder

OPINION: GUEST OPINIONS

Matt Samet: BVSD and Twin Lakes: Numbers don't add up

By Matt Samet

POSTED: 02/25/2016 07:40:40 PM MST

As a community, we are fortunate to have such good schools and excellent teachers. Recent actions by the Boulder Valley School District, however, have left me baffled. In the 1960s, a developer dedicated about 10 acres of land near the Twin Lakes to BVSD for a school or public educational purposes. BVSD says the need for a school never materialized, so now they say they'd like to partner with the Boulder County Housing Authority to build affordable housing for teachers on the field. To do that, the district is requesting that the land-use designation be changed from public to mixed-density residential (which would allow up to 180 units on the 10 acres) and that the field be annexed into the city through county open space.

Affordable housing for teachers sounds noble enough. Here's the pickle: Most teachers in Boulder Valley wouldn't qualify for affordable rental housing (which is what the housing authority has exclusively built in the last 10 years). To be eligible, a family of four must earn less than \$59,640, which is 60 percent of the Area Median Income. The average salary for full-time teachers in BVSD is \$74,500.

That's a great thing! Teachers should earn even more. It does raise questions, though, about BVSD's plans. Let's look more closely at the numbers, based on salary data obtained Feb. 4 through a Colorado Open Records Act request. To be conservative, we'll assume that the teacher is the sole breadwinner for a family of four.

- Out of 1,595 full-time teachers, 1,274 (79.9 percent) make more than the \$59,640 cap. That means 321 (20.1 percent) might potentially qualify for affordable rental housing, assuming no summer salary or other household income.

- One hundred fifty-five of those 321 teachers make between \$55,000 and \$59,640 — so if their spouse or any additional income brings in \$5,000 a year more, the teacher would be ineligible for affordable rental housing.

- Of the 321 teachers who potentially qualify for affordable rental housing, 185 are first-, second-, or third-year teachers. Many of these early-career teachers are probably younger,

may have roommates, and will be earning more as they advance. That leaves us with 136 teachers who have been teaching longer than three years and make less than \$59,640.

- Of those 136 teachers, *only four work in Gunbarrel*. Sixty-six work in Louisville, Lafayette, Superior, and Broomfield. Twenty-one work in South Boulder; 38 in more central Boulder; two in Nederland; one in Jamestown; and four have floating positions. So building up to 180 units in Gunbarrel makes little sense.

It is true that BVSD may have other options than rentals available, such as the BHP Homeworks program. This raises the eligibility requirements but significantly caps asset growth for teachers trying to build wealth. It's also true that some non-teaching staff may qualify, but BVSD's land-use-change application and communications have focused on teachers.

The plan is fraught with other problems, too. Since the development would receive federal funds, strict rules prohibit giving preference to certain workforces. BVSD planners have been unable to show that they could skirt this. Additionally, they have conducted no surveys to find out where teachers want to live and in what type of housing. Even teacher unions have balked at benefits conferred to only a few.

Those in charge at BVSD must know all this. So what might a "backup" plan be? Well, if this rural-residential, unincorporated field were annexed into the city and up-zoned to allow high-density, it would be worth significantly more. BVSD could then sell it to another developer for a hefty profit. Although that might be a strategic action, it shouldn't be disguised as altruistic.

Our schools teach about the importance of research, factual accuracy, and intellectual honesty. As regards the Twin Lakes, recent statements by BVSD upper management and the housing authority have been schooling me in skepticism.

The spirit of the original land dedication was to give something back to the people of Gunbarrel. Residents' requests for this field to be open space honor that intent. Along those lines, Boulder Valley could make this a field-trip destination where kids could come to watch hawks, eagles, and baby owls; track animal footprints; take water samples; and identify flowers and birds. This idea would be low in cost but rich in experiential education.

Matt Samet lives in Gunbarrel.

Michelle Caolo: No front-end analysis on Twin Lakes

POSTED: 02/15/2016 08:10:10 PM MST

Regarding the Twin Lakes fields, this issue has little to do with affordable housing — and much more to do with foolish purchases.

Boulder County bought the fields in 2013 without doing any front-end analysis. They conducted no assessments of hydrology, wildlife, traffic impact, serviceability, infrastructure, or other key factors. A little research into any of these would have revealed major problems. This is a little like buying a house without inspecting it first. Ironic for a Housing Authority.

The Housing Authority also assumed that they could easily change the land-use designations from Low-Density Residential/Open Space to Mixed Density Residential, spot annex county land into the city, and then upzone the density.

This would be a huge change: The current rural-residential zoning allows one dwelling unit per 35 acres. Mixed Density would allow up to 18 dwelling units per acre — or 180 units on the 10 acres, plus roughly 400 parking spots. Although the Housing Authority says it is seeking only 120 rental units, it uses hedging words like "at this time" and has never repudiated architectural plans showing 168 units.

To continue the analogy, such a change is like buying a log cabin and assuming you can change it to a bustling urban complex — maybe NoDoNoBo? ("Northeast of Downtown North Boulder.")

The Housing Authority is hiding its imprudent purchase behind laments of the housing crunch. Affordable housing we can support. Foolishness, opacity, and arrogant presumption? Never. The Housing Authority must be held accountable for its poor performance, even if it means choosing another site.

Here's an idea: It can use its cash-in-lieu funds to buy some of the 500+ high-end units that just went up 1.5 miles away with *zero* affordable housing (because the developer bought his way out).

Let's say no to NoDoNoBo and create a real win-win for everyone.

Michelle Caolo

Miriam Paisner: Growth explodes

POSTED: 02/07/2016 11:47:47 PM MST

There were two letters to the editor recently and I believe the truth in both of them. The first was "[Hogan-Pancost: Eventually, they will win](#)" (Daily Camera, Jan. 31). I totally agree with Ari Rubin that rich, soulless, greedy developers have destroyed much of Colorado and if allowed to develop said ranching property, will destroy Boulder. We pride ourselves on our open space and wilderness, but that will no longer be if they are allowed to develop Hogan Pancost or Twin Lakes and also East Pearl Parkway.

The second letter ("[Twin Lakes: The case for open space](#)," Daily Camera, Feb. 1) was about Twin Lakes if developed by Juliet Gopinath, talking about the destruction of our natural world even more if allowed to go through.

I have lived here for 25 years and have seen the growth explode and that includes huge traffic jams, a rise in prices of homes. I blame this on our City Council to allow all of this extreme growth. What have they been thinking that allows them to give such liberties to developers who only care about money for themselves?

Doesn't City Council have to drive these gridlocks too? Please speak up to City Council and teach them some common sense.

Miriam Paisner

Boulder

Sonia Smith: Leaving a few things out

POSTED: 02/04/2016 07:20:20 PM MST

The [guest opinion of Frank Alexander and Willa Williford](#) (Daily Camera, Jan. 31) advocating 60-120 units of affordable housing in the Twin Lakes area of Gunbarrel plays on our sympathies, but leaves out several things.

The 6655 Twin Lakes property is not the only one in their land-use designation request. Also included are 10 acres across the street, currently being considered for sale to the Boulder County Housing Authority. Total units under consideration then are actually as many as 240, possibly more — a huge change. The surrounding neighborhoods presently have fewer than 500 units total.

Claims the development will be adjacent to residential developments with similar density fail to acknowledge that only one small development matches the higher 120-unit density they are considering; this does not reflect the rest of the neighborhood.

While they point out that Gunbarrel has less than 1 percent "permanently affordable housing," no statistics are produced for how many Gunbarrel workers are unable to afford housing in Gunbarrel, failing to make a direct community-based argument for this much housing. They fail to point out what the Twin Lakes neighborhood in particular looks like (with 12 units of subsidized affordable housing and housing that is below the average of other areas).

Although today they are only asking that "four decision-making bodies agree to further study our request," the votes for further study lead to a final decision this spring, only a couple months from now. Lack of affordable housing is a serious concern, but the unscientific "social media survey" cited fails to justify steps by the county to change the overarching neighborhood plan, request city annexation in the middle of our neighborhood, and ruin the semi-rural feel that makes this neighborhood appealing.

Sonia Smith

Boulder

Brian Lay: Twin Lakes change should be denied

POSTED: 02/03/2016 07:30:30 PM MST

Are you missing the point of the dispute between Gunbarrel residents and the Boulder County Housing Authority (BCHA)/Boulder Valley School District (BVSD) with respect to the Twin Lakes properties? Many people think the neighborhoods are playing the NIMBY card. In fact, BCHA already owns property adjacent to these fields.

The root of this debate is density. Currently these properties are designated as low density residential in the Boulder Valley Comprehensive Plan (BVCP). This allows development at a density between two to six units per acre (UPA). The average density of the surrounding neighborhoods is exactly in that range; 4.8 UPA.

BCHA and BVSD submitted a land use change request to mixed density residential (MXR), which would allow between 6-18 UPA to be developed on these fields. They support this request with two claims. 1) This density is compatible with the surrounding community; and, 2) Affordable housing would not be financially achievable without these densities.

Developing these 20 acres at 18 UPA would increase the number of units in this neighborhood from 422 to 782, an 85 percent increase. Does that sound compatible to you? Clearly this does not pass the first order test.

Their second argument is equivalent to a developer requesting the city up-zone a property because they need to make a profit. Profit should not be the criteria for analyzing land use changes! The county purchased 10 of these acres for approximately \$400,000. If another developer could have used this argument, these properties would've been developed long ago. Should we treat BCHA/BVSD differently since they are government entities? Every other objective in their request (house teachers, policeman, firefighters, etc.) can be met with the current land use designation. Let's not spend more of our money to study this request. It should be denied.

Brian Lay

Boulder

Juliet Gopinath: The case for open space at Twin Lakes

POSTED: 01/31/2016 10:35:35 PM MST

6655 and 6600 Twin Lakes Road are a prime example of the beauty of Boulder's undeveloped spaces. Let us make sure they stay this way by keeping them as open space. The Twin Lakes parcels are ideally suited for open space and meet all five of the criteria for open space acquisition listed on the Boulder Parks and Open Space (POS) website. Unfortunately, POS denies this fact, and I would like to set the record straight. The five criteria, with explanations, follow.

1. Land threatened by development that is near or adjacent to existing open space

The land on the south side of Twin Lakes Road abuts the Johnson Trust Open Space, and on the north, the county-owned Twin Lakes Open Space. Additionally, proposals to develop the land exist.

2. Prime agricultural land

The majority of properties have been designated as prime agricultural farmland by the USDA.

3. Wildlife habitat

These properties have a large diversity of wildlife, ranging from apex predators like fox, coyote, and owls to raccoons, mice, rabbits, herons, and hawks. This land provides the only remaining corridor to the Twin Lakes Open Space from the open space to the south.

4. Riparian and scenic corridors

The parcels offer spectacular views and portions have a known wetlands designation. Clearly, given the high water table and proximity to Twin Lakes, the area contains riparian and wildlife corridors.

5. Land that could provide trail connections

The land is perfectly suited for trail connections. These properties could easily be integrated with the Twin Lakes Open Space to the north and can provide access to the LoBo trail from the south.

A strong argument for changing the undeveloped Twin Lakes properties to open space exists. Do the right thing, Boulder, and preserve the Twin Lakes properties for generations to come!

Juliet Gopinath

Boulder

Jim Wilson: Twin Lakes wrong location

POSTED: 01/24/2016 10:20:20 PM MST

As a retired member of the Boulder County Housing Authority Development Department, I am very much aware of the desperate need for affordable housing in Boulder County. For over 12 years I was involved with revitalizing and developing affordable housing in Boulder County and have seen how vital quality affordable housing is to many more of our residents that people realize.

However, it is just as important to look at why people want to live here and to preserve and develop that value as well. Regarding the Twin Lakes area, I do not feel that it is an appropriate location for any development, affordable or not.

We create these welcoming places within our communities for wildlife to exist among us and we must preserve those spaces even if unofficially. To welcome wildlife only to then take away that welcome via development is inappropriate. While I fully support the development of affordable housing, especially as well as it is being done in Boulder County, Twin Lakes is not the right location for the next development.

My opinion is not based on a NIMBY (not in my back yard) approach as I live in Longmont, far from the Twin Lakes area, but is based on rational consideration of the rights of nature. I firmly believe we must always consider the rights of nature in all our decisions regarding development. I am 100 percent opposed to any development in the Twin Lakes area as proposed and would like to see full consideration of the rights of nature in any and all decisions made by the planning department, the housing authority, and the county commissioners.

Jim Wilson

Longmont

Gail Gordon: Suggested priorities for City Council

POSTED: 01/20/2016 07:15:15 PM MST

The November 2015 election was a few months ago, yet the neighborhood issues have been forgotten. City Council priorities should be:

#1-Get off the muni track and stop spending our tax dollars to fund city staffers and legal fees. Work with Xcel. Use taxpayer money to buy LED lights and make energy improvements.

#2-Increase park/open space and make flood improvements. These affordable housing projects are against what the surrounding neighborhoods want. Council is not listening to the citizens who live here. That includes Palo Park, Hogan Pancost, Twin Lakes/Gunbarrel. Stop annexing rural areas so the city can change the zoning to build high-density housing. The citizens who live here want to keep the open space.

#3-Eliminate these silly staff projects. "Right-size" Folsom, redo University Avenue for bike lanes. This wastes a lot of taxpayer money. Who is supervising these transportation staff members? Where is the accountability for practical government?

#4-Short-term rentals. Start enforcing these new rules.

#5-Affordable housing. Instead of building housing by increasing the density, the same result can be accomplished by city-wide EcoPasses for public transportation. Stop the city of Boulder rental housing program. Increase city funding and partnership with Habitat for Humanity. Their recipients work for the housing by sweat equity.

#6-Write a new ordinance to eliminate building permits that were grandfathered prior to FAR (Floor Area Ratio). This has caused massive new building on smaller lots that overpower smaller homes in existing neighborhoods.

#7-Rotate the mayor. No one person should have a "lock" on this position. Do not appoint "ex" City Council members to city boards or city projects. The city needs to hear from the outsiders, not the insiders.

#8-Concentrate on basic city services for 2016. Reduce the size of government.

Gail Gordon

Boulder

OPINION

Karyl Verdon: Twin Lakes wrong spot for affordable housing

By Karyl Verdon

POSTED: 01/16/2016 07:15:15 PM MST

I would like to voice my concern regarding the plans to annex, rezone for mixed use, and construct multi-family affordable housing on the undeveloped parcels of land at 6655 and 6600 Twin Lakes Road. These two parcels currently lie in unincorporated Boulder County on land that has been zoned "Rural Residential" since 1954.

My husband and I have lived in the Twin Lakes housing subdivision since 1986, we both work in Boulder and have experienced all of the growth and traffic/infrastructure related changes first-hand over the years. I understand the need for affordable housing within the city of Boulder, but aren't the three new housing developments in the King Soopers area enough for the existing infrastructure? And if affordable housing is so important, why are developers allowed to pay a fee to avoid that?

I have noticed the stress due to the increased population in Gunbarrel already and it's not done yet — long lines at the gas station, hard to find a parking spot at the grocery store, more aggressive drivers on the already crowded roads, etc...

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

- This area is a designated wetland area and home to owls, herons, foxes, coyotes and migratory wildlife; that makes it unsuitable for future development and prone to flooding.
- Poor 'walkability' score — a vehicle is needed to access the local shopping, banks, restaurants, and medical center. RTD bus service (route 205) is located on 63rd and Twin Lakes Road. It's about a third of a mile walk to the bus stop. This is within walking distance for most people, but not all.
- Lack of nearby family-related services — no nearby public schools, libraries, recreational centers, or Housing and Human services.
- Access — there is only one road in and out of the Twin Lakes/Red Fox Hills subdivisions, it is not that well maintained now.

Development of large multi-family housing structures on these parcels will violate multiple commitments of the Boulder Valley Comprehensive Plan and will seriously degrade the established, low-density, rural residential character of the Twin Lakes and Red Fox Hills neighborhoods.

There is overwhelming opposition by affected residents in nearby neighborhoods to city annexation of and multi-family housing development on these parcels. For example, check out what the Twin Lakes Action Group has to say at <http://tlag.org>

Karyl Verdon lives in the Twin Lakes subdivision.

From: [Ask A Planner](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Ken Beitel -
Date: Sunday, September 18, 2016 11:58:50 PM

Boulder County Property Address : 6655 Twin Lakes Rd

Name: Ken Beitel

Email Address: info@BoulderOwlPreserve.org

Phone Number: (720) 436-2465

Please enter your question or comment: Dear Michael Baker, Ben Blaugrund, Natalie Feinberg Lopez, Lieschen Gargano

, Ann Goldfarb, Daniel Hilton, Leah Martinsson, W.C. Pat Shanks, Doug Young,

Dale Case, Ben Doyle, Peter Fogg, Hannah Hippely, Michelle Hoshide, Kathy Parker Kim Sanchez, Abigail Shannon, and Matthew Thompson

Thank you for your thoughtful consideration of voting Yes to an open space designation for habitat critical to the survival of the Great Horned Owls at Twin Lakes on Weds Sept 21, 2016.

A week from today I am hoping you can join the celebration of your remarkable vote with an Owl Hike that will happen at Twin Lakes.

Best regards,

Ken

Ken Beitel,
Chair of Wilderness Conservation
Twin Lakes Owl Open Space

***Owl Hike: Visit the Twin Lakes Great Horned Owls
<https://www.meetup.com/BoulderOwlPreserve/events/234233782/>

Monday, September 26, 2016
6:00 PM to 7:30 PM
Twin Lakes Open Space
4910 Nautilus Ct, Boulder, CO 80301, Boulder, CO (edit map)

The Great Horned Owls at Twin Lakes are a remarkable sight. Every year for the last 3 decades they have raised 2 to 4 baby owlets in their nesting tree. More than 100,000 visits occur each year to Twin Lakes - many come to see Colorado's most famous Owls.

Sadly, the 20 acre Owl Hunting Meadow that the Owl family depends on for their food could be bulldozed unless County Commissioners Deb Gardner and Cindy Domenico vote and the Planning Commission vote to create the Twin Lakes Owl Open Space. Their vote will happen on Weds Sept 21 then Tues Sept 27 the day after this Twin Lakes Owl hike.

It is an election year so we are hoping that the Planning Commission and Deb and Cindy will listen to the Boulder County community and vote to protect the Owl's habitat.

View online: <https://www.meetup.com/BoulderOwlPreserve/events/234233782/>

Public record acknowledgement:

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

From: [Juliet Gopinath \(via Google Drive\)](#)
To: [Giang, Steven](#)
Cc: julietgopinath@yahoo.com; bjornsenk@yahoo.com
Subject: TLAG_CompleteCompiledMaterialsforPlanningCommission_091916.pdf
Date: Monday, September 19, 2016 2:07:11 AM

[Juliet Gopinath](#) has shared the following PDF:



[TLAG_CompleteCompiledMaterialsforPlanningCommission_091916.pdf](#)



Steven,

Please find the TLAG materials to be uploaded to the website so that the planning commission can take a look. If you could do this first thing this morning, it would be greatly appreciated. I'll follow up with an email with a link, as well as attach the two smaller documents. Please let me know if you have any trouble.

Best Regards,

Juliet Gopinath

[Open](#)



Google Drive: Have all your files within reach from any device.
Google Inc. 1600 Amphitheatre Parkway, Mountain View, CA 94043,
USA



Executive Summary for the Boulder County Planning Commission
Prepared by the Twin Lakes Action Group
9/21/16

Planning Commissioners,

As you prepare to deliberate and make a determination on Land Use Designation change requests #35 for Mixed Density Residential, #36 for Open Space and staff recommendations of Medium Density Residential, we ask that you take the following items into consideration:

- A land use designation change should be based on the principles and policies of the Boulder Valley Comprehensive Plan as written at the time of the deliberations.
- Land use change decisions should be based only on the facts surrounding the land. There should be no consideration of a specific use, user, or developer's desire in the deliberation process.
- The heart of land use is the density of development—and no other issues. With development come the many impacts you have heard regarding these parcels, including: loss of open spaces, loss of wildlife corridors, significant hydrological risks for adjacent properties, increased traffic, congestion and strain on infrastructure, and more.
- I pose to you a logic related ONLY to density. There are 477 dwelling units (to use a planning term) in the neighborhoods surrounding the Twin Lakes fields.
 - Open Space (TLAG) would have no effect on density.
 - Low Density/Open Space (existing designations for north field) and Public/LDR (existing designations for south field) would increase neighborhood density by 20%.
 - Medium Density (staff) would increase neighborhood density by 59%.
 - MXR (BCHA/BVSD) would increase neighborhood density by 75%.

So what is relevant in this deliberation process? Is it reasonable to increase densities in an existing neighborhood by 40, 50, 60% or more? That seems like an extreme position for this Commission to consider.

Section II of the Boulder Valley Comprehensive Plan states that proposed changes to the Land Use Map must show that they “would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.” Which proposed change has met that burden of proof?

ALL of the County areas of Gunbarrel are zoned Low Density Residential—why would you elect to change the character of these neighborhoods when providing open space or keeping the density at existing levels would be a more balanced decision?

In the attached documents, the TLAG team has provided the requested additional studies and information requested by this Commission at the August 30th hearing.

We do hope that you will seriously consider how a land use change for these parcels would affect the people most impacted by your choice.

Thank you for your consideration,

Dave Rechberger – TLAG Chair

Partial list of cross-jurisdictional impacts of a MDR/MXR land use change

Proposed changes to the Land Use Map must meet several criteria prescribed in Section II of the Boulder Valley Comprehensive Plan. The Housing Authority, School District, and BVCP planning staff have the burden of proof of showing that the proposed change would "not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city."

BVCP Policy 1.18 "Growth Requirements" also requires development to "maintain or improve environmental quality as a precondition for further housing and community growth."

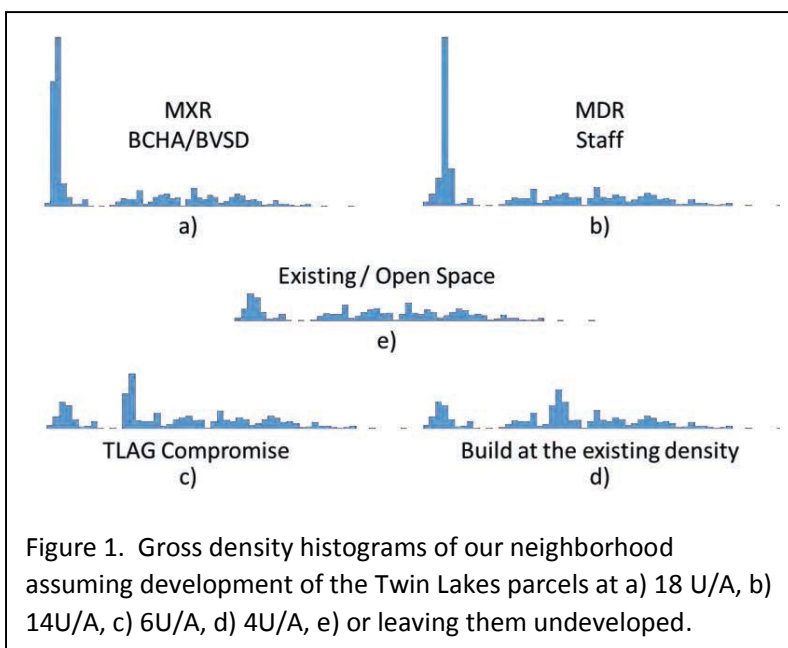
BCHA, BVSD, and staff have failed to meet that burden of proof. To the contrary, the analyses contained in the following impact-assessment papers shows the very significant cross-jurisdictional impacts and environmental deterioration that would result from an MDR or MXR land use change. A partial list of these impacts includes:

- A 59% to 75% increase in neighborhood density and significant change of the neighborhood's character.
- A 177% to 246% increase in traffic on Twin Lakes Road and a significant increase in wear-and-tear to already deteriorating roads.
- Loss of habitat connections, destruction of Significant Habitat (as defined by Article 7 of Boulder County's Land Use Code) for Species of Special Concern, unmitigable harm to environmental quality, and a significant loss of wildlife beloved by Gunbarrel residents.
- Drying of federally protected wetlands
- High risk for increased flooding of neighboring homes
- Unfunded growth impacts to schools and loss of land for a future school site and park.
- A need for greatly improved transit but with no funding provided for those services.
- Loss of prime agricultural land in Gunbarrel and reduced resiliency
- Loss of land dedicated for a school and park for the benefit and use of Gunbarrel Green residents
- Unprecedented use of county open space to enable annexation and development.

MDR land use change would increase neighborhood density by 59%

The average gross density of the Twin Lakes area is just shy of 4 Units per Acre in an area consisting of 477 homes residing on 120 acres of land. This density supports a diversity of housing types including apartments, town homes, bungalows, and single family houses. Our neighborhood also includes 12 units of affordable housing that are compatible, dispersed, and integrated into our community.

The Twin Lakes Action Group was created to maintain this diversity and protect the rural residential look and feel of our neighborhood. This is best achieved by preventing development of these fields and expanding the Twin Lakes Open Space that resides to the north of these properties and the Johnson/Coen Trust to the southeast. The Twin Lakes Open Space is the most used open space in all of Boulder County. Should development occur, TLAG contends that it needs to be at the existing density of the surrounding neighborhoods: low density residential.



The Boulder County Housing Authority and the Boulder Valley School District requested a land use change designation of their properties to Mixed Density Residential (MXR). This land use request would support between 6-18 Units per Acre for the combined 20 acres of property. That's an additional 360 homes, or a 75% increase to the density of this neighborhood, on only 17% of the land.

Staff has recognized this as being incompatible with the existing neighborhood and recommends medium density residential (MDR). TLAG applauds Staff

for not supporting MXR, but TLAG contends that MDR is not much different. An MDR land use designation would support between 6-14 Units per Acre. Developing these fields at 14 units per acre would result in an additional 280 homes, or a 59% increase to the density of this neighborhood.

This is best visualized by creating gross density histograms of our neighborhood. These graphs are created by counting the number of homes that have a particular acreage. The x-axis of the graph represents the number of acres each unit occupies. The y-axis indicates the number of units of each acreage. Any community open space is equally distributed back to the homes in the neighborhood. The option that looks most compatible with e) is clearly d). TLAG expressed a willingness to compromise to option c) during the facilitated discussions, but BCHA and BVSD flat-out rejected this. Option c) can be achieved by keeping the existing low density residential land use designation. Clearly the only options that are compatible with our neighborhood are c), d), or e). TLAG strongly supports the Open Space proposal and rejects MDR or MXR.

Cross-jurisdictional impact: A 59% to 75% increase in neighborhood density and change of character.

An MDR land use change would increase traffic by 177% to 246%

Due to location and lack of public transportation, Gunbarrel residents are car-dependent. In 2015, Twin Lakes Road had 2,400 vehicles per day on average.¹ According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, apartment buildings have an average daily trip (ADT) of 6.63 car trips per dwelling unit per day. The upper range for this rate is 12.5.

The Trip Generation Manual is the same one used by Boulder County Transportation. This is the “bible” for transportation analysis. A land use change to Medium Density would result in 280 apartments. How much would this increase traffic on Twin Lakes Road?

$280 \times 6.63 = 1,856$ additional vehicle trips per day

That is a 177% increase in traffic.

According to one transportation engineer, the rate for the proposed BCHA/BVSD apartments would be closer to 12.5 because of the neighborhood’s low walkability and distance to services. Using that rate:

$280 \times 12.5 = 3,500$ additional vehicle trips per day

That is a 246% increase in traffic.

What problems will this create?

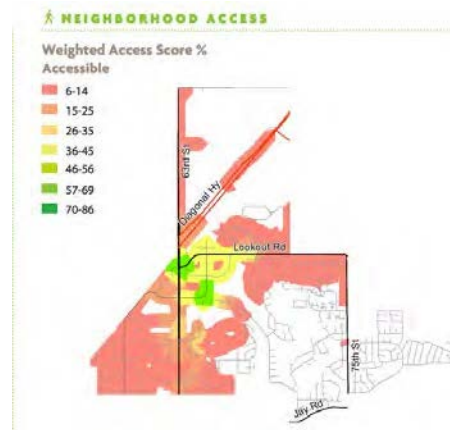
- Twin Lakes Road has a single lane in each direction. It provides the **ONLY** access in and out of this proposed development and nine other neighborhoods. This traffic increase would be a hassle at best and a public safety hazard in an emergency.
- Traffic that is already backed up for miles during rush hour will get increasingly worse (63rd & Jay; 63rd & Twin Lakes Road; 63rd & Lookout; Jay & HWY 119).
- Many of the roads in the surrounding area are unmaintained County roads. Increasing the number of cars will further degrade the already crumbling streets and increase the expense to maintain and repair them.

Have the BVCP staff told decision makers and residents the impact that the proposed land use change will have on Gunbarrel? No, because they haven’t done a comprehensive traffic study of the subcommunity. According to the ITE, “a comprehensive traffic analysis should be completed whenever a development is expected to generate 100 or more new inbound or outbound trips during the peak hours (ITE recommended practice). Developments containing about ... 220 multi-family units ... would be expected to generate this level of traffic and hence, require a complete traffic analysis.” Last fall, Senior Planner Pete Fogg himself said that such an analysis was part of the criteria for the land-use change criteria of no “significant cross-jurisdictional impacts on residents, properties, or facilities.” Why was it left to us to do this analysis? For more info, visit www.TLAG.org/

Cross-jurisdictional impact: A 177% to 246% increase in traffic on Twin Lakes Road and a significant increase in wear-and-tear to already deteriorating roads.

https://gis.lic.wisc.edu/wwwlicgf/shapingdane/facilitation/all_resources/impacts/analysis_traffic.htm

¹ Source: Boulder County Transportation



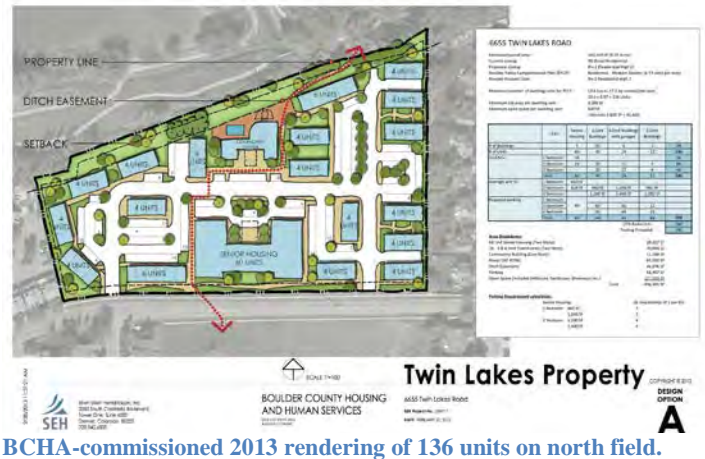
An MDR land use change would harm environmental quality

Policy 1.18 of the Boulder Valley Comprehensive Plan states that new development must “maintain or improve environmental quality as a precondition for further housing and community growth.” BVCP Natural Environment policies require the protection of habitat connections, wetlands, and Boulder County Wildlife Species of Special Concern. The proposed land-use change of Medium Density Residential for the Twin Lakes parcels would violate all of these policies, and the environmental damage would be impossible to mitigate.

MDR development would allow 280 units and require 656 parking lots. This would pave over the vast majority of the grassland. Environmental consequences would include:

1) Destruction of the last remaining wildlife corridor between the Twin Lakes to the north and the Johnson/Coen Trust and Walden Ponds to the south.

According to the report “Best Management Practices for Wildlife Corridors” (Beier et al., 2008), the Center for Biological Diversity and a wealth of other research, the minimum width for wildlife corridors should be about 1,000 feet wide for most of its length. This is about the current width of the Twin Lakes corridor. BCHA’s proposal to maintain an 80-foot-wide corridor is unscientific and inadequate.

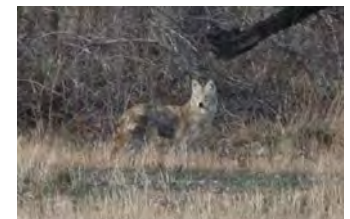


Impacts of corridor loss:

- Reduced movement and viability of animal populations, and ecosystem imbalance
- Increased vulnerability to environmental disturbances and lower resiliency
- Increased human-wildlife interactions and safety risks to people, pets, and wildlife

2) Destruction of habitat for Species of Special Concern and other wildlife

Six Boulder County Wildlife Species of Special Concern live directly on the fields: Tiger salamanders, meadow voles, garter snakes, belted kingfisher, northern flicker, and wood ducks. Eighteen other Species of Special Concern have been documented using the fields for foraging, such as northern harriers, bushtits, pine siskins, prairie falcons, and a variety of other birds. An MDR land-use change would remove this habitat. Other wildlife, such as ground-nesting birds protected by the Migratory Bird Treaty Act, would also lose habitat. This summer, BCHA’s own hired biologist found a mallard’s nest and meadowlark’s nest with five babies in the fields.



Coyote on north field

3) Light and noise pollution on adjacent, undestroyed open space

Dark-sky lighting, as BCHA proposes, helps astronomers but not wildlife. Impacts:

- “Grasslands are also open habitats with few barriers to block lights. Research shows influence of lighting on nesting behavior of birds, distribution of predators, and signaling by bioluminescent organisms such as fireflies.” (Longcore, 2016)
- Artificial lighting impairs the ability of nocturnal animals to navigate corridors (Beier 2006) and has been linked to declining reptile populations (Perry and Fisher 2006).
- Noise can disturb or repel some animals and impede movement (Minton 1968, Liddle 1997).
- Light and noise pollution especially affect “linear vegetated corridors like ditches.” (Keeley, OSMP)



BCHA’s 70-unit Josephine Commons, showing large area required for parking.

4) Number of annual visits to the Twin Lakes Open Space would nearly double

The Twin Lakes Open Space is the most heavily used open space property in the County. In 2012, it received more than 103,000 user visits a year. MDR would add about 700 people. If just one-third of them were to use the Twin Lakes each day, that would equate to 85,000 additional user visits annually—an 183% increase. This would significantly stress an already strained environment. At least four other Wildlife Species of Special Concern use the adjacent Twin Lakes (for a total of 28 in the living at or using the area). They would be affected by spillover impacts of overuse in this interconnected ecosystem.

Cross-jurisdictional impacts: Loss of habitat connections, destruction of Significant Habitat (as defined by Article 7 of Boulder County’s Land Use Code) for Species of Special Concern, unmitigable harm to environmental quality, and a significant loss of wildlife beloved by Gunbarrel residents. (See Wetlands paper for impacts to wetlands.)

MDR land use change would jeopardize federal wetlands

Among the many important functions of wetlands are flood mitigation, wildlife habitat, and filtering of pollutants. There are four federally designated wetlands on or adjacent to the Twin Lakes properties. These Waters of the United States provide homes to diverse species, trap floodwater, and remove nitrogen and other pollutants. Development of the Twin Lakes properties would divert the groundwater that charges these wetlands and threaten their survival and health.

Policy 3.06 of the Boulder Valley Comprehensive Plan states that “The city will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.” And Policy 3.28 of the BVCP states: “Surface and groundwater resources will be managed to prevent their degradation and to protect and enhance aquatic, wetland and riparian ecosystems.” Approving an Open Space designation and denying a MDR designation would align with these policies.

Important facts about the Twin Lakes wetlands

- These wetlands help protect flood-prone homes from additional inundation. One acre of wetlands can store up to 1.5 million gallons of floodwater.
- Soils in the Twin Lakes parcels are saturated for long enough durations that they are federally listed as hydric soils, characteristic of soils in wetland areas.
- Mountain rush (*Juncus arcticus*), a wetland grass that signifies ephemeral wetlands, has been mapped in large swathes on both the north and south fields. Mountain rush is an important food source for birds.
- Muskrat, a species present at Twin Lakes Open Space, use mountain rush for hut construction and food.
- Section 404 of the Clean Water Act protects ephemeral wetlands and wetland connectivity.
- The Boulder Parks & Recreation sign shown below talks about the cattails and rushes providing a safe environment for many animals. It also states: “Wetland habitats are extremely threatened. More than a quarter of all animals in Colorado depend on wetlands to survive.”



Ephemeral wetlands on the north field, March 2016



Eaton Park/Twin Lakes sign on the importance of wetlands

The Issue: The Twin Lakes properties have a high water table. The federally designated wetlands nearby are fed by the groundwater traveling through these fields. Development of these fields will affect the flow of water to these wetlands. Development will also require extensive mitigation of the high groundwater, greatly diminishing the fields’ water-retention capacity. This displaced water has to go somewhere. The engineering that would be required to mitigate and divert water from the development and existing surrounding structures would change the flow of water to the wetlands on the properties and to those nearby. If the wetlands get too little flow, they will dry out. If they get too much flow, they will scour out, increasing sediment load and promoting erosion. A National Academies of Sciences study found that it is almost impossible to replicate the natural charging of wetlands. Maintaining and protecting these wetlands is critical for mitigating flooding and for providing habitat for the many wildlife species at the Twin Lakes Open Space.

Cross-jurisdictional impact: An almost certain loss of federal wetlands and increased risk of flooding.

References

- <https://www.epa.gov/cwa-404/protection-wetlands>
- https://www.plants.usda.gov/plantguide/pdf/pg_juarl.pdf

Hydrology Beneath the Twin Lakes Parcels: Flooded Basements, Threatened Wetlands, and a Proposed Large-Scale Construction Project

For decades, neighbors in the Red Fox Hills and Twin Lakes neighborhoods have had flooding issues in their basements associated with the high water table in the area. Sump pumps run constantly from March through October. Any construction in the area will divert groundwater toward existing neighborhoods and increase the issue of basement flooding. Conversely, wetlands located immediately to the southeast derives much of its water from the same hydrologic system. Mitigating groundwater in an attempt not to exacerbate local basement flooding would negatively affect water resources critical to those wetlands.

Hydrologic Issues and Proposed Construction

- High water table
- Increased risk of basement flooding
- Disturbances in the water table will affect critical water resources in the adjoining wetlands.
- Soil and hydrology profile is unsuitable for construction.



The Twin Lakes Action Group retained McCurry Hydrology, LLC, to research and assess three parcels, located at 6655 Twin Lakes Road (north parcel) and 6600 Twin Lakes Road/0 Kalua Road (south parcel), regarding hydrologic and soil suitability for a construction project, proposed by the Boulder County Housing Authority and Boulder Valley School District. Dr. McCurry stated that the Twin Lakes and irrigation ditches, located immediately north of the proposed project, provide ample water to supply the area's shallow groundwater. Infiltrating groundwater feeds directly into the north parcel, maintaining a high water table. The high water table in the north parcel, in turn, maintains the high water table in the south parcel. Heavy rains and melting snow serve to elevate the already high water table. Local groundwater then drains into the ephemeral stream system to the south, which recharges water supplies to a local wetland. The high water table, underlying both parcels, is also in continuity with groundwater beneath the Twin Lakes and Red Fox Hills neighborhoods to the west and east, respectively, of the parcels under consideration. High water tables in the Twin Lakes and Red Fox Hills neighborhoods require installation of sump pumps to prevent basement flooding. Sump pumps run frequently, sometimes constantly, from March through October.

The weight of large, possibly three-story, buildings on the parcels, if construction occurs, would compress the soils beneath, squeezing water out and away, like water from a sponge. Much of that water will flow into the surrounding neighborhoods, increasing the risk of basement flooding. The degree of potential damage is directly proportional to the scale of development.

Dr. McCurry also described the soils as somewhat limited to very limited regarding suitability to construction as described by the Unified Soil Classification System.

Any effort to pump water out of the system to mitigate basement flooding issues associated with proposed construction will remove water presently available to the adjacent wetlands, thereby harming critical wildlife habitat. Again, the severity of water depletion in the wetlands is proportional to the scale of development. For more information, visit <http://tlag.org/>

Cross-jurisdictional impact of land use change: High risk of increased flooding of neighboring homes and drying of federally protected wetlands.

References:

http://tlag.org/wp-content/uploads/2015/11/Prelim_Hydrology_Analysis_BVSD_property_11-16-15.pdf
http://tlag.org/wp-content/uploads/2015/10/Hydrology_Analysis_6655TwinLakesRd_06-24-15.pdf

Proposed Twin Lakes development projected to add nearly \$1 million in new unfunded costs to local schools

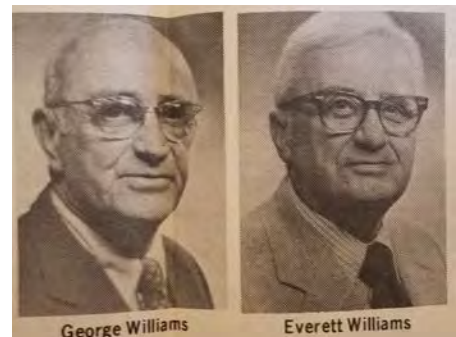
The development of Medium Density public housing on land originally dedicated to the district for a school site and park would introduce, when combined with the Housing Authority's parcel, nearly 300 new housing units and 100 students into the neighborhood schools without a dime of new revenue. This would materially increase the burden on teachers already struggling with the cost of supplies and large class sizes and on PTA groups who struggle to fund adequate numbers of para-educators to bridge staffing shortages across the district. Housing development would also prevent dedicated land from being used for its intended purpose of a school site and/or park.

Unfunded impacts

- Boulder Valley School District has 4,000 employees
- The proposed project would add 280 to 360 new apartments for any qualifying person, not just BVSD employees
- Public housing units generate \$0 property tax
- Boulder spends ~\$9,650/pupil per year
- National averages indicate 31 school-aged children per every 100 new apartments
- Cost of 93 new BVSD students would be at least \$897,000 with \$0 in new revenue

The issue: In 1967, around the time the Gunbarrel Green subdivision in Boulder was built, the developers, George and Everett Williams, the “founders of Gunbarrel,” carved out 10 acres of land and dedicated it to the BVSD for a future school site and park. Nearly a half-century later, district officials and the Boulder County Housing Authority are seeking to turn Public-designated land that has been enjoyed as common open space into a dense complex of nearly 300 apartments.

Although the idea of employee-housing seems laudable on the surface, these apartments will generate no revenue to offset their impacts. In Boulder schools today, teachers already face the heavy burden of buying supplies and teaching materials at their own expense. To offset these costs and the significant cost of non-district-funded para-educators, parent-teacher organizations must raise tens of thousands of dollars per school per year. This in addition to the sizeable property taxes paid by all Boulder County residents to fund BVSD.



Adding nearly \$1,000,000 of additional direct expenses into the Gunbarrel schools without any additional funding would increase the strain on already taxed teachers. Only a small fraction of BVSD's 4,000 employees would benefit, and that would be overshadowed by the teachers and staff who have to bridge the additional funding gaps this development would introduce. A better alternative might be to provide housing vouchers or loan debt forgiveness for BVSD employees, which would carry much less impact and help more people. For more info, visit www.TLAG.org.

Cross-jurisdictional impacts: Unfunded growth impacts to schools and loss of land for a future school site and park.

References

- https://ballotpedia.org/Boulder_Valley_School_District,_Colorado
- https://ballotpedia.org/Analysis_of_spending_in_America%27s_largest_school_districts
- <http://bvsd.org/about/Pages/default.aspx>

Proposed MDR land use change requires a public transit upgrade costing \$1.5M for additional busses plus an additional \$2.6M per year

According to the City of Boulder, the Twin Lakes parcels have the lowest possible score for Neighborhood Access. They also have a walkability score of 18 out of 100 and a mass transit score of 25 out of 100. The RTD bus stop is a half-mile away, no small distance for those with disabilities, the elderly, or parents with small children.

Need to go grocery shopping? The local store is 1.5 miles away and accessible by bus only on weekdays, not weekends—a huge problem for working families.

Work early in the morning or late at night? Transit isn't an option. Busses to Gunbarrel only run between 7:30 a.m. and 9:30 p.m.

Medium Density Residential is supposed to be sited near transit, according to the BVCP. This is especially important for low-income residents who might not have a car. To support residents of the proposed development, RTD would need to increase the frequency and destinations that serve Gunbarrel residents. To do this, they would have to add:

- A line running from Gunbarrel to the Table Mesa Park-n-Ride, running from 5 a.m. to 1 a.m. every 20 minutes (which would require an additional two busses);
- Add an additional bus to the 205 route, connecting Gunbarrel to central Boulder so it also runs every 20 minutes; and
- Increase service on the 205 to include the full route, 5 a.m. to 1 a.m. Monday–Sunday.

Improving bus service to meet the needs of the proposed housing development at Twin Lakes would cost RTD approximately \$1.5 million to purchase three hybrid or natural-gas powered busses (at an average cost of \$500,000 per vehicle). It costs approximately \$100 per hour to operate a bus, so to run those vehicles and extend the frequency and hours of existing routes would cost ~\$2.6 million per year (three busses at \$100 per hour; 20 hours per day, 5 a.m. to 1 a.m.; and two busses running an additional six hours per day).

The BVCP Sec. II states that proposed land use changes must “not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder.” Adding urban densities to rural-residential areas clearly would do so. For more info, visit www.TLAG.org.

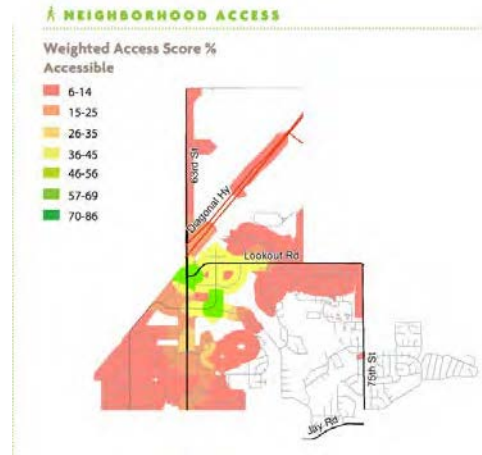
Impact to adequacy of urban facilities: The land use change to MDR would create a need for greatly improved transit but without providing funding for those services.

References:

<https://www.walkscore.com/score/6655-twin-lakes-rd-boulder-co-80301>

<https://www.google.com/maps/>

http://publictransport.about.com/od/Transit_Vehicles/a/How-Much-Does-A-Bus-Cost-To-Purchase-And-Operate.htm



MDR land use change would destroy USDA/NRCS-designated Prime Farmland and Farmland of Statewide Importance

The proposed development—or any development—at Twin Lakes would pave over U.S. Department of Agriculture (USDA)/National Resources Conservation Service (NRCS)-designated *Prime Farmland* and *Farmland of Statewide Importance*. The *Prime Farmland* classification is their highest, best farmland classification. *Farmland of Statewide Importance* is their second-highest farmland classification.

Prime Farmland, as defined by the USDA, “...is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land. *Farmland of Statewide Importance*...generally, this land includes areas of soils that nearly meet the requirements for *Prime Farmland*...some areas may produce as high a yield as *Prime Farmland* if conditions are favorable.”

Prime Farmland is of major importance in meeting the Nation's short and long-range needs for food and fiber; however, the supply of high-quality farmland is limited. It is up to local governments to act responsibly to protect these lands with known *Prime* or *Statewide Importance* classifications, whether it be to convert them to Open Space, thereby preserving them for future generations, or leasing them to local organic or conventional farmers. The size of the land parcels are irrelevant, as local farmers have effectively utilized smaller, separate parcels for growing. Prime agricultural land is a non-renewable resource. Once developed, it's lost forever. *In fact, Boulder County has a history of leading the state in the conversion of agricultural lands to non-agricultural lands.*

Reports from the USDA/NRCS for 6655 Twin Lakes Rd (north parcel) and 6500 Twin Lakes Rd /0 Kahlua Road (south parcel) yield these results:

North Parcel (BCHA) Farmland Classification:

- Approx. 62% of the total acreage is *Prime Farmland* if irrigated.¹
- Approx. 38% of the total acreage is *Farmland of Statewide Importance*.

South Parcel (BVSD) Farmland Classification:

- Approx. 92% of the total acreage is *Prime Farmland* if irrigated.
- Approx. 8% of the total acreage is *Farmland of Statewide Importance*.

In a forward-thinking 1991 memorandum, the City of Boulder Department of Community Planning & Development wisely stated to the City Planning Board and the County Long Range Planning Commission, “Lands designated as having *National Agricultural Significance* should not be considered suitable for future urban development,” and, “Lands designated as having *State Agricultural Significance* should not be considered suitable for future urban development.”

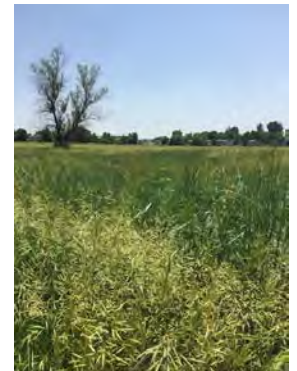
The BCCP three-pronged philosophy states, “*Agricultural lands should be protected.*” And, the Boulder County Parks & Open Space criteria for open space purchases lists, “*Prime Agricultural Land*” as second on a list of five. For more information, visit www.TLAG.org.

Cross-jurisdictional impact: Loss of prime agricultural land in Gunbarrel and reduced resiliency.

References:

- http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/ref/?cid=nrcs142p2_054226
- <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- <http://www.bouldercounty.org/property/build/pages/bccp.aspx>
- <http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>

¹ Irrigation can take many forms, such as drip lines, solar drip, and flood irrigation.



MDR land use change would be a misuse of land dedicated for a school or recreational use

An open secret about the south field is that it's a subdivision dedication. This means that a developer gave the land to Boulder Valley School District (BVSD) for \$10 as part of the county requirements to build the subdivision. Colorado Revised Statute 30-28-133 and Boulder County Land Use Code Article 7 says that dedicated lands can only be used for **parks or schools**, and they must be for the benefit and use of the subdivision residents. The proposed land use change request to MDR or MXR is an unauthorized use of dedicated land and may qualify as wrongful takings from both the developer and the residents the dedication was supposed to serve.

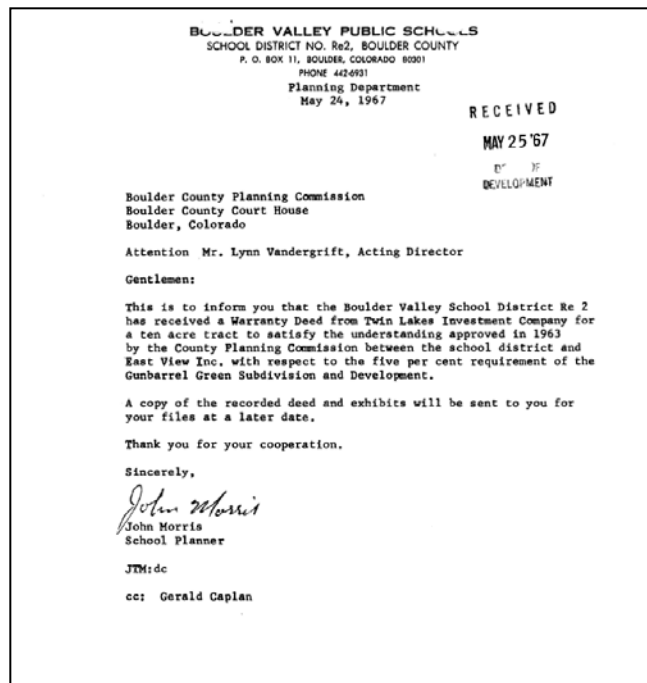
Highlights

- Dedicated lands
 - should reasonably serve residents of the contributing subdivision
 - are **not** earmarked for residential development. Housing is private in nature and would create the same growth impacts that the dedication was intended to ameliorate.
- South Twin Lakes field is dedicated for a school or recreational use
- 60% of school site was intended to be a children's park
- 1977 Boulder Valley Comprehensive Plan shows area as part of a 40-acre community park. Twin Lakes fields are all that remains of that vision.

The Issue

The southern Twin Lakes field was given to the Boulder Valley School District and has a land-use designation of Public. In 1967, George and Everett Williams, the "founders of Gunbarrel," dedicated this land to serve the Gunbarrel Green residents, specifically for a school or recreational use. BVSD's land use change request for Mixed Density Residential is an unauthorized use of dedicated land.

The main purpose of dedicated land is to set aside land for essential schools and park, so growth pays its own way. Building 280 to 360 more units would create additional impacts and a need for more parks and school resources. Where is the land and money for that to come for? Rather than benefitting Gunbarrel Green families, this land, used for MDR, would expose them to more traffic and exhaust, less wildlife, and eliminate the possibility of a future school or park close to their homes.



Cross-jurisdictional impact: Loss of land dedicated for a school and park for the benefit and use of Gunbarrel Green residents.

Annexing Open Space to enable MDR—Unnecessary and a Bad Statewide Precedent

Annexation is the way a city takes county lands into the city, to expand the city's borders. In Colorado, since 1965, having open space between a city and unincorporated land in a county was an absolute bar to a city grabbing county land through open space. Every County in Colorado, including Boulder County, has kept this bar in place. Now, for the first time, Boulder County wants to create an exception, an exception that will allow the City to annex County Open Space into the city limits for the express purpose of annexing and developing adjoining land. This will set a precedent that County Open Space can be annexed, not just in Boulder County but for every county in the state. Boulder is throwing away more than 50 years of precedent even as they admit it is not needed.

- Annexation through open space is not necessary. The county has said multiple times that this is the route they will take, though they've also admitted there are other ways to annex the land they want to develop. This means they are throwing out 50 years of precedent only for convenience.
- This is an exception to a state law. If this exception is made, the next exception will be easier, and the exception after that easier still. This annexation ultimately can imperil all county open space across the state.
- If a city is allowed to annex through the bar that is, then there is nothing to stop continued annexations beyond the open space at a later time.
- Boulder County has already tried to justify this annexation by saying the land is only a trail corridor and not really open space. If property deeded to the County for use only as open space is not real open space, how many other properties can be considered "not real" when it is convenient?

From: Whisman, Janis jwhisman@bouldercounty.org
Subject: RE: BVCP 2015 Update Information Request
Date: October 15, 2015 at 11:54 AM
To: McCarey, Scott smccarey@bouldercounty.org, Fogg, Peter pfogg@bouldercounty.org
Cc: Shannon, Abigail ashannon@bouldercounty.org, Giang, Steven sgiang@bouldercounty.org, Grimm, Denise dgrimm@bouldercounty.org, Swirhun, Lesley lswirhun@bouldercounty.org

Hi, Pete,

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



Hope that helps,
Janis

Prior to 1965, a city could declare that they were annexing some part of the county, and neither the county government nor people living in the county could say no. The Colorado Municipal Annexation Act of 1965 set the rules by which cities can annex land in their county. The Act requires cities to share a boundary with at least 1/6th of the property to be annexed, but allows cities to jump across roads, rights of way, rivers, lakes, streams, ditches, public lands, pretty much anything, **except county owned open space**. This is the only tool a county has to stop a city within the county from annexing land it wants.

Once Boulder County has set precedent to allow annexation of open space, examination of the Boulder Assessor's map shows the City of Boulder could use a combination of city and county open space to make enclaves of almost any area in the county it chooses. An enclave is an island of county properties encircled by city properties. Cities can unilaterally annex enclaves after three years, with no vote of the people living in the enclave. This is not an ability the County should be strengthening. It does not protect the rights and voice of county residents.

Finally, the County Attorney has stated in writing that annexation through open space is not necessary. They could pursue annexation along Twin Lakes Road to reach the properties, a so-called flagpole annexation. Instead they're pursuing the more convenient route of "annexation through open space." In the process the County is tossing away over 50 years of precedent. It seems a poor trade.

Cross-jurisdictional impact: Unprecedented use of county open space to enable annexation and development.

References: <http://ttag.org/colorado-municipal-annexation-act-of-1965/>

MDR land use change fails to meet the Urban Services Criteria

In the Boulder Valley Comprehensive Plan, Section VI Urban Service Criteria and Standards outlines the “minimum requirements or thresholds for facilities and services that must be delivered to existing urban development, or new development and redevelopment to be considered adequate. These adequacy standards allow the county to determine if an urban level of services is met prior to approving new urban development in the unincorporated area.”

Put more simply: “A basic premise of the Boulder Valley Comprehensive Plan is that **‘adequate urban facilities and services’ are a prerequisite for new urban development.**”

One of the required urban services for “Developed Urban Parks” is that there are “neighborhood parks of a minimum of five acres in size within one-half mile of the population to be served.”

The Twin Lakes parcels fail to meet this urban services standard. There is **not** a 5-acre developed urban park within one-half mile of the Twin Lakes fields.

The developed section of Eaton Park is only 1.5 acres large. It consists of an advanced BMX track and a sheltered picnic table.

The remaining acres are undevelopable because they are a Habitat Preserve. This area consists of wetlands, grassland for native birds, and small rolling hills. Granted, construction debris lies under those tiny hills, but OSMP’s own interpretative sign (at right) shows how they are important to wildlife.



This other sign at right shows that this acreage is closed to people.

Residents cherish the wildlife preserved in this area. In fact, Eaton Park is one of the last places in Boulder County to see fireflies at night! So they agree with this area being preserved as wild land.

At the same time, residents strongly object to losing the open spaces that they do have through MDR/MXR land use changes. The north field was intended to be a community park and the south field a school and kids’ park. The 2010 BVCP shows the Existing Land Use as Public/Semi-public. MDR cannot be granted for these parcels because the urban services criteria for developed parks hasn’t been met.



Cross-jurisdictional impact: Urban growth would be added even when the required urban services criteria and standards haven’t been met.

Open Space Assessment for the Twin Lakes Fields

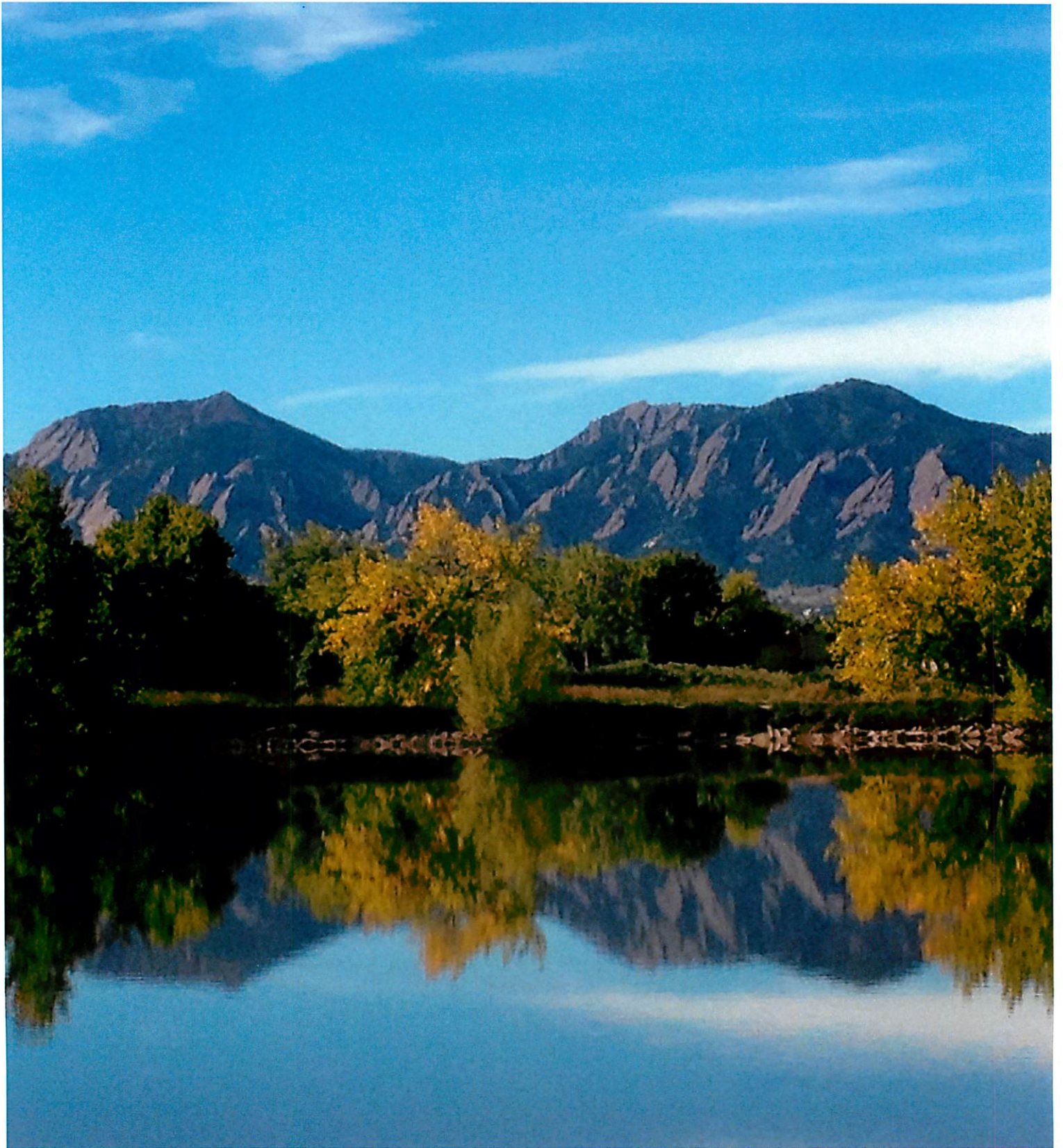


Great Blue Heron standing on the north field. Credit: Cliff Grassmick

Report to the Planning Commission

September 2016

by the Twin Lakes Action Group



TLAG

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With great thanks to the
1,600 TGLA members
who made this report
possible.

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Twin Lakes Action Group



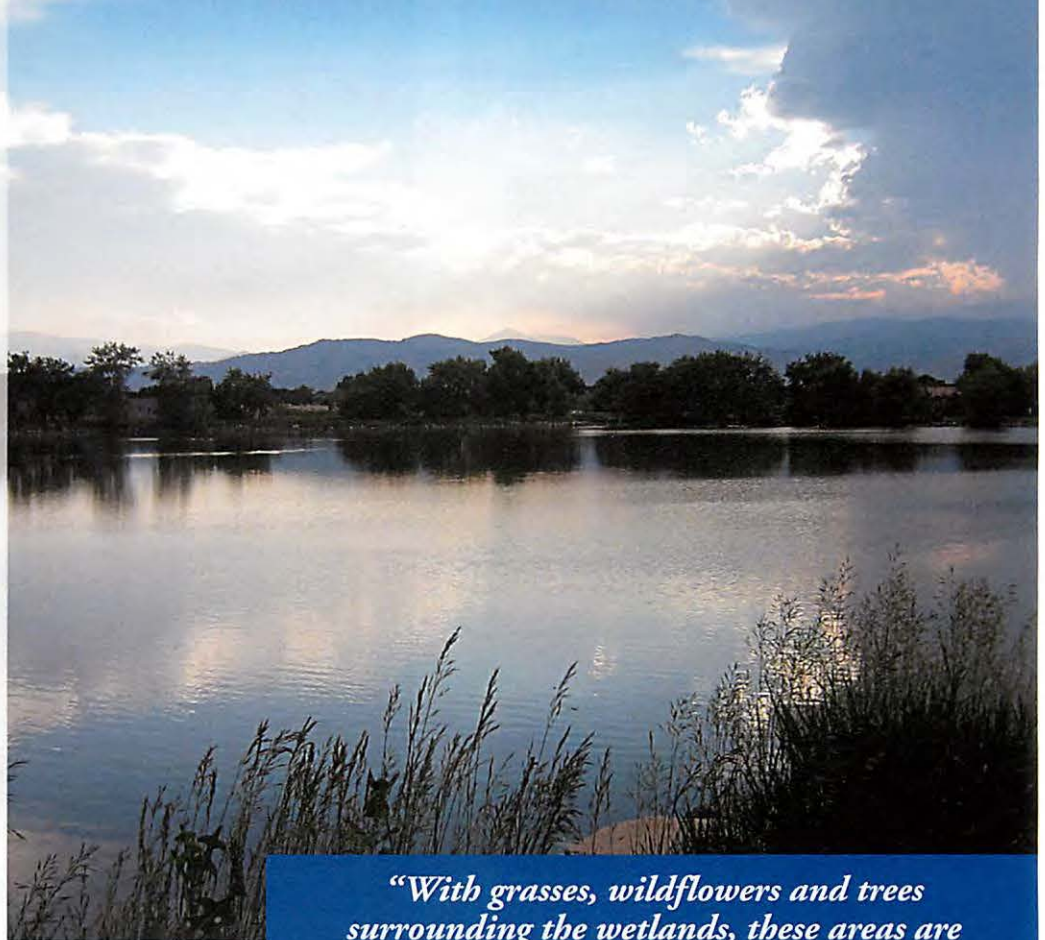
Protect now for tomorrow's future.

Wildlife Habitat

Boulder County Wildlife Species of Special Concern Living at or Using the Twin Lakes Area

Based on the Boulder County Comprehensive Plan Environmental Resources Element

- These species are “present infrequently or in small numbers; are undergoing a significant regional, national or global decline; or are limited to specific, small or vulnerable habitats.” The BCCP states these species “warrant protection in order to prevent the loss of habitat or populations.”
- BVCP 3.03 Natural Ecosystems: “The protection and enhancement of biological diversity and habitat for federal endangered and threatened species and state, county and local species of concern will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.



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

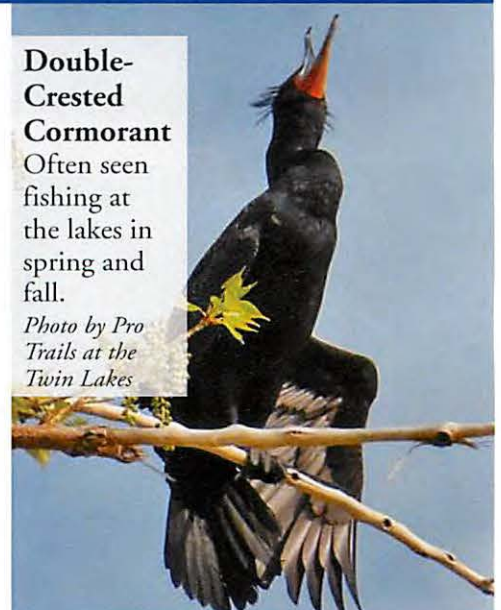
– bouldercounty.org



Great Blue Heron
Seen here on the north Twin Lakes field. Herons use this area year-round. “Great Blue Heron are sensitive to the loss of nest site trees or excessive site encroachment,” says the BCCP.
Photo by Cliff Grassmick at the Twin Lakes

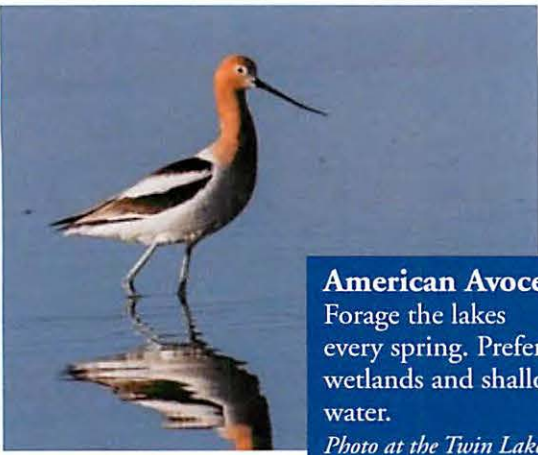


Meadow Vole
Live in the fields. Often seen.
USGS photo



Double-Crested Cormorant
Often seen fishing at the lakes in spring and fall.
Photo by Pro Trails at the Twin Lakes

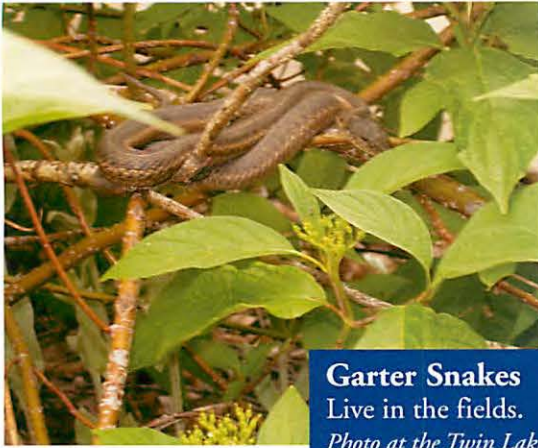
Species Living at



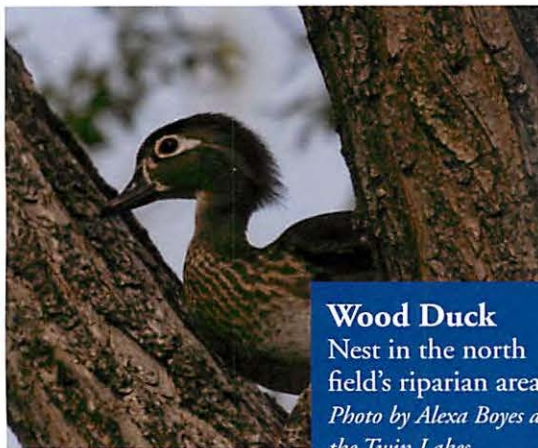
American Avocet
Forage the lakes every spring. Prefer wetlands and shallow water.
Photo at the Twin Lakes



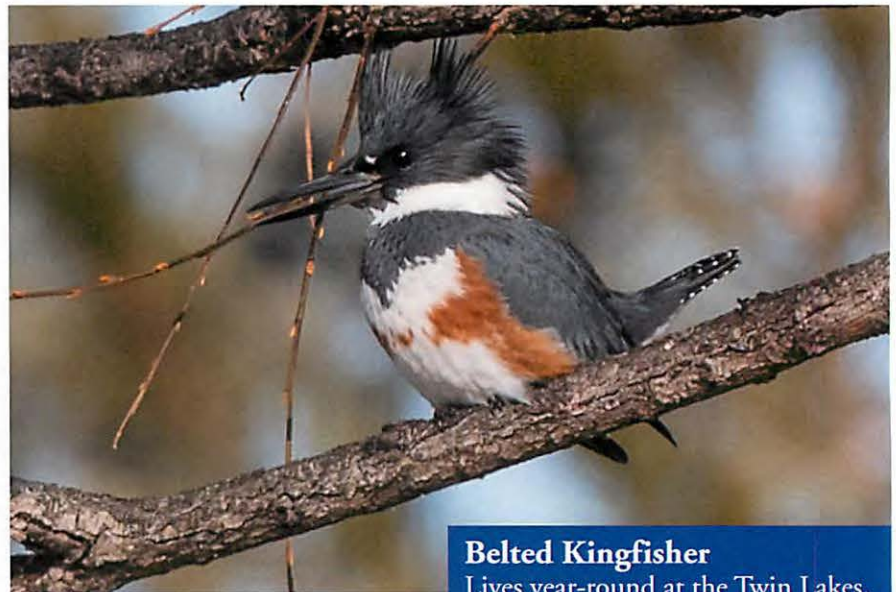
Bald Eagle
Immature bald eagle often perch on the trees while foraging.
Photo by Neal Zaun at the Twin Lakes



Garter Snakes
Live in the fields.
Photo at the Twin Lakes



Wood Duck
Nest in the north field's riparian area.
Photo by Alexa Boyes at the Twin Lakes



Belted Kingfisher
Lives year-round at the Twin Lakes.
Photo by Kevin Rutherford at the Twin Lakes



American Mink
Inhabit a den near the East Lake.
Photo by FWS

Brewer's Sparrow – Seen at May migration.

Bushtit – Forages in family groups at the Lakes.

Cedar Waxwing – Flocks of 100+ may be seen here in the winter.

Willow Flycatcher – At the Twin Lakes in May.

Ferruginous Hawk – January to March sightings.

Great Egret – Feed at the Lakes during fall migration.

Long-Eared Owl – Spotted in August 2014.

Olive Sided Flycatcher – Seen at spring migration.

or Using the Twin Lakes Area



Northern Flicker

Common nesting bird at the Twin Lakes.

Photo by Steve Frye at the Twin Lakes

Northern Harrier

Forages on the Twin Lakes fields.

Photo by Steve Frye at the Twin Lakes



Boulder County Land Use Code Article 7-1700

“‘Significant habitat’ means an area or property which contains a Species of Special County Concern, or which has a high potential to serve as significant habitat for such Species based on the ecological, biological, or physical characteristics of the property as well as on the property’s proximity or relationship to other known locations of the Species or to other significant habitat for the Species.”



Lazuli Bunting

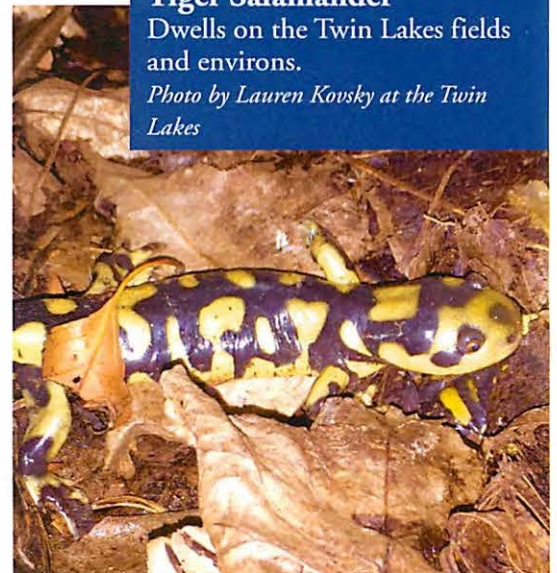
Rare but does forage on the north field.

Photo at the Twin Lakes

Tiger Salamander

Dwells on the Twin Lakes fields and environs.

Photo by Lauren Kovsky at the Twin Lakes



Pine Siskin – Forage on north side of north field.

Plumbeous Vireo – Usually seen in May.

Prairie Falcon – Spotted at the Twin Lakes in winter.

Ring-necked Duck– Appear at spring/fall migration.

Rock Wren – Forage near north field in the spring.

Rough-legged Hawk – Typically seen in January.

Wilson’s Warbler – Large groups forage at the Twin Lakes in the autumn; smaller groups come in the spring.

Ecosystem Connections

The Twin Lakes fields link the Twin Lakes and Eaton Park to the north with the Johnson/Coen Trust, Sawhill Ponds, and Walden Ponds to the south.

➤ **BVCP Policy 3.04 Ecosystem Connections and Buffers:** “The City and County recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The City and County will work together to preserve, enhance, restore, and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems.”



Aerial view of corridor's 100-foot wide constriction point. Corridor immediately widens on both sides. Red pin marks wildlife camera location.

To see the wildlife corridor, follow the rainbow...



The south Twin Lakes field looking south through the corridor and onto the Johnson/Coen Trust, with Sawhill Ponds and Walden Ponds beyond, marked by the rainbow.



Wildlife that Use the Corridor

A wildlife camera and naturalists have documented that this connection is heavily trafficked by many species, including deer, coyotes, birds, raccoons, skunks, foxes, and, even this summer, a moose. For healthy ecosystems and to minimize human-animal interactions, we need to preserve this corridor. A report by the Center for Biological Diversity says that, as a rule of thumb, wildlife corridors should be 1,000 feet wide on average or more.

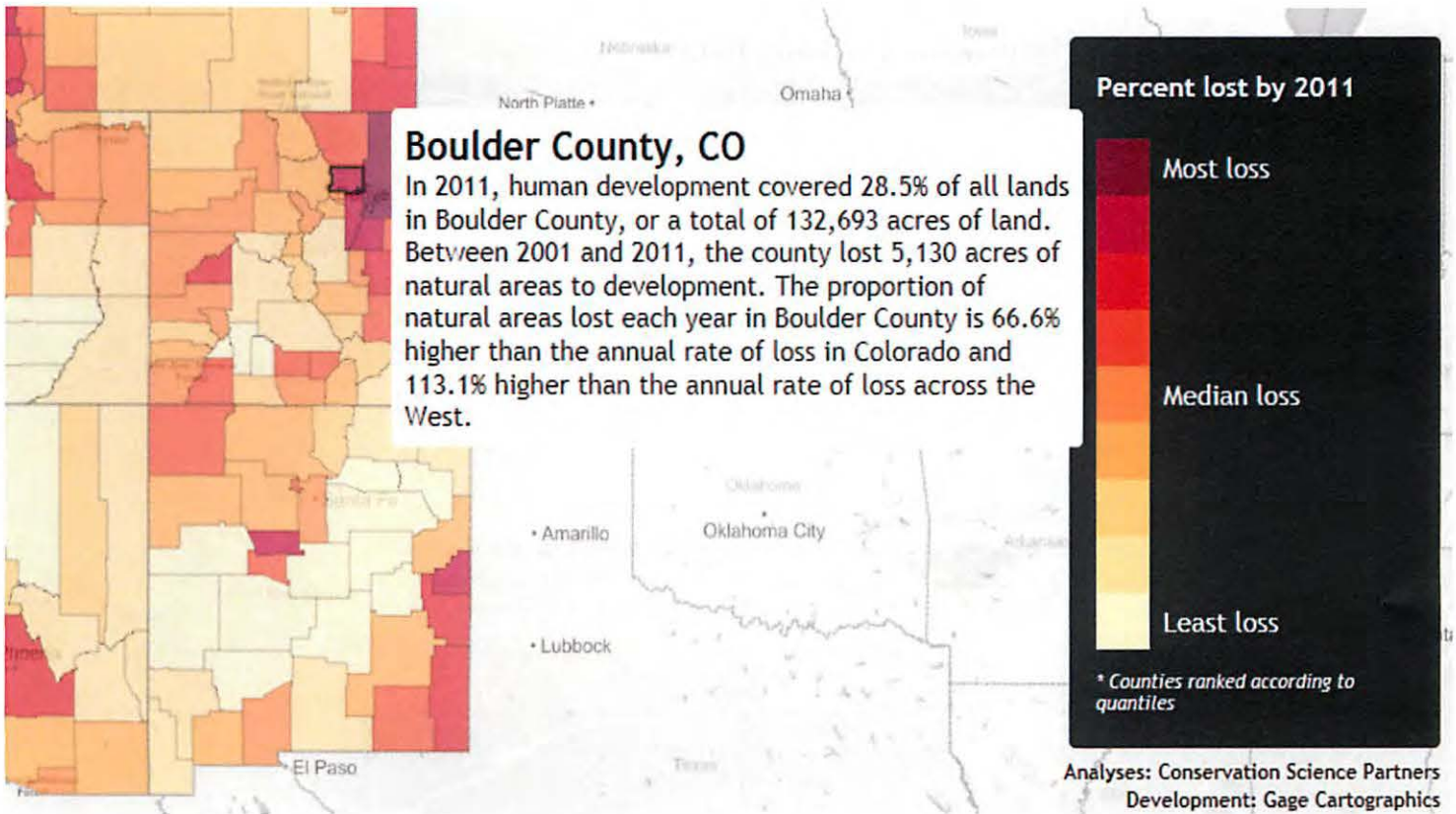




Coyote leaves the south field and enters the Johnson/Coen Trust at 11:41 a.m.



Coyote enters the south field from the Johnson/Coen Trust at 8:32 p.m. same day.



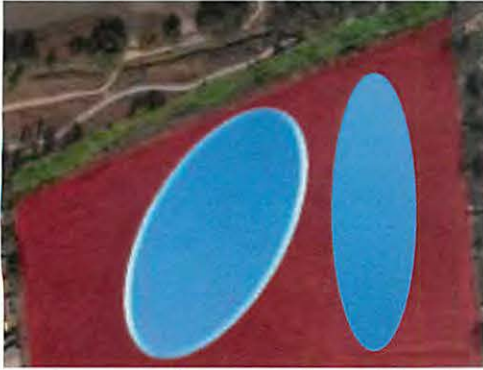
“If we want to have wildlife populations be able to move across the land, the most widely recommended strategy is to maintain connectivity of landscapes. If we are increasingly fragmented, that does not bode well.”

—David Theobald, a Colorado State University geographer and conservation biologist, and the Conservation Science Partners senior scientist who led the 2016 “Disappearing West” study.

Waters of the United States on the Twin Lakes Fields

➤ **BVCP 3.06 Wetland and Riparian Protection:** “Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish, and wildlife. The City and County will continue to develop programs to protect and enhance wetlands and riparian areas in the Boulder Valley. The City will strive for no net loss of wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.”

Wetlands of the North Field



Green northern area shows federal waters delineated by Apex in June 2016; wetlands continue east and west. Blue ovals map Arctic rush (*Juncus arcticus*), a wetland grass important to birds.



North field's wetlands.



Ducks swimming and foraging on ephemeral wetlands.

Wetlands of the South Field



Green area shows federal waters delineated by Apex in June 2016. Arctic rush also occurs on this field.



Wetland/ephemeral stream area of south field.

Did you know...

- ❖ Small streams filter out 20-40% of nitrogen pollution.
- ❖ 1 acre of wetlands can store up to 1.5 million gallons of floodwater.
- ❖ 60% of stream miles in the U.S. only flow seasonally or after a rain.

Wetland Connectivity

According to an independent hydrologist, development of the fields would divert the water that charges the federal wetlands on the south field and those to the southwest (shown in blue at left and in photo at right), negatively impacting them. Many species use these wetlands.



The EPA's 2015 Clean Water Rule

protects ephemeral wetlands and wetland connectivity, which are important for trapping floodwater, filtering pollutants, and providing wildlife habitat.

Land Threatened by Development that Is Near or Adjacent to Existing Open Space



Land use change request #35 and staff recommendations propose to put 280 to 360 dwelling units (and more than 500 parking spaces) immediately adjacent the Twin Lakes Open Space. This would:

Sever ecosystem connections.

Eliminate buffer habitat where wildlife live, forage, and travel.

Impact pollinators such as bees.

Dewater wetlands.

Increase light and noise pollution at a sensitive riparian area.

Add an estimated 100,000 user visits a year,
double the current number at the Twin Lakes.

This is already the **most heavily used** Parks and Open Space property.



Prime Agricultural Land

The gold standard for determining prime agricultural land—and the standard that the County bases its own maps on—is the USDA/National Resources Conservation Service classification system. The USDA/NRCS designates both Twin Lakes fields as being of prime importance (see charts and soil map).

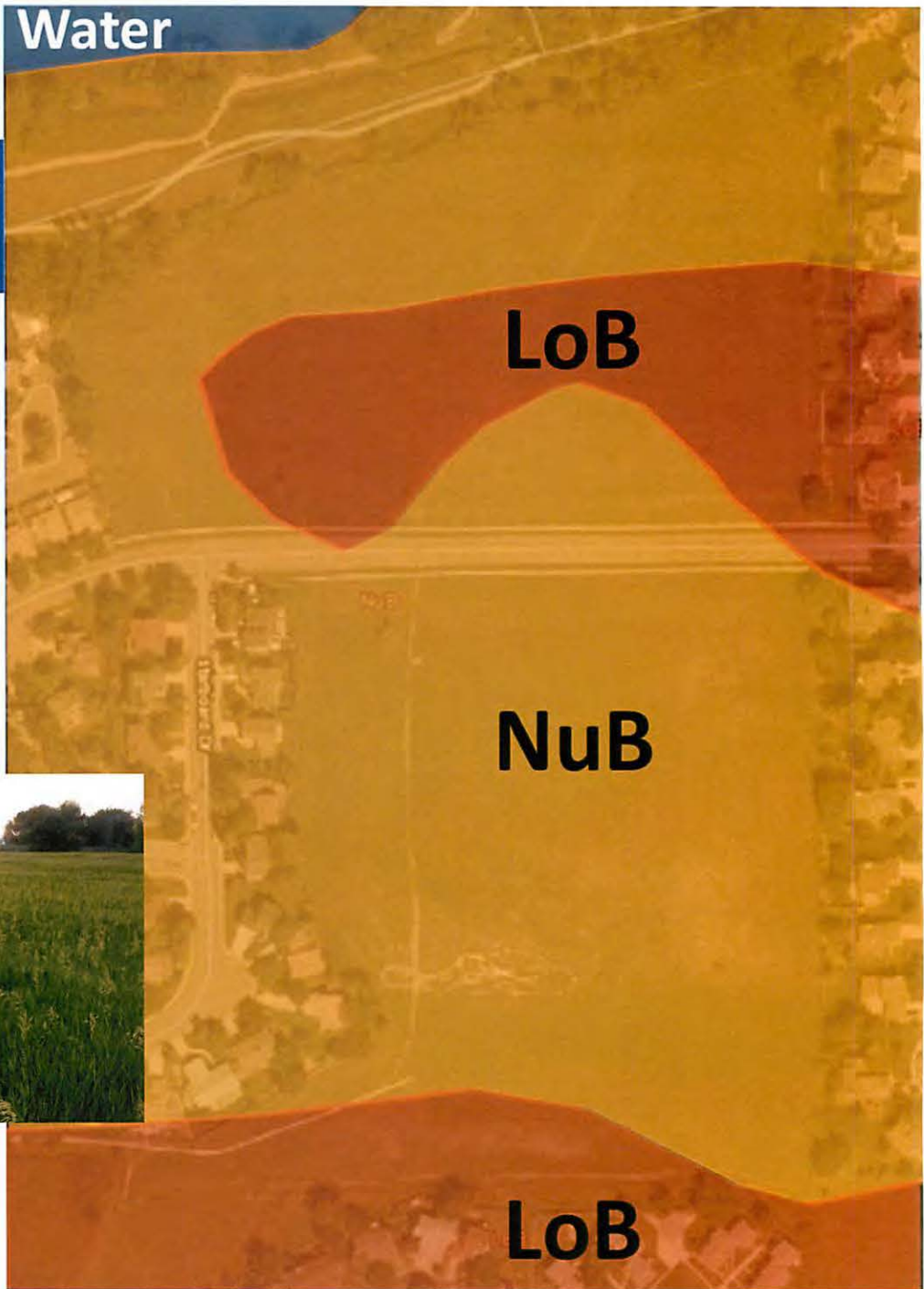
Prime agricultural lands are the “lands of last resort” for development. The reason for this is best conveyed using the Boulder County Comprehensive Plan’s own words:

“Agricultural land is a nonrenewable resource. Once public and private decisions are made that result in the conversion of agricultural land and/or water to nonagricultural uses, this vital resource is almost always irretrievably lost.

“Since 1959, the Front Range has been consuming agricultural lands for other purposes at an average of 60,000 acres per year. Between 1959 and 1974, Boulder County led the State of Colorado in this category, a fact that formed one of the core reasons for the eventual development of the original edition of the Boulder County Comprehensive Plan.

“Since 1978, 18,000 acres of agricultural land has been annexed into Boulder County’s municipalities.”

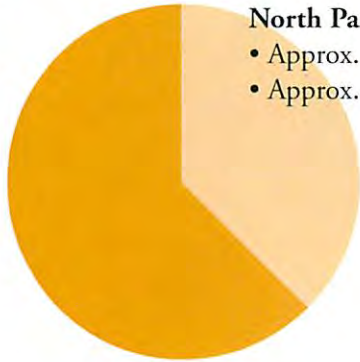
“AG 1.01 It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.”



Prime Farmland, as defined by the USDA, "...is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land. *Farmland of Statewide Importance*...generally, this land includes areas of soils that nearly meet the requirements for *Prime Farmland*...some areas may produce as high a yield as *Prime Farmland* if conditions are favorable."

North Parcel (BCHA) Farmland Classification:

- Approx. 62% of the total acreage is Prime Farmland if irrigated.
- Approx. 38% of the total acreage is Farmland of Statewide Importance.



South Parcel (BVSD) Farmland Classification:

- Approx. 92% of the total acreage is Prime Farmland if irrigated.
- Approx. 8% of the total acreage is Farmland of Statewide Importance.



1866 Homesteaders A.N. Allen and Robert Low forge a path that connects the eastern plains with Boulder. The path soon acquires the name "Gunbarrel Road" on account of its "straightness."

1874 Black gold is discovered underneath Gunbarrel hill. An oil well called "Old Whiterock" is sunk in 1892 at the top of Gunbarrel Hill.



1933 Bootlegging thrives during the prohibition era. Police uncover the largest beer still in Northern Colorado on Gunbarrel Hill.



1869 Hiram Fullen Sr. becomes the owner of a 180-acre ranch located near present-day Gunbarrel. This ranch would be purchased by IBM about 90 years later.



Gunbarrel remains a rural and agricultural community. **1880s-1950s**



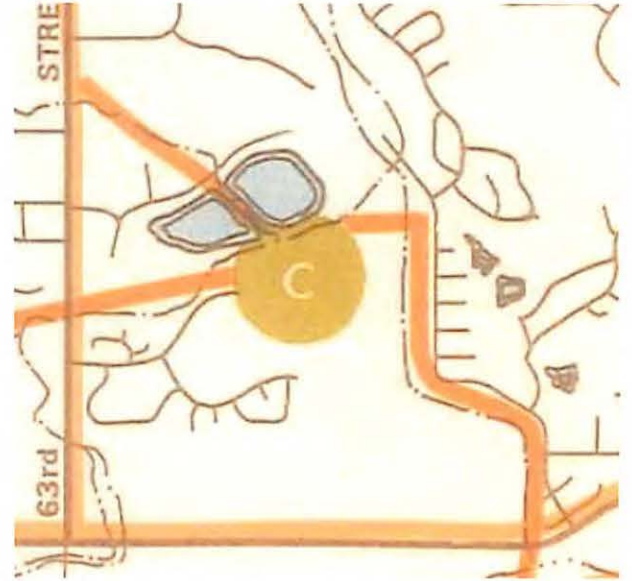
Source: https://www-static.bouldercolorado.gov/docs/Gunbarrel_Web_final-1-201512152222.pdf

Vision for the Twin Lakes Fields: Both the Past and Present Point to Open Space

Original Plans from 1970 and 1977



Planned greenbelt connecting
the Twin Lakes with Walden Ponds
(Source: 1977 BVCP)



Planned 40-acre community park
(Source: 1977 BVCP)

In the 1970 and 1977 Boulder Valley Comprehensive Plans, the very first comp plans, the County and City planned for a wildlife corridor to link the Twin Lakes with Sawhill Ponds and Walden Ponds and for a 40-acre community park to be just south of the lakes.

- The City collects about \$8 million a year from the commercial/industrial parts of Gunbarrel. It also collects property taxes from the ~25 percent of Gunbarrel residents who are already incorporated. And all of us contribute to the County Parks and Open Space funds. Some of this money could go toward the community park and greenbelt.
- The Williams brothers dedicated the south field to serve the Gunbarrel Green residents for “school or recreational use.” In addition to the community park and greenbelt, 60% of the south field was intended to be a kids’ park as part of the school.



Current Land-Use Designations

North Field:

Low-density Residential / Open Space

South Field:

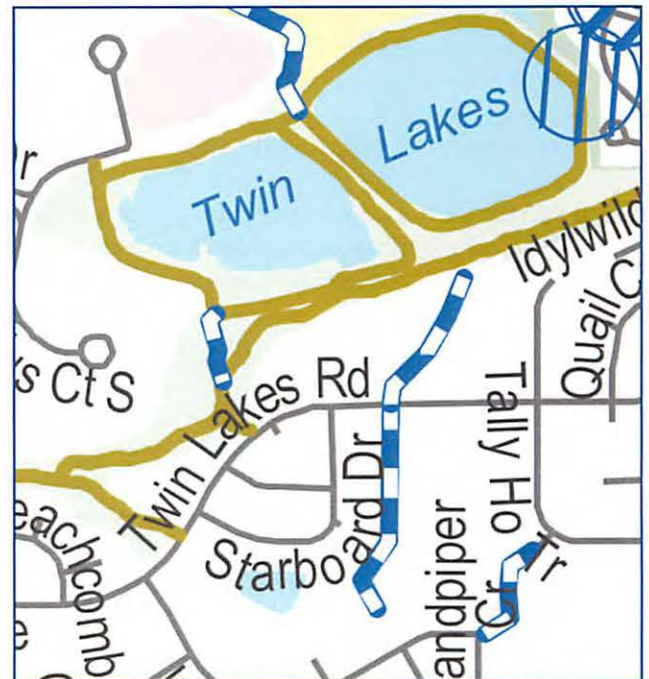
Public / LDR

The recent planning efforts also point to Open Space for these fields, as indicated by the current land-use designations, the Existing Land Use map, and the proposed trail connections.

Recognizing the importance of these fields for their recreational, scenic, and environmental value, planners and decision-makers, in the 2010 BVCP, marked the Existing Land Use as Public/Semi-Public. They also proposed trail connections. Although BCHA claims they can still provide trails through the development, this conflicts with the longstanding open-space vision for the area.



2010 BVCP map for existing land use. Blue stands for Public/Quasi-public (e.g. church).



2010 BVCP proposed these trails for the Twin Lakes fields.

What does an Open Space – Other designation mean?

Boulder defines it as:

“Other public and private land designated prior to 1981 that the City and County would like to preserve through various preservation methods including but not limited to intergovernmental agreements, dedications or acquisitions.”

“The Boulder Valley Comprehensive Plan Trails Map is a comprehensive guide for existing and proposed trails and trail connections for the entire Boulder Valley. It shows proposed trails that have been planned through departmental master planning or area planning processes as well as trail connections that are important links in the Boulder Valley and regional trails systems.”

Blue Mountain Environmental Consulting Report

About BMEC

Since 2001, Blue Mountain Environmental Consulting has provided ecological services, conservation planning, and environmental compliance solutions to landowners and managers throughout the Rocky Mountain west. Their commitment to sustainable environmental management and conservation has established Blue Mountain Environmental Consulting as a leading natural resource management organization for landowners, non-profit organizations, and government agencies. Providing ecologically based resource management strategies to achieve project outcomes in an efficient, sustainable, and responsible manner.

Matt Tobler, M.S., Natural Resource Specialist / Director

Mr. Tobler is a natural resource manager with over 21 years of experience; he currently serves as principal instigator and project leader on numerous ecosystem management projects that integrated forest restoration, wild-fire mitigation, rangeland and noxious weed management, wildlife management and riparian management initiatives. Mr. Tobler has conducted numerous field investigations and developed management programs that are based on existing ecological conditions, historical conditions and landowner objectives for clients from the public and private sectors throughout the Front Range. He also has ecological project experience in WY, UT, NE, KS, SD, MT, NY, NV, NM.

Mr. Tobler has participated in numerous NEPA projects across western states addressing oil and gas infrastructure development, communication facility construction, FERC licensing, water development and conveyance. In this capacity, he has conducted wetland determinations and delineations, threatened and endangered species surveys, ecological assessments and prepared documentation per NEPA and Section 404 requirements. Matt also has experience conducting ecological investigations both regionally and internationally. As a research associate with the USDA Forest and Range Experiment Station, he designed and implemented original research studies to investigate causes of landscape diversity and vegetative responses to disturbance within ponderosa pine forests of the Colorado Front Range. As a research associate at the Woods Hole Research Center, he assisted in the implementation of a pioneering study that assessed the fire susceptibility of primary tropical rainforest in the northeastern Amazon of Brazil. Matt worked as ranger for the National Park Service, administered conservation programs for the Natural Resource Conservation Service in New York, and implemented wildfire mitigation and forest stewardship programs for the Colorado State Forest Service. His earliest experiences with resource management come from growing up on a dairy farm in upstate New York where he was a farm hand. Matt holds a M.S. in Rangeland Ecosystem Science from Colorado State University and a B.S. in Resource Management and Forestry from SUNY College of Environmental Science and Forestry. He is a Society of American Foresters Certified Forester, an Ecological Society of America Certified Ecologist, U.S.D.A. Natural Resource Conservation Service Technical Service Provider, Colorado Department of Transportation Erosion Control Supervisor and has completed the U.S. Corps of Engineers Wetland Delineation Training.

Degree(s)

M.S. Colorado State University

Certifications

Society of American Foresters Certified Forester
Ecological Society of America Certified Ecologist
U.S.D.A. Natural Resource Conservation Service Technical Service Provider
Colorado Department of Transportation Erosion Control Supervisor
inShare

Clint Hinebaugh, B.S., Wildlife Biology / Sportsman

Clint Hinebaugh is a natural resource specialist with four years of experience; he currently serves as the associate wildlife biologist and habitat specialist for Blue Mountain Environmental Consulting. Mr. Hinebaugh has prepared due diligence reports for conservation easement transactions including baseline reports, Wetland delineations and Phase 1 environmental assessments throughout Colorado and Wyoming. This work has included field investigations, correspondence with landowners as well as state and federal authorities, extensive research, and the preparation of technical documentation. Field work has included extensive use of ARC Pad as well as inventories of flora and fauna. He has completed Riparian Assessment Workshops provided by the BLM and is currently completing Technical Service Provider Training through the NRCS. Currently Mr. Hinebaugh has worked to conserve over 25, 000 acres throughout the western states.

As a Research Technician with the Colorado Division of Wildlife, Mr. Hinebaugh Assisted Biologists in an ongoing research project aimed at evaluating the effect of waterfowl hunting restrictions on a cross section of State Wildlife Areas within the South Platte River Valley. Duties included operating check stations; extensive public interaction; monitoring duck and goose populations; and collaborating information between division wildlife managers, biologists, and property technicians.

Mr. Hinebaugh is an avid sportsman and conservationist whose travels have taken him throughout the lower 48, Canada, and Africa. He has been invited to join the Worldwide Ethical Hunters Association and in an active member of Safari Club International, Pheasants Forever, Ducks Unlimited, Rocky Mountain Elk Foundation, and Mule Deer Foundation.

Degree(s)

B.S. in Wildlife Biology (Colorado State University)

Certifications

Certified Aquatic Invasive Species Watercraft Inspector and Decontaminator



August 23rd, 2016

Memorandum

To: Kristin Bjornsen, Twin Lakes Action Group
From: Matt Tobler and Clint Hinebaugh, Blue Mountain Environmental Consulting
RE: Open Space Evaluation of 6655 and 6600 Twin Lakes Road (Twin Lakes Parcels)

Blue Mountain Environmental Consulting was contracted by Kristin Bjornsen with the Twin Lakes Action Group to investigate the suitability of two parcels near the Twin Lakes Open Space, in unincorporated Boulder County, for open space designation by the County and City.

Currently the northern parcel (located at 6655 Twin Lakes Road), which encompasses 9.96 acres, is owned by the Boulder County Housing Authority (BCHA). The southern parcels (located at 6600 Twin Lakes Road and 0 Kalua Road, henceforward called simply 6600 Twin Lakes Road), which encompass 10.03 acres, is owned by the Boulder Valley School District (BVSD) RE-2J. The BCHA and BVSD are jointly requesting a change in land-use designation to Mixed Density Residential, which would allow up to 360 dwelling units on the +/-20 acres. This proposed development would come in the form of affordable housing units.

We understand that Twin Lakes Stakeholder Group facilitated discussions were conducted during spring/summer 2016, and that an accurate depiction of the Property is portrayed by the assessments listed below and here incorporated by reference:

- Preliminary Hydrologic Analysis of 6600 Twin Lakes Road by Gordon McCurry with McCurry Hydrology, 2015,
- Preliminary Hydrologic Analysis of 6655 Twin Lakes Road by Gordon McCurry with McCurry Hydrology, 2015,
- Potential Waters of the United States for 6600 Twin Lakes Road by Apex Company, 2016,
- Potential Waters of the United States for 6655 Twin Lakes Road by Apex Company, 2016,
- Comments on wildlife habitat values of Twin Lakes Parcels by Dave Hoerath, BCPOS, 2015,
- Comments on wildlife habitat values of Twin Lakes Parcels by Therese Glowacki, BCPOS, 2015
- Boulder County Wildlife Species of Special Concern living at or using the Twin Lakes area, by Twin Lakes Action Group,
- Wildlife Study by an independent consulting group, currently unavailable, 2016

Residents of the surrounding community champion Open Space designation for the Twin Lakes parcels and we here underscore a number of attributes of Boulder County Open Space policy. While the Twin Lakes parcels are presently owned by the County, they meet the following Open Space acquisition criteria as stated on <http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>:

- **Land threatened by development that is near or adjacent to existing open space:**
The proposed 280 to 360 housing units would be adjacent to the Twin Lakes, a Boulder County Parks and Open Space property.

- **Prime agricultural land:**

According to the NRCS Web Soil Survey assessed on August 23, 2016, 92% of the southern parcel and 62% of the northern parcel have been identified as Prime Farmland. The remaining percentage has been identified as Farmland of Statewide Importance. Prime farmland is identified as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management.

It is evident that the Twin Lakes parcels have historically been farmed and they are now dominated by a monoculture of pasture grasses, primarily smooth brome (*Bromus inermis*). While future large scale agriculture is unlikely, the fields could serve as community gardens. Development is seldom the highest and best use of Prime Agricultural soils, which are being converted to other uses across the nation.

- **Wildlife habitat:**

The Twin Lakes parcels are bordered by Twin Lakes Open Space to the north and by neighborhoods to the east, west and south. The urban location of the parcels and homogenous vegetative composition limit the wildlife value. However, the parcels do function as a wildlife corridor between the Twin Lakes Open Space and the Johnson Trust (located to the southeast) and the drainage owned by the Twin Lakes Homeowners Association (located to the southwest). The area is frequented by a variety of urban adapted mesopredators. Wildlife cameras and photographs have shown the corridor to be used by fox (*Vulpes vulpes*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), skunk (*Mephitis mephitis*) and even the occasional mountain lion (*Felis concolor*). Just this summer a moose from Walden Ponds (located less than one mile to the south) traveled to the Twin Lakes via the corridor. Additional mammals expected to utilize the parcels include deer (*Odocoileus hemionus*), eastern cottontail (*Sylvilagus floridanus*), fox squirrel (*Sciurus niger*) and vole (*Microtus pennsylvanicus*). Habitat value could be enhanced by restoring native species composition and curtailing mowing which limits vertical structure and diversity.

Avifauna benefit from the vertical structure provided by the trees and shrubs associated with the Boulder White Rock Ditch along the northern parcel boundary and will utilize the zone for roosting, feeding and nesting habitat. While these trees may remain intact if the site is developed, the adjoining fields would be lost. According to neighboring residents, Western Meadowlarks (*Sturnella neglecta*) have been seen using the fields for nesting. In summer 2016, five meadowlarks successfully hatched in the field. The fields also provide foraging habitat for the abundant raptors that call Boulder County home. Great horned owl (*Bubo virginianus*), red-tailed hawk (*Buteo jamaicensis*) and American kestrel (*Falco sparverius*) are the most common species expected.

According to the Twin Lakes Action Group, four to five Boulder County Wildlife Species of Special Concern the site. These include wood duck (*Aix sponsa*), tiger salamander (*Ambystoma tigrinum*), meadow vole (*Microtus spp.*), garter snake (*Thamnophis spp.*) and, periodically, the long-eared owl. The Twin Lakes Action Group has done an outstanding job

of documenting wildlife use of the parcels in the document “Boulder County Wildlife Species of Special Concern living at or using the Twin Lakes area.”

According to the United States Fish and Wildlife Service Information and Conservation Planning Application (IPAC), 11 migratory birds of conservation concern occur within the region. Species are documented in the table below:

Table 1. IPAC Migratory Birds of Conservation Concern within the region.

SPECIES	SEASON IN PROJECT AREA	Potential Habitat
Bald Eagle	Year-round	at Twin Lakes
Burrowing Owl	Breeding	Yes
Ferruginous Hawk	Year-round	Yes
Golden Eagle	Year-round	Yes
Lewis’s Woodpecker	Breeding	Yes
Loggerhead Shrike	Year-round	Yes
Mountain Plover	Breeding	Yes
Short-eared Owl	Wintering	Yes
Swainson’s Hawk	Breeding	Yes
Williamson’s Sapsucker	Breeding	Yes

- **Riparian and scenic corridors:**

A riparian corridor (wetland) associated with the Boulder White Rock Ditch exists along the northern parcel’s boundary. Dominant vegetation includes eastern cottonwood (*Populus deltoides*), peach leaf willow (*Salix amygdaloides*), narrow leaf willow (*Salix exigua*), broadleaf cattail (*Typha latifolia*), currant (*ribes* spp.) and smooth brome (*Bromus inermis*). The wetland was delineated by Apex and was confined to the south bank of Boulder and Whiterock Ditch, up and northward of the north bank.

According to the National Wetlands Inventory Wetlands Mapper assessed, on August 23, 2016, a 1.503-acre intermittent stream (R4SBC) flows east to west through the south end of the southern parcel. This stream is seasonally flooded and connects with a freshwater emergent wetland on the Twin Lakes Homeowner Association property located to the southwest. Dominant vegetation includes peach leaf willow, narrow leaf willow, watercress (*Nasturtium officinale*), Emory’s sedge (*Carex emoryi*) and teasel (*Dipsacus* spp.) Apex delineated this wetland to be approximately 0.55 acres, a portion of which lies within the subject property. Final jurisdiction rests with the Army Core of Engineers.

- **Land that could provide trail connections:**

The most noteworthy conservation use of the Twin Lakes parcels would be for scenic and open corridors, which are strongly supported by County Open Space Policy as indicated below:

- OS 3.01 “Where necessary to protect water resources and/or riparian habitat the county shall ensure, to the extent possible, that areas adjacent to water bodies, functional irrigation ditches and natural water course areas shall remain free from development (except designated aggregate resource areas). The county may preserve these open corridor areas by means of appropriate dedication during the

development process, reasonable conditions imposed through the development process, or by acquisition.”

- OS 3.02 “Where appropriate the county shall continue to acquire parcels of land or right-of-way easements to provide linkages between public lands.”
- OS 3.03 “To the extent possible, the county shall protect scenic corridors along highways and mountain road systems. The county may preserve these scenic corridor areas by means of appropriate dedication during the development process, reasonable conditions imposed through the development process or, by acquisition.”

As indicated on the 2010 Boulder Valley Comprehensive Plan, there is a proposed line that begins at Davis Reservoir Number 1 and East Lake known as the Twin Lakes, which are approximately 720 feet to the north of 6655 and 6600 Twin Lakes Road properties. This proposed line trail proceeds south through the north and south fields of the properties and ends about 400 feet north of Kalua Road as shown on this link: <https://www-static.bouldercolorado.gov/docs/bvcp-trails-map-1-201305140905.pdf>

Open space designation of the Twin Lakes parcels could also meet the goals as laid out in the federal tax code if they are protected with a conservation easement. **Internal Revenue Code (IRC) § 170(h) (4)** supports the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem. Section 170(h)(4)(A)(ii); *see also* § 1.170A-14(d)(1)(ii) and (3). A second permitted conservation purpose is the preservation of open space (“open space easement”), including farmland and forest land, for the scenic enjoyment of the general public or pursuant to a clearly delineated governmental conservation policy. Other permitted conservation purposes include preservation of land areas for outdoor recreation by, or the education of, the general public.

According to the tax code, a significant public benefit can be attained because current land use is compatible with surrounding lands in unincorporated Boulder County, which consist of a patchwork of open spaces that conserve natural features and provide recreation to neighboring residences. Scenic values are met because a degree of contrast and variety of colors are present with the open field in the foreground and the adjacent riparian corridor, which is approximately +/- 950 feet long, in the mid-ground and the Colorado Front Range in the background. Relief from urban closeness is accommodated because the parcels are situated between the rapidly growing cities of Gunbarrel and Boulder. Importantly, the potential for public recreation exists if formal trails are constructed through the parcels, connecting neighborhoods with existing Boulder County Open Space.

Transference of lands into conservation easements is supported by the Boulder Valley Comprehensive Plan as follows. “PPA 2.03: Conservation easements pursuant to **CRS 38-30.5-101** through 110, as amended, or other legally accepted methods between the county and landowners, should continue to be the acceptable development control, for the purpose of preventing additional parcel division or development of lands committed for agricultural activities, environmental and historic resource protection, and other activities consistent with the rural character of the county.”

The Twin Lakes Fields Meet ALL FIVE of Parks and Open Space's Criteria for Open Space Acquisition

1. **“Land threatened by development that is near or adjacent to existing open space.”**
2. **“Prime agricultural land.”**
The Twin Lakes fields are USDA/NRCS-designated as agricultural lands of Prime/statewide importance—the gold standard for agricultural lands.
3. **“Wildlife habitat.”**
Meadowlarks, tiger salamanders, meadow voles, rabbits, and other species all live directly on these fields, and many other species use them for traveling between areas and foraging.
4. **“Riparian and scenic corridors.”**
Both fields have designated Waters of the United States, are adjacent the Twin Lakes, and offer a much-loved scenic corridor for Gunbarrel residents.
5. **“Land that could provide trail connections.”**
The 2010 BVCP maps propose Trail Connections on these fields. People use them for walking, cross-country skiing, and scenic beauty.

Let's make this vision a reality!





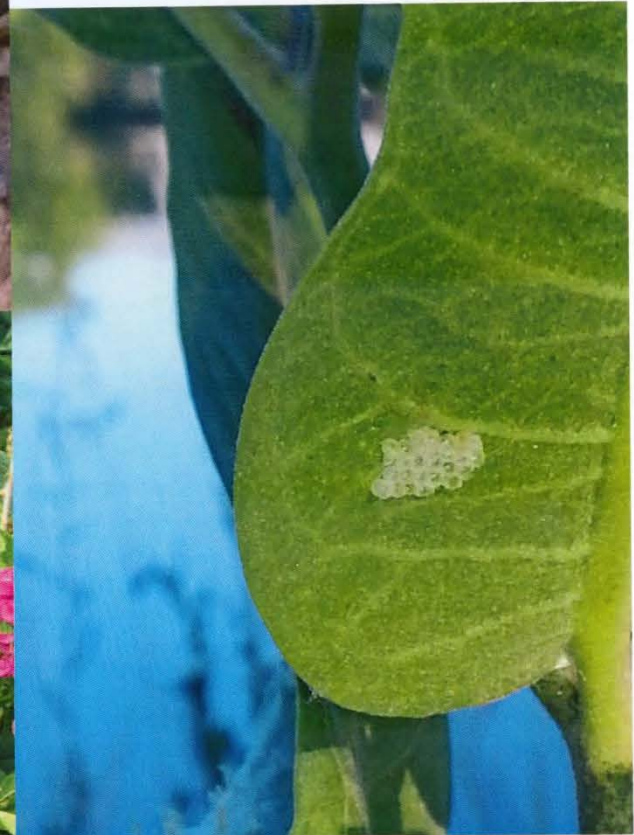
Greater Twin Lakes Open Space



*With gratitude to the hundreds of people who contributed photos and for whom
the Twin Lakes are very beloved*



Top left: Viceroy butterfly
Bottom left: Two-tailed swallowfly



Hatched monarch eggs underneath a milkweed leaf.



Milkweed is abundant in the Twin Lakes area. Monarch butterflies store a poison from milkweed, called cardiac glycosides, that they ingested as caterpillars. This makes them poisonous to some predators, helping them survive their migration.



Clockwise from top left: Beetle on an asparagus berry on the north field; sunflowers; white butterfly

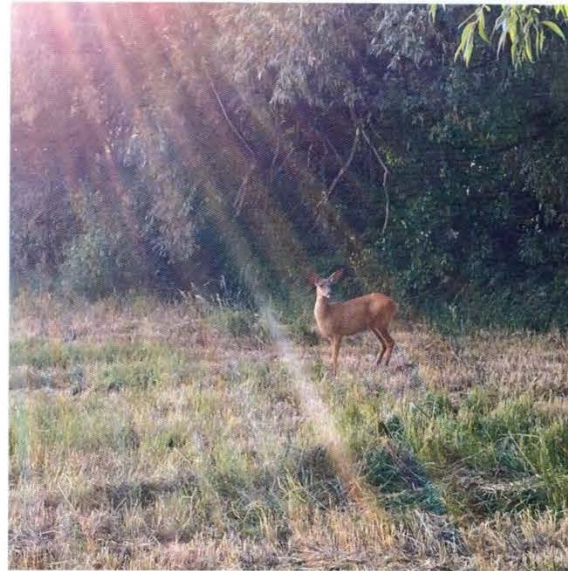


Honeybee gathers nectar

Wild beehive on the north field. The meadows are important to pollinators.







Deer and, even this summer, moose use the fields to travel between the Walden Ponds and the Twin Lakes.

More Than Meets the Eye

Just an overgrown and abandoned field? Look again! Parks like this one connect one open space to another—a way from here to there for animals as well as people. Even small areas can provide shelter, resting and nesting sites, and food for all kinds of wildlife.



Coyote



Hunting Grounds

Foxes and coyotes often come by in search of a meaty meal. The park's bumpy terrain offers plenty of places where these hunters can stalk prey, hole up and rest, or even stay and raise a family.

LOOK for signs of animal activity. You might see scat (poop), or find paw prints in mud or snow.



Meat eaters leave scat that is often full of undigested bones and hair.



Vole

Completing the

The uneven ground offer good home tiny mice and vol

LOOK for their the grass.

Sign at Eaton Park on the north side of the Twin Lakes. Eaton Park is a special blend of wetlands, prairie, and a small expert bike park.



"My home backs up to the north field, and I have lived here for 24 years, so I have seen much activity in the field over the years. People from all the surrounding area use it for flying electric remote airplanes, sunbathing, playing frisbee, walking dogs and many other activities. CU also brings many students here to study the many plants and grasses growing in these fields. However, one of the best things I have seen is a mother coyote and her five pups lined up on the field. It was at night, and as a flashlight was shined on them, their eyes would light up. They just stood there like they were waiting for a handout. This open field is a true treasure." --Jerry G



"Beautiful songs of coyotes in the south field last night! My very favorite nighttime melody!" --Caroline Hogue

Coyote leaves the south field and enters the Johnson/Coen Trust in the morning.



That night, coyote leaves the Johnson/Coen Trust and enters the south field.







Top left: Five baby Western meadowlarks, 3 to 5 days old, nestled in the tall grasses of the south field.
Bottom left: Western meadowlark. This photo not taken at Twin Lakes. Credit: Matt Bryant

Edna St. Vincent Millay:

"What is the name," I ask, "of those big birds
With yellow breast and low and heavy flight,
That make such mournful whistling?"

"Meadowlarks,"

You answer primly, not a little cheered.

"Some people shoot them." Suddenly your eyes are wet
And your chin trembles. On my breast you lean,
And sob most pitifully for all the lovely things that are
not and
have been.







Northern harrier foraging on the Twin Lakes fields.
The harrier is one of Boulder County's rarest and most imperiled birds.

Left: Ducks enjoying the ephemeral wetlands of the north field (spring 2016)



Clockwise from top: American avocet;
California ring-billed gulls; and killdeer





Western bluebird

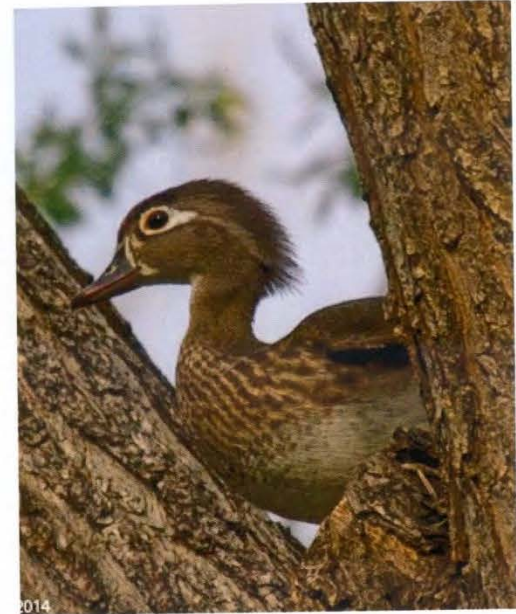


Leucistic red-winged blackbird
"I've been watching these 'albino'
blackbirds come to the fields for
years."
--Dinah McKay



Clockwise from top: White-crowned sparrow; swamp sparrow; Harris's sparrow; song sparrow; and Lincoln's sparrow





Clockwise: Bohemian waxwings; wood duck; and Canadian geese who use the fields for foraging and rest



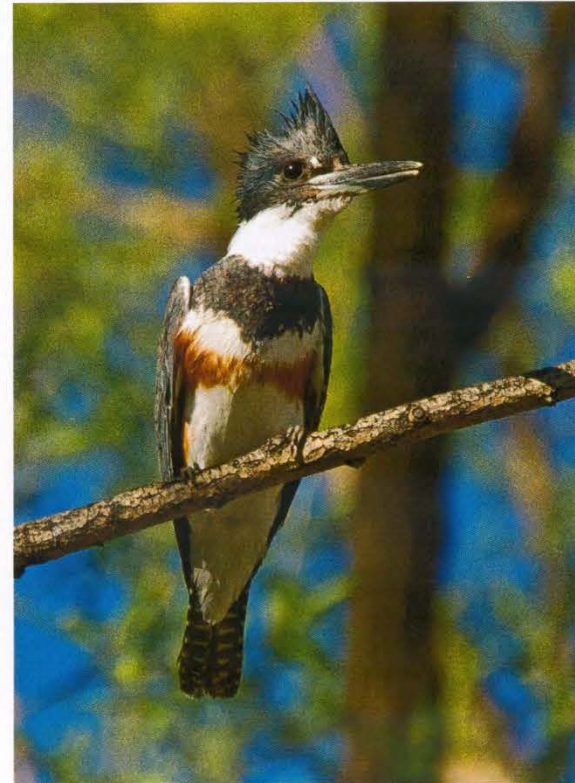
Red-tailed hawks





Clockwise from top: White-breasted nuthatch; belted kingfisher; and lazuli bunting

Facing page: Great blue heron







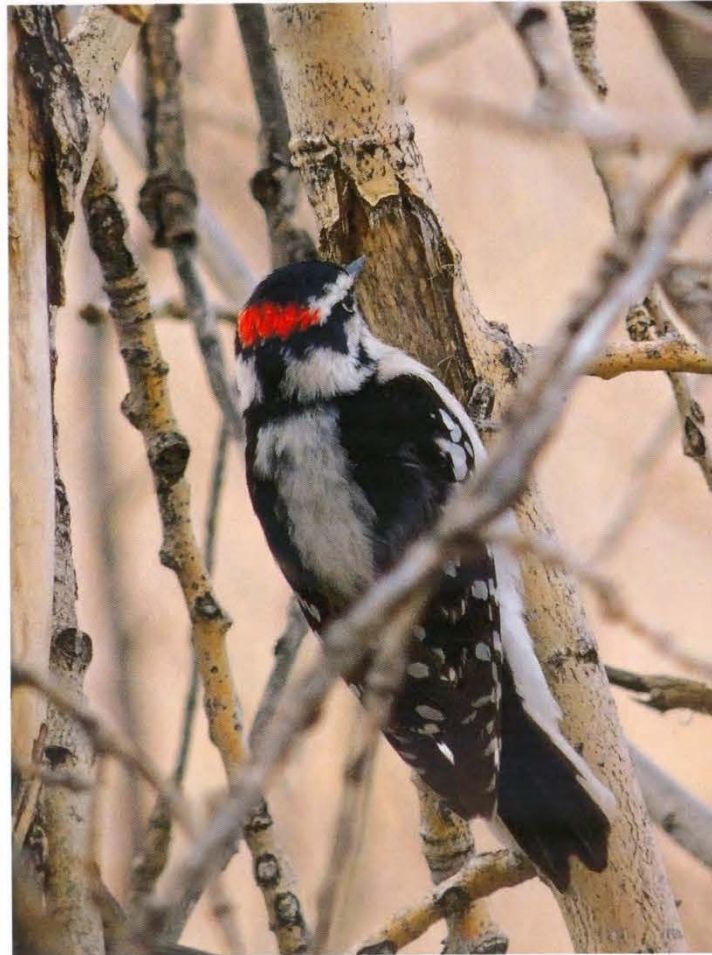
Great blue herons on the north field



American kestrel, North America's littlest falcon



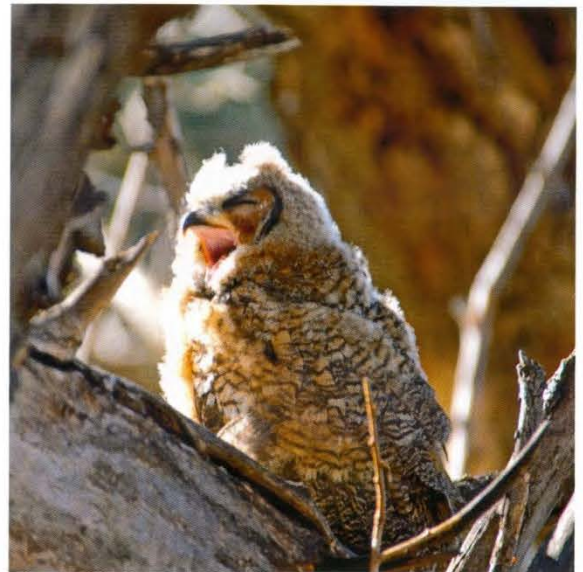
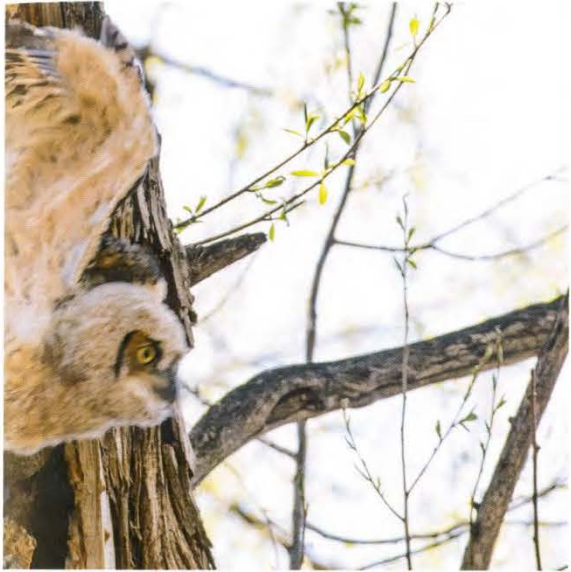
Osprey with a fish in a tree



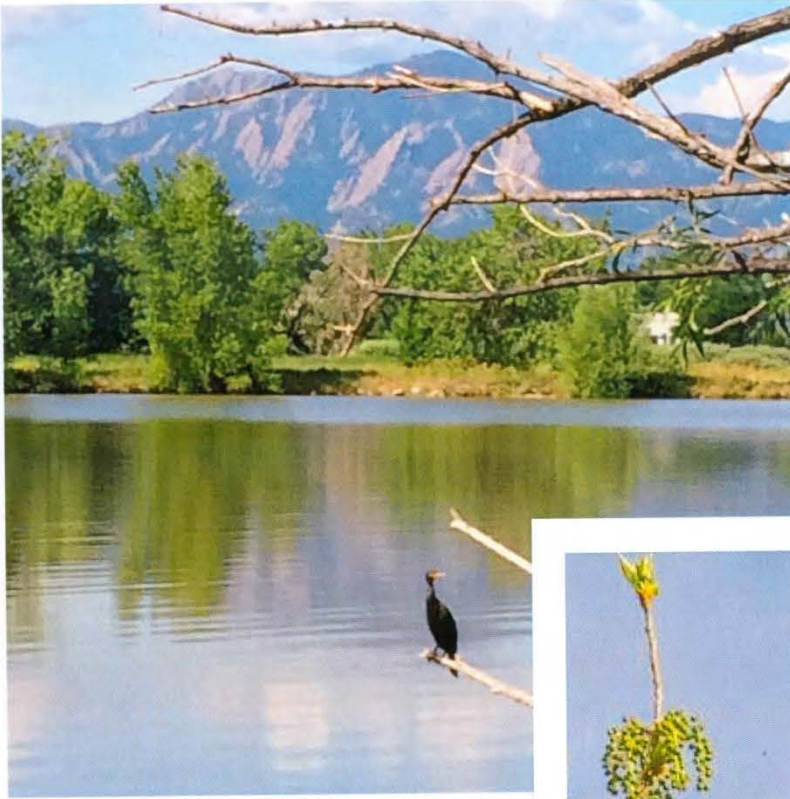
Clockwise from top left: Warbling vireo; downy woodpecker; great horned owllet; raptor foraging on the north field; and American pelican



The owl nesting tree; great horned owl in flight



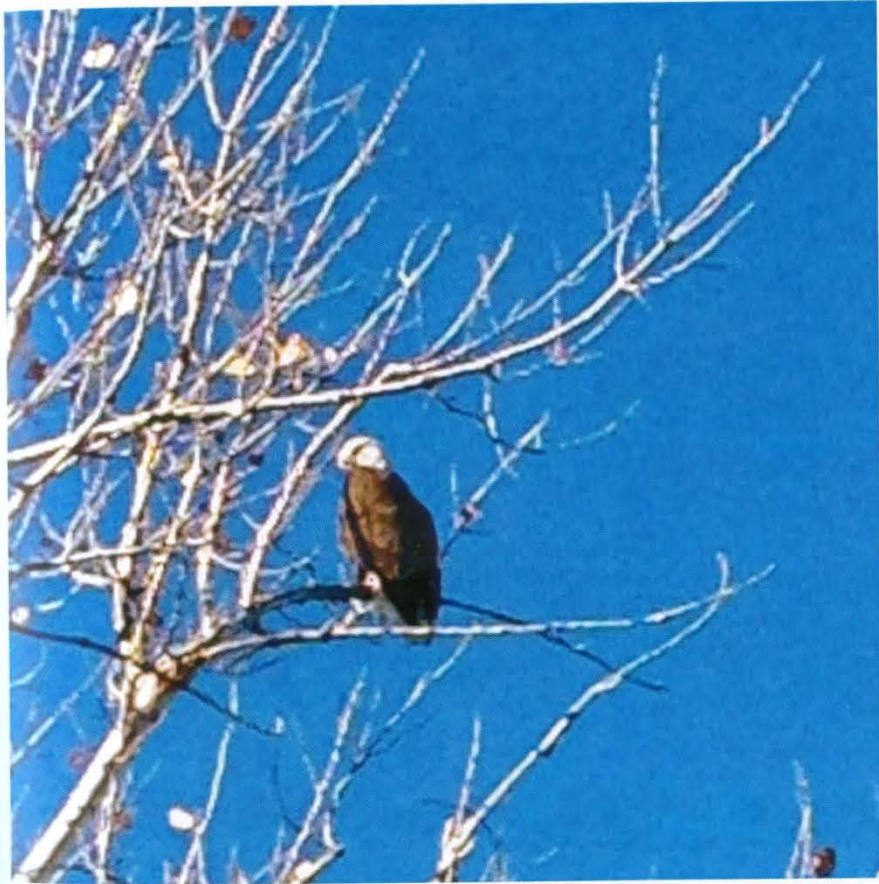
Owlet takes its first flight; and big yawn



Double-crested cormorants

Facing page: Bald eagle and
immature bald eagle



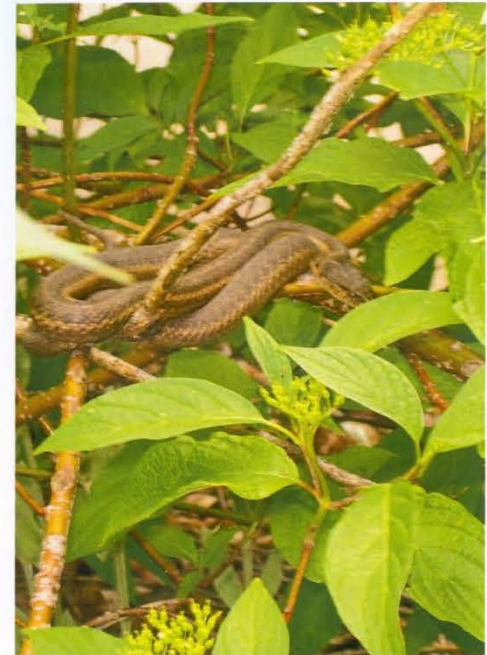




"I was able to capture a swallow in flight feeding a young one. The parents were swooping over the south field to catch insects, and then flying to feed their young ones who were all perched in a row on a tree branch." --Anne Pienciak



Snapping turtles. Baby turtle at right.



Clockwise from top left: Painted turtle; garter snake; bullfrog; yellow-bellied racer.
"One of the last places in Boulder you can see fireflies on a hot summer night." --Shonna Tyrer



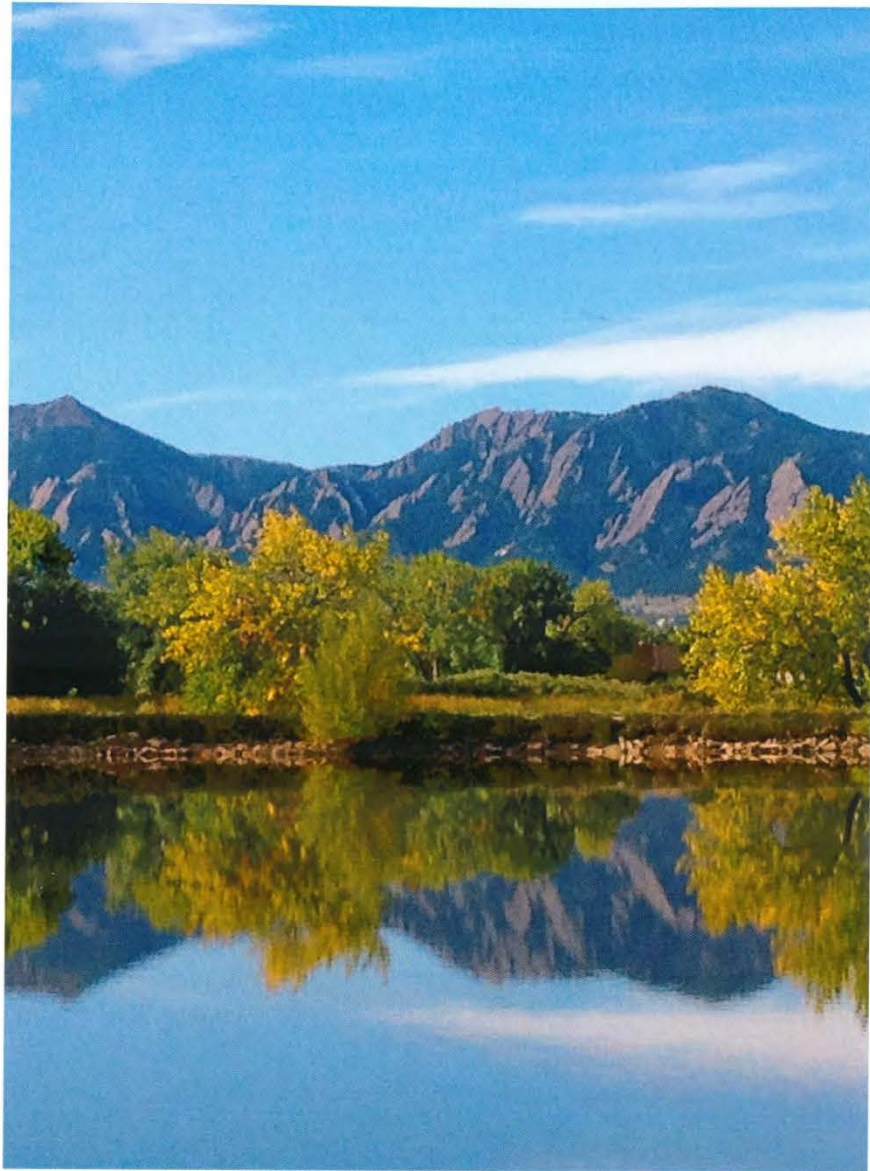
Tiger salamanders







Standing on the south field looking through the wildlife corridor to the Johnson/Coen Trust. To reach Walden Ponds, follow the rainbow!



"My favorite thing to do in this lovely, wild field is this: I walk all the way to the line of cottonwoods and willows at the northern most part of the field, without looking back. Once there, I turn around and admire the jaw-dropping views of the Front Range."
--Melanie Lynn









Clockwise from top: Community gathering on the north field; child riding on the south field's small BMX track; and an evening stroll



'W' is for Wildlife. More than 100+ people came to form the letter. Photo by Steve Smart



Bushy-tailed woodrat

Thanks to all the Twin Lakes creatures, great and small!

From: [Juliet Gopinath](#)
To: [Giang, Steven](#)
Subject: TLAG materials for Planning Commission to be uploaded to website
Date: Monday, September 19, 2016 2:12:49 AM
Attachments: [OpenSpaceAssesmentforTwinLakesFields.pdf](#)
[TLAG_Compiledpositionpapers_091916.pdf](#)

Steven,

I shared a pdf file with you from my other account, but am also sending you a link to the materials the Twin Lakes Action Group would like you to upload to the website. This will ensure that the Planning Commission and other three bodies have a chance to review these materials before their deliberations and vote. I hope that you will be able to upload first thing this morning so that the Planning Commission has a chance to review our submission.

<https://drive.google.com/open?id=0BwflrxaWA49DSXNLWjdFUjO5UGc>

Thank you so much for all your assistance.

Juliet Gopinath on behalf of the Twin Lakes Action Group

PS. In case anything goes wrong, I have attached two of the smaller files to this email. If the link or shared file works fine, please disregard the attachments.

From: [Kristin Bjornsen](#)
To: [Giang, Steven](#)
Subject: Re: one other item
Date: Monday, September 19, 2016 10:42:00 AM
Attachments: [clarifications.docx](#)

Hi Steven,

Here you go. Attached is the final document for the packet for the Planning Commission.

Many thanks!

Kristin

> On Sep 19, 2016, at 8:07 AM, Kristin Bjornsen <bjornsenk@yahoo.com> wrote:
>
> Good morning, Steven,
>
> Hope you had a nice weekend. We have one additional document to include in the packet. I will have
it to you early this morning.
>
> Many thanks,
>
> Kristin
>

Clarifications to Staff Clarifications

Dear Planning Commission members,

Thanks very much for all your work and the time you've so generously given! On Sept. 14, BVCP staff sent a memo clarifying concerns from the Aug. 30 Twin Lakes testimony. Based on Gunbarrel's extensive research on this topic—the product of many candles burnt on both ends—we have additional important information on those sections.

To avoid information overload (probably too late for that), I will touch on only a few of the topics (though many exist) and will try to use mostly images with minimal text:

1. Original intent for a community park and greenbelt

The 40-acre community park slated for this area in the 1977 BVCP **actually does** occupy the north field, as you can see from the overlay below. Additionally:

- The City collects about \$8 million a year in sales and use taxes from Gunbarrel's commercial areas. It also collects property taxes from the ~25% of Gunbarrel residents who are incorporated. That money could have funded a park.
- 60% of the school site on the south field was supposed to be a park. And this land was dedicated for a school or open space.
- It's true the intended greenbelt has been almost entirely developed. How sad! And how precious this opportunity to save the last wildlife corridor!



2. Open Space Other designation

There **actually is** an “Open Space Other” designation on the north field. The official parcel report is included below. The field is designated **Low-Density Residential/Open Space Other**. What does an Open Space—Other designation mean? Boulder defines it as:

“Other public and private land designated prior to 1981 that **the city and county would like to preserve through various preservation methods** including but not limited to intergovernmental agreements, dedications or acquisitions.”

either recorded or prescriptive easements that may be asserted by the Ditch Company.

Wetland and/or Wetland Buffer

Zoning:	/		
BVCP Land Use:	Low Density Residential / LR	Subcommunity:	Gunbarrel
Additional BVCP Land Use:	Open Space, Other / OS-O	City Neighborhood:	GUNBARREL
BVCP Area:	Area II	Quarter Sect. :	N09E03

3. Gunbarrel Green’s dedicated land

Regarding the south field, which the Williams brothers dedicated for the Gunbarrel Green subdivision, the memo states, “Staff could not locate any restrictions of the use of the BVSD parcels for school or recreation or for any other specific purpose....Even if there were use restrictions associated with the Boulder County Land Use Code’s requirement to dedicate of the property, those requirements would not apply post-annexation because, post-annexation, the city and not the county would have Land Use jurisdiction over the property.”

Colorado Revised Statutes 30-28-133, the Boulder County Land Use Code Article 7, and the 1956 Subdivision Regulations in effect at the time of the dedication all restrict how dedicated land can be used. Specifically, it

- 1) must serve the contributing subdivision’s residents and be for their use and benefit, and
- 2) it must be for a school, park, or open space. More details available at request.

CRS 30-28-133 is unchanged by annexation. Medium Density Residential would be an unauthorized land-use designation for dedicated land because it wouldn’t serve Gunbarrel Green residents; wouldn’t be for a school or recreational use; and would create the exact growth impacts it was intended to ameliorate. (Image of 1956 regulations appears below.)

Area for School and Recreation Use

Not less than 5 per cent of the total area of the subdivision shall; when so required by the County Planning Commission, be deeded to the County of Boulder for future school and recreation use.

The exact location of such deeded property shall be subject to approval of the Planning Commission.

In certain locations, the subdivider may be requested to reserve an additional area of not more than 10 acres for purchase by the County or School District within three years of the date the plat is recorded.

- 26 -

4. Annexation of Open Space to enable development

Development on the Twin Lakes parcels only can occur with annexation, so annexation is an important issue to inform land-use designation.

At the July 28 POSAC meeting, the Land Use Department said that they would seek annexation through the Open Space parcel, rather than a flagpole annexation, because the County frowns upon flagpole annexation. The image below shows three important things:

- County policies have never before supported the annexation of open space to create contiguity and enable development.
- The parcel in question is, indeed, open space.
- Parks and Open Space has agreed to relinquish it to enable MDR development. This would have direct negative impacts on the Twin Lakes Open Space through loss of a wildlife corridor, foraging habitat, and increased light and noise pollution.
- Other dangers of this precedent and how it puts all open space at risk are discussed in this Daily Camera Guest Opinion:
http://www.dailycamera.com/guest-opinions/ci_30270385/kristin-bjornsen-indecnt-proposal-open-space

See image on next page...

From: Whisman, Janis jwhisman@bouldercounty.org
Subject: RE: BVCP 2015 Update Information Request
Date: October 15, 2015 at 11:54 AM
To: McCarey, Scott smccarey@bouldercounty.org, Fogg, Peter pfogg@bouldercounty.org
Cc: Shannon, Abigail ashannon@bouldercounty.org, Giang, Steven sgiang@bouldercounty.org, Grimm, Denise dgrimm@bouldercounty.org, Swirhun, Lesley lswirhun@bouldercounty.org

WJ

Hi, Pete

In answer to your questions 2 for me in an annexation, Ron Stewart has agreed to set the county open space parcel outlined in turquoise to be annexed to provide the 20% open space needed for the CH property can be annexed.



Hope that helps,
Janis



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

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

Hi Pete

5. Availability of alternate locations.

We have identified at least four alternate locations for development that would be closer to transit, stores, and services. Additionally, **TLAG is partnering with groups to see if 200 permanently affordable units can be provided in the form of carriage homes and accessory dwelling units in Gunbarrel.** More details on this to come.

Here are two examples of the alternate sites we've identified. Although they would accommodate fewer units, they would be closer to services and would align with the BVCP goal of "compatible, integrated and dispersed."

- 6560 Spine Road: A TLAG member knows the owners of this parcel. It is across the street from the grocery store, restaurants, daycare, a gym, and other services.



- 5145 63rd Street. This site has already been vetted as an appropriate location for housing because of the flat surface and proximity to urban services, and it is no longer being considered for a transitional village.

https://www-static.bouldercolorado.gov/docs/homelessness_tour_packet_online_v2-1-201607291335.pdf

thes

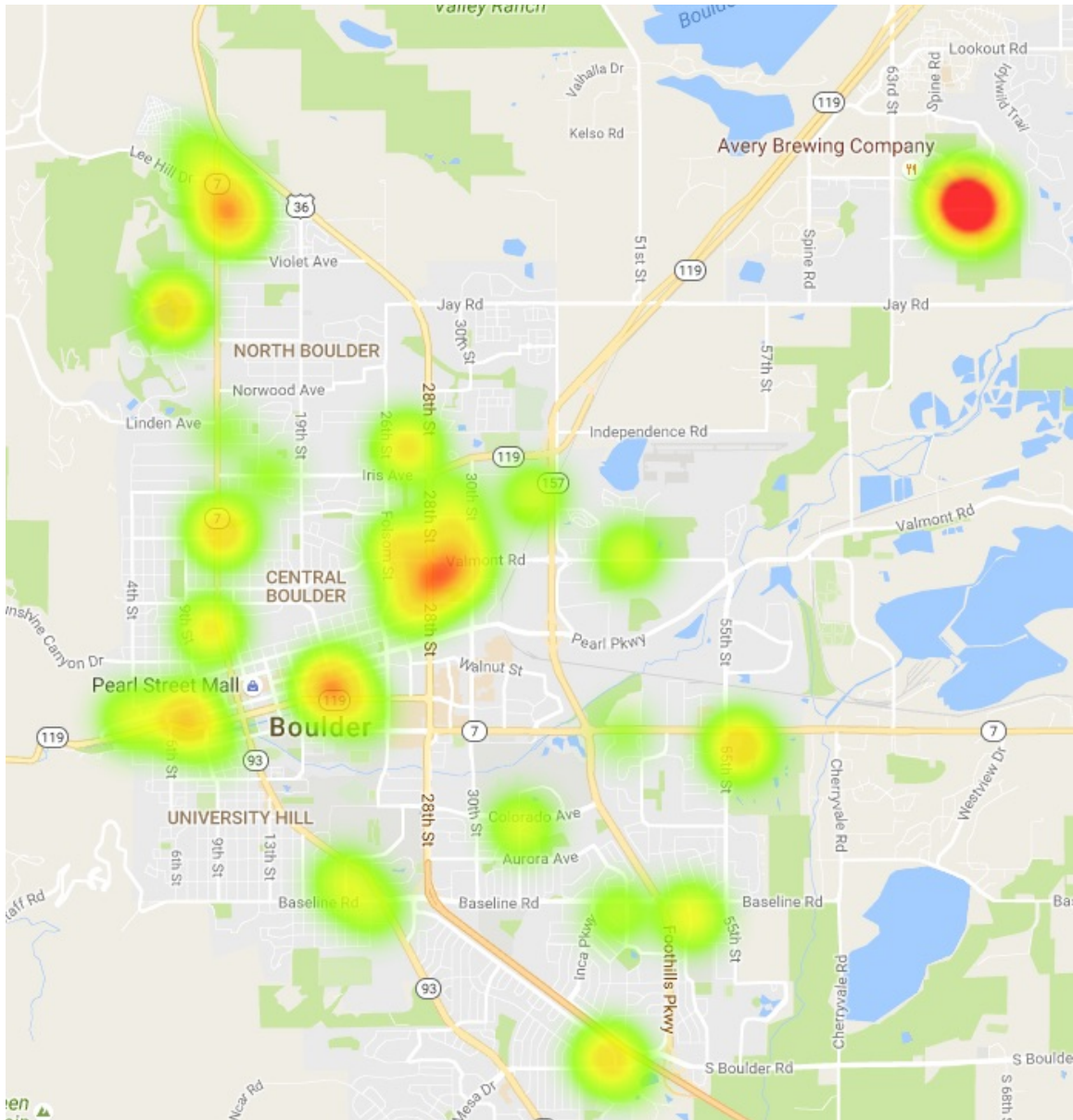
Location	Topography and Site Access		Access to Transit		Distance to Amenities		Zoning and Land Use Implications**		Access to Water and Sewer	
	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con	Summary	Pro/Con
5145 N. 63 rd (Fire Station 6)	Flat Site; existing access from 63 rd Street, could also likely access off of Spine Road	●	Bus Lines: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m. and 'J' infrequent services	●	Walking access to grocery ¼ mile east; ¼ mile to Twin Lakes County Open Space; near Boulder Reservoir; however no direct access	●	Industrial General Zoning; would require a subdivision, occupied by Fire Station 6 on north side of site	●	Currently served by water and sewer	●
Longbow Outlots	Approximately 10-15 percent slope on site; no access exists today.	○	One Bus Line: 205 with weekday and Saturday service every 20 minutes until 10:30 p.m.; every 30 minutes on Sundays/Holidays until 9:30 p.m.	●	Walking access to grocery and coffee shops 1.2 miles to northeast; ¼ mile to Twin Lakes County Open Space; near Boulder Reservoir; however no direct access	●	Public zoning	●	Sewer and water in the adjacent street	●

● = Positive ● = Neutral ○ = Con

6. Integration of affordable housing

BVCP policy 7.13 states, "Permanently affordable housing, whether publicly, privately or jointly financed will be designed as to be compatible, dispersed, and integrated with housing throughout the community."

This heat map shows MDR, allowing 280 units, would create incompatible, concentrated, and segregated housing:



7. Traffic impacts

The staff memo states, “Traffic impacts would be assessed as part of the development review process.” Per a Oct. 14 BVCP Planning email, proposed land use changes are required to examine this impact now, before the land-use change. No such assessment has been done.

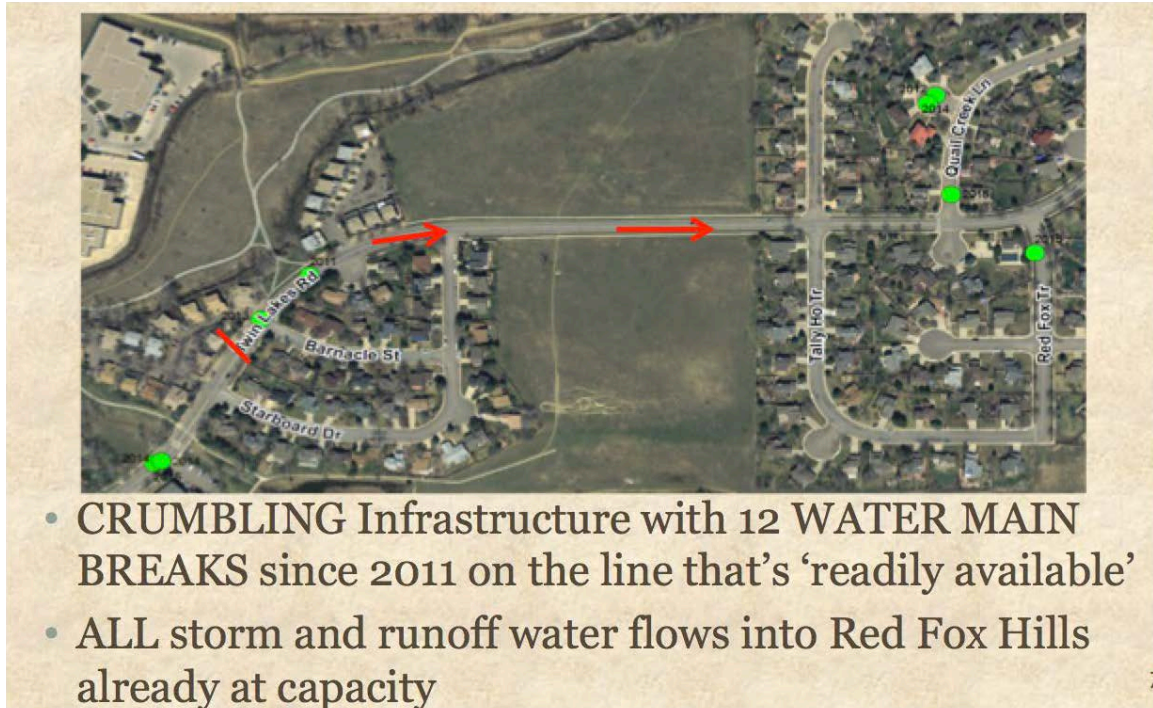
The ITE Trip Generation Manual, which is what the City and County use, shows that **MDR development would add 1,856 to 3,500 additional vehicle trips per day on Twin Lakes Road. That is a 177% to 246% increase.**

8. Infrastructure needs

The staff memo also states, “The city and county would coordinate to address the

infrastructure needs of any development.”

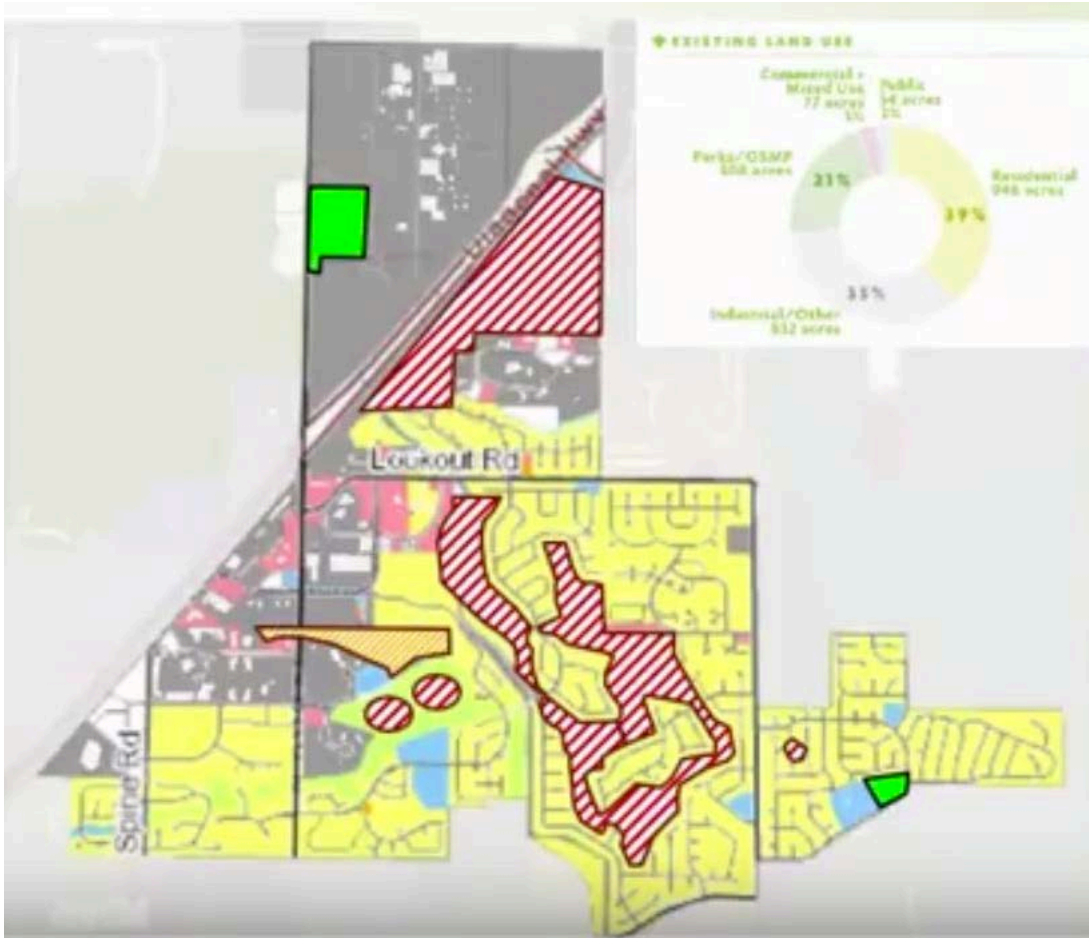
The BVCP requires that “the proposed change does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder.” Twin Lakes Road has had 12 water main breaks since 2011 on the line that’s readily available.



9. Open Space available to Gunbarrel residents.

Most of the open space that the County includes in their calculations is off-limits to residents. They include areas like:

- The Johnson/Coen Trust and the Eaton Park Habitat Preserve, which people aren’t allowed to enter.
- The water in the Twin Lakes, which prohibits boating.
- Some maps even include the private (and very expensive) Country Club.
- **The truth is that Gunbarrel has a shortage of parks and fails to meet the BVCP Urban Services Criteria and Standards for developed urban parks.** See impact-assessment report for details. Also, the Twin Lakes are the most heavily used Parks and Open Space property in the County. A Greater Twin Lakes Open Space would benefit people and wildlife alike!



10. Protecting habitat connections and environment

Numerous times, staff have called these parcels “infill.” In reality, they would be filling in a wildlife corridor. Photo at right shows view through corridor to Walden Ponds. Even Open Space and wildlife in Area II deserves protection, and the past and present vision for the Twin Lakes has been open space.



We’re very grateful for your time, and we’re happy to answer any questions on Wednesday.

Many thanks for your thoughtful consideration!

Best wishes,

Kristin Bjornsen
TLAG Board member

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Subject: September 21st BVCP meeting
Date: Monday, September 19, 2016 1:22:05 PM
Attachments: [Boulder Valley Comprehensive Plan Citizen Input2 \(1\).pdf](#)
[BVCP Land Change Request.pdf](#)
[\(DAG\) bvcp-land-use-changes-request-form-1-201509151724.pdf](#)

Dear Steven and Richard,

Please submit the following attached documents to the Boulder County Planning Commission members for their review prior to the September 21st BVCP meeting in which they will be voting on the land use designation change requests.

Thank you,

Donna George

Boulder Valley Comprehensive Plan Citizen Input

On Twin Lakes Parcels

In listening to the video on the Boulder Valley Comprehensive Plan (BVCP) homepage (<https://bouldercolorado.gov/bvcp>) I heard the following two quotes: “It’s not by accident the hills and mountains were protected.” and “Citizens decided that they’re going to protect that and grow smart.” In addition under the Get Involved section (<https://bouldercolorado.gov/bvcp/get-involved-4>) it states: “As a member of the community, you can get involved and help shape the next edition of the Boulder Valley Comprehensive Plan in many ways. It can be as easy as reading the website, sending an e-mail, attending an event, or speaking at a public meeting. Your voice is critical!” So a number of Gunbarrel residents did just that. The Twin Lakes fields have been used by the surrounding community for passive recreation, scenic vistas, and viewing wildlife for decades. These fields border the Twin Lakes Open Space which is the heart and soul of Gunbarrel and one of the top most visited Boulder County Open Space lands. It makes sense to preserve these fields which also provide habitat, forage, and a critical corridor for wildlife in the area. So in October 2015, eight citizens (including myself), as well as the Twin Lakes Action Group (TLAG), submitted land use change requests for the Twin Lakes properties to be designated as Open Space in the 2015 BVCP update. My request is attached to this e-mail. Since this time, many more citizens have joined TLAG and over 1600 citizens have signed the petition requesting that these lands be designated as Open Space. The citizens have also attended numerous meetings over the last year concerning these fields. They have been involved a great deal and have put in considerable time and effort in working to preserve these meadows for their community because they are very important to them. As the quotes on the video stated, “It’s not by accident the hills and mountains were protected.” “Citizens decided that they’re going to protect that and grow smart.” The same holds true for the Twin Lakes properties. Many citizens of Gunbarrel and of the entire Boulder Valley have decided to protect these meadows for the Gunbarrel community and for the wildlife that share these lands with them.

An Open Space designation for these properties aligns with many policies of the Boulder Valley Comprehensive Plan (BVCP) and the Boulder County Comprehensive Plan (BCCP). Among these are 3.04 (BVCP) – Ecosystem Connections and Buffers, 3.05 (BVCP) – Maintain and Restore Ecological Processes, 3.06 (BVCP) – Wetland and Riparian Protection, and ER 1.04, ER 1.05, ER 1.07, ER 1.08, ER 2.02 of the BCCP to name only a few. Also, C.4 of the Parks and Open Space section of the BCCP states: “Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic or cultural value.” The land use change requests for Open Space on these properties need to be given a genuine, fair, and thorough analysis in this process. I do not see where this has occurred thus far.

I was very dismayed to see in the Boulder County Planning Commission Adenda Item #3 for the September 21, 2016 meeting in which the Boulder County Planning Commission will be voting on the land use change requests, that they will not be voting on the land use change request for Open Space for the Twin Lakes properties which the eight citizens and TLAG submitted. These citizens put in a tremendous amount of work in this effort and their land use change requests for Open Space need to be considered and voted on. Instead, the packet submitted by Boulder County and City of Boulder Land Use departments, states for suggested motion language the following:

C. Motion to approve the Land Use Map change to the Boulder Valley Comprehensive Plan, as shown and described in Attachment C, as to 6655 and 6500 Twin Lakes Rd. and 0 Kalua Rd. (Requests #35 and #36): Change to Medium Density Residential and Environmental Preservation.

The motion also does not include the land use change request to Mixed Density Residential which the Boulder County Housing Authority and Boulder Valley School District submitted for these same properties. Instead, the motion only includes a Medium Density Residential and Environmental Preservation designation that the planning staff of Boulder

County and the City of Boulder came up with sometime in this process. This process is therefore broken. Where is the citizen input? I request that the land use change designation requests for Open Space for the Twin Lakes properties, that many citizens worked extremely hard on and submitted, be voted on by the four governing bodies in the BVCP update process.

Sincerely,

Donna George

The property at 6655 Twin Lakes Road has been zoned Rural Residential in unincorporated Boulder County since 1954. The Archdiocese of Denver owned the property since 1967 until they recently sold it to Boulder County in May of 2013. During all these years the undeveloped field has been used by the surrounding neighborhoods as Open Space. There are two foot paths that have been ground in over the years on the property by residents of the surrounding neighborhoods walking and riding their bikes through the field. People fly kites in the field and run remote control aircraft there. The field is a main natural feature of the surrounding neighborhoods.

Included among the core values listed on page 9 of the 2010 Boulder Valley Comprehensive Plan are the following:

Our unique community identity and sense of place

Compact, contiguous development and infill that supports evolution to a more sustainable urban form

Open space preservation

Great neighborhoods and public spaces

Environmental stewardship and climate action

Physical health and well-being

Our unique community identity and sense of place

2.01 Unique Community Identity – The unique community identity and sense of place that is enjoyed by residents of the Boulder Valley and characterized by the community’s setting and history will be respected by policy decision makers.

The Twin Lakes Open Space is the heart of Gunbarrel. The adjacent field at 6655 Twin Lakes Road has been used as open space by the surrounding communities over the last few decades. There are no public community parks in unincorporated Gunbarrel. This property has provided an open field to the surrounding residents for many years where they get physical activity and relief from the congestion and hustle/bustle of daily life. There is a pair of Great

Horned Owls that nest nearby that use the field to hunt. They come back year after year to rear their young in a nearby tree hollow. This nest area is protected each season by the Open Space Department and many Boulder County residents visit the area each year to observe the owls. Any development on the property at 6655 Twin Lakes Road will most likely result in the abandonment of the Great Horned Owls nesting site. These birds have become mascots of the surrounding communities.

Compact, contiguous development and infill that supports evolution to a more sustainable urban form

2.03 Compact Development Pattern The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community.

The property at 6655 Twin Lakes Road is totally surrounded by unincorporated Boulder County land. In order for any development to take place on the property it would need to be annexed into the city. There is a state statute that requires there to be at least 1/6 contiguity to the annexing City in order for annexation to take place. The property at 6655 Twin Lakes Road does not meet that criteria, in fact it has no contiguity at all to the City of Boulder. This land is situated in the middle of unincorporated rural residential neighborhoods and not at all in an urban setting. One of the Boulder Valley Comprehensive Plan's core values is "compact, contiguous development and infill that supports evolution to a more sustainable urban form." This property clearly does not meet the compact, contiguous development criteria and should not be considered for annexation. Also, there presently are not sufficient urban services in Gunbarrel for the city residents already here. There is no library, hardware store, community center, central park, recreation center, or urgent care center.

Open Space Preservation

2.04 Open Space Preservation- The city and county will permanently preserve lands with open space values by purchasing or accepting donations of fee simple interests, conservation easements or development rights and other measures as appropriate and financially feasible. Open space values include use of land for urban shaping and preservation of natural areas, environmental and cultural resources, critical ecosystems, water resources, agricultural land, scenic vistas and land for passive recreational use.

As stated above, this property has been used for passive recreational use by the surrounding community for many years. The field provides a scenic vista for the residents of the surrounding neighborhoods and when the grasses blow in the wind it provides a calming effect on any daily stresses they may have. This field provides habitat and food for various animal species in the surrounding area. There are coyote, red fox, raccoon, eastern cottontail, striped skunk among other mammals that frequent the area. On a recent walk in the field I noticed a dead raccoon from a likely coyote kill and lots of coyote scat nearby. The field is a major hunting ground for the resident Great Horned Owl pair that nest nearby as well as for other birds of prey. On any given day, you can see a variety of bird species in the field and soaring overhead.

Great neighborhoods and public spaces

2.06 Preservation of Rural Areas and Amenities- The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant land, vistas, significant historic resources, and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible. Existing tools and programs for rural preservation will be strengthened and new tools and programs will be put in place.

As stated above, this property has been zoned Rural Residential since 1954. The parcel is surrounded by Open Space, Rural Residential neighborhoods, and a publically owned parcel of the Boulder Valley School District. As stated above, the land is totally surrounded by unincorporated Boulder County. Designating this property as Open Space will be utilizing an existing tool to keep the land rural and

prevent the encroachment of the urban city into the rural residential community of which this field is a central natural feature.

Also, this field is in a high water table area subject to flooding. Please refer to the attached hydrology report. The field acts as a “sponge” to mitigate water from the Twin Lakes to a downgradient pond south of the property. Any development on this property would result in diversion of the water which it presently retains in its capacity as a sponge. There is a high likelihood that diversion of this water would result in increased flooding of nearby homes. Many of these homes already have sump pumps, some of which are running continually. My home was one of the few in my neighborhood that did not incur any flooding during the 2013 flood and the high rains during the spring of 2015. I fear that if development takes place on this property water will be diverted to nearby homes and my property will get flooded. Increased extreme weather events due to climate change could result in increased precipitation in the Boulder Valley. The dams around Twin Lakes are over 100 years old and there could be risk of breaching during extreme weather events. Keeping this field undeveloped would help in mediating any adverse effects from flooding.

3.16 Hazardous Areas- Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.”

3.22 Protection of High Hazard Areas- The city will prevent redevelopment of significantly flood-damaged properties in high hazard areas. The city will prepare a plan for property acquisition and other forms of mitigation for flood-damaged and undeveloped land in high hazard flood areas. Undeveloped high hazard flood areas will be retained in their natural state whenever possible. Compatible uses of riparian corridors, such as natural ecosystems, wildlife habitat and wetlands will be encouraged wherever appropriate. Trails or other open recreational facilities may be feasible in certain areas.

Environmental stewardship and climate action

3.03 Natural Ecosystems- The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisitions and public land management practices. The protection

and enhancement of biological diversity and habitat for federal endangered and threatened species and state, county and local species of concern will be emphasized. Degraded habitat may be restored and selected extirpated species may be reintroduced as a means of enhancing native flora and fauna in the Boulder Valley.

This field provides a great opportunity to reestablish a mixed grass prairie to the area. Addition of native wildflowers would assist in increasing native bee pollinators to the area. In addition, this would provide enhanced habitat to other wildlife that frequent the nearby Twin Lakes Open Space.

3.04 Ecosystem connections and buffers- *The city and county recognize the importance of preserving large areas of unfragmented habitat in supporting the biodiversity of its natural lands and viable habitat for native species. The city and county will work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems.*

This field is part of a wildlife corridor that connects the Open Space parcels and Sawhill Ponds to the South to the Twin Lakes Open Space area to the North. This provides a corridor of movement of various wildlife species from these two important wildlife habitats.

The field also provides mitigation of urban heat island effects. People have mentioned that the air temperature decreases when you enter Gunbarrel from the City of Boulder. This is most likely due to the fact that there is less paved and developed surfaces in Gunbarrel. Development of this parcel will eliminate the cooling effects of the field and the nearby lakes for the surrounding neighborhoods resulting in increased surrounding air temperatures. This would result in increased energy use to cool surrounding homes.

3.06 Wetland and Riparian Protection- *Natural and human-made wetlands and riparian areas are valuable for their ecological and, where appropriate, recreational functions, including their ability to enhance water and air quality. Wetlands and riparian areas also function as important wildlife habitat, especially for rare, threatened and endangered plants, fish and wildlife. The city and county will continue to develop programs to protect and enhance wetlands and riparian areas by discouraging their destruction or requiring the creation and restoration of wetland and riparian areas in the rare cases when development is permitted and the filling of wetlands or destruction of riparian areas cannot be avoided.*

This property has a Wetland and/or Wetland Buffer Property Tag assigned to it. This property should be protected along with the Twin Lakes Open Space area.

Physical health and well-being

This field is an integral natural feature of the surrounding neighborhoods. It provides space for physical activity and scenic vistas to the people in the Gunbarrel Subcommunity. Every day you can see people walking or riding their bikes through the field. The 2010 Boulder Valley Comprehensive Plan Trails Map includes a proposed trail through this property as well as the open field to the south of it. Completion of this trail would be a benefit to the community. People need open spaces in their neighborhoods not just in the surrounding Open Space lands that separate Boulder from other communities. These open areas provide respite and peace from the hustle and bustle of daily living. On a daily basis, open space areas within neighborhoods calm frazzled nerves and feed the soul contributing to the well-being of the residents in the area.

For all the above reasons and more, I am requesting that the property at 6655 Twin Lakes Road receive a Land Use Designation Change to Open Space. I would also like an Environmental Preservation designation to be considered. There is only a very short description of this land use designation in the 2010 Boulder Valley Comprehensive Plan. I do not see any areas on the Boulder Valley Comprehensive Plan Land Use Designation Map with coloring that indicates the Environmental Preservation designation. I have not been able to get any additional information on this designation, however from the brief description it could apply to this property.

Thank you for your time in reviewing this application.

Donna George
4661 Tally Ho Court
Boulder, CO 80301
303-530-4424

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

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

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

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

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

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

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

Thank you for your interest in this process.

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

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

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

2) Please provide the following information

a. Brief description of the proposed amendment:

Change in Land Use Designation to Open Space
Consider change in Land Use Designation to Environmental Preservation

b. Brief reason or justification for the proposed amendment:

Allow undeveloped land parcel at 6655 Twin Lakes Road to maintain its unique natural character, maintain its passive recreational use, protect and preserve wildlife, preserve and protect area wetlands, and continue to mitigate flooding hazards downgradient from Twin Lakes

a. Map(s) proposed for amendment: Boulder Valley Comprehensive Plan Land Use Designation Map

b. Brief description of location of proposed amendment:

6655 Twin Lakes Road

Section: 11 Township: 1 N Range: 70 W

c. Size of parcel: 9.97 acres

3) Applicant:

Name: Donna George

Address: 4661 Tally Ho Court Boulder, Colorado 80301

Phone: 303-530-4424

4) Owner:

Name: Boulder County or Boulder County Housing Authority

Address: P.O. Box 471
Boulder, CO 80306

Phone: 303-441-3930 or 303-441-1000

5) Representative/Contact:

Name: _____

Address:

Phone: _____

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

No

SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH REQUEST FORM

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

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

SUBMISSION OF REQUEST FORMS

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

Via e-mail: 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

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Subject: Request #29 2801 Jay Road
Date: Monday, September 19, 2016 2:49:39 PM

Dear Steven and Richard,

Please make sure that the statement I have written below is received by the Boulder County Planning Commission before the September 21st meeting where they will be voting on the land use change requests for the 2015 BVCP update.

Donna George

Dear Boulder County Planning Commission Members,

I request that the land use change request for 2801 Jay Road (Request #29) to be changed from Public to Mixed Density Residential (or Medium Density Residential) be denied. This property should remain as Public for the benefit of the surrounding community. Public lands should not be developed with additional housing units.

These lands should be used as a school, church, or park for the benefit of the citizens in that area. We need to protect Public Lands for the public.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Subject: 6655 Twin Lakes Road
Date: Monday, September 19, 2016 3:40:37 PM
Attachments: [Boulder County6655TwinLakesRoad.html](#)

Dear Steven and Richard,

Please correct the Jobs and Housing Assumptions for 6655 Twin Lakes Road on page 27 of the BVCP Staff Packet for Aug.30,2016. It states that: "Current Estimated Dwelling Units: 2-60 north parcel (LR); 1 per parcel, south (RR zoning). The North parcel, owned by the Boulder County Housing Authority, also has a RR zoning assigned to it (not a LR zoning) and therefore like the south parcels presently can only have 1 dwelling unit on the entire parcel. The 2-60 units listed is not correct. I have attached the document showing the RR zoning on this property. Also, there is an Open Space - Other designation on the North field in addition to the Low Density Residential.

In addition to the information above, please forward the e-mail below to the Boulder County Planning Commission for their information.

Thank you,

Donna George

Dear Boulder County Planning Commission,

The three Twin Lakes parcels as well as the 2801 Jay Road parcel all presently have Rural Residential zoning. In addition, these properties are surrounded by land designated as Low Density Residential, Very Low Density Residential, and Open Space in the Boulder Valley Comprehensive Plan. Mixed Density Residential and Medium Density Residential land use designations are not compatible with these properties and their surrounding properties. The requests to change the land use designation on these four properties to Mixed Density Residential (or Medium Density Residential) should be denied.

In addition, the land use change request #36 for the Twin Lakes parcels to be designated as Open Space should be approved. There is a great deal of data and facts that have been submitted that supports the Open Space designation on these properties.

Sincerely,

Donna George

From: [Gwynneth Aten](#)
To: [boulderplanningboard](#)
Subject: Zoning of Twin Lakes Properties.
Date: Monday, September 19, 2016 10:08:36 PM

To the Boulder County Planning Board

.The Twin lakes community is not compatible with up-zoning of these neighborhood properties. Amenities are already stressed. Infrastructure and services are lacking. I understand that Boulder needs housing. Meets were set up for BCHA and BVSD to work with the community. Twin-Lakers offered a compromise to Mixed use up-zoning by proposing 6 units/acre as opposed to their desire for open space. This would be possible under the current zoning. They've been summarily dismissed despite the fact that Frank Alexander wrote in a 2/11/13 Boulder County Housing Department memorandum that "development would be feasible at 5 units/acre". I urge you to consider this fair compromise.

-Gwynneth Aten, 4870 Twin Lakes Rd, unit 2, 80301

Please note that TLAG is comprised of members far more widespread than just the adjacent homeowners.

From: [Sonia Smith](#)
To: [#LandUsePlanner](#)
Subject: Comments on Twin Lakes land use designation change
Date: Monday, September 19, 2016 10:17:14 PM
Attachments: [Attachment information](#)
[Twin Lakes land use designation Sept 2016.pdf](#)

Attached is our letter of comment on the Twin Lakes land use designation change.

Thank you,
Sonia and Brian Smith
4522 Sandpiper Ct.

September 19, 2016

Dear County Planning Commission members:

Like many of our neighbors in Twin Lakes, we are neither rich, nor poor; neither completely altruistic, nor completely selfish. We have lived with a subsidized housing complex in our backyard for 20 years, and we have also enjoyed an open meadow that has brought peace and wildlife into our lives for that same amount of time. We would like to see a real compromise on any proposed development in Twin Lakes.

The current Twin Lakes proposal is not a small infill project, but one that will increase the total housing units in this neighborhood by 30 percent. It would be the largest development at this density within our neighborhood (at a density the land is not currently zoned for). It is double the size of what was originally presented to us in a public forum in August 2015 (from 120 units on 10 acres to 240+ units on 20 acres). This would make it the largest affordable housing development in Boulder County.

The second largest, Kestrel, continues to be held up as a shining example of why we should welcome this development into our neighborhood, but Kestrel is not yet completely built, nor obviously fully housed, and it does not look anything like our neighborhood from the drawings. The intersection of Highway 42 and South Boulder Rd. (which contains commercial development) does not compare at all to the intersection of 63rd St. and Twin Lakes Rd. (which is semirural). The increased traffic on the first will have a much different impact than what we will see on the second, and Kestrel does not appear to be sending its traffic through an older, low-density neighborhood.

The proposed Twin Lakes development, on the other hand, is right in the heart of an already established, quiet neighborhood. It, by itself, would become a quarter of the total units in this neighborhood, having a huge impact on the character of the neighborhood. It is not selfish for residents to resist this radical change, and it is discouraging that the Boulder County Housing Authority (BCHA) and Boulder Valley School District refuse to listen to the current residents and offer a real compromise. If BCHA cannot afford to build at anything less than 12 units/acre, why did the county purchase and give them land that was designated as 6 units/acre or less? The bargain-basement price that they lucked into for the Twin Lakes properties does not justify doing whatever they want with them. Though it is BCHA's job to present a housing proposal that meets the greatest social good at the least amount of cost, it is the job of land planners to judge whether its scope is an appropriate use of the land and fits within the surrounding context.

A flyer handed out by BCHA last year at their open house stated that with 1,391 units for low-income seniors, 86 percent of the demand was not being met, meaning that even if the 240 units in Twin Lakes all went to seniors, we would still be over 9,000 short! A housing crisis demands the development of a broader, unified approach that more equitably asks for sacrifices across the county rather than targeting a small neighborhood with drastic changes, while barely making a dent in the housing problem. Twin Lakes is not going to single-handedly solve this crisis, so we are going to continue to ask for a reduction in the total housing units to a reasonable number, for a preservation of our wildlands within this neighborhood, and for a reality-based discussion about the affordable housing crisis.

Sonia and Brian Smith
4522 Sandpiper Ct.
Boulder, CO 80301

From: [Susan Davis Lambert](#)
To: [Giang, Steven](#)
Subject: Planning Commission Submission
Date: Monday, September 19, 2016 10:34:47 PM
Attachments: [Dedication speech final.docx](#)

Hi Steven,

I have attached a document that I was hoping you could pass along to the Planning Commission before Wednesday. It's the speech I gave at the County joint hearing - just one page.

I would very much appreciate it if you could do this!

Thanks,

Susan Lambert

Hello, my name is Susan Lambert and I live at 4696 Quail Creek Lane in Gunbarrel. I'm here tonight to address the Twin Lakes parcels, and specifically to address the 10-acre parcel owned by the Boulder Valley School District.

In this myriad of broken agreements, broken rules and broken laws, it's hard to decide which is the worst offense, but I choose the blatant abuse of dedicated lands owned by BVSD. These dedicated lands were entrusted as a gift to BVSD by various Boulder County developers for one sole purpose: as land on which to build a school or a park for the benefit of the contributing development. *Period.* If BVSD chooses not to build a school or a park, then the dedicated land remains undeveloped. *Period.* Any other contrived use of dedicated lands should be considered stealing from the community for which it was intended. Any other use would be breaking the trust of the community and it would be breaking the agreement BVSD entered into when they took possession.

BVSD has been systematically selling off these land dedications for pure profit, and in doing so, destroying an integral part of neighborhood after neighborhood. Washington School and Palo Park have both been sold to developers, breaking Boulder County Land Use Code regarding dedications. The 10-acre Lake Shore Estates land dedication is currently on the selling block. And now, the Twin Lakes land dedication owned by BVSD, which was intended for Gunbarrel Greens neighborhood, is involved in perhaps the worst scheme of all. In 2014, one year *after* the County Commissioners purchased the adjoining 10-acre lot for the Housing Authority, BVSD was in discussions to sell their Twin Lakes dedication to a developer for profit. It was only when BCHA suggested they could achieve an annexation *no other developer* could through open space, that BVSD realized the value of their land would skyrocket once it was in the City limits. Hence, we have what most suspect is a pretense of building public housing. If history follows, this land will go the way of the other dedications, landing on the selling block to the highest bidder, potentially along with the bonus of an MXR or MR land use designation for that bidder.

Who knows how many generations of kids and families are being robbed of their neighborhood's dedicated land to go to school, play, recreate, and have the chance to enjoy the land that was purchased and set aside for them? *This* is a unique and rare opportunity for local government to right this wrong. *This* is a once-in-a-generation opportunity for you, the local government, to enforce the law rather than allow it to be manipulated.

To be clear, there should be no discussion whatsoever about the development of the Twin Lakes BVSD dedicated parcel unless it is for a school or a park. *Period.* BVSD has squandered the trust they were afforded, and is undoubtedly unworthy of future dedications. The unlawful and unethical dumping of land dedications by BVSD into the real estate market must stop. Enough is enough.

From: [Karen Rabin](#)
To: [#LandUsePlanner](#)
Cc: boulderplanningboard@bouldercolorado.gov
Subject: No to Medium or Mixed Medium Density at Twin Lakes
Date: Monday, September 19, 2016 11:02:29 PM

Planning Commissioners,

In today's Boulder Daily Camera, Norrie Boyd, Frank Alexander and Glen Segrue were quoted as having written a letter to you saying that assertions are "simply not true" that "there's plenty of land elsewhere" that BCHA can build affordable housing on.

BCHA needs to build large numbers of public housing units to meet their goals, and they want to build the largest public housing development in Boulder – and the fourth or fifth largest in the state – at the rural Twin Lakes site, all because BCHA was able to get some "cheap land."

On a practical note, the Twin Lakes land was cheap because it is not zoned for the medium density development that BCHA seeks. Agricultural properties are also cheap, as they are not zoned for medium density development.

BCHA has a singular mission to build the maximum number of units regardless of suitability of location at the lowest possible unit price. They have chosen to disregard good planning principles and the protections in the Boulder Valley Comprehensive Plan (BVCP) due to cost. BCHA appears to consider good planning to be an unattainable luxury.

However, as planning commissioners, I am sure that good planning matters to you. I hope that you agree with the protecting principles in the BVCP, that you believe they have value, and that you will not overturn those important protections just because BCHA has had a difficult time finding "cheap" land.

Clearly BCHA needs help with their land acquisition process. Ideally they will hire a professional who can be successful at this important task. In the meantime, since BCHA has expressed a need to build very large developments, here's a list of 5 properties already owned by the City, County, or Housing Authority that are each larger than 20 acres and perhaps suitable for the large-scale development that BCHA seeks.

- ~7025 Arapahoe Ave. Across from School Property; On Bus Line (23 acres)

- 5706 Baseline, Adjacent to East Boulder Recreation Center Near bike paths, Middle School, Table Mesa Park N Ride (23.79 acres)
- ~5500 S. Bldr Rd., walk to Table Mesa Park and Ride, Middle School, East Boulder Rec Center, Excellent Transportation (40.06 acres)
- Jay Rd and Diagonal Highway (88.4 acres)
- ~4920 28th St. near residential, good transportation, valued at \$135K (30 acres)

Perhaps a real estate professional could find other properties zoned as agricultural that could be great locations, and cheap since, like the Twin Lakes parcels, they'd need to be rezoned.

I'd also like to point out that the current low density residential actually allows high density townhome construction very similar to the 72 townhomes and duplexes that BCHA built on 10 acres at Aspinwall, and 60 units at that density would already be allowed at the low density residential zoning. Especially given the Aspinwall example, it is clear that low density zoning is appropriate and sufficient to help a large number of low income households. To attain the high total unit numbers that BCHA requires, a large apartment for seniors could be built next to the Gunbarrel fire station, a location much better suited to the needs of seniors.

So in closing, while cheap land appears to be BCHA's most import planning criteria, I hope that you agree that the affordability of the land should not override good planning, and that new development should be compatible with existing neighborhoods and with other good planning guidelines.

I urge you to reject the medium density or medium mixed density development requested for the Twin Lakes parcels. It is not appropriate for medium density residential development of any kind, regardless of whether it is private, market rate development or publicly subsidized housing.

Sincerely,

Karen Rabin
Tally Ho Tr.
Boulder, CO

From: [Annie Brook](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Upcoming meeting tomorrow re: Twin Lakes area
Date: Tuesday, September 20, 2016 1:15:37 PM

Hello:

I appreciate you, as representatives, weighing all the complexities of need within community.

hope each of you individually has a personal decision-making process based in ethics, and not in finding loopholes to go around the comprehensive plan original intention for this area.

At the last Aug 30th meeting, I had specifically asked for written communication to know whether the decision regarding use of Twin Lakes 2 open land parcels on Twin Lakes Road was already decided, and that we are looking currently at appeasement meetings? I have not heard anything back to confirm or deny that statement.

I also asked to hear if the reason behind the annexation without vote is to procure the municipalities along 75th St. I have not heard anything back about that.

Finally, the member who is in one of the deciding positions regarding Twin Lakes, who is also on the Boulder Valley Housing Authority, was asked to recuse themselves from the decision making.

Please let me know in writing if that recuse is in place.

thanks much!

Annie Brook

ps: I do hope one of the considered community needs by government representatives is to support existing quality of life by also setting limits on development and growth. The ability to say no, to follow the original intent of the comprehensive plan, not the "revised" version that makes it a rather useless document.

Unfortunately, in Gunbarrel, good development practices designed to include affordable housing, were already allowed "cash in lieu," ignoring the ideal locations for such mixed income and affordable units. Please tell me why city and county officials are so reluctant to demand that policy be followed in existing locations, not being pushed elsewhere? in Gunbarrel.

Thanks for all your good work and debate.

Sincerely,

Annie Brook

--

Annie Brook

"...have patience with everything unresolved in your heart...love the questions

themselves as if they were locked rooms or books written in a very foreign language...the point is, to live everything. Live the questions now. Perhaps,..someday...you will gradually, without even noticing it, live your way into the answer..." from Letters to a Young Poet, By Rilke

Annie Brook, Ph.D., LPC
www.coloradotherapies.com
www.anniebrook.com
720.839.4332

From: [Bridget Gordon](#)
To: [Council: boulderplanningboard](#)
Subject: Dearth of Open Space in Gunbarrel (with attachment)
Date: Tuesday, September 20, 2016 1:47:24 PM
Attachments: [Gunbarrel v Boulder Open Space Gordon 9-20-16.pptx](#)

Dear City Planners and Council Members,

Gunbarrel is treated very unfairly by both the city and the county. Gunbarrel has a dearth of parks and open space when compared to Boulder (and to most cities in America). Gunbarrel needs more parks and open space per capita, rather than less! All other sub-communities of Boulder have at 1.7- 3-fold more public amenities per capita than Gunbarrel (see attached slide deck for the data). And the quality of the public amenities Gunbarrel has are severely lacking (see slide deck).

Gunbarrel has both city and county residents yet neither the city nor county represent us nor show any concern for us. This is evident in disingenuous use of the private country club in open space calculations (slide deck), in the complete disregard of the Gunbarrel Community Plan of 2006 and in allowing the Gunbarrel Town Center to be built with a lowered amount of open space than required by the Boulder general plan, and now here in the current Twin Lakes proposal to change land zoned and dedicated for open space to mixed density residential. This land that is currently under consideration for development near Twin Lakes is a central location and perfect for much needed open space and urban park and wildlife corridor.

Another good example of being treated unfairly and having no parks, is that Boulder is looking at a site in Gunbarrel for a homeless encampment. I have never seen a homeless person in Gunbarrel, because we don't have any parks, and Boulder is considering exporting their homeless to Gunbarrel!

Please fix this inequity using the PUBLIC OPEN SPACE at Twin Lakes for wildlife and parks, rather than making the inequity worse. It is very unfair to the people of Gunbarrel! You take our retail and industrial taxes, \$7.8 million in 2015, and give us nothing in return.

Sincerely,

Bridget Gordon, Ph.D.

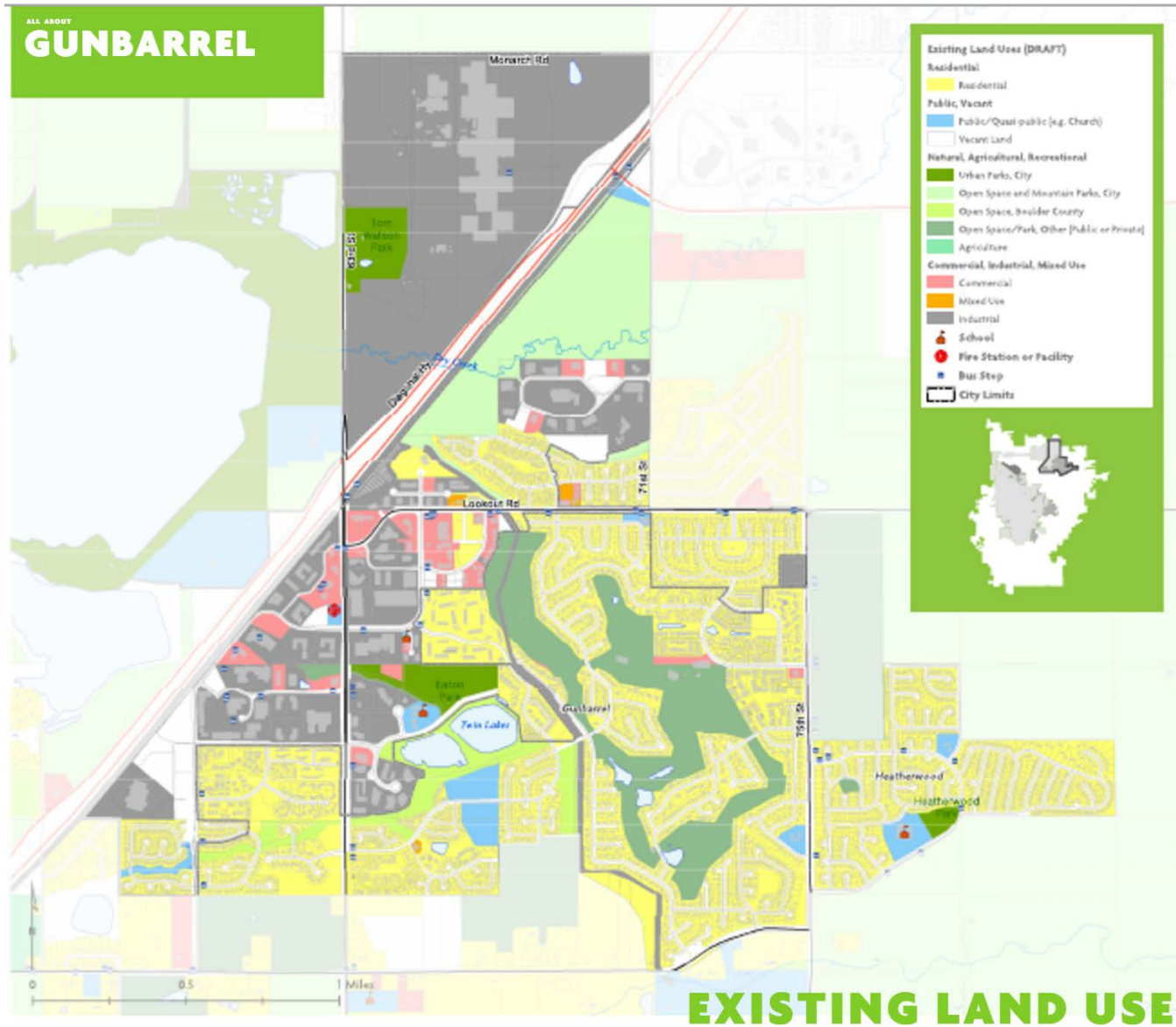
A Little Tour of the Inequities of Gunbarrel Parks and Open Space

Bridget Gordon

Email to City and County

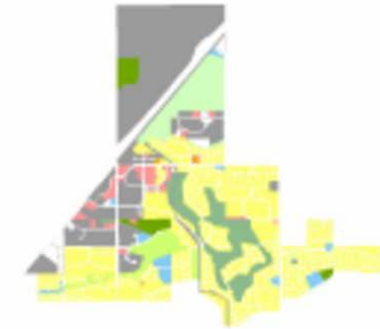
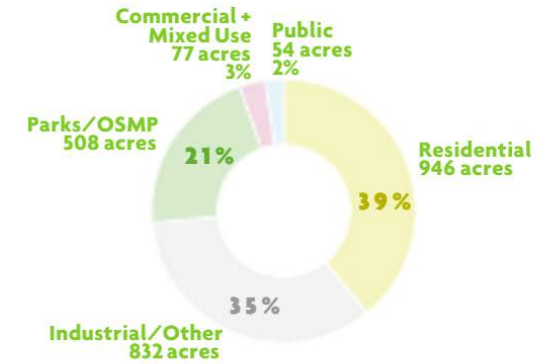
September 20, 2016

Gunbarrel Sub-community Fact Sheet:



LIFESTYLE

LAND USE



PARKS & OPEN SPACE

3 parks

1 trailhead

SCHOOLS

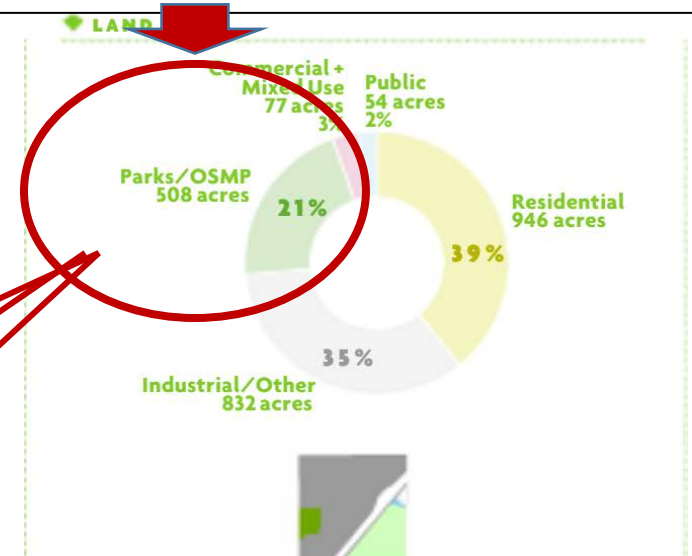
Public	Private
Heatherwood Elementary	Boulder Country Day K-8

Gunbarrel Sub-community Fact Sheet:

1.) I sought data to quantify Gunbarrel's public amenity inequities. Could not use acreage because Boulder Country Club is in the calculations.

2.) Boulder Country Club

- Private
- ~\$30,000 to join
- Nothing "Public" about this



4.) Instead tallied up public amenities in these boxes. See chart on next page.

PARKS & OPEN SPACE

3 parks

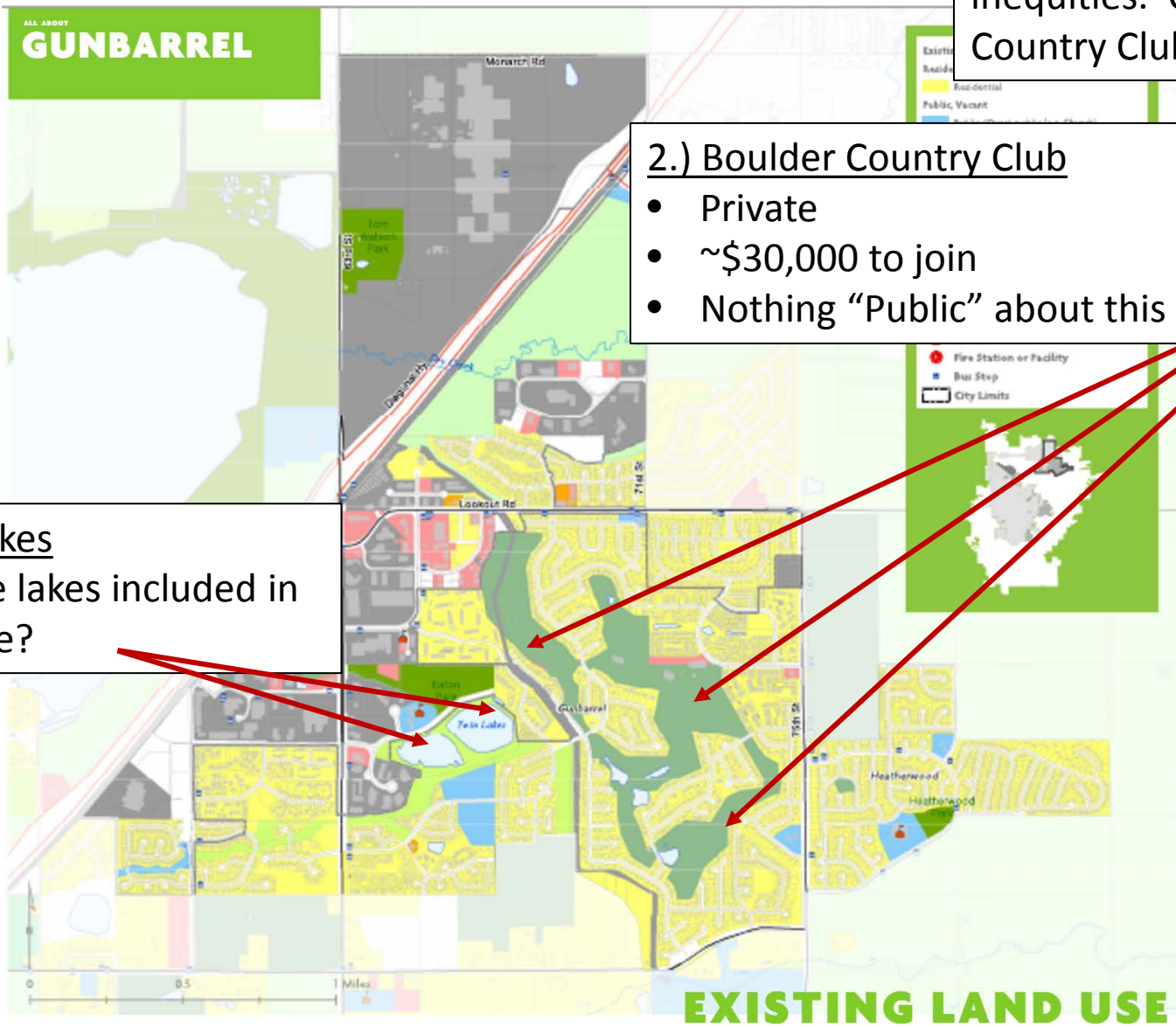
1 trailhead

SCHOOLS

Public	Private
Heatherwood Elementary	Boulder Country Day K-8

3. Twin Lakes

- Are the lakes included in acreage?



Comparison of Public Amenities in Gunbarrel to other Boulder Communities

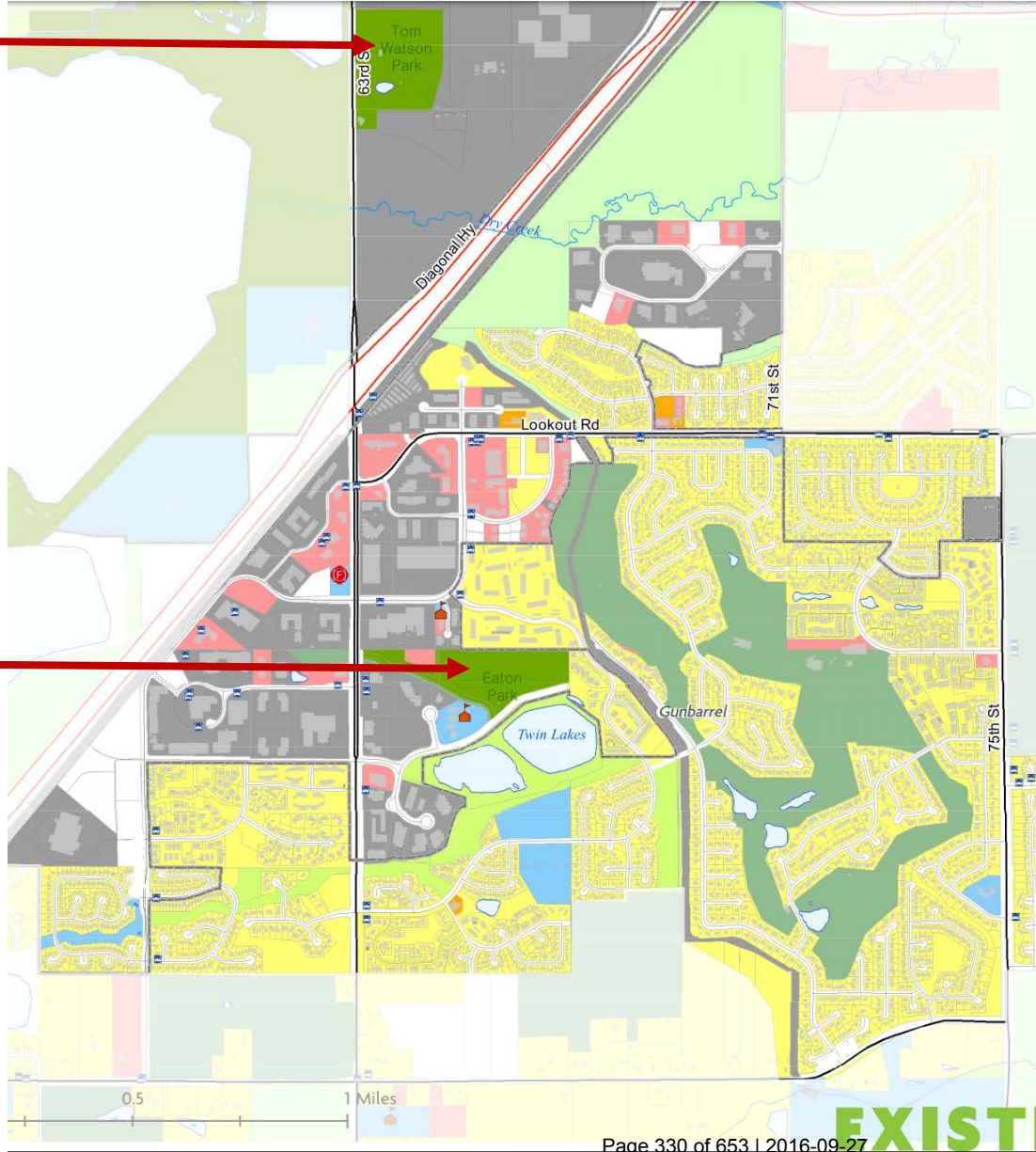
Community	Parks	Athletic Fields	Rec Cntr	Comm Cntr	Public Golf/Pool	Public Schools	# Trl hds	Total of Outside Public Amenities	Pop (2015) *	Persons per Public amenity	Fold more amenities than Gunbarrel
Gunbarrel	3					1	1	5	10,800	2160	
N. Boulder	12			1		3	2	18	12,670	704	3.1
E. Boulder	2	1					1	4	3450	863	2.5
Palo Pkwy	3	1						4	3650	913	2.4
SE Boulder	10		1	1	1	5		18	23180	1288	1.7
Central (3)	17		1	3	1	7	4	33	29520	895	2.4
South Boulder	6		1			5	9	21	15450	736	2.9

* This does not include all the new people in the 3 new apartment complexes along Lookout Rd. Adding ~2000 more people makes the numbers much worse.

The 3 Parks in Gunbarrel:

Tom Watson Park

- Nice park
- 4 tennis courts
- Handball courts
- 3 miles from home across Foothills freeway

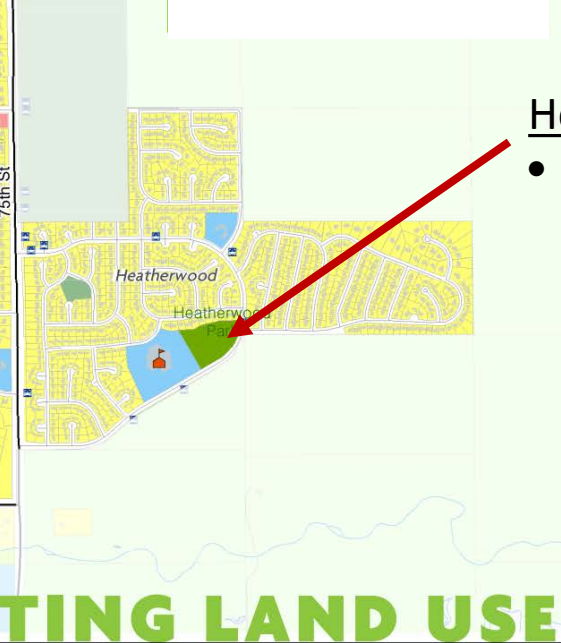


Eaton Park

- 1 bench
- 1 picnic table
- Abandoned bike park

Heatherwood "Park"

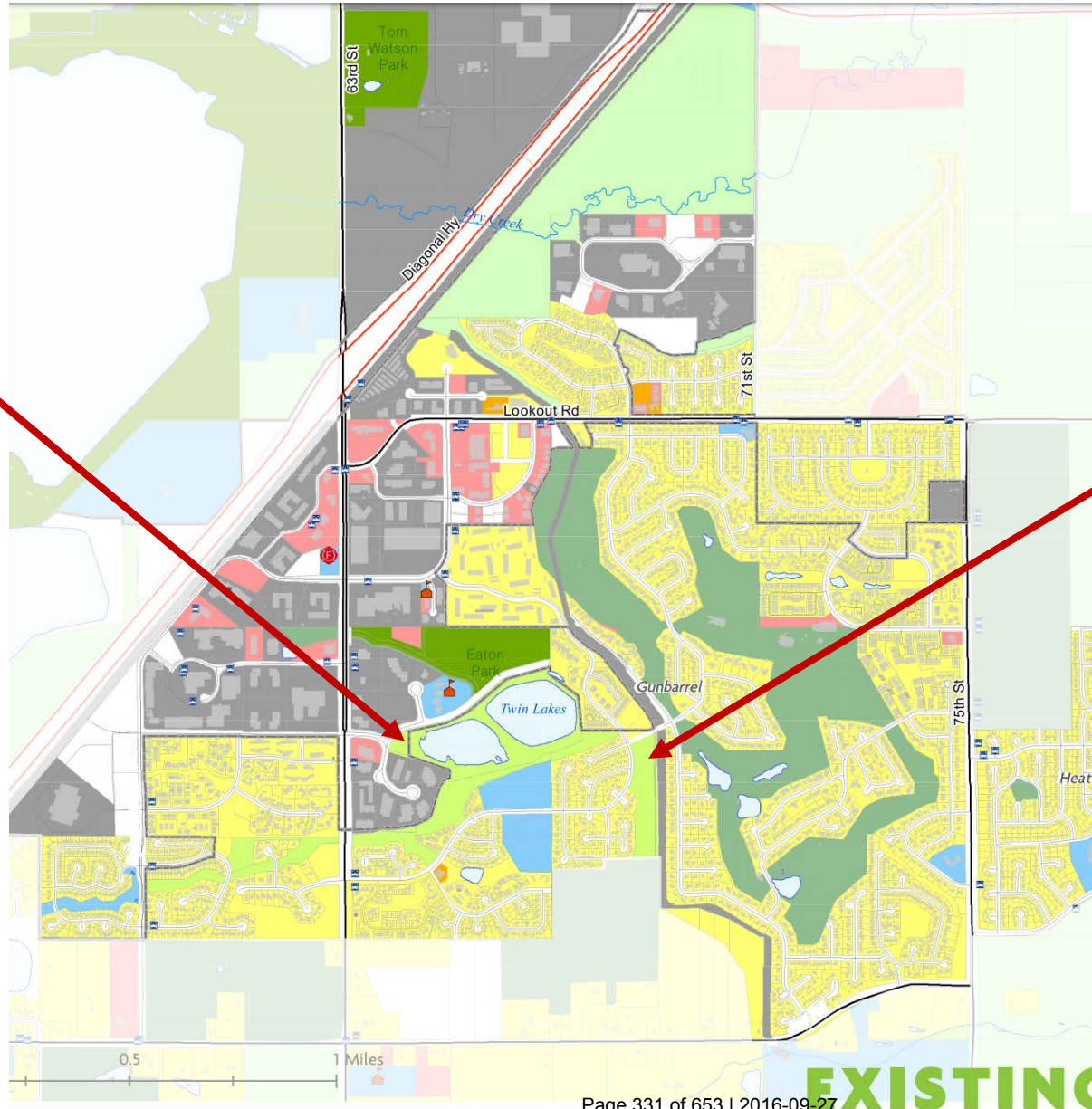
- A empty field overrun with weeds



Open Space in Gunbarrel:

Twin Lakes

- The only nice open space in Gunbarrel
- Wildlife
- Not large enough for the population
- **COUNTY**



The City gets most of Gunbarrel's wealth and gives very little back:

Total Net Sales/Use Tax Receipts

Gunbarrel Industrial:

2015 \$6,387,647

2014 \$7,818,546

Gunbarrel commercial:

2015 \$1,541,637

2014 \$1,280,707

***This does not have Avery Brewery which likely raises the income substantially.

Gunbarrel Open Space Summary

- ***Gunbarrel needs more parks and open space per capita, rather than less!***
- ***All other sub-communities of Boulder have 1.7- 3-fold more public amenities per capita than Gunbarrel***
 - Additionally for unknown reasons Boulder City Council allowed the development of the Gunbarrel Town Center apartment complex to be built with less open space than required in the general plan.
- ***You take our retail and industrial taxes, \$7.8 million in 2015, and give us nothing in return.***
- ***It is very unfair to the people of Gunbarrel!***
- ***Fix this inequity using the PUBLIC SPACE at Twin Lakes for wildlife and parks, rather than making the inequity worse.***

From: [tintala](#)
To: [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Subject: Twin lakes infilling
Date: Tuesday, September 20, 2016 1:51:10 PM

Hello County Leaders

My name is Shane Williams I have a family in Twin Lakes on clipper ct, only 2 blocks from your proposed development plan... We are extremely fearful of what this development will bring and impose on our neighborhood.. Not only will the open space disappear but the already horrendous traffic issues that exist right now will be exacerbated. Last I heard, you were supposed to consider your constituents input. If you take our open space, there is NO MORE!, There is no factory making open space. Once its gone its gone! Not to mention the already failing infrastructure will not support this development.

We wonder how is it that you can logically consider this since our tax dollars paid for this land years ago with the original intention that it was supposed to be a church and community area... for the community. This has nothing to do with being opposed to affordable housing , no. This has everything to do with the spin and twist that you have dictated to the media. Not to mention, how would you like open space in you backyard, that your tax \$ bought, be developed by a monopolized commission and housing authority, knowing what its original intention was to be? Also, how would you like to see apartments in your backyard as opposed to open space where there is abundant wildlife. I'm guessing none of this even comes close to affecting your household or your residents.

How is it that you guys get to move forward with this absurd plan and disregard the whole community that opposes it? How is it that you guys ca disregard the original intention ? How is it that you commissioners , are also the head of the housing authority? How is that? WHY???? Do tell how much you expect to gain from such an imposition?

Anyway, I have a 3 yr old son and a dog that loves to run through the open space and see the wildlife. My son will never ever get to ride his bike anywhere around here if you move forward due to the volume of traffic it will introduce to our neighborhood. It will be exponentially dangerous for walking and riding, as it is right now, people speed up and down the street that is already dilapidated. I wont be taking rides with my son on this busy street if this development happens.

So leaders of our county, we implore you to reconsider this abhorrent development and consider it as the glorious open space that it already is. It's not broken, so why develop it? This is illogical, irresponsible and absurd.

Shane Williams
4426 clipper ct
Boulder, Co
80301

From: [A.J.](#)
To: [A.J.](#)
Subject: Twin Lakes
Date: Tuesday, September 20, 2016 2:04:50 PM

Hello,

Just wanted to drop a quick note with respect to Twin Lakes. I believe the Boulder County Planning Commission is meeting on it tomorrow.

My views match all of the folks I've talked to in the community, wishing to keep the area as open space (I believe that is what the property was designated to be used as – open space, park or school, correct?) Anyway, I feel mixed (or higher density) will definitely change the character of the neighborhood, and think that any development would reduce the amount of available open space (which, like most Boulder Residents, I strongly support – including with my tax monies.) I've personally seen people from all over our state, and even other states, observing and photographing the owls and owlets. Using it as a learning experience, and a family bonding experience.

I moved to the Boulder area because of the strong support for open space, an example is seen in the multiple approvals of the Open Space Sales Tax.

It's easy to see that once we've lost that open space, it's gone forever... (Note: I don't live in Twin Lakes, but I visit there a couple times per year...)

Thanks for your time and efforts,
A.J.

From: [Rachel Yotter Brenn](#)
To: [#LandUsePlanner](#)
Subject: the Twin Lakes question
Date: Tuesday, September 20, 2016 2:11:12 PM

Dear Boulder County Planning Commission,

I have heard that you are still considering destroying open space to develop medium-density housing.

When I was pregnant with my first baby, my family decided to move to Boulder because it's special. One reason that it's special is because of the open space. Without the open space, Boulder would be just like any other small college town. I wanted my children to be close to nature.

Although you may believe that your Twin Lakes proposal uses an insignificant part of open space, if you allow the rules to be bent, it sets a precedent for future legislation. Please preserve open space, so my children's children can stay close to nature.

Thank you for your consideration!
Rachel

From: [Robyn Kube](#)
To: BVCPCchanges@bouldercolorado.gov; [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Subject: BCP-15-0001 - Request #29
Date: Tuesday, September 20, 2016 2:12:38 PM
Attachments: [20160920 ltr to BoCo v.2 9298001.pdf](#)

Please see attached



Robyn W. Kube

Dietze and Davis, P.C.

2060 Broadway, Suite 400

Boulder, CO 80302

(303) 447-1375

[Serving the West from Boulder since 1972](#)

The information contained in this e-mail message is attorney privileged and confidential and is intended only for the use of the individual named. If you have received this communication in error, please notify our offices immediately at (303)447-1375. Thank you



DIETZE AND DAVIS, P.C.
ATTORNEYS AT LAW

Serving the West from Boulder since 1972

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Joel C. Davis 1936-2013

**Also admitted in California*

September 20, 2016

SENT VIA EMAIL ONLY

Boulder County Commissioners
Boulder County Planning Commission
2045 13th Street
Boulder, CO 80302

Re: Docket BCVP-15-0001: Boulder Valley Comprehensive Plan Land Use Designation
Change Requests
2801 Jay Road (Request #29)

Dear All:

This office represents Ju-Ju Belle Fields, LLC (“Ju-Ju Belle”), and its owners, Matthew and Diana Karowe. Ju-Ju Belle and the Karowes are the owners of property immediately to the east of the Jay Road property which is the subject of Request #29. As discussed below, the proposed change, if granted, will have a significant, direct and negative economic impact on my clients and the Ju-Ju Belle property.

My clients have the same concerns as other objectors to the proposed land use designation change, which is intended to facilitate the redevelopment of the property for mixed density housing - the proposed change is incompatible with the neighborhood, the change (and related development) will exacerbate the existing safety issues on Jay Road, and any change should be made in the context of the development of the adjoining lands located in Area III. But, if the land use change is granted, the Ju-Ju Belle property will bear a significant burden not shared by any of the other neighbors.

The City of Boulder’s Planning Staff has previously recommended that any approval for the redevelopment of the property be conditioned upon access for the property being provided not by Jay Road, but by the existing dirt road which crosses both the Ju-Ju Belle property and the Karowe property. Given the many issues raised about safety on Jay Road, it is reasonable to

Boulder County Commissioners
Boulder County Planning Commission
September 20, 2016
Page 2

assume this requirement will remain as the project proceeds through the development process. That access road, which is currently about 15 feet wide, has historically been understood by my clients, other neighbors and Boulder County Transportation to provide access for properties further to the north which do not have direct access onto Jay Road.

The access requirement likely to be imposed by the City raises legitimate legal questions as to whether this access road was intended to provide access rights to the Jay Road property and, even if it was, whether those access rights are sufficient to provide legal access for a development consistent with the proposed land use designation change. These questions include whether the development to be expected as a result of the land use change will expand the scope of the use of the access beyond what was intended when any access rights were created and, more importantly, whether the access road (and any related easement) would need to be widened to support the expected redevelopment consistent with the proposed land use designation change.

There is a very real possibility that approval of the proposed land use designation, coupled with the development requirements expected to be imposed by the City of Boulder, will result in Ju-Ju Belle being forced to convey and/or encumber its property with an expanded easement/road in order to facilitate the development of the Jay Road property. This is not what my clients understood when they purchased their property and not a burden that the County should condone or encourage.

On behalf of my clients, I ask that the proposed land use designation change be denied.

Very truly yours,

DIETZE AND DAVIS, P.C.



Robyn W. Kube

RWK/hs

c: Clients

From: [Tim](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Tuesday, September 20, 2016 2:19:36 PM

I don't think the City of Boulder should be turfing their homeless problems to Boulder County.

Tim Felton

Sent from my iPhone

From: [alexandra.niehaus](#)
To: [#LandUsePlanner](#)
Subject: Land use decision tomorrow
Date: Tuesday, September 20, 2016 4:03:13 PM

Please do the right thing regarding the twin lakes road parcels.

The designation of medium density has no place there. The current designations should remain.

This change would never be approved for any private entity, and public entities should be held to the same standards.

With the current designations bcha could still build permanently affordable housing and the public land can remain public. There may be a need for a school down the road with all the growth in bvsd, and that land is perfect for a school with the bordering open spaces.

The wildlife and humans can co exist on these parcels with the current land use designations.

With the current land use designations there will still be a low enough density for animals to utilize the corridor between the wildlife habitats of twin lakes and walden ponds.

Thank you
Alexandra Niehaus.

From: [Leslie Durgin](#)
To: [boulderplanningboard](#)
Cc: [Firnhaber, Kurt](#); [Becky Marten](#); [Ruzzin, Mark](#); [Karen Klerman](#); [Dick Harris](#); [Nikki McCord](#); [Jeremy Durham](#); [Ellis, Lesli](#)
Subject: BVCP language and correcting mistaken impression
Date: Tuesday, September 20, 2016 4:39:07 PM
Attachments: [Current Version Bens Ordinance 8.29.16.docx](#)

Dear members of the City of Boulder Planning Board,

It has recently come to our attention that some members of the Planning Board may incorrectly believe that the Affordable Housing Network, organized by Boulder Housing Partners and comprised of 14 other affordable housing and service-providing organizations, is advocating an addition to the BVCP that would omit or reduce neighborhood and public review and involvement in affordable housing project development.

Not at all!!! In fact, as you can see in the attached version of our recommended addition to the BVCP, we have specifically called In Paragraph One for "...considering and balancing goals and values of the community and the Boulder Valley Comprehensive Plan (INCLUDING NEIGHBORHOOD CHARACTER)." (capitalization added).

And in Paragraph Two for "...predictable and thorough review of such projects WITHIN AN ENVIRONMENT OF ROBUST AND THOUGHTFUL COMMUNITY ENGAGEMENT." (Capitalization added).

We believe that projects are often better designed and always better accepted in the neighborhood, both in the planning and development phases and afterwards, with the involvement and engagement of neighbors.

We are not sure where the confusion and misunderstanding began but please know that reducing or omitting public participation is not part of our desired policy change.

We are instead seeking a broad policy statement (see below) that will allow the City Council and City staff, with advice and input from Planning Board, additional flexibility in adopting regulations, policies and processes that will enhance housing affordability while retaining public review and City oversight.

Thank you for your attention to this. We are happy to discuss our recommended policy addition to Chapter 7 with you at your convenience.

Sincerely,

Leslie Durgin

Strategic Policy Advisor

Boulder Housing Partners and the Affordable Housing Network

7.01 Local Solutions to Housing Diversity

The city and county recognize that housing diversity, including homeownership and rental housing for low, moderate, and middle income individuals and families, provides a significant community benefit. The city will encourage housing diversity by establishing an alternative process and standards for the review, analysis and approval of quality affordable housing developments, that gives consideration to the community benefit of housing diversity, while also considering and balancing other goals and values of the community and Boulder Valley Comprehensive Plan (including neighborhood character).

The purpose in identifying and applying alternative review standards for certain developments is to provide a flexible, yet predictable and thorough review of such projects within an environment of robust and thoughtful community engagement. The city will embrace a culture of problem solving to encourage more quality affordable housing development, where potential solutions could include streamlined administrative processing to aid such developments in meeting deadlines for outside funding; new zoning districts; density bonuses for the provision of affordable housing; the review and revision of floor area ratio, open space and parking requirements; and the revision or elimination of other regulatory barriers that may unnecessarily or inadvertently prevent housing diversity.

From: [Jessica Pendergrass](#)
To: [Boulder County Board of Commissioners; #LandUsePlanner](#)
Cc: [Giang, Steven](#); [Tasha Power](#)
Subject: Land Use Map Amendment Request - #1049-1Z-2 : 2801 Jay Rd.
Date: Tuesday, September 20, 2016 4:47:04 PM
Attachments: [image001.png](#)
[TJP Ltr RE Land Use Map Amendment Request.pdf](#)

Please see attached correspondence from Tasha Power and confirm receipt. Thank you!

Jess Pendergrass

Paralegal



TEL 303.402.1600 **FAX** 303.402.1601

DIR 303.245.4572

BOULDER, CO 1712 PEARL STREET 80302

DENVER, CO 1525 17TH STREET 80202

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Giovanni M. Ruscitti
Heidi C. Potter
Tasha J. Power

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com
Email: tjp@bhgrlaw.com

September 20, 2016

Via Email

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

As you know this firm represents Andrea Grant and Kathleen C. Fay, who live at 4384 Apple Court, Byron and Paulina Hewett, who live at 2865 Jay Road, and Matthew and Diana Karowe, who live at 2825 Jay Road (collectively, the "Owners").

Please let the record reflect that the Owners join in the objections raised in the letter dated September 20, 2016 sent by Ms. Robyn Kube of Dietze and Davis, P.C. related to the above-referenced matter on behalf of Ju-Ju Belle Fields, LLC, and Matthew and Diana Karowe. A copy of said letter dated September 20, 2016 is enclosed for your reference.

Sincerely,


Tasha J. Power

Encl. September 20, 2016 letter from Dietze and Davis, P.C.

Cc: Steven Giang
Boulder County Land Use Department
sgiang@bouldercounty.org

From: [JerryG](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes decision
Date: Tuesday, September 20, 2016 6:37:45 PM

My wife and I moved to Gunbarrel 24 years ago and at that time we felt very fortunate to find a lot backing to this beautiful open field. At that time we told ourselves that this would be our final house. We had beautiful views of the front range. We made every change we wanted to suit our every taste. All of our hopes and dreams are now on a very fragile footing. If we lose this beautiful open field we will move to another state and find a new view lot.

With no intent of bragging or threatening I feel Boulder will be losing an ideal couple. We are a very "green " couple. We drive a hybrid car and don't commute to anywhere. We run our A/C about seven days a year.

I am pleading with you to do the right thing for Gunbarrel and the families in this entire community. These fields are the home for a vast number of wildlife and a pathway for many wildlife between the twin lakes and walden ponds.

Sent from my iPhone

From: [Ed Byrne](#)
To: [Case, Dale](#); [Sanchez, Kimberly](#); [David Driskell](#); [Fogg, Peter](#); [Wobus, Nicole](#); [Giang, Steven](#); richstones@bouldercolorado.gov; [Leslie Ellis](#); sugnetj@bouldercolorado.gov; [Zacharias, Caitlin](#)
Cc: [Meschuk, Chris](#)
Subject: Proposed Area III/II Amendment for 3261 3rd Street, Docket No. BVCP-2015-0001 (#25)
Date: Tuesday, September 20, 2016 7:40:19 PM
Attachments: [BC staff memo developable area 3261 3rd 20150310.pdf](#)
[City Blue Line Revision ballot proposal 3261 3rd 20150310.pdf](#)

Dear Members of the Boulder County Planning Commission,

I will be unable to attend Wednesday's Planning Commission hearing on BVCP-15-0001, and for that I apologize.

I have asked the City staff to revise their land use designation map request #25 recommendation for reasons that I briefly discussed with you at the hearing on August 30, 2016. I wanted to supplement the record and provide you with some additional information and two maps that effectively illustrate my concerns.

The development constraints on the parcel are well-depicted by the graphic on page 3 of the Boulder County staff memorandum on Docket SE-14-0006 (3/10/2015), which I have attached to this email. Although I somewhat disagree with staff's determination that the area in Figure 1 labeled "Undevelopable area based on topography" is accurate (tucking homes into existing hillsides is practical, from an engineering perspective, and advisable from an energy efficiency perspective), the potential setback restrictions are apparent and significant.

The existence of the Silver Lake ditch east of the building site differs markedly from the ditch's location south of this parcel because it is along the western property lines of the properties to the south. Staying well away from the Silver Lake Ditch and avoiding a basement where a high water table seasonally exists is also a unique challenge for 3261 3rd Street. The site is challenged to the east and from below. Therefore, having some flexibility in siting a single-family home on the parcel is advisable.

The staff's current recommendation is based upon the existing location of the Blue Line, along with the Area III/II map policies related thereto that have been followed by the City for decades. Recently, the City recognized that the Blue Line, which is, by Charter, located 150' west of the center line of 3rd Street does not have a 3rd Street centerline benchmark east of 3261 3rd.

Therefore, the City has good reason – in this instance and in many others – for revisiting the Blue Line in order to fix anomalies like this one in a comprehensive ballot measure.

The ballot is set to be voted on in November of this year. The proposed realignment of the Blue Line here will adjust it from the a spot beneath the existing structure to the western property line of the parcel. See “City Blue Line Revisions ballot proposal,” attached. If passed, some of the parcel west of the current Blue Line may be developable, but not if the BVCP Land Use Map Change Request is approved without recognizing that the Blue Line may be relocated in two months.

We respectfully request that the Planning Commission approve Request #25 using the Blue Line, as amended by a vote of Boulder’s citizenry (or not), to represent the Area III/II boundary. If the citizens of Boulder don’t approve the recommended relocation of the Blue Line, staff’s recommendation will be implemented. If the citizens decide to approve the relocation, the Area III/II boundary will be coterminous with the proposed relocated Blue Line, which makes perfect sense.

Thank you for your consideration.

Ed Byrne
ED BYRNE, PC

250 Arapahoe Avenue, Ste. 300

Boulder, CO 80302-5838

Work: (303) 447-2555

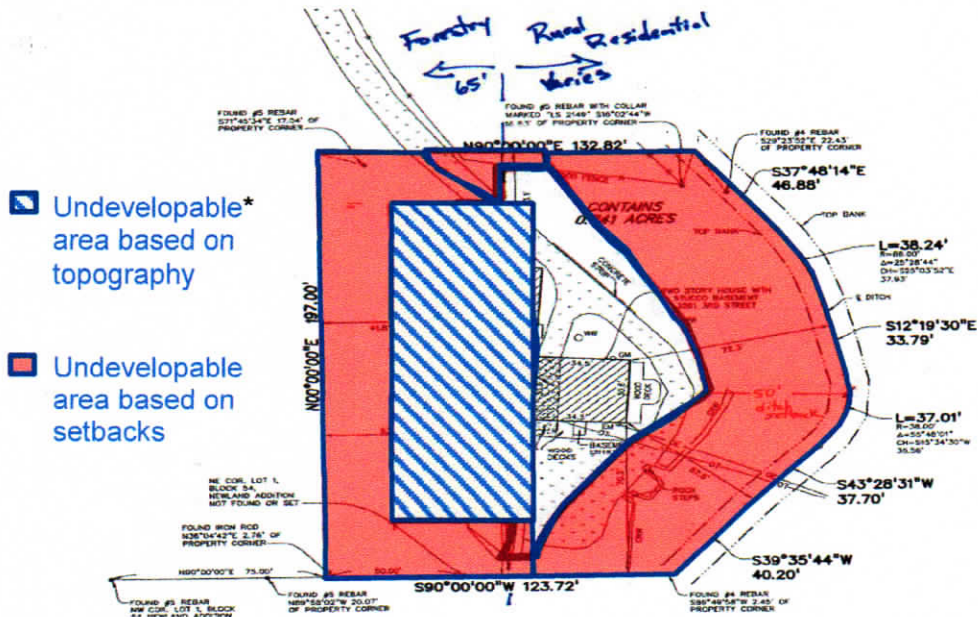
Fax: (303) 449-9349

Cell: (303) 478-8075

e-mail: edbyrne@smartlanduse.com

web site: www.smartlanduse.com

Figure 1: Developable Area Analysis



*Improvements such as structures, well and septic facilities would need to be located within the white developable area illustrated above. Driveways and turnarounds could be located within setbacks.



Existing & Proposed Blueline

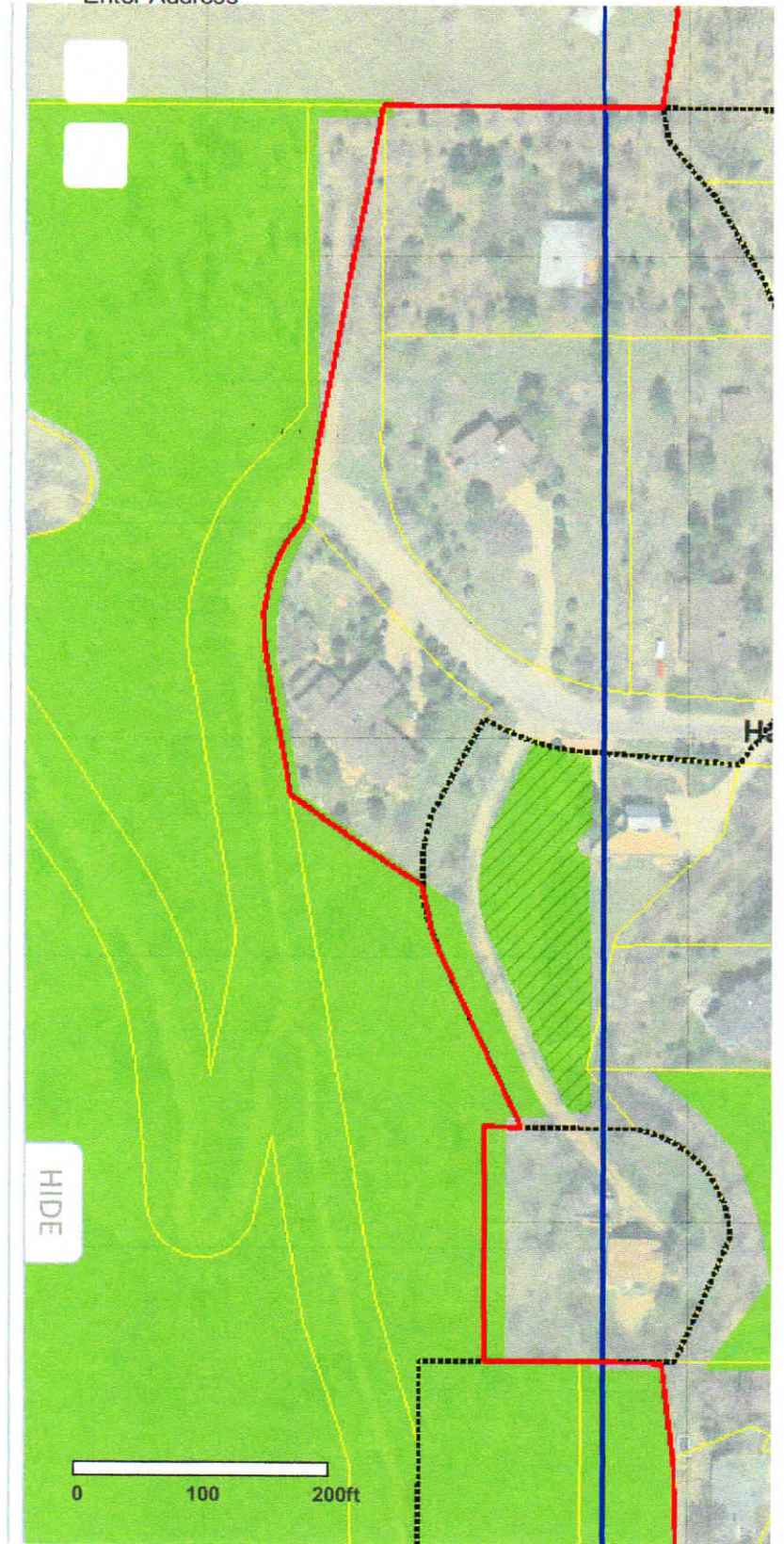
Enter Address

Legend

More

Click on map features for additional information

- Street Labels
- Blueline Proposed
- Blueline Existing
- Boulder City Limits
- Parcels
- Open Space and Mountain Parks
 - OSMP Easement
 - OSMP Fee Property



From: [Susan Bailhache](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes Zoning - Changes to the BVCP
Date: Tuesday, September 20, 2016 10:50:18 PM

Dear Members of the Boulder County Planning Commission -

I'm writing to urge you to preserve the rural residential character of the Twin Lakes area. The land parcels on Twin Lakes road link existing open space and provide a wildlife corridor that will disappear forever, if they are developed.

Unfortunately, I'm unable to attend tomorrow's meeting, scheduled for 1:30 pm, however, please know that I will be there in spirit to support the TLAG request. Their request is in keeping with the fundamental goals of the BVCP, so please give it your support.

Respectfully submitted,

Susan Bailhache
6848 Bugle Court, Boulder

From: [Tasha Power](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#)
Cc: [Giang, Steven](#); [Heidi C. Potter](#); [Jessica Pendergrass](#)
Subject: RE: Land Use Map Amendment Request - #1049-1Z-2 : 2801 Jay Rd.
Date: Wednesday, September 21, 2016 5:27:02 AM
Attachments: [image001.png](#)
[TJP Ltr RE Land Use Map Amendment Request with Enclosure.pdf](#)

Dear Board of County Commissioners and Planning Commission,

Please find attached the correspondence sent to your attention on September 20, 2016 with the referenced enclosure included.

Thank you,

Tasha J. Power

Attorney



TEL 303.402.1600 **FAX** 303.402.1601

BOULDER, CO 1712 PEARL STREET 80302

DENVER, CO 1525 17TH STREET 80202

www.bhgrlaw.com

From: Jessica Pendergrass
Sent: Tuesday, September 20, 2016 4:47 PM
To: 'commissioners@bouldercounty.org'; 'planner@bouldercounty.org'
Cc: 'sgiang@bouldercounty.org'; Tasha Power
Subject: Land Use Map Amendment Request - #1049-1Z-2 : 2801 Jay Rd.

Please see attached correspondence from Tasha Power and confirm receipt. Thank you!

Jess Pendergrass

Paralegal



TEL 303.402.1600 **FAX** 303.402.1601

DIR 303.245.4572

BOULDER, CO 1712 PEARL STREET 80302

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Giovanni M. Ruscitti
Heidi C. Potter
Tasha J. Power

Email: gmr@bhgrlaw.com
Email: hcp@bhgrlaw.com
Email: tjp@bhgrlaw.com

September 20, 2016

Via Email

Board of County Commissioners
Boulder County
1325 Pearl St
Boulder, CO 80302
commissioners@bouldercounty.org

Land Use Planning Commission
Boulder County
2045 13th St
Boulder, CO 80302
planner@bouldercounty.org

**Re: Boulder Valley Comprehensive Plan 2015 Update
Land Use Map Amendment Request
I.D. No. 1049-1Z-2
Address: 2801 Jay Rd.**

Dear Board of County Commissioners and Planning Commission:

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Please let the record reflect that the Owners join in the objections raised in the letter dated September 20, 2016 sent by Ms. Robyn Kube of Dietze and Davis, P.C. related to the above-referenced matter on behalf of Ju-Ju Belle Fields, LLC, and Matthew and Diana Karowe. A copy of said letter dated September 20, 2016 is enclosed for your reference.

Sincerely,


Tasha J. Power

Encl. September 20, 2016 letter from Dietze and Davis, P.C.

Cc: Steven Giang
Boulder County Land Use Department
sgiang@bouldercounty.org



DIETZE AND DAVIS, P.C.
ATTORNEYS AT LAW

Serving the West from Boulder since 1972

Robyn W. Kube
Karl F. Kumli, III*
Carmen S. Danielson
David J. Thrower
Renée Ezer*
Stephen A. Closky
Tucker M. Katz
Mark D. Detsky
Glenn H. Lenzen*
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Star L. Waring
Jennifer L. Lorenz
Kara N. Godbehere
Nicholas G. Muller

Joel C. Davis 1936-2013

**Also admitted in California*

September 20, 2016

SENT VIA EMAIL ONLY

Boulder County Commissioners
Boulder County Planning Commission
2045 13th Street
Boulder, CO 80302

Re: Docket BCVP-15-0001: Boulder Valley Comprehensive Plan Land Use Designation
Change Requests
2801 Jay Road (Request #29)

Dear All:

This office represents Ju-Ju Belle Fields, LLC (“Ju-Ju Belle”), and its owners, Matthew and Diana Karowe. Ju-Ju Belle and the Karowes are the owners of property immediately to the east of the Jay Road property which is the subject of Request #29. As discussed below, the proposed change, if granted, will have a significant, direct and negative economic impact on my clients and the Ju-Ju Belle property.

My clients have the same concerns as other objectors to the proposed land use designation change, which is intended to facilitate the redevelopment of the property for mixed density housing - the proposed change is incompatible with the neighborhood, the change (and related development) will exacerbate the existing safety issues on Jay Road, and any change should be made in the context of the development of the adjoining lands located in Area III. But, if the land use change is granted, the Ju-Ju Belle property will bear a significant burden not shared by any of the other neighbors.

The City of Boulder’s Planning Staff has previously recommended that any approval for the redevelopment of the property be conditioned upon access for the property being provided not by Jay Road, but by the existing dirt road which crosses both the Ju-Ju Belle property and the Karowe property. Given the many issues raised about safety on Jay Road, it is reasonable to

Boulder County Commissioners
Boulder County Planning Commission
September 20, 2016
Page 2

assume this requirement will remain as the project proceeds through the development process. That access road, which is currently about 15 feet wide, has historically been understood by my clients, other neighbors and Boulder County Transportation to provide access for properties further to the north which do not have direct access onto Jay Road.

The access requirement likely to be imposed by the City raises legitimate legal questions as to whether this access road was intended to provide access rights to the Jay Road property and, even if it was, whether those access rights are sufficient to provide legal access for a development consistent with the proposed land use designation change. These questions include whether the development to be expected as a result of the land use change will expand the scope of the use of the access beyond what was intended when any access rights were created and, more importantly, whether the access road (and any related easement) would need to be widened to support the expected redevelopment consistent with the proposed land use designation change.

There is a very real possibility that approval of the proposed land use designation, coupled with the development requirements expected to be imposed by the City of Boulder, will result in Ju-Ju Belle being forced to convey and/or encumber its property with an expanded easement/road in order to facilitate the development of the Jay Road property. This is not what my clients understood when they purchased their property and not a burden that the County should condone or encourage.

On behalf of my clients, I ask that the proposed land use designation change be denied.

Very truly yours,

DIETZE AND DAVIS, P.C.



Robyn W. Kube

RWK/hs

c: Clients

From: georgehouse@comcast.net
To: [Giang, Steven](#); [Hackett, Richard](#)
Cc: [#LandUsePlanner](#)
Subject: Re: 6655 Twin Lakes Road
Date: Wednesday, September 21, 2016 8:06:26 AM

Please make this correction at the Boulder County Planning Commission meeting today at 1:30 p.m. so that the Planning Commission is properly informed concerning the Current Estimated Dwelling Units for the property at 6655 Twin Lakes Road. The Current Estimated Dwelling Units is really 1 unit (just as the South parcels are) and not the 2-60 as listed in the BVCP Staff Packet for Aug. 30, 2016. All three properties have RR zoning. 6655 Twin Lakes Road does not have LR zoning.

Thank you,

Donna George

From: georgehouse@comcast.net
To: sgiang@bouldercounty.org, rhackett@bouldercounty.org
Sent: Monday, September 19, 2016 3:40:34 PM
Subject: 6655 Twin Lakes Road

Dear Steven and Richard,

Please correct the Jobs and Housing Assumptions for 6655 Twin Lakes Road on page 27 of the BVCP Staff Packet for Aug.30,2016. It states that: "Current Estimated Dwelling Units: 2-60 north parcel (LR); 1 per parcel, south (RR zoning). The North parcel, owned by the Boulder County Housing Authority, also has a RR zoning assigned to it (not a LR zoning) and therefore like the south parcels presently can only have 1 dwelling unit on the entire parcel. The 2-60 units listed is not correct. I have attached the document showing the RR zoning on this property. Also, there is an Open Space - Other designation on the North field in addition to the Low Density Residential.

In addition to the information above, please forward the e-mail below to the Boulder County Planning Commission for their information.

Thank you,

Donna George

Dear Boulder County Planning Commission,

The three Twin Lakes parcels as well as the 2801 Jay Road parcel all presently have Rural Residential zoning. In addition, these properties are surrounded by land designated as Low Density Residential, Very Low Density Residential, and Open Space in the Boulder Valley Comprehensive Plan. Mixed Density Residential and Medium Density Residential land use designations are not compatible with these properties and their surrounding properties. The requests to change the land use

designation on these four properties to Mixed Density Residential (or Medium Density Residential) should be denied.

In addition, the land use change request #36 for the Twin Lakes parcels to be designated as Open Space should be approved. There is a great deal of data and facts that have been submitted that supports the Open Space designation on these properties.

Sincerely,

Donna George

From: [Scott Regnier](#)
To: [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); council@bouldercolorado.gov;
boulderplanningboard@bouldercolorado.gov
Cc: [Scott Regnier](#)
Subject: Feedback on the Twin Lakes Development in support of rezoning
Date: Wednesday, September 21, 2016 8:39:00 AM
Attachments: [TwinLakesDevelopmentFeedback.pdf](#)

All –

As a citizen of Boulder County, I am not surprised by, yet again, a vocal few fighting an affordable housing development. Everyone agrees that Boulder needs to provide for more affordable housing but when it is close to their backyard, groups like TLAG mobilize to fight based on any reason but the real one – NIMBY.


Here is some information that makes me question TLAG's real agenda:

- Of TLAG Board of Directors, all of them but 2 live in the more expensive housing. Of the remaining two, one owns multiple properties in the area – a landlord. They have more value in their real estate and therefore are fighting. Do only people with more expensive houses care about environment or owls? Makes me wonder.
- Of the people that provided addresses for recent feedback, most are on that same TLAG. Again, the vocal few.
- Many TLAG members have owned their houses dating back to the 1990s. I have not been able to find any mobilization to save the owls, buy the property, or take any action to preserve the look and feel. Interesting that only know is it a priority despite Area II designation since 1977.
- Potentially related, I found it interesting that the BoulderOwlPreserve.org website was not even started until 11/18/2015 and does not disclose who owns and who runs the site. I would put money that it is some member of the aforementioned TLAG. Why would someone not want people to know they care about owls? Weird.
- While I have not researched the exact designation, is there not a lake and open space just north of Twin Lakes by Boulder Country Day? I would venture to say that this is a less-than-the-suggested-daily-steps on a Fitbit away.

I have read that the action group is prepared to buy the property but the challenge we all face, if we care about having a diverse community, is for what price and where. If TLAG wants to take that course of action, I would think it fair for TLAG to find and buy another location at market pricing and then swap.

Like an organized political campaign, I think the vocal few have done a great job staying on message. However, I think this vocal few made a mistake and let one letter get submitted that was off message and possibly offers insight into their real reason for fighting this development. I quote, "I vehemently oppose your abhorrent plans to build housing on twin lakes, this is horrendous and inappropriate. I have a 2 yr old that would soon be riding his bike through the open space and down the road, ... Why didn't you build affordable housing on Lookout or Gunbarrel center, instead of luxury condos no one can afford. ..." No mention of owls or urban feel or ... and sounds pretty NIMBY to me.

Sincerely,



Scott Regnier
721 Concord Avenue
Boulder, CO 80304

From: [Martha McPherson](#)
To: [#LandUsePlanner](#)
Subject: Twin lakes
Date: Wednesday, September 21, 2016 9:08:39 AM

Dear officials,
We are holding our breath that you do the right thing and listen to the voice of your constituents. The affordable housing proposal in twin lakes is a missive of destruction for our neighborhood. Water table issues, wildlife habitat and inadequate road ways for such an increase in population, just to name some of the worries. Just like fracking, if it's not in your immediate vicinity, you say why not. Be a bigger thinker...sincerely, Martha McPherson

Sent from my iPhone

From: [Martha McPherson](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin lakes
Date: Wednesday, September 21, 2016 9:14:37 AM

Dear county commissioners,
We were able to raise our voices against fracking and you finally listened to us, however briefly. This does not have the excuse of state law, that 'you must follow'. This is the fingerprint of greed, well fracking is too, but you can't hide under state law. Protect your constituents. This is a short sighted move that does not solve the affordable housing crisis. It creates more crisis. Perhaps changing the loophole of developers paying out the dictate of providing affordable housing in their huge projects would be a real step. Dig deep and find your conscience. Sincerely,
Martha McPherson

Sent from my iPhone

From: [Mike Chiropolos](#)
To: [#LandUsePlanner](#)
Subject: BVCP Update: TLAG Summary on Request 36
Date: Wednesday, September 21, 2016 10:20:49 AM
Attachments: [Twin Lakes Parcels TLAG Summary of the Case for 36.pdf](#)

Dear Planning Commission,

Please find attached and pasted below a Summary of TLAG's Case for Approving Change Request #36:
Open Space & Environmental Preservation for the Twin Lakes Parcels.

/s/

Mike Chiropolos
Chiropolos Law LLC
Attorney for Twin Lakes Action Group
1221 Pearl Street - Suite 11
Boulder CO 80302
mikechiropolos@gmail.com
303-956-0595

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

Summary of the Case for Approving Change Request #36:

Open Space & Environmental Preservation for the Twin Lakes Parcels

Boulder Valley Comprehensive Plan Update

Submitted to Boulder County Planning Commission September 21, 2016

Request 36, Open Space and Environmental Preservation for the Twin Lakes Parcels, best reflects the overall intent and core values of the BVCP. 36 makes environmental protection a priority, not an afterthought. 36 is a vote FOR open space preservation, adequate open spaces, great neighborhoods and public space, environmental stewardship and climate actions, resiliency and sustainability.

36 is a vote FOR affordable housing – directing major projects to suitable locations is in the best interests of all stakeholders, and will ensure a healthy housing program where residents are set up to succeed.

The case for 36 is supported by the 6 numbered criteria guiding the original change requests, considered in turn below.

1) *Consistent with the purposes of the major update as described above?*

36 is more consistent with the purposes of this BVCP Update and the community vision that has consistently informed Boulder Valley planning for several decades.

These lands are Area II lands in unincorporated Gunbarrel, and they are surrounded by Area II lands. The BVCP provides that future annexations would be negotiated by the city and county in the event of 'resident interest in annexation.'

If the City and County circumvent the letter and spirit of the commitment to unincorporated Gunbarrel, that would be wholly inconsistent with the longstanding policy for Area II lands. Much of unincorporated Gunbarrel would view it as an affront, and the end result would be to defeat the BVCP policy going to future *voluntary* annexation of Area II lands.

In other words, making the *wrong* decision for these three parcels totaling 20 acres could compromise the BVCP policy for thousands of other parcels across dozens of subdivisions and hundreds of acres – and thousands of Gunbarrel residents who expect that their community be comprehensively planned with adequate quality of life amenities and public spaces.

Planning has failed Gunbarrel in the past. This decision is an opportunity to get Gunbarrel on track for comprehensive planning with meaningful community involvement and buy-in.

2) *Consistent with current BVCP policies?*

Although both 35 and 36 would further *some* BVCP policies, 36 is supported by significantly more policies – and the letter and spirit of the BVCP. TLAG has identified dozens of BVCP policies furthered by 36.

36 furthers all three BCCP core planning principles; whereas 35 would violate these principles.

First, 36 furthers the goal of directing growth to municipalities. These parcels are outside the existing city boundary, and not adjacent to any city lands. The annexation proposals would attempt to employ legal technicalities to skirt annexation requirements giving affected landowners a vote.

Second, 36 would achieve protection of prime agricultural lands: it is undisputed that these lands are designated "Prime Farmland" and "Farmland of Statewide Importance" according to the U.S. Department of Agriculture Natural Resource Conservation Service. This designation entitles it to protection under the BVCP. The case is even more compelling in the context of the Update's focus on sustainability and resiliency.

Third, 36 would prioritize preservation of our environmental and natural resources.

Lastly, the BVCP and our County Open Space Charter do not in any way, shape, or form contemplate using open space to further annexation schemes – as the County has proposed should 35 be approved. 36 will build and deepen community support for Boulder's best idea – our Open Space program. 35 risks eroding support.

3) Compatible with adjacent land uses and neighborhood context?

36 is most compatible with both the adjacent Twin Lakes Open Space AND existing neighborhoods, whereas 35 would increase pressure on the already over-crowded Open Space and compromise the rural residential character of neighborhoods.

4) Was the proposed change requested or considered as part of a recent update to the Comp Plan or other planning process?

36 and 35 were each requested for the first time in this Update. For this Update, 35 gives rise to the same concerns that resulted in denial of the Yarmouth requests for affordable housing in this Update cycle. Designating these lands for development is wholly inappropriate in the absence of comprehensive sub-community planning for unincorporated Gunbarrel, just as comprehensive planning of the Planning Reserve was deemed necessary before piecemeal decisions approving development changes at the behest of the Yarmouth landowners. The proposed use was the same for both properties.

5) Is there any change in circumstances, community needs, or new information that would warrant the proposal be considered as part of this update?

Taxpayer-funded open space acquisitions have failed Gunbarrel to date. The existing Twin Lakes Open Space has the highest rate of user conflicts, and is one of the heaviest used areas – in the entire system.

Sub-community planning for Gunbarrel's "industrial" area has largely been a failure to date – both for missed opportunity to develop a more livable community and "Main Street" area that is friendly to pedestrians and cyclists, and for missed opportunities to incorporate affordable housing components into recent developments.

But the biggest reason to approve 36 now is the development threat. Staff's Report declined to acknowledge that the top County open space acquisition criteria is "land adjacent to existing open space and threatened by development." There is no exception in the policy where the development threat comes from the County itself. These lands meet *all five* open space acquisition criteria.

It is up to the Planning Commission to assure compliance with policy guidelines and core values in the face of this new threat to these much-loved lands. The Planning Commission can deliver on the County's original promises when these lands were dedicated as park lands and community/neighborhood uses when the original subdivisions were approved and the lands were donated for public uses. Allowing development would betray the original promises, including those in the first BVCP that slated these lands for parks.

6) Are there enough available resources to evaluate the proposed change (city and county staffing and budget priorities)?

As you heard from TLAG Chair Dave Rechberger at the August hearing, local residents stand ready and willing to purchase these lands to effectuate 36. Approving 36 will ensure these lands will be protected for community uses in perpetuity and allow stakeholders to focus on directing affordable housing projects to appropriate locations.

Conclusion

Both Gunbarrel and housing need to be planned comprehensively and collaboratively. 36 heeds our core principles, honors our planning covenants, and observes our commitments to comprehensive planning. It delivers on community-

wide support for environmental preservation, healthy communities, and great neighborhoods.

According special, preferential treatment to governmental change requests where the County itself is on record stating that private developers could not hope to have "up-zonings" approved would undermine public support for our planning charters. Comprehensive planning must be fair and equitable. Approving 36 will deepen and expand community-wide support for our Open Space program while safeguarding the objectivity of BVCP decision-making.

The importance of the Planning Commission being impartial and objective is heightened in this matter where the staff recommendation effectively advocated for the official position of the County Commission and other County departments. The Planning Commission is thus citizens' best hope that comprehensive planning consistent with our basic planning charters will finally be applied in Gunbarrel. The choice between 35 and 36 is one between environmental degradation or preservation, and short-term expedience in a vacuum versus a long-term vision for the entire sub-community.

Respectfully,

Displaying blue signature 2.png



Mike Chiropolos

Attorney for TLAG

From: [TLAG News](#)
To: Gunbarrel303@gmail.com
Subject: Media Advisory / TLAG
Date: Wednesday, September 21, 2016 11:09:35 AM

Twin Lakes Action Committee Chairman Dave Rechberger will be present at today's Boulder County Planning Commission meeting to comment on the commission's ruling related to Twin Lakes. He will be available on the Boulder County Courthouse lawn preceding the hearing, beginning at 12:45 p.m. and again immediately after the vote.

A full statement will be distributed to the recipients of this message immediately following today's commission meeting. Dave Rechberger can also be reached at:

Dave Rechberger

Chairman, TLAG

(303) 818-4070

dave@dmrgroupllc.com

ABOUT TLAG

The Twin Lakes Action Group is a 501(c)(3) not-for-profit citizen organization that represents more than 1,400 members from 20-plus Boulder neighborhoods. Information about TLAG can be found online at, www.TLAG.org

From: [Annie Brook](#)
To: council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; [Boulder County Board of Commissioners](#)
Subject: RE: donated lands on Twin Lakes Road in Gunbarrel. Please read before todays council meeting
Date: Wednesday, September 21, 2016 11:24:00 AM

Hello:

I look forward to todays meeting at the courthouse. I hope you would address aloud my concern mentioned below.

I understand lands can be donated to the city or county for specific purposes, and that the parties donating such lands do so in good faith that their request be honored.

Since that is the intent of land, please explain to me why the parcel on Twin Lakes road is being considered for housing?

In some years past that same parcel was requested to be used for senior housing by the church and turned down by the city for such purpose.

Please explain to me in writing, why now, that parcel can be used for housing rather than the expressly stated purpose of either a school or a park?

I will be attending todays meeting so will be interested to hear you address this directly.

Many thanks..

Annie Brook

--

Annie Brook

"...have patience with everything unresolved in your heart...love the questions themselves as if they were locked rooms or books written in a very foreign language...the point is, to live everything. Live the questions now. Perhaps,..someday...you will gradually, without even noticing it, live your way into the answer..." from Letters to a Young Poet, By Rilke

Annie Brook, Ph.D., LPC
www.coloradotherapies.com
www.anniebrook.com
720.839.4332

From: georgehouse@comcast.net
To: [Wobus, Nicole](#)
Cc: [Giang, Steven](#); [Hackett, Richard](#); [#LandUsePlanner](#); [Fogg, Peter](#)
Subject: Re: 6655 Twin Lakes Road
Date: Wednesday, September 21, 2016 11:42:43 AM
Attachments: [image001.png](#)

Nicole,

No, the current range is 1 unit for 6655 Twin Lakes Road under it's current Boulder County RR zoning. If it is annexed into the City then it is 2-6 units per acre under the Low Density Residential BVCP designation (so ~ 20-60 units on the site). But for now, it is still in unincorporated Boulder County so the Current Estimated Dwelling Units is 1 (for 1 dwelling unit/35 acres). It is misleading to the Planning Commission saying that 1-60 units is the Current Estimated Dwelling Units for 6655 Twin Lakes Road when in fact it is 1 Unit just like with the BVSD properties and 2801 Jay Road which also have RR zoning currently on them. A change from the Current Estimated Dwelling Units of 1 to up to 280 (under MDR and with annexation) is quite a dramatic change.

Donna

From: "Nicole Wobus" <nwobus@bouldercounty.org>
To: georgehouse@comcast.net, "Steven Giang" <sgiang@bouldercounty.org>, "Richard Hackett" <rhackett@bouldercounty.org>
Cc: "#LandUsePlanner" <Planner@bouldercounty.org>, "Peter Fogg" <pfogg@bouldercounty.org>
Sent: Wednesday, September 21, 2016 8:29:59 AM
Subject: RE: 6655 Twin Lakes Road

Hello Donna,

You are correct that the range of dwelling units possible under the current designation for the 6655 Twin Lakes Road parcel is 1-60. We will note that correction at the meeting today.

Thank you,

Nicole

Nicole Wobus

Long Range Planning and Policy Manager|Boulder County Land Use Department

Mailing: PO Box 471 Boulder CO 80306

Physical address: 2045 13th street, Boulder CO 80302

Ph: 720-564-2298

nwobus@bouldercounty.org

www.bouldercounty.org/lu



From: georgehouse@comcast.net [mailto:georgehouse@comcast.net]
Sent: Wednesday, September 21, 2016 8:06 AM
To: Giang, Steven; Hackett, Richard
Cc: #LandUsePlanner
Subject: Re: 6655 Twin Lakes Road

Please make this correction at the Boulder County Planning Commission meeting today at 1:30 p.m. so that the Planning Commission is properly informed concerning the Current Estimated Dwelling Units for the property at 6655 Twin Lakes Road. The Current Estimated Dwelling Units is really 1 unit (just as the South parcels are) and not the 2-60 as listed in the BVCP Staff Packet for Aug. 30, 2016. All three properties have RR zoning. 6655 Twin Lakes Road does not have LR zoning.

Thank you,

Donna George

From: georgehouse@comcast.net
To: sgiang@bouldercounty.org, rhackett@bouldercounty.org
Sent: Monday, September 19, 2016 3:40:34 PM
Subject: 6655 Twin Lakes Road

Dear Steven and Richard,

Please correct the Jobs and Housing Assumptions for 6655 Twin Lakes Road on page 27 of the BVCP Staff Packet for Aug.30,2016. It states that: "Current Estimated Dwelling Units: 2-60 north parcel (LR); 1 per parcel, south (RR zoning). The North parcel, owned by the Boulder County Housing Authority, also has a RR zoning assigned to it (not a LR zoning) and therefore like the south parcels presently can only have 1 dwelling unit on the entire parcel. The 2-60 units listed is not correct. I have attached the document showing the RR zoning on this property. Also, there is an Open Space - Other designation on the North field in addition to the Low Density Residential.

In addition to the information above, please forward the e-mail below to the Boulder County Planning Commission for their information.

Thank you,

Donna George

Dear Boulder County Planning Commission,

The three Twin Lakes parcels as well as the 2801 Jay Road parcel all presently have Rural Residential zoning. In addition, these properties are surrounded by land designated as Low Density Residential, Very Low Density Residential, and Open Space in the Boulder Valley Comprehensive Plan. Mixed Density Residential and Medium Density Residential land use designations are not compatible with these properties and their surrounding properties. The requests to change the land use designation on these four properties to Mixed Density Residential (or Medium Density Residential) should be denied.

In addition, the land use change request #36 for the Twin Lakes parcels to be designated as Open Space should be approved. There is a great deal of data and facts that have been submitted that supports the Open Space designation on these properties.

Sincerely,

Donna George

From: [Jaime Roth](#)
To: [Gardner, Deb](#)
Subject: Upcoming Twin Lakes vote
Date: Wednesday, September 21, 2016 2:11:16 PM

Dear Ms. Gardner,

The owl family that has made its home at Twin Lakes, as well as the other wildlife on this parcel, deserve our protection. Boulder is a special place that allows humans and wildlife to co-exist, as long as we humans are willing to be stewards of, and not merely consumers of, natural resources. Will you please vote to protect the owls on Tuesday September 27, 2016?

Thank you,

Jaime Roth

Boulder voter

From: [caroline](#)
To: [#LandUsePlanner](#)
Subject: Requests #35 and #36
Date: Wednesday, September 21, 2016 12:56:08 PM

Dear Commissioners Wobus, Fogg, Giang, Driskell, Richstone, Ellis, Sugnet, Gatza, and Zacharias:

When considering your vote on the Land Use requests for the two Twin Lakes parcels in question, please remember that in spite of what the owners of these two parcels and the sloppy media would have you and the public believe, this is NOT an issue of pro-or con- affordable housing. This is an issue of destroying neighborhoods and any shred of trust left for our City and County officials, by forced upzoning to increase the residential density, and very manipulative, underhanded forced annexation through Open Space. The latter is an extremely dangerous precedent to set, as it leaves all open space vulnerable and subject to the same destruction. The fact that the BVSD Teachers' Union supposedly voted 90-something percent in favor of affordable housing here should have absolutely no bearing on the deliberations. First of all, I know hundreds of teachers in the district, and I have not yet found a single teacher who even cast a vote. Second, the question did not ask whether any of them needed or would use it, or would even qualify for the income limits. Third, they weren't given other locations to consider in their vote--it was presented as this location or nothing.

In reality, there are two FAR better locations already owned by the city that were presented to you on August 30th. One is the land near the fire station that was briefly considered as a homeless encampment. It is within walking distance to all services and amenities available in Gunbarrel, as well as the bus system. Building there will not destroy open space and our wildlife corridor that links to Walden Ponds, not to mention the rich variety of wildlife that makes Twin Lakes and the two meadows in question home. Also critically important, it won't flood the basements of all the homes already near the two meadows, and you won't be vulnerable to multiple lawsuits, considering that an independent geologist has already repeatedly given you his report that this is a likely outcome of increasing the density. Please also remember that if these actions are taken, they are violating 19 points in the Boulder Valley Comprehensive Plan.

Please remember that this entire issue is not about the need for affordable housing or whether it's a good idea. The stream of people telling personal housing stories or commenting to the above effect were utterly irrelevant to this discussion and vote. No one is against affordable housing, so it was a non-issue. The community is, however, strongly against increasing the density of the neighborhood in question, and forced annexation through Open Space. Please vote accordingly, and designate the Twin Lakes parcels as Open Space.

Thank you very much,

Caroline Hogue

September 26, 2016

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

RECEIVED
County Commissioners Office
SEP 26 2016
REC'D BY _____
TIME _____

Re: Request for Recusal on Twin Lakes Voting

Dear Boulder County Commissioners,

We are writing this letter to request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

The Boulder County Personnel & Policy Manual obliges Cindy Domenico, Elise Jones, and Deb Gardner to recuse themselves because they currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

Section I, Number I.6(B)8 of the Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: "Persons may only serve on one (1) Board or Commission at a time." Indeed, this policy exists "to avoid possible conflict of interest situations which could occur as a result of county employees or Elected Officials (as defined above) serving as voting members on Boards and Commissions."

Here, the County is violating its own policies. Cindy Domenico, Elise Jones, and Deb Gardner all serve on both the BOCC and BCHA in violation of Section I, Number I.6(B)8 of the Boulder County Personnel Manual.

Although under some circumstances Colorado statutes may permit members to hold dual offices, incompatible fiduciary duties make it imperative for members such as yourselves to avoid situations where conflicts of interest may arise and for you to recuse yourself from voting where you are or may appear to be biased or impartial. Moreover, your dual membership on boards—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

In other words, under the circumstances, your membership on both boards fails the "sniff test" regarding members' bias or impartiality: it smells fishy for you to vote on the Twin Lakes land-use change requests while serving on both the BOCC and the BCHA. You are voting on land-use change requests for land you in effect control and for another property BCHA hopes to develop and manage.

The proposed mixed density and medium density amendments would directly affect the use and monetary value of BCHA's property. This is a clear conflict of interest—and the very situation Section I, Number I.6(B)8, of the Policy Manual aims to avoid. The BOCC cannot impartially vote on legislative amendments that they themselves put forward while acting as the Board of the BCHA.

Furthermore, we have raised concerns about this conflict of interest in the past. You have claimed you can remain objective while serving competing interests in these two roles. All evidence, however, suggests the contrary and further demonstrates your inability to remain objective or even acknowledge the existence of a conflict of interest. Many of your actions have revealed an arbitrary and capricious nature in decisionmaking and disregard for your own procedures pertaining to land-use change requests. The following non-exhaustive list of examples is illustrative of this conduct and includes:

- The BOCC violating Boulder County's Policy II.9 Conflict of Interest,¹ when it failed to disclose a conflict of interest whereby elected officials (the commissioners) were exercising a substantial discretionary function with county contracts and purchases (i.e., sale of 6655 Twin Lakes Road, \$50,000 architect contract) while at the same time controlling BCHA's participation in the transaction.
- The BOCC transferring the Twin Lakes parcels from Boulder County to BCHA in a business meeting without public comment on October 1, 2015. Open records show that prior to the transfer, the County deliberately disregarded Twin Lakes Action Group's (TLAG) request for an open-space acquisition review for the land.
- The County deliberately restricting constituent access to decision makers. At the September 21, 2016, planning commission deliberation, we discovered that several planning commission members never received the studies, analyses, and letters that our constituent group, TLAG, sent to them. This was because the county refused to send TLAG's emails to the Planning Commission as the legislative process demands. Instead, the county buried the information more than 300 pages into an online public-comment pdf file. The county further obstructed TLAG's ability to inform the Planning Commission of this critical information by subsequently refusing to even inform the Planning Commission that new information had been added to that pdf file.
- The Boulder County Attorney's Office advising planning commission members against meeting individually with TLAG members about the Twin Lakes

¹ "An employee or Elected Official exercising any substantial discretionary function in connection with a county contract, purchase, payment, or any other financial or monetary transaction who is a director, president, general manager or similar executive officer or who owns or controls, directly or indirectly, a substantial interest in any business or entity participating in the transaction, shall give seventy-two (72) hours written advance notice of the conflict to the BOCC. Failure to disclose a conflict of interest may be grounds for immediate termination, and the employee may be charged according to C.R.S. Section 18-8-308 and Section 18-8-308 as amended."

legislation. At the same time, BCHA and staff had unfettered, direct access to these decision makers.

- The BOCC declining to conduct an ethics investigation into citizens' concerns about BCHA lobbying activities and official misconduct. Instead, without ever meeting with the aggrieved constituents, the BOCC ignored these concerns, and, remarkably, then sent a county-wide email condoning BCHA's actions. Thus, the Board of the BCHA is effectively policing itself while choosing to ignore constituents' complaints as well as violations of Boulder County policies.
- The BOCC preemptively approving a \$50,000 contract for an architect for the Twin Lakes *before* even voting on the competing land-use change requests. Although you claimed the contract was just a preliminary feasibility study, the terms of the contract are clearly much broader and presumptuous in scope.
- The BOCC moving forward Request #36 for Open Space for further study at the screening hearing but refusing or failing to conduct any additional study of the request.

With these actions and others, you have demonstrated an entrenched bias, a clear breach of fiduciary duty to the citizens of Boulder County and violation of public trust. We demand that you remedy this by, at a minimum, recusing yourself from the Twin Lakes land-use change request voting tomorrow, September 27th, 2016.

Robert Wechsler, director of research for City Ethics, has said, "One person may not serve two masters. The duties of loyalty and fidelity to the public interest—the soul of public service—cannot survive in an atmosphere in which the holder of multiple offices must disregard the interests of one constituency in order to serve the interests of another."

As it pertains to the Twin Lakes land, Wechsler's quote has proven to be true and the democratic process has been abandoned. It is our sincere hope that we can resolve this issue now, without resorting to litigation, and begin to restore public trust in the Boulder legislative process by your voluntary recusal from the land-use change request voting.

Sincerely,



Dave Rechberger, Chairman, Twin Lakes Action Group











From: [David Emerson](#)
To: [#LandUsePlanner](#)
Subject: Support Letter for Land Use Change Request - 6655 Twin Lakes Road
Date: Wednesday, September 21, 2016 4:35:18 PM
Attachments: [Support Letter - Twin Lakes Project.docx.pdf](#)

Hello,

We would like to submit a letter in support of Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. Our letter is attached.

Thank you,

David C Emerson

Executive Director

Habitat for Humanity of the St Vrain Valley

(303) 682-2485 Office

(303) 946-5190 Cell

www.stvrainhabitat.org

www.hfhrestorelongmont.com

This message may contain confidential and/or proprietary information, and is intended for the person/entity to whom it was originally addressed. Any use by others is prohibited.

WE HAVE MOVED! Habitat St Vrain has moved to our permanent location at **303 Atwood Street** (location is the former OUR Center Office).

Visit our ReStore where we take gently used building materials, furniture, and appliances!!



P.O. Box 333
Longmont, CO 80502-0333
Phone: 303-682-2485
www.stvrainhabitat.org

To whom it may concern,

Habitat for Humanity of the St Vrain Valley is pleased to provide this letter of support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. Our organization believes the proposed use of this land for affordable housing provides great community benefit. We have had the privilege of working with BCHA staff on another project and it is our experience that they are well qualified and professional in facilitating a strong community engagement process during land use review. We have full confidence that they will produce a high quality development that will serve to benefit the community for years to come.

Habitat works closely with many affordable housing groups to provide solutions to our community's need for housing, the core of which is our affordable home ownership program. As the cost of housing in Boulder continues to increase dramatically, it is critical that we continue to provide as many affordable housing options as possible.

Habitat for Humanity of the St Vrain Valley is pleased to support BCHA's Request. Thank you for your consideration.

On Behalf of the Board of Directors for Habitat for Humanity of the St Vrain Valley,

Jeff King, Board President
David C Emerson, Executive Director

From: [Alexander, Frank](#)
To: [LandUsePlanner](#)
Cc: [Boyd, Norris \(Norris\)](#); [Swallow, Jan](#); glen.segus@bvsd.org
Subject: BCHA and BVSD follow up letter - Twin Lakes (BVCP Request #35)
Date: Friday, September 23, 2016 4:20:30 PM
Attachments: [2016.09.23.BCHA and BVSD Follow Up Letter to Planning Commission.pdf](#)

Dear Boulder County Planning Commission Members,

We wanted to thank you for your thorough consideration and approval of the city and county planners' recommendation for a Medium Density Residential land use designation with Environmental Preservation for our properties at Twin Lakes and Kalua Roads in Gunbarrel.

In line with the main focus of the Commission's discussion last Wednesday, we would like to reiterate our firm commitment to the Environmental Preservation provision included in the Medium Density Residential (MR) designation. The attached letter provides additional detail on our commitment, during the site planning process, to working closely with City of Boulder planning staff to delineate areas for wildlife corridors across the 6655 Twin Lakes Rd., 6500 Twin Lakes Rd., and 0 Kahlua Rd parcels. Please don't hesitate to reach out with any additional questions you may have.

We believe this opportunity at Twin Lakes is a watershed moment, and one that will demonstrate Boulder County's commitment to working through tough issues to continue to address our growing affordable housing crisis. Again, thank you for your support.

Sincerely,

Frank L. Alexander, MPA
Director

3400 Broadway, Boulder, CO 80304
Phone: [303 441-1405](tel:3034411405)
Fax: 720 564-2283
Email: faalexander@bouldercounty.org
Web: www.BoulderCountyHHS.org



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



September 23, 2016

Dear Boulder County Planning Commission Members,

We wanted to follow up after last Wednesday's Boulder Valley Comprehensive Plan hearing and thank you for your thorough consideration and approval of the city and county planners' recommendation for a Medium Density Residential land use designation for our properties at Twin Lakes and Kalua Roads in Gunbarrel.

In line with the main focus of the Commission's discussion, we would like to reiterate our firm commitment to the Environmental Preservation provision included in the Medium Density Residential (MR) designation. During the site planning process, BCHA and BVSD commit to working closely with City of Boulder planning staff to delineate areas for wildlife corridors across the 6655 Twin Lakes Rd., 6500 Twin Lakes Rd., and 0 Kahlua Rd parcels. While it is still very early in the process, we anticipate that the areas that will be provided and enhancements for wildlife will include the following:

- An estimated 50-foot wide landscaped zone will provide a buffer from the Boulder and White Rock Ditch centerline (note that the buffer between the ditch and residents to the east and residents to the west of 6655 Twin Lakes Rd. is approximately 20 feet and 0 feet, respectively).
- An estimated 75-foot wide landscaped zone will provide a buffer from the southern parcel boundary of 0 Kahlua Rd. (note that this is the lowest point/elevation across all three parcels) to facilitate wildlife and areas needed for drainage and water quality best management practices.
- An estimated 30 to 50-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels (note that this is similar to the existing opening at the southeastern corner of the 0 Kahlua Rd. parcel).
- Site appropriate native landscaping, micro-topography grading, cover, etc. to facilitate wildlife use in all three wildlife corridors.

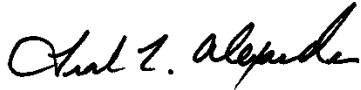
We take environmental stewardship on our sites very seriously and have a proven track record of responding to environmental issues identified through the formal assessment process. Additionally, we appreciate feedback from the community and remain committed to the guiding principles agreed upon during the Twin Lakes Stakeholder Group discussions:

- Continue an advisory group to influence development, design elements, etc.
- Be thoughtful and clear about communication and ensure transparency going forward.
- Mitigate impacts on existing infrastructure and neighborhoods.
- Delineate wildlife habitat and corridor, open space, trails, and create a set-aside for no development.
- Ensure a diversity of housing types.
- Create a design that is consistent with the current surrounding neighborhoods.
- Ensure adequate parking to minimize negative impacts on the surrounding neighborhoods.

- Supply appropriate numbers and types of community amenities to the public.
- Supply appropriate numbers and types of affordable housing units.

We believe this opportunity at Twin Lakes is a watershed moment, and one that will demonstrate Boulder County's commitment to working through tough issues to continue to address our growing affordable housing crisis. Again, thank you for your support.

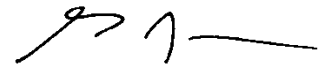
Sincerely,



Frank L. Alexander, Executive Director
Boulder County Housing Authority



Norrie Boyd, Deputy Director
Boulder County Housing Authority



Glen Segrue, Senior Planner
Boulder Valley School District

Director, Boulder County Department
of Housing and Human Services

From: [alexandra niehaus](#)
To: [boulderplanningboard](#); [Council](#); [Appelbaum, Matt](#); [Brockett, Aaron](#); [Burton, Jan](#); [Jones, Suzanne](#); [lisa morzel](#); [Shoemaker, Andrew](#); [Weaver, Sam](#); [Yates, Bob](#); [Young, Mary](#)
Subject: Twin Lakes properties
Date: Saturday, September 24, 2016 6:03:02 PM

Thank you for taking the time to read my thoughts.

Alexandra Niehaus

4557 Starboard Dr, Twin Lakes HOA.

My house does not back up to these parcels, and I am not against affordable housing.

Today I went on an enchanted forest tour with my children. It was led by the wild mountain ecology center. On the tour we met a tiger salamander and learned how crayfish are out competing them for habitat at mud lake. Then we met a fox and a great horned owl, and learned about how and what they eat.

I thought about how we have these creatures right in our neighborhood. We have tiger salamanders and great horned owls, and even the occasional fox or deer eating and going back and forth between open space areas.

Then I got really sad. I know you are about to decide on changing the twin lakes parcels to medium density or open space. I really feel that having these parcels as low density residential is the only way to develop the land and preserve space for the animals to co exist.

I know that BCHA is saying again and again that they have a waiting list a mile long, and that it is all county residents. I believe that is not true. I say this because of anecdotal experience. I know quite a few people, either directly or through co workers and friends, who have applied for affordable housing. They were all excepted within 6 months. I also know someone who lives in an affordable housing complex in Boulder, and there are units in her complex that have at times been vacant for a month or more. BVSD has even stated that they will have to sell their parcel in order to develop it, so that the dedication can move to the money instead of the land. Once it is sold and under the management of BCHA they can no longer limit the housing to under paid BVSD staff.

I believe that in the county comp plan, in the long view, making these parcels MDR when they are completely surrounded with LDR and open space is not good planning.

These parcels should be LDR at the most. This development is not like Kestrel or Josephine, because those were re developed sites, that already had development on them. The twin lakes parcels are completely un developed, and they are used by many species, including species of concern. There are ground nesting birds, and salamanders, and all the animals that travel through the area and animals that hunt there. The great horned owls use this land to hunt and feed their babies.

The other MAJOR difference is that these parcels are on a 2 lane county road, and it is not possible to build any other roads for access, because the sites are completely surrounded by back yards and open space. So all of the traffic generated will only be on one small two lane road. They county doesn't even want to maintain county roads, I seriously doubt they will be willing to widen this road.

Please do the right thing and keep these lands as they are, and at the MOST make them both

LDR, so that humans and animals can continue to co exist.

Thank you for your time and consideration.

Alexandra Niehaus.

From: [Mary Eberle](#)
To: [Boulder County Board of Commissioners](#)
Subject: Twin Lakes issue
Date: Saturday, September 24, 2016 8:46:56 PM

Dear Boulder County Commissioners,

I trust you saw the Sunday Letter to the Editor in the Daily Camera written by Sonia Smith. She suggested that the project should be postponed until (and I am paraphrasing) a discussion about a more realistic analysis of the costs vs. the benefits can be had. I agree with her letter and hope that you delay making a decision that cannot be stepped back from.

Thank you,

Mary Eberle
1520 Cress Court
Boulder, CO 80304
303 442-2164

From: [Scott Starsky](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Save the Owls
Date: Sunday, September 25, 2016 9:55:50 AM

May I please persuade you to vote to save our precious wetlands, habitats and fund preserves for wildlife. Like we have National Parks, State Parks and Boulder Parks to gift to our children and grandchildren, I plead with you to save areas of migration, habitat and dominion for those animals and wild life who cannot speak up for themselves. We owe this land to the generations that came before us, as we can choose to be responsible stewards to those that shall come after us. How many places in the world have we destroyed in the name of progress and capitalism? How many animals and forms of wildlife have we displaced because we presuppose our need and greed are greater than those around us? Boulder County has been on the forefront as a model City to purchase wetlands, buffers, parks, and Open Space to protect what limited land areas are left in the County for citizens, travelers, residents and others to enjoy. Can we not sanctify this small area of land at least or until the wildlife have departed and moved on? I believe that life is sacred. Human life, animal life, ancestral life, sentient life and even energetic life that is sometimes stored in the land or water. Please connect with your own personal sense of right and wrong to determine for yourself whether you believe that this nesting habitat for a species of animal that originated before we had the right to exist in their chosen location over our interpretation of progress and change. Please do the right thing to save this area in Gunbarrel for our friends of flight. Please designate this land as a precious preserve and allow nature to exist amongst us. Any further intrusion by human development could cause irreparable damage to our already fragile eco system. The choices we make today do impact our available choices we may not be able to consider tomorrow.

Scott Starsky
5739 Table Top Court
Boulder, CO 80301
303-527-4950

From: [Lynn Segal](#)
To: [council](#); [Boulder County Board of Commissioners](#); drechberger@dmrgroup.com; mikechiropolis@gmail.com; [kim media glasscock](mailto:kim_media_glasscock); gatzaj@bouldercolorado.gov
Cc: [Steve Pomerance](#)
Subject: Core reason for housing crisis. (now evident in Twin Lakes 21 Sept. County PC meeting)
Date: Sunday, September 25, 2016 10:50:43 AM

These numbers below under "Affordable Housing" are from Steve Pomerance. Following it I posted his full commentary.

Ironically Ann Goldfarb on the County Planning Commission just commented on the failure of the Jobs/Housing balance to ever be resolved. I am at this meeting 21 Sept. Wed. about land use designation on Twin Lakes for affordable housing. They just are really having a hard time deciding. But you see, everyone here is set up to lose. This needs to change.

It is illuminating that in Denver multilevel office space goes for \$180-\$213/sf and in Boulder with our own local developers it goes for upwards of \$550-\$800/sf. We are being exploited by our developers due to the city charging anything less than \$70/sf. It is not just outrageous that land prices are not included in calculating impact fees, IT IS UNACCEPTABLE.

This is entirely the result of low impact fees that drive speculation and limit fair competition. I disagree with Lisa Morzel on \$25/sf. \$70 MINIMUM/sf should be the fee to the developer.

It is not OK for the city to complain and spend my money on extensive mitigations and staff time to working groups on the housing crisis when it is the city that is causing the very crisis itself. The City of Boulder, expressly the City Council needs to direct the Finance department, not Planning and Transportation to objectively calculate fees, which may be higher than \$70/sf.

Be it affordable housing for the Housing Authority on a floodplain in Twin Lakes or affordable housing for seniors on a floodplain @ Hogan/Pancost, where flood waters downstream are redirected at pre-existing housing of seniors making them less affordable, it is an exercise in futility. More importantly, it is an indicator that the long term and fundamental problem of housing affordability has not been addressed. When Ballot Measure 301 lost, it was said that the BVCP would be the arena where this would be addressed. Last night's "decision" was a case in point disproving that assertion. The BVCP cannot validate an annexation like Twin Lakes that is disconnected from the City of Boulder by open space simply because it is able to be called a trail. It is a slippery slope when land use loopholes, not guiding principles of the BVCP become transformed into a mechanism for "solving" the housing affordability crisis. In fact it is a condemnable misuse of the very principles underlying the mission of the masterplan itself.

The development impact fees are the problem.

Jean Gatza, this needs to be sent out to the Public Participation Process Working Group as a prime example of the failure of public process and the cumulative effects over many years. As well, it is a case study demonstrating the need for integration of long standing attempts (such as the jobs/housing imbalance) on policy and the resultant failures to solve fundamental issues that cause the city vast losses of time struggling to solve growingly insurmountable problems such as housing unaffordability. It is the cycle of growth (population too, but not intended as

a pun) in more interrelated problems, since the **fundamental ones go delayed or lost** on the wayside, that needs focus.

Affordable Housing:

Even the maximum proposed linkage fee of \$35/ft² for office space is completely inadequate. It will leave the general citizenry with the major portion of the burden of providing affordable housing for the new employees. And this then means that existing citizens' cost of living goes up, and their lives become less affordable. There are no free lunches.

As to the estimates of what developers can really afford, Pearl West provides a good example. (I used the numbers that are publicly available.)

The 175,000 sq. ft. of Pearl West will likely sell for \$550-\$800 per sq. ft. This is per Lou Della Cava. in the Camera, and he should know if anybody does. http://www.dailycamera.com/top-business/ci_30004731/hallowed-ground-pearl-west-slated-open-next-month

To get some idea of the costs, the all-in costs for 1144 15th, a new 40-story 662,000-ft² building going up in Denver, was \$141,300,000. That's \$213/ft². <http://www.denverpost.com/2015/06/09/construction-begins-on-new-denver-skyscraper/>

More general estimates for Denver for 2012 put costs around \$180+ per sq. ft. for 2-4 story office buildings. (The inflation that has happened would have kicked up the numbers slightly, but the inflation rate has been very low.) <http://evstudio.com/construction-cost-per-square-foot-for-office-buildings/>

The land costs for Pearl West were \$13,500,000, or \$77/ft².

Using the higher cost estimate and adding in land costs: \$213/ft² + \$77/ft² = \$290/ft². Permit fees were around \$2M, or so I've been told, which is about \$11/ft². So the total cost is right around \$300/ft².

Given Della Cava's estimate of a selling price of \$550-\$800/ft², even with soft costs, other fees, taxes, etc., **there is plenty of room for linkage fees that are at least double the proposed \$35/ft², and possibly higher.**

As to buildings in other parts of the city, their land costs will be lower to start with, and if linkage fees are raised, developers will drive harder bargains, pushing land prices down even further.

You have to decide what is more important – continuing to subsidize developers' profits, or actually addressing the "housing crisis".

And if someone doesn't build the next giant office building because their profit levels are no longer astronomical, that would be a benefit in terms of taking some of the pressure off housing prices. With 60,000+ in-commuters, Boulder doesn't need more commercial growth,

Recommendation: Set the jobs housing linkage fees at double the proposed \$35/ft² max number, as a minimum.

General comments:

Someone has to pay for the costs of growth – the only question is who.

There are costs associated with maintaining levels of service (LOS) given the impacts of growth. Either the developers pay, or the citizens pay through higher taxes or lowered levels of service.

The capital costs of maintaining levels of service generally go up, not down.

Once street capacity is used up (we have passed the inflection point on the hockey stick curve because intersections have exceeded their capacity), the costs of maintaining LOS go up and up more and more rapidly.

Housing prices go up when job growth creates more demand. So the costs of providing affordable housing (to maintain the same economic distribution, which is the LOS measure we apparently use) increase dramatically.

New facility costs – e.g. new libraries, parks, rec centers, etc. – go up, as land becomes more scarce and expensive.

Diseconomies of scale occur even for operating costs.

Even in the operating costs realm, as cities get bigger the complexities increase and the difficulties of dealing with conflicts become more severe. When is the last time you heard of a city lowering taxes because of the benefits of growth?

The 2002-3 Jobs/Pop study demonstrated that general taxes barely were keeping up with operating costs. And as to the alleged marginal benefit of commercial over residential in terms of revenues versus costs, the Study showed that this was mostly an illusion, and had to do with whether sales taxes were allocated to residential versus commercial.

Specific comments on the Impact Fee work to date:

General Fund departments:

The general fund departments' impact fee work is good in general, but the land costs that were excluded should have been included.

The staff decided that land that had already been purchased would not be included in the calculation of capital costs. This means that the citizens at large, who paid for this land, will not be paid back for its costs. These costs are a cost of adding a new facility, just as concrete or windows are, and should rightfully be paid by new

development.

There is no legal or economic basis for excluding these costs. For example, the water utility bases its tap fees on the \$1.2 billion market value of its assets, essentially all of which were paid for a long time ago. And setting tap fees (which are impact fees) using this approach was supported by the utility's consultants, and is consistent with the case law. So the exclusion of land costs was wrong.

Recommendation: Tell the staff to put these costs back into the impact fee calculation.

Transportation:

The transportation work is inadequate, and needs to be done properly.

First, the staff has no plan that actually maintains levels of service (LOS), and has not even properly defined what LOS measures they would use. So it is impossible to come up with legitimate numbers on which to base impact fees, or other development exactions. The 2014 TMP Action Plan is inadequate to maintain LOS, and the TMP Vision Plan is probably overkill (but not by much is my guess). And neither has been quantitatively evaluated against the TMP goals as to what it would accomplish.

Second, the capital calculations for the impact fees were based on collecting enough money for the "growth" component of the current CIP, which even the staff acknowledges is inadequate to maintain LOS, for any reasonable measure of LOS. And whether they did this division of the CIP accurately into "growth" and "non-growth" components is anyone's guess, since they had no real plan to base it on. Third, the TMP has 9 "goals", only two of which are bottom line measures of what the citizens think are important: travel time, and overall VMT (as a measure of emissions.) The rest are interim measures, in one form or another. So whatever impact fees they came up with would be hard to defend legally, and would only survive a challenge because they are obviously too low.

Note on Transportation Impact Fee Process: Even though there was about a year's lead time from when this impact fee update process was started (with the writing of the initial RFQ) until the consultants started working, the staff did essentially nothing to prepare a workable transportation plan on which to base the calculations. This is a major management failure IMO. It isn't as if this is their first rodeo...

Recommendation: Tell the staff to refine the goals of the TMP Action and Vision Plans into meaningful LOS measures, then refine these plans into one real plan that will maintain the selected LOS measures, then do realistic cost calculations for that plan's capital and operating costs, and then set the appropriate capital impact fees and other development exactions based on this plan. The proposed fees are better than nothing, at least for the interim, but as the staff develops the real plan, including the operations costs (which is where the big money is), they can update these capital impacts fees.

Affordable Housing:

Even the maximum proposed linkage fee of \$35/ft² for office space is completely inadequate. It will leave the general citizenry with the major portion of the burden of providing affordable housing for the new employees. And this then means that existing citizens' cost of living goes up, and their lives become less affordable. There are no free lunches.

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other fees, taxes, etc., **there is plenty of room for linkage fees that are at least double the proposed \$35/ft², and possibly higher.**

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You have to decide what is more important – continuing to subsidize developers' profits, or actually addressing the "housing crisis".

And if someone doesn't build the next giant office building because their profit levels are no longer astronomical, that would be a benefit in terms of taking some of the pressure off housing prices. With 60,000+ in-commuters, Boulder doesn't need more commercial growth,

Recommendation: Set the jobs housing linkage fees at double the proposed \$35/ft² max number, as a minimum.

* * * * *

Summary:

As I think you can tell, I don't think this impact fee project was managed very well. I have participated in 3 updates, and the quality has degenerated from one to the next. The 1996 one worked quite well and the staff and consultants were very responsive to suggestions and critiques. The 2008 one initially had some costs excluded based on what were nonsense legal theories (IMO), but at least much of it got straightened out. But this update has some serious flaws.

The fundamental objective – to maintain LOS in all areas and not force the citizens to pay the costs that growth imposes (as the Comp Plan policy states) – have not been met, or even close.

BTW I'm not criticizing Chris Meschuk; the problems seem to come from behind the scenes, i.e. from higher levels in the organization.

The working group was a good idea in theory, but when issues were raised, they were ignored, except when the developers complained, so it was not really that useful in terms of doing quality work.

At least that's my opinion of this whole thing.

So....

Final recommendation: Next time you do any impact fee work, let the Finance Department manage it. They have no agenda about growth, are used to looking at costs as well as revenues, and actually know the budget. They need to be

given full authority to get this work done objectively, completely, and without bias. Then if the council wants to make some political decisions about who gets let off the hook, so be it, but at least we'll have real data to start from.

*** * * * ***

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The views and opinions expressed in this email are those of the author and do not necessarily reflect the official policy or position of Boulder Neighborhood Alliance.

From: roygina5098@comcast.net
To: [Boulder County Board of Commissioners](#)
Subject: Please! I Need Answers to These Important Questions!
Date: Sunday, September 25, 2016 6:14:05 PM

September 25, 2016

Dear Commissioners Elise Jones, Cindy Domenica and Deb Gardner,

My thanks to you for taking the time to read my email and to respond. My apologies to you for the length of this email. I know how challenging your jobs are and I respect your time. Part of your job description states that **“you address important issues facing our communities.”** I have an important community issue that needs to be addressed!

My HOA Annual Meeting is coming up and I must have the answers to the 7 questions below to send in a newsletter prior to the meeting. If you cannot provide the answers in time for the printing of our newsletter (October 5), would one or all of you be willing to attend the Gunbarrel Green HOA Annual Meeting and take questions? The HOA would welcome your participation. The Annual Meeting will be at 7:00 p.m. October 25 at the Hampton Inn on Lookout Road.

I have been a Boulder County resident for 50 years. I have been a resident of unincorporated Boulder County (Gunbarrel Green) for 40 years. I have had the pleasure of working with Commissioners Jack Murphy, Homer Page, Sandy Hume, Ron Steward and many more.

I guess it is because I have been around so long and because I have been a member of my HOA's board of directors for over 30 years that residents of Gunbarrel Green ask me for answers to their questions. There have been so many questions lately that my HOA board has asked me to write a column for our HOA newsletter which is why I am writing to you in hopes you or a member of your staff can answer the questions. **The last thing I want to do is put forth misinformation.**

The majority of Gunbarrel Green residents have voted down annexation to the City twice. They purchased property in unincorporated Boulder County because they do not want to live in the City of Boulder. Now they hear that three years after the County gives the City the open space buffer in Twin Lakes, the City can forcibly annex our subdivision and other unincorporated subdivisions without a vote. As you can tell by the commissioners I have worked with, I am definitely a senior. Six seniors in Gunbarrel Green have called me to tell me that they could not afford to stay in their homes if they have to pay City taxes in addition to County taxes. That is exactly the financial situation I am in. Several times in the past, I have

asked City staffers how much my property tax would increase if my home was annexed. To date, no one has answered that question. Can you?

Before I purchased my lot in Gunbarrel Green (1970's) I went to the County Clerk's office and I researched every large non-developed section of land near Gunbarrel Green. (I spent a lot of time viewing micro-fiche!) The land that is now Gunbarrel North was owned by CU and slated for a medical facility. The land that is now the Gunbarrel Center had a large federal acknowledged wet land so I thought that was safe (silly me). The two parcels in Twin Lakes were donated by Everett and George Williams to the Denver Archdiocese for a possible church. Yea! I would not have to drive to Boulder to attend church. The other parcel was donated to BVSD for a school. My research also showed that the Williams Brothers had a caveat in their donation that if a school or church was not built, the land would be used as a **park for the residents of Gunbarrel Green. That really appealed to me!**

Yes, that was then and this is now which brings me to the questions that need to be answered.

I am sure you know the history of the Gunbarrel Improvement District but just in case, here is a recap. I was a member of the liaison committee that worked with the county commissioners to develop the GID.

In 1993, the County residents of Gunbarrel petitioned for two ballot initiatives under what became the Gunbarrel General Improvement District. One was intended to accelerate road improvements in the County subdivisions in Gunbarrel. It passed by the narrow margin of 1,275 to 1,272 authorizing the collection and expenditure of \$1.70 million for road improvements.

The other was intended **to reduce** the potential for residential development in Gunbarrel by purchasing land with development potential. It passed by the larger margin of 1,511 to 1,191 authorizing the collection and expenditure of **\$1.90 million for the purchase of open space land in Gunbarrel.** The commissioners recognized the importance of reducing residential development!

Question #1 – Our tax dollars purchased the open space in Gunbarrel. How can the County just hand it over to the City? (They are referring to the open space buffer in Twin Lakes.)

Question #2 – Is it legal for the County to give county open space to the City when county residents paid for it? If your answer is yes, please let me know what law that is based on.

Question #3 – The Williams Brothers intention for the parcel they donated to BVSD was for it to be a park for Gunbarrel Green. **Why is housing going on that parcel?** Residents have been begging the City and County for a park and/or library in Gunbarrel since the 1980's and longtime residents know this and are very upset that the land the Williams brothers wanted to be a school or a park for our neighborhood is now earmarked for residential development.

I assume you have legal information of why and how the County can do that and I ask you to share that information with me so I can share it with the residents of Gunbarrel Green.

Question #4 - I attended the POSAC meeting in August and was shocked to learn that the Boulder County Housing Authority already paid \$400,000 for the parcel in Twin Lakes. Does this mean that it is a done deal and our commissioners gave them the okay in advance?

Question #5 – How can I fight annexation? The City just wants us so they can get the Xcel substation on 75th Street. I do not want to be in the City! I have no answer to this question and I hope you do as this question is asked a lot.

Question #6 – The County Commissioners are giving away the open space we taxed ourselves to provide but even if this buffer in Twin Lakes was not part of the GID, my tax dollars paid for it. Does the County plan on refunding me the taxes they took to buy open space that they are now giving to the City?

Question #7 – Will the County Commissioners give the Heatherwood Notch open space to the City too?

Question #8 – Do the commissioners know how congested Gunbarrel is now? You have to circle the King Soopers parking lot to get a space. Traffic is awful. I cannot get access to Lookout Road from Idylwild Trail without a long wait. (I hear this all the time and the City has turned a deaf ear to our pleas for a traffic light. Gunbarrel Green residents are really angry about the traffic on Lookout Road.)

While I was typing this, I got yet another email from a Gunbarrel resident and I would appreciate if you could tell me how I should respond to the email. Here it is:

“Surely the City of Boulder and Boulder County cannot just take land that has been dedicated

for a specific use. How has this gotten so far along without investigating the legal aspects? I want to know why the City/County thinks they can just take this land. There is something that isn't being publicized."

So, that latest email really sums it up. I have received many, many emails and phone calls about this. I am counting on you, my commissioners, to provide me with the answers I can give to the residents I serve as a member of the HOA board.

Thank you so much for your response,

Sincerely,

Gina Hyatt

303-530-2372

roygina5098@comcast.net

From: [Norm's Dog Biscuits](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Date: Sunday, September 25, 2016 7:17:43 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Katie Mudd

From: [Hildy Kane](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: I really value the Owls at Twin Lakes
Date: Sunday, September 25, 2016 7:24:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Hildy Kane

From: [Laura Bloom](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please save Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 7:24:53 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls and open space at Twin Lakes. I walk there several times a week, especially during baby owl season. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

If the owls source of food goes away, they will go where they can hunt more fruitfully. Don't turn Twin Lakes into a food dessert for the owls.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

The neighbors I've spoken to would be happy to see the same development elsewhere in our neighborhood—we are not being NIMBYs—for instance, where the proposed homeless encampment would otherwise go (which we are really not happy about as a tent city is another animal all-together).

I don't understand why the developer buyout practice is allowed. It would be much more humane, honorable, and life-affirming to those in need to allow them to live with everyone else in various developments where units are set aside for low income folks rather than relegate them as a group to low income housing projects (as these are called where I grew up outside NYC).

Thank you Hon Commissioners and supporters,

Laura Bloom, 5929 Gunbarrel Ave., Unit E, Boulder, CO

From: [Nancy Eagleson](#)
To: [Gardner, Deb](#)
Subject: Owls
Date: Sunday, September 25, 2016 7:28:19 PM

Please vote on September 27 to save Owls and their habitat!! We value them so much.
Thank you.

Nancy eagleson

From: [Rebecca Dobbs](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please, don't kill the owls.
Date: Sunday, September 25, 2016 7:31:24 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Skylar Bates

Sent from my iPhone

From: [Kelcey Dodds Seefeldt](#)
To: [Gardner, Deb](#)
Cc: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); joness@bouldercolorado.gov; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Owls/Apartments-Boulder County
Date: Sunday, September 25, 2016 7:34:05 PM

Hon Deb Gardner and Hon Cindy Domenico;

I am fortunate to live in Boulder County. I believe people desire to live here because of the outdoors, open space opportunities. Lucky to be in an area that hasn't had every square inch/foot developed. And have decided to pay more to live in this county because of it, and feel it is worth it. Fortunate to live in Boulder County because someone had the foresight to limit development in the county.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters.

Kelcey D. Seefeldt
Boulder County Resident

From: [Jay Schaeffer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: owls
Date: Sunday, September 25, 2016 7:35:49 PM

on Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jay D Schaeffer
Namaste
jaybikedt@gmail.com

From: [Leila McMurray](#)
To: [Gardner, Deb](#)
Subject: Protect the OWls at Twin Lakes
Date: Sunday, September 25, 2016 7:38:10 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Leila McMurray

Sent from my iPhone

From: [Dan Lehman](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the owl habitat at Twin Lakes!
Date: Sunday, September 25, 2016 7:38:17 PM

I think my sensibility is in line with the greater Boulder population when I ask the question — does Boulder need even more apartments or should our priority be to protect the existing natural habitats for plants and wildlife, areas which will become infinitely more valuable as time goes on?

Though no one I know is excited about the concept of the Boulder population exploding, the city seems to have bigger plans which inadvertently involve massive increases in revenue through continued development.

Choosing to pave the way towards development rather than the preservation of natural spaces sends the wrong message to those who call Boulder home. Please keep us in mind and give us hope that the things we love about Boulder are here to stay!

thanks for your time,

--

Dan Lehman
in North Boulder

From: [Marcia Minke](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Save the Owls at Twin Lakes!!
Date: Sunday, September 25, 2016 7:40:24 PM

Hon Deb Gardner and Hon Cindy Domenico,

I value and respect the Owls at Twin Lakes and hope you will too. Please vote to protect the Owls on Tuesday September 27, 2016? Please vote **Yes** to creating the Twin Lakes Owl Open Space. Although I am a devoted democrat, I am concerned with your voting records on many issues, including this one. Please do the right thing.

Thank you,

Marcia Minke

Gunbarrel area

From: [Sue Lesmond](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Urgent
Date: Sunday, September 25, 2016 8:01:18 PM
Importance: High

Deb Gardner and Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Commissioners and supporters,

Sue Lesmond

From: [Jennifer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Protect Twin Lakes Owls
Date: Sunday, September 25, 2016 8:03:45 PM

Hon Deb Gardner and Hon Cindy Domenico,

I value the Owls at Twin Lakes.

Please vote to protect the Owls on Tuesday September 27, 2016

Please vote Yes to creating the Twin Lakes Owl Open Space.

Jennifer Sands
Gunbarrel resident

Sent from my iPhone

Sent from my iPhone

From: [Justin Wells](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Development
Date: Sunday, September 25, 2016 8:05:36 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes on creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

I believe that it will be a great service to the residents of Boulder County to put forth the effort in helping find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Justin Wells

From: [Michael Cutter](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [suzanejoness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please Vote Tuesday for the Owls Habitat!!
Date: Sunday, September 25, 2016 8:05:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I am forwarding the email below to show support of the Owls at Twin Lakes and want to add a couple of my own words here too. This is a very unique and special opportunity to preserve an iconic and valuable assets to Boulder County. It has been demonstrated multiple times from various perspectives how it simply makes more sense to preserve this unique area than to develop it. Your vote can make the difference in the outcome here. Please use due consideration before voting. I understand the pressures from various angles to vote certain ways but please put that aside and vote from your heart. We need more of that in this time than ever.

Sincerely,

Michael Cutter

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

rainbowcreative.michaelcutter
books / logos / branding / web
www.rainbowcreative.net
406.360.6111

From: [tor](#)
To: [Gardner, Deb](#)
Subject: Your vote is important
Date: Sunday, September 25, 2016 8:06:04 PM

Dear Honorable Deb Gardner

Many people value the wonder of wildlife and the peace and tranquility of a natural habitat. Great Horned Owls have been nesting near the Twin Lakes area for decades. They should not be forced from their home.

I am asking you to please vote to protect the Owls on Tuesday September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space. Please do NOT bulldoze one of Colorado's most important Owl habitats.

Instead, help find an alternative location for the housing development that will provide human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you for your work,

Tracy Bischoff

Niwot, CO

From: [Genna](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: vote YES on Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 8:07:14 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Genna Brocone

From: [Janine D'Anniballe](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please save the owls
Date: Sunday, September 25, 2016 8:09:47 PM

Dear Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Janine M. D'Anniballe

From: [Ron Beetham](#)
To: [Gardner, Deb](#); cdominico@bouldercounty.org
Cc: [Ron Beetham](#)
Subject: Owl Habitat and Open Space
Date: Sunday, September 25, 2016 8:09:55 PM

Dear Deb Gardner and Cindy Dominico,

One of the very best parts about living in Boulder is, as you know, the ability to take a walk or hike outside in this wonderful county. Whether with a friend or just a pensive solo journey reminds us just how joyful, important and grounding the land, it's animals and the sky can be to our lives. The owl habitat in Gunbarrel has been for many many years one of these very special places where we can see and experience the cyclical nature of the owls on their nest to the final fledging of their offspring. Please, please don't take this from us as it brings so much joy and wonderment to a myriad of Boulderites. This is the embodiment of why we choose to live here. A lot of us don't have the ability to run, bike or go for long hikes in the hills, so we get our "nature fix" from these simple walks.

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Sincerely,

Ron Beetham MD

From: [Pattea Carpenter](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes and our owls!
Date: Sunday, September 25, 2016 8:12:23 PM

Hon Deb Gardner and Hon Cindy Domenico,

I walk at Twin Lakes all the time, with my dog, Umi and some times without her. I have been a Boulder County resident for over 35 years. The Owls at Twin Lakes are so unique to our area and every time I see them I feel so happy that Boulder has been honored by these beautiful creatures to share space. They chose us! And it should absolutely be our duty to keep their habitat safe from harm. This is a sacred place of nesting for them. Can't we find a way to do this differently?

Anyone who lives and breathes in Boulder County knows that all life is precious. You know this too. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Please don't bulldoze our sacred Owl habitat. This place belongs to them too!

Thank you Hon Commissioners and supporters,

Pattea Carpenter

From: [Stacey Govito](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: council@bouldercolorado.gov; jones@bouldercolorado.gov; Jones, Elise; aj@jensenpublicaffairs.com; Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; chair@bocodems.org
Subject: Owls at Twin Lakes.
Date: Sunday, September 25, 2016 8:19:58 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Sincerely and respectfully,
Stacey Govito

From: [Carisa](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Horned Owls at Twin Lakes
Date: Sunday, September 25, 2016 8:20:03 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Carisa

Sent from my iPhone

From: [Nick Burr](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls
Date: Sunday, September 25, 2016 8:24:17 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Nick Burr

From: [Ashley Anna](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 8:26:33 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Ashley Matthews

Boulder, Colorado

From: [Liz G](#)
To: [Gardner, Deb](#)
Subject: Save the Owls
Date: Sunday, September 25, 2016 8:32:00 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Veronica Elizabeth Guidos

From: [Wendy Stokes](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [Erika Archer](#); tara@jamestownco.org; victor.harris@jamestownco.org; [Tim Stokes](#); [Chad Droste](#); [Martine Amade](#); [Julie Constantine](#); [Heather Yahnke](#); [Barbara and Ken Lenarcic](#)
Subject: OWLS AT TOWN LAKES
Date: Sunday, September 25, 2016 8:36:39 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Sincerely,

Wendy Stokes

Jamestown

Sent from my iPhone

From: [Amy Jones](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please protect the wild habitat of the Owls!
Date: Sunday, September 25, 2016 8:40:10 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Amy

--

Amy Jones
408.390.2095
Labor & Postpartum Doula
Massage Therapy
Life & Relationship Coach

From: [Karen Marx](#)
To: [Gardner, Deb](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; [Congressman Jared Polis](#); [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); jones@bouldercolorado.gov; [Boulder City Council](#); info@BoulderOwlPreserve.org
Subject: horned owl habitat
Date: Sunday, September 25, 2016 8:40:52 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Karen Marx
Boulder, CO

From: [Marija Kronic](#)
To: [Domenico, Cindy](#)
Cc: [Gardner, Deb](#)
Subject: Owls at Twin Lakes
Date: Sunday, September 25, 2016 8:41:03 PM

Hon Deb Gardner and Hon Cindy Domenico,

I live in Boulder (Gunbarell area) and I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Marija Kronic

Boulder, CO 80301

From: [Nancy](#)
To: [Gardner, Deb](#)
Cc: [cc: info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 8:47:24 PM

Honorable Deb Gardner:

Please vote 'Yes' to creating the Twin Lakes Owl Open Space. That would mean that Colorado's most important owl habitat would continue to provide the owls a home. It would also provide the public with a beautiful place to see the owls in their own environment.

I am positive that an alternative location for the development that will provide better human services to residents can be found. Another positive outcome to voting 'Yes' - respect the love of open space and wildlife that Boulder County voters are lucky to have.

Additional addressees:

If you have contributed to or support Commissioner Deb Gardner's election campaign, please take a minute to ask that she vote FOR the Twin Lakes Owl Open Space and NOT bulldoze Colorado's most important owl habitat.

Thank you all for taking the time to read this email.

Sincerely,
Nancy Meute
Panama City, FL

From: [Rylee K](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Sunday, September 25, 2016 8:48:22 PM

Hon Deb Gardner and Hon Cindy Domenico,

I am concerned about the welfare of the owls at Twin Lakes. I live in the neighborhood and really value the presence of both the owls and the habitat in the area. I feel it is very important to preserve them.

Also, I understand you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a person of influence, will you also take a minute to ask Ms. Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Please find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Rylee Keys

From: robg4527@gmail.com
To: [#LandUsePlanner](#)
Subject: Twin Lakes
Date: Sunday, September 25, 2016 8:51:24 PM

We are against the development in Twin Lakes. Save the owls, nature, and the open space.
Gail and Rob Gordon
377 West Arapahoe Lane
Boulder CO 80302
home phone: 303-938-1216

From: [Liliana Nealon](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com
Subject: Twin Lakes
Date: Sunday, September 25, 2016 8:55:14 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Liliana Nealon

6148 Willow Lane
Boulder, CO 80301

From: [Dorian Merrill](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owls - Please Support
Date: Sunday, September 25, 2016 8:55:20 PM

Hon Gardner and Hon Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

~ Dorian Merrill

From: [Omaira Lopez](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the Owls on Tuesday
Date: Sunday, September 25, 2016 8:56:48 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Omaira Lopez

From: [Jen Napoli](#)
To: [Gardner, Deb](#)
Subject: Please protect the owls and open space at Twin Lakes
Date: Sunday, September 25, 2016 9:02:51 PM

Hon Deb Gardner,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you,
Jennifer Napoli

From: [Flo. B.](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Protect the open space and its wildlife
Date: Sunday, September 25, 2016 9:08:27 PM

Hon Deb Gardner and Hon Cindy Domenico,

*My family and I really value the Owls at Twin Lakes and the Open Space. We also love Boulder County because it is a fabulous green city. Let's keep it that way. Will you please vote to protect the Owls on Tuesday September 27, 2016? **Please vote Yes to creating the Twin Lakes Owl Open Space. Be Boulder!***

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

*Thank you Hon Commissioners and supporters,
Florence B.
Lafayette, CO*

From: [Amber Arvidson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the owls
Date: Sunday, September 25, 2016 9:09:48 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

It is so unique to have the opportunity to see owls at that close range that come back year after year and it has created such a community of bird lovers and photographers who go there and share in the experience. It really would be a significant and irreplaceable loss to the community if those owls leave because we disturb them with new housing.

Thank you Hon Commissioners and supporters,

Amber

From: [Laure Liverman](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please vote to protect the owls at twin lakes!
Date: Sunday, September 25, 2016 9:10:18 PM

ail To: dgardner@bouldercounty.org; cdomenico@bouldercounty.org

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space. I believe that this space is an important habitat to preserve... Not only for the sake of the owls, but for the community as well.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

Sent from my iPhone

From: [Mark](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes - The owls ate my cat! Lets destroy their habitat.
Date: Sunday, September 25, 2016 9:17:05 PM

Hello important people of Boulder,

I grew up here. I use to love it. Now it's just crowded... Traffic everywhere. Paving, chip sealing roads that don't need it. Never ending road construction. Hotels, office buildings, and condos going up on every street corner. Views interrupted by a zillion construction cranes. Trucks and excavators everywhere, always in the way and blowing out their pollution. And now you all want to wipe out the habit of a helpless creature that once was the draw of the area (nature and wild life). Why? We need more housing here? We need more people here? Really? Why? It's already fucking crowded. Let them build somewhere else. Let them live somewhere else. If they can't afford housing here, too bad (I mean good).

Whatever happen to preserving open space?

I realize my vote doesn't really mean squat these days, but I'll make sure I don't vote for you if you let yet another apartment complex go up in an area where they just threw in about a 2000 of them (gunbarrel). It's not worth the money those greedy developers are paying you.

PLEASE STOP THE GREEDY DESTRUCTION OF OUR LITTLE SLICE OF THE PLANET!! HELP THE HELPLESS CREATURES before the only living creatures left on the planet are a bunch of humans (ugh) and squirrels and maybe a few cats (oh and cockroaches of course).

Mark Peters, Boulder voting resident.

From: [\(null\) \(null\)](#)
To: [Gardner, Deb](#)
Subject: Owls
Date: Sunday, September 25, 2016 9:27:43 PM

Deb,

How can you want to build anymore than what we have permits for already? I understand you are trying to sell us on, "No, it is not Open Space." I think you are going to find this action illegal, this land was donated for a school or park.

I don't understand how you can think this is the right thing to do? And NO...It will not make housing affordable-- and you should be smart enough to know that already.

Julie Mutuc

From: [Att](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 9:31:21 PM

Please, continue with this area as open space. It is not good ground for building. The water table is too high and the clay soil is bad for building. Also this area is not close enough to public services such as groceries and bus service. A much better location would be north on Williams Fork Trail which has apartments now populated by people unable to afford Boulder housing. Don't encumber the poorest people of our county to swamp land and the only wild space in Gunbarrel. Thank you, Sarah Gregory Long, retired, barely making it Gunbarrel resident.

Sent from my iPhone

From: [Jennifer Hinton](#)
To: [Gardner, Deb](#)
Subject: Don't Bulldoze Wildlife Habitat
Date: Sunday, September 25, 2016 9:34:12 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. At some we must value wildlife over development.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jennifer Hinton

From: [Amy Jacobs](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Please vote to save the owls!!
Date: Sunday, September 25, 2016 9:38:49 PM

Hon. Deb Gardner and Hon. Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms. Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Commissioners and supporters,

Sincerely,

Amy Jacobs

From: [Nancy Monson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Sunday, September 25, 2016 9:43:10 PM

Please, you can't really destroy the homes of the owls that so many children visit! I run a small K-8 school and we come and visit the owls every year. Our children are being taught that Boulder values the lives of all it's creatures. Our oldest class just got back from visiting Mission:Wolf, a wolf sanctuary, where they did service work to help the wolves, and got to visit close up with wolves. Our whole school is building a nature park to attract and build a refuge for birds. We have a great horned owl that lives in a tree on our property. In other words, we are teaching children that the lives of animals and birds really matter, and it is our responsibility to protect them. It really matters - way more than an apartment complex - think of what you are saying to children. What would you say to your children or grandchildren?

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Nancy Monson, Director
Running River School
303-499-2059
nancy@runningriver.org
www.runningriver.org

From: othonkesend@gmail.com
To: [Gardner, Deb](#)
Subject: Please don't destroy the owl habitat.
Date: Sunday, September 25, 2016 9:49:40 PM

Sent from my iPhone

From: [Lynn Smith](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Owls at Twin Lakes
Date: Sunday, September 25, 2016 9:50:11 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Lynn Smith

Lynn Smith MS, RDN
DietAlchemy Coach
4586 N. 95th St.
Lafayette, CO 80026
303.448.0808
www.source-nutrition.com

Diet Wisdom from the Source!

From: [Corinne McKay](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please protect the owls!
Date: Sunday, September 25, 2016 9:52:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

For many years, my husband and daughter and I have enjoyed riding our bikes to watch the nesting owls near Twin Lakes; I find it heartbreaking that this area might be bulldozed and the owls' habitat destroyed. Surely there is an alternative that would leave the owl habitat untouched. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Honorable Commissioners,

Corinne McKay

--

Corinne McKay, CT
ATA-certified French to English translator
President-elect of the American Translators Association
www.translatewrite.com | www.thoughtsontranslation.com
303-396-4764

From: susan_enfield
To: Gardner, Deb; Domenico, Cindy
Cc: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; Garnett, Stanley; aj@jensenpublicaffairs.com; Jones, Elise; Jones, Suzanne; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Owls
Date: Sunday, September 25, 2016 9:53:05 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Susan

Susan Enfield
Writer/Editor, Content Strategy
susan-enfield.com
720-289-2301
@susan_enfield

From: [Douglas Wisoff](#)
To: [Gardner, Deb](#)
Subject: Save the own habitate
Date: Sunday, September 25, 2016 9:54:26 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Douglas Wisoff, P.T.
303 499 2062
douglas@radiantrunning.com
www.radiantrunning.com

From: [Lisa Sleeth](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls at twin lakes
Date: Sunday, September 25, 2016 9:54:45 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Lisa Sleeth

Sent from my iPhone

From: [Joy Miller](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [csisk@hurth.com](#); [info@ollinfarms.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Vote Yes for the Owls Habitat
Date: Sunday, September 25, 2016 10:03:14 PM

Hon. Deb Gardner and Hon. Cindy Domenico,

I greatly value the Owls at Twin Lakes. Please vote YES to PROTECT THE OWLS on Tuesday September 27. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE. Please DO NOT BULLDOZE Colorado's most important and valuable Owl habitat. There are alternative locations available for the development of the apartments that will not harm our innocent and treasured wildlife. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE.

Many Thanks,

Joy Miller

From: [Daniel Urist](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owl Preserve
Date: Sunday, September 25, 2016 10:05:48 PM

For many years, my family and hundreds (maybe thousands) of other Boulder County residents have watched the Twin Lakes owls raise their young. This has been an extraordinary educational experience for everyone who has seen it. Let's save this for future generations, of both people and owls.

Please vote to create the Twin Lakes Owl Preserve on September 27, 2016.

--

Dan Urist
danielurist@gmail.com

From: [marianne roller](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls at Twin Lakes - Please vote YES on Tuesday, 9-27 to creating the Twin Lakes Owl Open Space
Date: Sunday, September 25, 2016 10:06:06 PM
Importance: High

Honorable Deb Gardner and Honorable Cindy Domenico,

I have enjoyed the owls and Open Space area for years. For the last almost 10 years I have taken my preschool class there to hike and observe the owls. We have a year-round hiking program and the Twin Lakes Open Space is one of the most magical places and a place we frequent.

Additionally I live a few miles away and also enjoy running in that beautiful area. Please vote YES to protecting this beautiful open space.

With respect,

Marianne Roller
Director
Homestar Child Development Center
Boulder, CO

From: [Joy Miller](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [csisk@hurth.com](#); [info@ollinfarms.com](#); [Jamie Harkins](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Vote Yes for the Owls Habitat
Date: Sunday, September 25, 2016 10:14:25 PM

Hon. Deb Gardner and Hon. Cindy Domenico,

I greatly value the Owls at Twin Lakes. Please vote YES to PROTECT THE OWLS on Tuesday September 27. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE. Please DO NOT BULLDOZE Colorado's most important and valuable Owl habitat. There are alternative locations available for the development of the apartments that will not harm our innocent and treasured wildlife. PLEASE VOTE YES TO CREATING THE TWIN LAKES OWL OPEN SPACE.

Many Thanks,

Joy Miller

From: [Dave A](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Open Space
Date: Sunday, September 25, 2016 10:17:54 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

David Auerbach

From: [Robo Botspot](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#)
Subject: Affordable Housing In Twin Lakes/Gunbarrel
Date: Sunday, September 25, 2016 10:18:12 PM

Dear Commissioners Gardner and Domenico,

Please allow the Twin Lakes affordable housing project sponsored by Boulder Housing Partners to go forward. When teachers, policemen, grocery store clerks and tech workers can live in our community near their places of employment, it is good for Boulder and good for the environment. We should not sponsor the gated community sensibility that would make Twin Lakes a stagnant monocultural pool of the well-paid. Our community grows vibrant and vital through the cultural cross-pollination that diversity brings. Moreover, we lessen the amount of the air pollution we and our children breathe when hundreds, if not thousands of cars are being driven only a few miles rather than jamming freeways at every rush hour because commuting workers cannot afford to live locally.

Please ignore the misleading "save the owls" campaign which is being trumped up in an effort to obstruct the housing project. It is the work of a hired political shill who fabricates alarmist scenarios of bulldozed bird habitat to exploit Boulderites' well-known affinity for wildlife. His true cause is not protecting owls; it is catering to the snobbish and self-entitled sensibilities of his Twin Lakes clients who believe those of a lower tax bracket have no right to reside in the area. These calculating individuals would have the taxpayers of Boulder County purchase for them an ornamental buffer zone of vacant land on the other side of their backyard fences rather than lend a hand to working people struggling to get to their jobs and gain a foothold here as true community members.

Please vote for affordable housing and the greater good it serves. Say no to greenwashing schemes and cynical manipulations of civic process that serve the interests of a privileged few.

Sincerely,
Richard Fleming
Red Oak Park
Boulder, Colorado

From: [Douglas A](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Killing owl habitat for apartments
Date: Sunday, September 25, 2016 10:22:02 PM

I think it's disgusting that there is a push to ruin this habitat for more apartments. Of all the places apartments can be built this is not one of them. I will not support any Boulder events or government employees in the future if this gets passed. I urge you to deny this apartment travesty.

Doug Abramson

From: [Laura Shaffer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [jones@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lake Owls
Date: Sunday, September 25, 2016 10:31:12 PM

Hon Deb Gardner and Hon Cindy Domenico,

I very much value the Owls at Twin Lakes. But most importantly, my 13 year old son, Ryan, visits these owls each spring. They are a source of inspiration for him and he captures these owls beautifully throughout the seasons with his SLR camera. You see, he loves nature and has grown to love photographing birds of prey in Boulder County's open spaces. This would be a great disappointment if this space was destroyed for additional housing.

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,



Laura Shaffer
Broker Associate • E and L Team at RE/MAX Alliance
Cell: 303•807•3586 | Laura@EandLteam.com
EandLteam.com | 225 S. Boulder Rd, Louisville, CO 80027

From: [Delia Malone](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Protect the Owls
Date: Sunday, September 25, 2016 10:37:38 PM
Attachments: [image001.png](#)

Hon Deb Gardner and Hon Cindy Domenico,

I value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote YES to creating the Twin Lakes Owl Open Space.

*Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and **to please NOT bulldoze Colorado's most important Owl habitat?***

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Delia G. Malone



“The West of which I speak is another name
for the Wild. And what I have been preparing to say
is that in Wildness is the preservation of the world.

(Henry David Thoreau)

Wildlife Committee Chair

Sierra Club, Rocky Mountain Chapter

Delia.malone@rmc.sierraclub.org

Sky 970-319-9498

From: [Lawrence Crowley](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls
Date: Sunday, September 25, 2016 10:44:10 PM

Please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you.

Lawrence Crowley
441 Pheasant Run
Louisville, CO 80027

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#161]
Date: Sunday, September 25, 2016 10:52:17 PM

Name * Edith Stone

Email * reply2edie@gmail.com

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

Comments, Question or Feedback * Open space land is set aside in perpetuity, for all residents. Natural habitat once destroyed cannot be replaced. I agree with Tim Cunningham's statement: "This annexation of open space would establish a dangerous state-wide precedent where any open space land in Colorado could be expropriated for development. This precedent is contrary to the interests of all Colorado residents who value our designated open space."

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

From: [Berenice G. Téllez](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Please save our lovely Owls!
Date: Sunday, September 25, 2016 10:54:18 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Have a nice day!

Berenice

From: [Patricia Morgan](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Save Owl Hunting Meadow
Date: Sunday, September 25, 2016 10:57:05 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Tricia

--

Tricia Morgan
morganpa.pm@gmail.com
tele +1 303 475 2646

From: wendt.carriann@gmail.com
To: [Gardner, Deb](#)
Subject: Twin Owls
Date: Sunday, September 25, 2016 11:06:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

My jaw dropped when I heard this was going to happen. As a preschool teacher I took my class every spring to see the owlets fledgling - it was one of the most impactful moments I could give to the children. A real experience of nature. It is my genuine request that you vote to save the Owls habitat and people's chance to be in awe of this beautiful event.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Thank you Hon Commissioners and supporters,

Carrie-Ann Wendt

From: [James McAuley](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Owls at Twin Lakes
Date: Sunday, September 25, 2016 11:38:32 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jim McAuley

Everyday I beat my own previous record for number of consecutive days I've stayed alive.

From: dailytransformations@gmail.com on behalf of [Tamara Star](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.pollis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); suzanejones@bouldercolorado.gov; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Great Horned Owl
Date: Monday, September 26, 2016 12:31:08 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Tamara Star
Daily Transformations

[Daily Transformations](#)
[FB](#)
[Twitter](#)
[Sign up for my newsletter](#)

From: [Tamara Star](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.pollis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); suzanejones@bouldercolorado.gov; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Great Horned Owl
Date: Monday, September 26, 2016 12:32:12 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

~

Tamara Star
TStar Recruiting
303-482-5171 direct

"We match the best with the best"

LinkedIn: <https://www.linkedin.com/in/tstarrecruiting>

[5 Resume Mistakes that Sabotage Your Job Search](#)

East to West Coast coverage with offices based in Denver, Chicago, Beverly Hills, Miami, San Diego, and DC.

From: [Peter Collins](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: TWIN LAKES BOULDER OWLS
Date: Monday, September 26, 2016 2:26:52 AM

As someone involved with the media, I am aware that many people are looking to you to save the finest owl habitat in America.

The public are sick of seeing wildlife and wildlife habitat destroyed for commercial reasons, and you can make a real statement which would be praised throughout America and the rest of the world to stand up for the planet for once against greedy commercial interests.

The vote last week where a committee member left for an early flight was met with much cynicism.

If the habitat is to be destroyed many will be watching to see what happens to the owls, and the suffering which will inevitably follow will certainly be publicized widely.

Many people around the world are looking to see the outcome of this matter-please do what is morally right.

Thank you for your time.

Peter Collins

London, UK

From: [Zori](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.pollis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Great Horned Owl Reserve Must Remain!
Date: Monday, September 26, 2016 4:50:26 AM

Please consider the long term effects of taking away this space from the owls. They call this home. They were here first. Who are we to take this land and home away from them? Once it is taken away it can never be returned.

Our family goes to visit the owls often. For my children it is a spectacular site. Seeing these beautiful animals in nature is a rare treat for us all. Please ensure that future generations will also be able to enjoy what has become so rare.

Thank you in advance for your consideration.

Zori Levine

From: [Malinda Fishman](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 4:55:57 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Malinda

From: [Marg Bond](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Protect The Owls
Date: Monday, September 26, 2016 5:57:21 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Margaret Bond

Margaret (Rose) Bond
margbond@aol.com
margbond2@gmail.com

From: [Linda Vidal](#)
To: [Gardner, Deb](#)
Subject: Owls
Date: Monday, September 26, 2016 6:18:07 AM

I couldn't get the email to work but I urge the commission not to destroy the Owl habitat.

Linda Vidal

“If future generations are to remember us more with gratitude than sorrow, we must achieve more than just the miracles of technology. We must also leave them a glimpse of the world as it was created, not just as it looked then we got through with it”

Lyndon Johnson

From: [David Roederer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 6:47:43 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Hon Commissioners,

David Roederer

From: farris.leslie@gmail.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.N...
Date: Monday, September 26, 2016 6:51:42 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Leslie Farris

Sent from my iPhone

From: [NancyMcKay](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 7:07:06 AM

Please save the Owls. Too much of our beautiful land is being bull dozed.
Nancy McKau

Sent from my iPhone

From: [Anne Peters](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Please vote for Owl Open Space
Date: Monday, September 26, 2016 7:14:42 AM

Dear Deb & Cindy,

Please vote to protect the Owls on Tuesday September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space.

We are lucky to have owls in Boulder County - they're an important part of the local eco-system and need a spot for their habitat. We humans have PLENTY of space, so let's leave some room for the owls.

Thanks!

Anne Peters

Boulder

Gracestone, Inc.

303.494.4934 direct | 720.260.9890 cell | annep@indra.com

From: [Troy](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owl debate
Date: Monday, September 26, 2016 7:20:05 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Troy Theron McCall

--

Troy

From: jillhoney@comcast.net
To: [Gardner, Deb](#)
Date: Monday, September 26, 2016 7:38:08 AM

Hon Deb Gardner

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

This is their home.

Thank you

Jill Kreutzberg

From: [Charlie Shilling](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Save the Owls!
Date: Monday, September 26, 2016 7:55:41 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

From: [Brenda Bays](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Open Space
Date: Monday, September 26, 2016 7:56:34 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

*Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please **NOT** bulldoze Colorado's most important Owl habitat?*

Ms Gardner can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Brenda Meether

Brenda Bays
Piano Lessons
Meether Piano Studio, LLC
www.meetherpianostudio.com
brenda@meetherpianostudio.com
303-665-0714
"Music, the passion of my soul."

From: [Mira Perrizzo](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 8:15:18 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Mira Perrizzo

6505 Kalua Road

Boulder, CO 80301

From: [Sandra Materi](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Great Horned Owls
Date: Monday, September 26, 2016 8:21:42 AM

Hon Deb Gardner and Hon Cindy Domenico,

So much wild space is lost. Please show that the lives of wild species are important. This land is critical to many wild species besides owls.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters.

Sandra Materi

1600 W. Odell

Casper, WY 82604

From: [Patrick M](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 8:34:57 AM

Hon Deb Gardner and Hon Cindy Domenico,

Greetings

We don't need more apartments on Boulder!

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

(your name here)

Sent from my iPhone

From: [Patrick M](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 8:35:39 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Patrick Monroney

Sent from my iPhone

From: [Stephen Klein](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Open space vote
Date: Monday, September 26, 2016 8:41:49 AM
Attachments: [image001.png](#)

Hi,

I've met you both at political events and fundraisers. (And each time, I've spent a lot of money). Naturally, my support is tied to feeling aligned with the candidates' positions and I can't stress enough how important the owl vote is to me and to my continued support. Yes, we need more apartments. But really, you can find an alternate location that does not impact the nature we all know and love.

Thank you,

Stephen

Stephen Klein

CEO CommonGood IT

Stephen@commongoodit.com

720.328.7828x1 (CGIT)



From: [BARBARA COLOMBO](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [becca@bocodems.org](#); [chair@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [annep@indra.com](#); [council@bouldercolorado.gov](#); [Garnett, Stanley](#); [JosieHeath@aol.com](#); [aj@jensenpublicaffairs.com](#); [ared.polis@mail.house.gov](#); [Joe.Neguse@cu.edu](#); [info@BoulderOwlPreserve.org](#)
Subject: save the owls!
Date: Monday, September 26, 2016 8:44:58 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

I did read that the other space for owls will be yet another apartment complex in an already crowded city. It would be beautiful to preserve this last space for a magnificent creature and keep some of our open space for all to enjoy.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

I am sure Ms/ Gardener can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Sincerely,
Barb Colombo

BARBARA COLOMBO
Barb's Boulder Gardens
barbsgardens@mac.com

voice text 303-570-2581

From: [Beth Kearns](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 8:46:43 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Elizabeth Kearns

371 Eisenhower Dr.

Louisville, CO 80027
303-324-4686

From: [Elizabeth Grekela](#)
To: [Gardner, Deb](#)
Subject: The Owl Preserve
Date: Monday, September 26, 2016 8:47:19 AM

Good Morning.

I am writing to urge you to vote for the preservation of the owl habitat. They are a wonder enjoyed by all who come from far and wide to observe them in nature.

There are other parcels of land on which the apartment complex might be built.

Please vote for nature and not destructive construction.

Thank you.

Elizabeth Grekela
Boulder, Colorado

From: [Bonnie Bry Schwab](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Preserve Open Space for our wildlife!!! Save the Twin Lakes Owls and save Boulder County from endless development
Date: Monday, September 26, 2016 8:53:12 AM

The Twin Lakes Owls symbolize some of the last Open Space habitat for wildlife in Boulder County. The land was originally donated as community park land.

When my son was small visiting the owls was a precious tradition we cherished.

The county's greed for growth is shameful. A mountain lion was sighted this weekend near my home at 95th and Arapahoe! The poor thing was miles from its mountain habitat clearly searching for harder and harder to find food.

All I see is high density development. Who benefits? It is not clear.

Thank you for your thoughtful consideration,

Bonnie Schwab

From: [NANCY ORTENBERG](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Great Horned Owls
Date: Monday, September 26, 2016 8:53:52 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Nancy Ortenberg

From: [Michael Lightner](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 8:57:16 AM

Hon Deb Gardner and Hon Cindy Domenico,

My wife and I strongly support efforts to maintain the habitat for the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is creative and responsible and able to work to find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that is a hallmark of Boulder County.

Thank you Hon Commissioners and supporters,

Michael Lightner
Linda Lunbeck

From: [Nancy Kenney](#)
To: [Gardner, Deb](#)
Subject: Save our owls
Date: Monday, September 26, 2016 9:01:57 AM

Please help us preserve a very precious open space and owl habitat in twin lakes
Thank you,
Nan Kenney

Sent from my iPad

From: [Mike Overstreet](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 9:05:39 AM

Hon Deb Gardner and Hon Cindy Domenico,

I've enjoyed the open space and wildlife at Twin Lakes for several years and it would be a shame for that area to be developed into apartment buildings. The area should be protected, it's the right thing to do, alternative location for the development should be found.

Please vote Yes to creating the Twin Lakes Owl Open Space by voting to protect the Owls on Tuesday September 27, 2016.

Thank you Hon Commissioners and supporters,
- Mike Overstreet

From: [Lamya Deeb](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please vote Yes to creating the Twin Lakes Owl Open Space!
Date: Monday, September 26, 2016 9:09:02 AM

Hon Deb Gardner and Hon Cindy Domenico,

I have been a Gunbarrel resident for over 25 years, and while I understand the need for affordable housing, I have been astonished and dismayed by the rate of development in our area, and the crowding that has ensued.

I spend many, many hours in the refuge of local open space properties, including Twin Lakes, where the owls have been an important and special part of this beautiful natural area. Many people love and appreciate the owls. Along with them, I truly value the Owls at Twin Lakes, and the natural open space areas that can so easily disappear forever. Will you please vote to protect the Owls on Tuesday September 27, 2016? **Please vote Yes** to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to **vote for the Twin Lakes Owl Open Space** and to **please NOT bulldoze Colorado's most important Owl habitat?**

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Once an open space area is developed, it is unlikely to ever revert to its natural state. We have entrusted these precious areas to you to protect for us and future generations. Please don't betray that trust!

Thank you Hon Commissioners and supporters,

Lamya Deeb
7489 Mt. Meeker Rd.
Longmont, CO 80503

www.lamyadeebfineart.com
lamya@lamyadeebfineart.com

From: [Lubov Knox](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: upcoming vote
Date: Monday, September 26, 2016 9:10:08 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Lubov Knox

From: [Sharon Mckeown](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:13:08 AM

Please help save the owls and their habitat at Twin Lakes, regards Sharon McKeown
Sent from my iPhone

From: [Shep & Mary Harris](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 9:16:05 AM

Hon Deb Gardner and Hon Cindy Domenico,

As president of the Roaring Fork Audubon Society I know the importance of habitat protection and the plight many of our native birds are experiencing with loss of habitat being number one.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you,

Mary Harris

From: [Alysia Prater](#)
Subject: Twin Lakes Owl habitat
Date: Monday, September 26, 2016 9:16:19 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Alysia Prater

--

Alysia Prater
alysiaprater09@gmail.com
alysia.prater@oceanfirst.blue
[303.957.7754](tel:303.957.7754)

From: [Cheryl Wahlheim](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:22:26 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat? Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have. Thank you Honorable Commissioners and supporters,

*Cheryl Wahlheim
5192 Holmes Place
Boulder, CO 80303*

From: [Caitlin Berard](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 9:32:26 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Caitlin Berard

From: [William Sawicki](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Vote to Preserve the Owls at Twin Lakes
Date: Monday, September 26, 2016 9:36:35 AM

Honorable Deb Gardner and Honorable Cindy Domenico,

The Owls at Twin Lakes are a rare ecological treasure that for Boulder. Please vote to protect the Owls on Tuesday September 27, 2016 so I urge you to vote Yes to creating the Twin Lakes Owl Open Space. Please do NOT bulldoze Colorado's most important Owl habitat.

Please respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners,

William Sawicki

From: [Jayda Couch](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:38:36 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

--

[Jayda Couch](#)

couchjayda@gmail.com

From: [Lisa Goodrich](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: The owls at Twin Lakes
Date: Monday, September 26, 2016 9:54:30 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please vote for the Twin Lakes Owl Open Space and do not bulldoze Colorado's most important Owl habitat.

Thank you for your time.

Sincerely,

Lisa Goodrich

From: [Virginia Wood](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:56:00 AM

Hello Ms. Gardner:

Please vote to protect and save the owls. All our wildlife need our protection as we humans have destroyed so much in the development of land for our use. One of Boulder and Colorado's great attributes is nature and wildlife.

Thank you.

Virginia Wood

From: [Samuel Inglese](#)
To: [Gardner, Deb](#)
Subject: Horned Owls
Date: Monday, September 26, 2016 10:06:19 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

*Sincerely,
Samuel Inglese*

From: [Jessica Buskard](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 10:09:35 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Twin Lakes is a beautiful place of respite for humans and animals alike in the Gunbarrel Community. Its value as a protected area of open space comes in the beauty and joy it brings to everyone that lives there. I urge you to please reconsider the decision to take away this place of peace and sanctuary from our local community, and vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Hon Commissioners and supporters,

Jessica Buskard

From: CocolnCO@yahoo.com
Date: Monday, September 26, 2016 10:23:16 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please do not bulldoze Colorado's most important Owl habitat.

Please help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Coco

From: [Stephanie San German](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Please Protect the Twin Lake Owls
Date: Monday, September 26, 2016 10:24:41 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Stephanie San German

From: [Linda F Toukan](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Vote to Protect Owls at Twin Lakes
Date: Monday, September 26, 2016 10:38:50 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Linda Toukan

From: [Jenny Natapow](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Please vote yes for the owls
Date: Monday, September 26, 2016 10:41:46 AM

Dear Deb Gardner and Cindy Domenico,

I value and cherish the Twin Lakes wildlife corridor, it is essential for the wellbeing of our wildlife. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Please do not let more bulldozers take our open space.

Thank you Hon Commissioners and supporters,

Jenny Natapow

From: [brent schmierbach](#)
To: [Gardner, Deb](#)
Subject: Resident feedback on Twin Lakes
Date: Monday, September 26, 2016 10:41:55 AM

Hi Deb,

I'm a North Heatherwood resident and would like to see if I can bend your ear on the Medium density housing project being voted on for Twin Lakes. We bike and run through the twin lakes area often, viewing the owls in great numbers.

Maybe this is a touch sappy, but it could also hold true----let's try to keep the owl's for our kids and grand-kids to view, not make them a thing of the past.

That's why we were drawn to Boulder, because it has nature within it and tons of access to open space and trails. It's what makes Boulder unique to almost every city in the country. Dense suburbs and bustling city centers are for the cities and towns with less foresight. Let's keep Boulder one of the most unique towns in the US. You can do that with your vote.

Best,

Brent Schmierbach

From: [Erin Sunniva](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Protect the OWLS at Twin Lakes
Date: Monday, September 26, 2016 10:44:36 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Erin McHugh

--

Erin Sunniva McHugh
DivineSinging.com
divinesinging@gmail.com
303-884-8712

From: [M. Alex Rainey](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Vote to Protect
Date: Monday, September 26, 2016 10:51:39 AM

Hon Deb Gardner and Hon Cindy Domenico,

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. I greatly value the Owls at Twin Lakes.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

M. Alexandria Lynn Rainey Gower

From: [Sally Stafford](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 10:58:29 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email, you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms. Gardner to vote for the Twin Lakes Owl Open Space and please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Sally Stafford
Skype: Sally S.
Skype Phone: (918) 236-5970
Mobile Phone: (918) 934-4820
Email Address: sallystaf@gmail.com

From: [Dawn Johnson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin Lake Owls
Date: Monday, September 26, 2016 11:02:39 AM

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Dawn Johnson

From: radiantb@comcast.net
To: [Gardner, Deb](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 11:12:28 AM

The Gunbarrel Community kindly requests that you vote to PROTECT the Twin Lakes Owls. I would also like to point out that the Gunbarrel area has just finished building hundreds of new apartments and the roads and businesses are quite congested. (and we can't even get our pot holes fixed!) Please keep this land preserved for the wildlife and we hope to see you @ the Owl Hike
- Powderhorn Condominuim owner of 23 years

From: cbeagye@gmail.com on behalf of [CB Eagye](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); jones@bouldercolorado.gov; council@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: The Owls at Twin Lakes
Date: Monday, September 26, 2016 11:13:08 AM

Hon Deb Gardner and Hon Cindy Domenico,

The Owls at Twin Lakes are a local treasure. I have taken my small children to visit them numerous times over the past few years. My daughters (who are now 7 and 4) get to spend time outside, view animals in their natural habitat, learn about nesting habits of owls, and learn to be quiet when observing animals (not easy for such small kids). Bulldozing this habitat will destroy not only the lives of the owls, but also teaching opportunities and other valuable intangibles for the humans who love them.

Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Priscilla Eagye

From: [Michelle MacKenzie](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 11:35:10 AM

Hon Deb Gardner and Hon Cindy Domenico,

I write because I love the owls at Twin Lakes! I am asking for your YES vote tomorrow, September 27th. Please vote YES to creating the Twin Lakes Owl Open Space. We live in a time with biodiversity plummeting due to development, climate change and more. Please help preserve what we have left.

Please do not bulldoze Colorado's most important owl habitat. Please work to find an alternative location for the development. Please vote to respect the love of open space and wildlife that Boulder County voters have.

Thank you,

Michelle MacKenzie

From: [Karen Thiesen](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 12:00:05 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Karen Thiesen

Places like Twin Lakes are what make Boulder such a special place. Apartment buildings can go anywhere.....

From: [TLAG News](#)
To: [TLAG News](#)
Subject: For Immediate Release / TLAG CALLS FOR COMMISSIONERS TO RECUSE THEMSELVES
Date: Monday, September 26, 2016 12:22:16 PM

FOR IMMEDIATE RELEASE

TWIN LAKES ACTION GROUP CALLS FOR COUNTY COMMISSIONERS TO RECUSE THEMSELVES ON LAND USE VOTE

Boulder County Commissioners Violating County Conflict of Interest Policies

26 September 2016 | BOULDER, CO – Citing the multiple conflicts of interest apparent in the ongoing land use case in Gunbarrel, TLAG today called on the County Commissioners to recuse themselves from Tuesday’s vote. A letter to this effect was delivered at noon today.

The Section I, Number I.6(B)8 of the Boulder County Personnel & Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: “Persons may only serve on one (1) Board or Commission at a time.”

“The language is as clear as the reason for it in the first place—to prevent breaches of fiduciary duty from conflicts of interest. Simply being an elected official does not allow the Commissioners to operate above the law or outside of their own rules,” said TLAG Chairman Dave Rechberger.

Commissioners Jones, Domenico and Gardner are simultaneously serving on two boards (the Board of County Commissioners and Boulder County Housing Authority) with competing duties: one board seeking a legislative amendment and the other ruling on it. For both boards, the three commissioners are the sole decision makers.

The Commissioners’ obvious conflict, as petitioner and decider, has subverted the legislative process in a number of ways and undermines the public trust.

“The entire process thus far reflects an entrenched bias that appears to have a predetermined outcome,” Rechberger said.

In their written request for recusal, TLAG details, non-exhaustively, seven individual acts, each one of which is compelling enough to suggest that recusal is the only permissible path forward.

The letter to the County Commissioners can be found at www.TLAG.org/recusal

###

ABOUT TLAG

The Twin Lakes Action Group is a 501(c)(3) not-for-profit citizen organization that represents more than 1,600 members from 20-plus Boulder neighborhoods. Information about TLAG can be found online at www.TLAG.org

CONTACT

Dave Rechberger, Chairman, TLAG

(303) 818-4070

dave@dmrgroupllc.com

From: [In The Shadow Of The Wolf](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Owls
Date: Monday, September 26, 2016 12:45:02 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters.

Sincerely,

E.A.Allen

From: [Elmar Dornberger](mailto:Elmar.Dornberger)
To: BVCPchanges@bouldercolorado.gov
Subject: Boulder Valley Comprehensive Plan - Open House
Date: Monday, September 26, 2016 12:46:35 PM

Dear Planning Board

Thank you so much for this meeting tonight and for all the effort that went into these plans. I want to thank you specifically for the South Boulder Creek flood mitigation plans.

My life was in danger at the flood three years ago. I lost 60-70% of my belongings, my house was devastated and the lower part totally destroyed. I incurred a shoulder injury that after 2 years of physical therapy, lots of time and money lost, had to be surgically repaired.

We are still concerned for our safety and our lives.
Please build the retention wall sooner then later.

Yours,
The Dornberger family
4890 Qualla Dr.



Office 303 818 5969
HemisphereConsulting.com

"When you hold on to your history,
you do it at the expense of your destiny."
- Bishop T.D. Jakes

From: [Keith E](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: TWIN LAKES
Date: Monday, September 26, 2016 1:55:39 PM

Deb Gardner and Cindy Domenico-

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?

***Please vote Yes to creating the Twin Lakes Owl Open Space.
NO Annexation! No more growth in Gunbarrel.***

From: [Dieter Bruhn](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 2:01:20 PM

Hon Deb Gardner and Hon Cindy Domenico,

As a long-time resident of Boulder, I really value the Owls at Twin Lakes. I am asking you to please vote to protect the Owls on Tuesday September 27, 2016 by voting "Yes" to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat? She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you very much!

Sincerely,
Dieter Bruhn

From: [Satsuki Mitchell](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 2:45:21 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Satsuki Mitchell

From: [Clayton Laramie](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Please Recuse Yourself
Date: Monday, September 26, 2016 3:02:02 PM

I respectfully request that Cindy Domenico, Deb Gardner & Elise Jones recuse themselves from voting on the Twin Lakes land use changes on Tuesday, Sept 27th due to conflicts of interest. Considering that they are on the Board of Directors for the developer, I find it highly suspicious and self-serving for them to use their commissioner positions to advance the agenda of their corporate interests.

Clayton Laramie

From: faunlormic61@gmail.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: Please do not bulldoze the Twin Lakes Owl Open Space
Date: Monday, September 26, 2016 3:17:05 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Rollin Newcomb

Sent from [Mail](#) for Windows 10

From: [Laurie Storm](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 3:21:00 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Laurie Storm

From: [launayhome](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls
Date: Monday, September 26, 2016 3:23:07 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?

I implore you to vote Yes to creating the Twin Lakes Owl Open Space.

Respectfully yours

Genevieve Launay

From: [Janet Runyan](#)
To: [Gardner, Deb](#)
Subject: The Owls
Date: Monday, September 26, 2016 3:23:13 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Janet Runyan

Janet Runyan
jrunyan32@gmail.com
janetrunyan.com
720-839-6896

From: [Dean and Gloria Frender](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Twin Lakes vote 9/27
Date: Monday, September 26, 2016 3:38:03 PM

Commissioners,

Recuse yourself from tomorrow's vote on the Twin Lakes development. Since you are the board of directors for the developer of the project voting on this issue would be an obvious and proven conflict of interest.

Gloria Frender

From: [Brent Heintz](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [Boulder County Board of Commissioners](#)
Subject: Voting on the Twin Lakes Open Space
Date: Monday, September 26, 2016 3:39:22 PM

Dear Cindy, Deb, and Elise,

This is a matter of principle: Please recuse yourselves from voting on Tuesday, September 27th, regarding the Twin Lakes land use. Your involvement with a potential developer is a direct conflict of interest.

Thank you.

Sincerely,

Brent

Brent Heintz
VP/Associate Publisher
Music Maker Publications, Inc.
5408 Idylwild Trail, Boulder CO 80301
Tel. 303.516.9118, Ext. 106
www.recordingmag.com
www.musicopro.com
www.twitter.com/recordingmag
www.facebook.com/recordingmag
www.youtube.com/recordingmag

From: [Tim Snipes](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 3:41:55 PM

Please recuse yourself from the upcoming Land Use change vote for the Twin Lakes project.

As you can imagine, by voting on this measure, it would be the same as a developer voting on their own project (as Directors of BCHA).

Best regards,

Tim Snipes
Boulder County Resident

From: [Ed And Judy Nespoli](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 3:43:50 PM

Dear Commissioner Gardner,

In fairness to Boulder County taxpayers, please recuse yourself from voting on the Twin Lakes issue due to your conflict of interest.

Thank you in advance for doing the right thing!

Ed and Judy Nespoli
5574 Colt Drive
Longmont, Co. 80503

Sent from my iPad

From: [Logan Melton](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Twin lakes owls
Date: Monday, September 26, 2016 3:48:30 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Logan Melton

From: [Marissa N](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [Garnett, Stanley](#); [council@bouldercolorado.gov](#)
Subject: Twin Lakes Owl Open Space!!
Date: Monday, September 26, 2016 3:55:47 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote **Yes** to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please **NOT** bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

--

***Have a beautiful day,
Marissa Nelson***

From: [Wendy](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com
Subject: The Owls at Twin Lakes
Date: Monday, September 26, 2016 4:05:50 PM

Hon Deb Gardner and Hon Cindy Domenico,

The lives of all the Owls at Twin Lakes are highly valued. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a person clearly with influence, could you please take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and for it NOT to be bulldoze - this area is Colorado's most important Owl habitat?

Ms Gardner I am sure can help find an alternative location for the development which I'm sure would provide better human services to residents who so respect the love of open space and wildlife that Boulder County voters hope to continue enjoying.

Thank you Hon Commissioners and supporters,

I thank you in anticipation,
Yours sincerely
Wendy Dore Sutton

Sent from my iPad

From: [Renee St. Aubin](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes
Date: Monday, September 26, 2016 4:08:05 PM

Please recuse yourself from voting on the development of the Twin Lake properties since it has been brought to everyone's attention you are on the board of the developers.

Please make habitat loss your main concern if you do vote

Sincerely,

Renee St.Aubin

Sent from my iPhone

From: [Brett Ochs](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; info@BoulderOwlPreserve.org
Subject: Twin Lakes/Boulder County commissioners meeting
Date: Monday, September 26, 2016 4:19:55 PM

Hon Deb Gardner and Hon Cindy Domenico,

I would recommend that the commissioners that are on the board of the developer for Twin Lakes rescue/remove themselves from that vote (per Section I, Number I.6(B)8 of the Boulder County Personnel & Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: "Persons may only serve on one (1) Board or Commission at a time."). **DO THE RIGHT THING!** and vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space. Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Brett Ochs

From: [Su Ping Tham](#)
To: [Gardner, Deb](#); cdomenco@bouldercounty.org
Subject: Please vote to protect the owls
Date: Monday, September 26, 2016 4:24:10 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Genevieve Su Ping Tham
Sent from my iPhone

Sent from my iPhone

From: [David Sosnowski](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Conflict of Interest concern
Date: Monday, September 26, 2016 4:34:47 PM

Cindy, Deb and Elise,

I came to Boulder in 1973 as a student and have lived in central, southwest earlier and currently for 20 years in northeast Boulder County in Gunbarrel since 1996. I've owned my own business started in Boulder but now based in Denver since 1981 that employs over 90 people in Denver and the western US. I'm a CU Buff supporter/fan and have never engaged in political activism but that may be about to change. This email is my first attempt at voicing my concerns about how the City and County are not representing valid citizen issues in our neighborhood.

Gunbarrel is a special place that I call home and the methods which our commissions are pursuing to annex into the city the Twin Lakes properties is not in the spirit or intention of the many laws and agreements set up to protect such properties in the past, including tax payer financed Open Space acquisitions. Conflicts of interest between various local government entities appear likely and I'm not confident I trust the motivations and checks and balances in place to protect my interests. Additionally, as a Gunbarrel resident, I strongly disagree with the City of Boulder aspiring to be utility company and condemn the methods and back-handed ways those who represent us have taken to achieve this objective. It's a bad industry to invest in and Xcel has done a great job keeping the power on and subsidizing the solar panels on my home. You serve as County Commissioners and therefore should be neutral on city annexation until all the proper hearings and voices have been heard. I don't think that's what occurring today and it is wrong.

As the three of you are the Board of Directors for the Boulder County Housing Authority, which has a financial interest in moving forward with the annexation, you should recuse yourselves from voting on any and all Twin Lakes Land use issues due to inherent conflicts of interest.

Respectfully yours,

David Sosnowski

Boulder City and County Resident

Gunbarrel, Colorado

From: [Deb Cassens](#)
To: [Gardner, Deb](#)
Subject: Owl Habitat
Date: Monday, September 26, 2016 4:36:33 PM

Hon Deb Gardner and Hon Cindy Domenico,

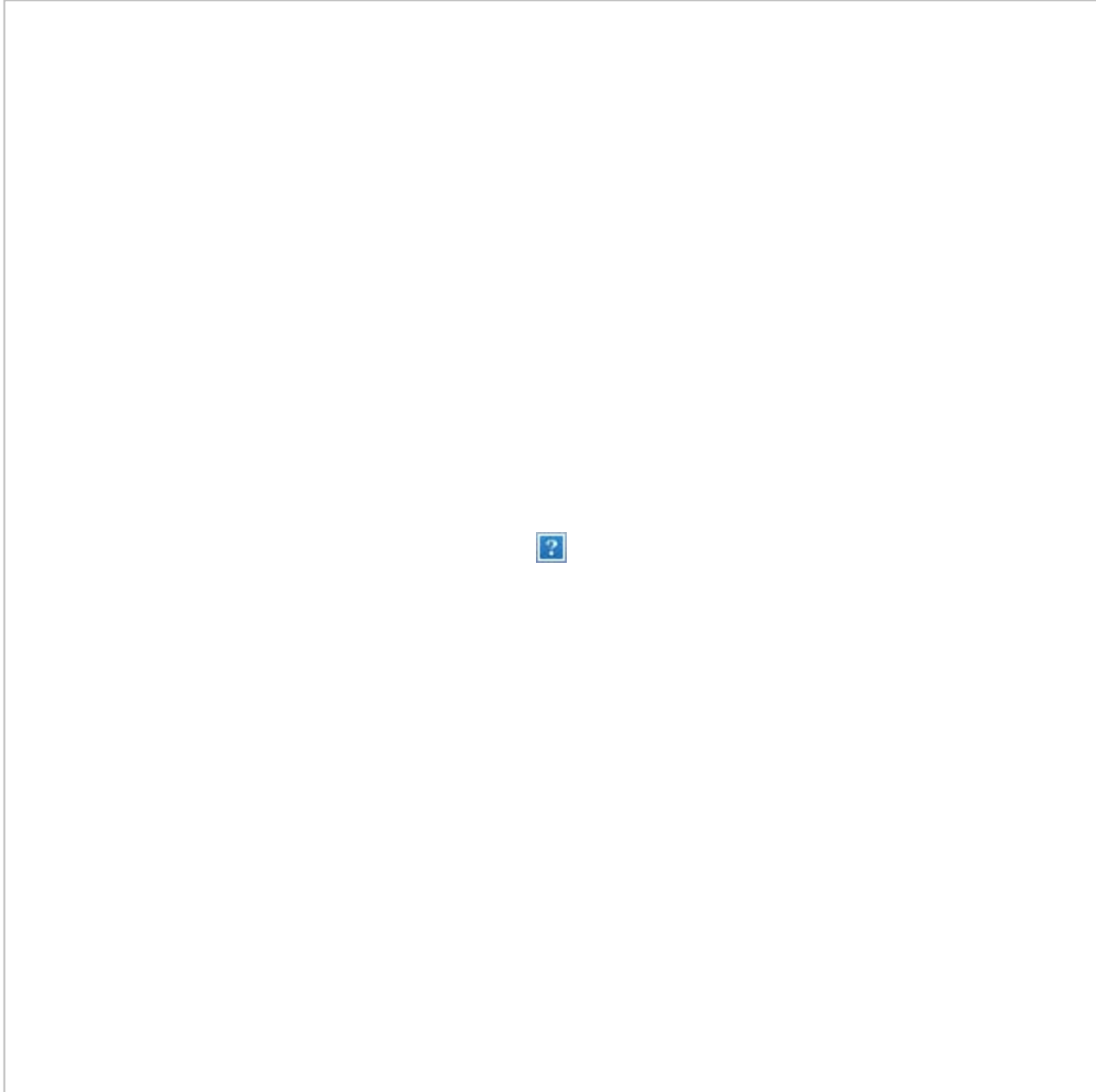
I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please help to preserve the animals habitat, and to preserve that which makes Colorado Beautiful.

Thank you Hon Commissioners and supporters,

Deborah L. Cassens

From: [Boyd, Norris \(Norrie\)](#)
To: [boulderplanningboard](#)
Subject: Twin Lakes Update
Date: Monday, September 26, 2016 4:52:26 PM



BVCP Update: Our Continued Commitment to Environmental Stewardship

Last Wednesday, September 21st, the Boulder County Planning Commission voted in favor of a land use designation for the Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD) properties at 6655 and 6600 Twin Lakes Road and 0 Kalua Road south of Twin Lakes in Gunbarrel. Specifically, the Planning Commission voted to support city and county planners' recommendation to give the properties a Medium Density Residential Designation, with an Environmental Preservation designation applied to a drainage way on the northern edge and wetlands on the southern edge of the

properties.

Following the Planning Commission's deliberations and subsequent vote, BCHA and BVSD wrote to Planning Commission members to reiterate our firm commitment to application of the Environmental Preservation designation to protect the drainage way and wetlands from future development. Additionally, BCHA and BVSD committed to working closely with City of Boulder planning staff during the site planning process to delineate areas for wildlife corridors across the three parcels.

While it is still very early in the process, we anticipate that the areas that will be provided and enhancements for wildlife will include the following:

- An estimated 50-foot wide landscaped zone will provide a buffer from the Boulder and White Rock Ditch centerline (note that the buffer between the ditch and residents to the east and residents to the west of 6655 Twin Lakes Road is approximately 20 feet and 0 feet, respectively).
- An estimated 75-foot wide landscaped zone will provide a buffer from the southern parcel boundary of O Kahlua Road (note that this is the lowest point/elevation across all three parcels) to facilitate wildlife and areas needed for drainage and water quality best management practices.
- An estimated 30- to 50-foot wide landscaped zone which will provide a buffer between the existing parcel boundary and any site development features on the eastern edge of all three parcels (note that this is similar to the existing opening at the southeastern corner of the O Kahlua Road parcel).
- Site appropriate native landscaping, micro-topography grading, cover, etc. to facilitate wildlife use in all three wildlife corridors.

We take environmental stewardship on our sites very seriously and have a proven track record of responding to environmental issues identified through the formal assessment process. Additionally, we appreciate feedback from the community and remain committed to the guiding principles agreed upon during the Twin Lakes Stakeholder Group discussions:

- Continue an advisory group to influence development, design elements, etc.
- Be thoughtful and clear about communication and ensure transparency going forward.
- Mitigate impacts on existing infrastructure and neighborhoods.
- Delineate wildlife habitat and corridor, open space, trails, and create a set-aside for no development.
- Ensure a diversity of housing types.
- Create a design that is consistent with the current surrounding neighborhoods.
- Ensure adequate parking to minimize negative impacts on the surrounding

neighborhoods.

- Supply appropriate numbers and types of community amenities to the public.
- Supply appropriate numbers and types of affordable housing units.

Public meetings and hearings continue in the Boulder Valley Comprehensive Plan process for these and other properties' land use designation requests. More information on the upcoming meetings is below.

Upcoming BVCP Meetings and Hearings on Land Use Changes

On August 30th, Boulder County Commissioners and Boulder County Planning Commission members heard from BCHA and BVSD on our proposal for affordable housing on the property and from the Twin Lakes Action Group on their proposal for open space on the parcel. They also heard from both supporters and opponents of the proposals. As mentioned above, the Boulder County Planning Commission met on Wednesday, September 21st to deliberate and vote on staff recommendations.

Boulder County Commissioners will meet on Tuesday, September 27th at the courthouse for their deliberation and decision. No public hearing will be held because public comment was taken at the August 30th hearing.

The next joint public hearing will be **Thursday, October 13th at 6 p.m. at Boulder City Council Chambers (1777 Broadway), when City Council will sit with the Planning Board** to hear planners' recommendations on land use changes and then take public comment. The Planning Board members will deliberate immediately following the public hearing and make their decision, while **City Council members will meet on Tuesday, November 1st at 6 p.m.** (again at the City Council Chambers) for their deliberation and decision.

Upcoming BVCP Hearings and Decisions on Land Use Change Requests

[\(more information available here\)](#)

MEETING AND PURPOSE	DATE AND TIME	LOCATION
Boulder County Board of Commissioners decision <i>The County Commissioners will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony was taken August 30th.</i>	Tuesday, September 27 3:30 p.m.	Boulder County Courthouse Commissioners Hearing Room (3rd floor) 1325 Pearl Street (map)
City of Boulder City Council and Planning Board joint public hearing	Thursday, October 13 6:00 p.m.	City of Boulder Municipal Building

<p><i>A joint public hearing of the City Council and Planning Board on the staff recommendations for land use change requests. This is the public hearing for the Oct. 13 Planning Board and Nov.1 City Council meetings, which will use public testimony taken during this meeting.</i></p>		<p>City Council Chambers 1777 Broadway (map)</p>
<p>City of Boulder Planning Board decision <i>The Planning Board will deliberate and make decisions on the staff recommendations.</i></p>	<p>Thursday, October 13 Immediately following joint public hearing</p>	<p>City of Boulder Municipal Building City Council Chambers 1777 Broadway (map)</p>
<p>City of Boulder City Council decision <i>The City Council will deliberate and make decisions on the staff recommendations. There will be no public hearing because testimony will have been taken Oct. 13.</i></p>	<p>Tuesday, November 1 6:00 p.m.</p>	<p>City of Boulder Municipal Building City Council Chambers 1777 Broadway (map)</p>

These Boulder Valley Comprehensive Plan meetings represent the beginning of an extensive public engagement around the Twin Lakes properties. If our proposal moves forward, there would be many additional public input opportunities within the annexation and development processes, and BCHA is also committed to engaging an advisory group that includes willing neighbors of the Twin Lakes area to help ensure that any development that occurs also contains amenities preferred by the broader Twin Lakes community.

Thank you!
Norrie Boyd
Executive Director, Boulder County Housing Authority

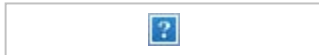
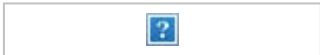
*Additional information about our proposal for affordable housing at Twin Lakes in Gunbarrel can be found [here](#).

Equal Housing Opportunity: Boulder County, in accordance with the Fair Housing Act, prohibits discrimination on the basis of race, color, age, religion sex, sexual orientation, disability, familial status or national origin.



Boulder County Housing and Human Services · hoinfo@bouldercounty.org
www.BoulderCountyHousing.org
3400 Broadway, Boulder, CO 80304

Stay Connected



Boulder County Housing and Human Services, 3400 Broadway, Boulder, CO 80304

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Sent by nboyd@bouldercounty.org in collaboration with

Constant Contact



Try it free today

From: [Jones, Elise](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Halpin, Barbara](#); [Krezek, Michelle](#)
Subject: FW: Request for recusal
Date: Monday, September 26, 2016 4:58:49 PM

A new email

Elise Jones
Boulder County Commissioner
303-441-3491
ejones@bouldercounty.org

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

From: Elliott Smith [<mailto:asci@comcast.net>]
Sent: Monday, September 26, 2016 4:57 PM
To: Jones, Elise
Subject: Request for recusal

Dear Ms. Jones:

We are hereby requesting that you recuse yourself from any vote on the BVCP and Twin Lakes land use change requests. Such action would represent a conflict of interest since you currently sit on both the Board of County Commissioners and the Board of Directors of the Boulder County Housing Authority. This appears to violate Section I, Number I.6(B)8 of the County's policy manual, which states that "Persons may only serve on one (1) board at a time." Whether or not it is strictly legal, the appearance of simultaneously serving on two boards, which both recommend, approve and implement the same actions, undermines public trust in Boulder County government.

Sincerely yours,

Elliott and Susan Smith,
950 Parkway Dr.
Boulder, CO 80303

From: [Elliott Smith](#)
To: [Gardner, Deb](#)
Subject: Request for recusal
Date: Monday, September 26, 2016 4:58:56 PM

Dear Ms. Gardner:

We are hereby requesting that you recuse yourself from any vote on the BVCP and Twin Lakes land use change requests. Such action would represent a conflict of interest since you currently sit on both the Board of County Commissioners and the Board of Directors of the Boulder County Housing Authority. This appears to violate Section I, Number I.6(B)8 of the County's policy manual, which states that "Persons may only serve on one (1) board at a time." Whether or not it is strictly legal, the appearance of simultaneously serving on two boards, which both recommend, approve and implement the same actions, undermines public trust in Boulder County government.

Sincerely yours,

Elliott and Susan Smith,
950 Parkway Dr.
Boulder, CO 80303

From: griffin11501@comcast.net
To: [Gardner, Deb](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 5:20:17 PM

Honorable Deb Gardner & Honorable Cindy Domenico, I love the owls at Twin Lakes. It is so important to protect them. Please Vote TO Protect the owls on Tuesday, Sept. 27th. Vote YES to create the Twin Lakes Owl Open Space. Thank You. midge griffin

From: [Lisa Sleeth](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recuse from voting tomorrow
Date: Monday, September 26, 2016 5:29:06 PM

I ask that you recuse yourself from voting tomorrow on the Twin Lakes land use changes due to conflicts of interest.

Lisa Sleeth

From: [Annie Waldusky](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [info@boulderowlpreserve.org](#); [dwbcrep@bocodems.org](#)
Subject: The Owls at Twin Lakes
Date: Monday, September 26, 2016 5:43:39 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Annie Waldusky

From: [Jen O](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@boulderowlpreserve.org](#)
Subject: Please protect the owls
Date: Monday, September 26, 2016 5:52:45 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please also encourage Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Thank you Hon Commissioners and supporters,

Jennifer ONeil
Boulder native and Gunbarrel resident for more than 10 years

From: [Jennifer murphy](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Conflict of Interest
Date: Monday, September 26, 2016 5:56:58 PM

Ms. Gardner,

I am respectfully asking that you recuse yourself from voting on the Twin Lakes land use change. It is an obvious conflict of interest since you are on the Board of Directors for the Developer.

Thank you,
Jen Murphy

Sent from my iPhone

From: [Eliza DuBose](#)
To: [Gardner, Deb](#)
Subject: please
Date: Monday, September 26, 2016 6:02:25 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Over the last few years so many of the beautiful fields that I so loved have disappeared under apartment buildings. And this place is especially important to so many people, not to mention the creators living there. Maybe the thought of terrified animals forced to leave the places they've raised generations doesn't move you as much as it moves me but it should at least make you consider voting yes. And if nothing else I hope the thought of the community these owls have brought together counts for something in your minds. These aren't a bunch of tree huggers making a racket, these are everyday people begging you to let them keep something they find very dear to them. Please please please don't take away this precious space from these animals or these people.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Eliza Dubose (16 years old)

From: [kelly emmanuella bartell](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Development-Please vote in favor of the Owl Habitat
Date: Monday, September 26, 2016 6:08:27 PM

Dear Commissioners,

I would like to take a moment to ask you to vote in favor of maintaining the TTwin Lakes open space as open space and as viable owl habitat. I lived just up the road from the land in dispute for many years (until moving to Louisville) and having those open fields with the beautiful creek meandering behind it was a true gift and soothing to the spirit. My kids would spend hours exploring the paths and woods and culverts, dirt biking on the tracks in the fields, and spying on the owls when they could find them. On several occasions we were blessed with the site of a nestful of curious baby owls, which always drew an awed and joyful crowd.

As a single parent I am well aware of our desperate need for more affordable housing, but please, not at the expense of the owls going homeless or dying for lack of habitat. . It is a sad state of affairs that we humans always tend to put ourselves and our needs and wants above the needs of our kin-all the creatures who share the Earth with us. I pray that this time, the owls will be championed and left alone, and we humans will look elsewhere to fulfill our needs for affordable housing.

Sincerely,
Kelly Bartell

--

To be happy for an hour, get drunk;
To be happy for a year, fall in love;
To be happy for life, take up Gardening!

Kiss of the Deva : Permaculture Design and Maintenance

From: [Jaclyn Diaz](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Please Save the Owls (Twin Lakes)
Date: Monday, September 26, 2016 6:13:59 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Jaclyn Diaz

From: [Chillgojee](#)
To: [Gardner, Deb](#)
Subject: RECUSE!!!
Date: Monday, September 26, 2016 6:16:57 PM

http://static1.squarespace.com/static/57d084b68419c274d399543c/t/57e956a1893fc08ba42f1e17/1474909863336/BOCC_Recusal_Letter.pdf

Shared via the [Google app](#)

Please recuse yourself on this important matter.

Leigh Cole
4737 White Rock Circle
Boulder, CO. 80301

From: Cynarey@aol.com
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Monday, September 26, 2016 6:18:24 PM

September 26, 2016

Deb Gardner, Chair

Elise Jones, Vice Chair

Cindy Domenico

Boulder County Commissioners

Re:

Dear Boulder County Commissioners,

We are writing this letter to request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

The Boulder County Personnel & Policy Manual obliges Cindy Domenico, Elise Jones, and Deb Gardner to recuse themselves because they currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA). Section I, Number I.6(B)8 of the Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions. That section unequivocally states: "Persons may only serve on one (1) Board or Commission at a time." Indeed, this policy exists "to avoid possible conflict of interest situations which could occur as a result of county employees or Elected Officials (as defined above) serving as voting members on Boards and Commissions."

Here, the County is violating its own policies. Cindy Domenico, Elise Jones, and Deb Gardner all serve on both the BOCC and BCHA in violation of Section I, Number I.6(B)8 of the Boulder County Personnel Manual.

Although under some circumstances Colorado statutes may permit members to hold dual offices, incompatible fiduciary duties make it imperative for members such as yourselves to avoid situations where conflicts of interest may arise and for you to recuse yourself from voting where you are or may appear to be biased or impartial. Moreover, your dual membership on boards—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

In other words, under the circumstances, your membership on both boards fails the "sniff test" regarding members' bias or impartiality: it smells fishy for you to vote on the Twin Lakes land-use change requests while serving on both the BOCC and the BCHA. You are voting on land-use change requests for land you in effect control and for another property BCHA hopes to develop and manage.

The proposed mixed density and medium density amendments would directly affect the use and monetary value of BCHA's property. This is a clear conflict of interest—and the very situation Section I, Number I.6(B)8, of the Policy Manual aims to avoid. The BOCC cannot impartially vote on legislative amendments that they themselves put forward while acting as the Board of the BCHA.

Furthermore, we have raised concerns about this conflict of interest in the past. You have claimed you can remain objective while serving competing interests in these two roles. All evidence, however, suggests the contrary and further demonstrates your inability to remain objective or even acknowledge the existence of a conflict of interest. Many of your actions have revealed an arbitrary and capricious nature in decisionmaking and disregard for your own procedures pertaining to land-use change requests. The following non-exhaustive list of examples is illustrative of this conduct and includes:

- The BOCC violating Boulder County's Policy II.9 Conflict of Interest,1 when it failed to disclose a conflict of interest whereby elected officials (the commissioners) were exercising a substantial discretionary function with county contracts and purchases (i.e., sale of 6655 Twin Lakes Road, \$50,000 architect

contract) while at the same time controlling BCHA's participation in the transaction.

- The BOCC transferring the Twin Lakes parcels from Boulder County to BCHA in a business meeting without public comment on October 1, 2015. Open records show that prior to the transfer, the County deliberately disregarded Twin Lakes Action Group's (TLAG) request for an open-space acquisition review for the land.
 - The County deliberately restricting constituent access to decision makers. At the September 21, 2016, planning commission deliberation, we discovered that several planning commission members never received the studies, analyses, and letters that our constituent group, TLAG, sent to them. This was because the county refused to send TLAG's emails to the Planning Commission as the legislative process demands. Instead, the county buried the information more than 300 pages into an online public-comment pdf file. The county further obstructed TLAG's ability to inform the Planning Commission of this critical information by subsequently refusing to even inform the Planning Commission that new information had been added to that pdf file.
 - The Boulder County Attorney's Office advising planning commission members against meeting individually with TLAG members about the Twin Lakes
1 "An employee or Elected Official exercising any substantial discretionary function in connection with a county contract, purchase, payment, or any other financial or monetary transaction who is a director, president, general manager or similar executive officer or who owns or controls, directly or indirectly, a substantial interest in any business or entity participating in the transaction, shall give seventy-two (72) hours written advance notice of the conflict to the BOCC. Failure to disclose a conflict of interest may be grounds for immediate termination, and the employee may be charged according to C.R.S. Section 18-8-308 and Section 18-8-308 as amended."
- legislation. At the same time, BCHA and staff had unfettered, direct access to these decision makers.
- The BOCC declining to conduct an ethics investigation into citizens' concerns about BCHA lobbying activities and official misconduct. Instead, without ever meeting with the aggrieved constituents, the BOCC ignored these concerns, and, remarkably, then sent a county-wide email condoning BCHA's actions. Thus, the Board of the BCHA is effectively policing itself while choosing to ignore constituents' complaints as well as violations of Boulder County policies.
 - The BOCC preemptively approving a \$50,000 contract for an architect for the Twin Lakes before even voting on the competing land-use change requests. Although you claimed the contract was just a preliminary feasibility study, the terms of the contract are clearly much broader and presumptuous in scope.
 - The BOCC moving forward Request #36 for Open Space for further study at the screening hearing but refusing or failing to conduct any additional study of the request.

With these actions and others, you have demonstrated an entrenched bias, a clear breach of fiduciary duty to the citizens of Boulder County and violation of public trust. We demand that you remedy this by, at a minimum, recusing yourself from the Twin Lakes land-use change request voting tomorrow, September 27th, 2016.

Robert Wechsler, director of research for City Ethics, has said, "One person may not serve two masters. The duties of loyalty and fidelity to the public interest—the soul of public service—cannot survive in an atmosphere in which the holder of multiple offices must disregard the interests of one constituency in order to serve the interests of another." As it pertains to the Twin Lakes land, Wechsler's quote has proven to be true and the democratic process has been abandoned. It is our sincere hope that we can resolve this issue now, without resorting to litigation, and begin to restore public trust in the Boulder legislative process by your voluntary recusal from the land-use change request voting.

Sincerely,
Dave Rechberger, Chairman, Twin Lakes Action Group

Cynthia Arey
Living N Colorado
Direct: 303-581-0606
Nationwide: 800-379-2555
Fax: 303-581-0505

I've been helping people buy/sell real estate since 1976...sold over 700 homes!

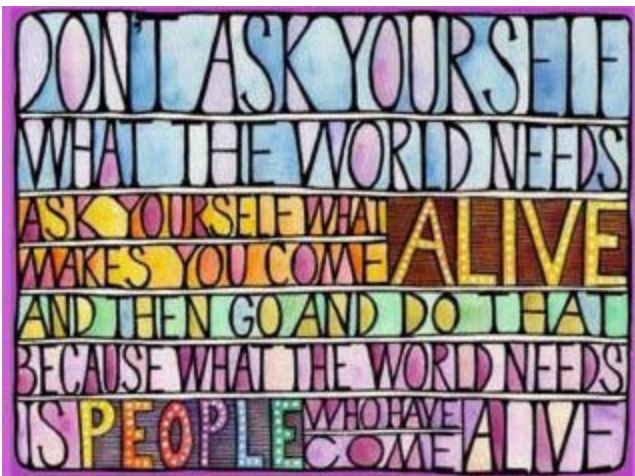
www.ColoradoRealEstateLady.com

For the most recent newsletter, click here: [1st Half 2016 Real Estate Report](#)

www.linkedin.com/in/cynthiaarey

www.pinterest.com/realtorboulder

Always DO right. This will gratify some people and astonish the rest. Mark Twain



I cannot direct the wind but I can adjust the sails artfully via my 38 years of experience in real estate sales! Perhaps you (locally) or you know someone in the USA or world that wants to buy or sell a property? Let me help smooth the sailing, please contact me. Thank you for entrusting me with your business and your referrals....it's the lifeblood of my business!!

My favorite non-profit is Rising Stars Mentoring Program for Young Adults <https://www.RisingStarsFundRaising.org>

From: [Gregory Ryan](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Don't destroy the owl habitat.
Date: Monday, September 26, 2016 6:37:19 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you Hon Commissioners,

Gregory Ryan

From: [Karen](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 6:39:27 PM

Hon Deb Gardner and Hon Cindy Domenico,

The Owls at Twin Lakes are a valuable natural asset of our city and an important part of our ecosystem. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please do NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Karen Dombrowski-Sobel

Karen A Dombrowski-Sobel

treesspeak.com

Join my community page here:

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

Purchase book here:

treesspeak.com

From: [Lori DeBoer](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 6:42:15 PM

Hon Deb Gardner and Hon Cindy Domenico,

I have lived in Colorado all of my life and have appreciated Boulder for their caring of nature and natural processes. By destroying this area for development seems to go against what Boulder stands for. Please continue to stand for what is right and not give in to the greed that seems to be the norm now a days. I encourage you to visit the site and know the history. One look at those beautiful creatures and their babies and you will understand why it is so important to so many people.

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space. Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat? Ms. Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

*Thank you Hon Commissioners and supporters,
Lori DeBoer
720-934-0957*

From: [Lauren Casalino](#)
To: [Gardner, Deb](#)
Subject: owl habitat
Date: Monday, September 26, 2016 6:49:15 PM

Dear Ms. Gardner

Please know that I support preserving Open Space habitat for the owls near Twin Lakes and I very much hope that you will support that preservation.

The other night my son called out “Mom, the owls are back!” with such happiness in his voice because he heard a recording of an owl that I was playing and mistook it for the ones he has seen and listened to and loved over the years. They are part of the magic of his childhood, and all our lives.

Please don't let their habitat and lives be endangered!

Thank you,
Lauren

Lauren Casalino, MA, LPC
Associate Professor
Master of Arts in Clinical Mental Health Counseling
Contemplative Psychotherapy and Buddhist Psychology (CPBP)
Graduate School of Counseling and Psychology
Naropa University
303-245-4778
casalino@naropa.edu<<mailto:casalino@naropa.edu>>

From: [Alan Boles](#)
To: [Paul Danish](#); [Deb Gardner](#); [Gardner, Deb](#); [Jones, Elise](#); [Kevin Sipple](#); [Bruce Evan Goldstein](#); [Bruce Goldstein](#)
Subject: Friday's PLAN-Boulder Forum
Date: Monday, September 26, 2016 6:54:52 PM

Ladies and Gentlemen,

Thank you so much for your willingness to participate in the PLAN-Boulder County forum Friday from noon to 1:30 p.m. at the Boulder Creek Room of the main Boulder Public Library.

I propose the following format:

Opening statements from each candidate explaining why she is running for County Commissioner----2 minutes each (total 8 minutes)

Questions from the moderator--approximately one minute response from each candidate (total of about 58 minutes)

Questions from audience--approximately one minute response from each candidate (total of about 20 minutes)

Closing statements from each candidate--one minute each (total of 4 minutes)

The moderator will ask as many of the following questions as possible:

- 1) What are the three biggest challenges currently facing Boulder County (if this was not covered in the opening statements)?
- 2) Are intergovernmental agreements between the County and various cities an effective way to prevent sprawl? Are all of the current signatories to these agreements willing to renew them?
- 3) How should the County prepare for future catastrophic floods, fires and droughts?
- 4) If the issue came before you on the Board of County Commissioners, would you vote to permit the Denver Water Board's plan to expand Gross Reservoir? Why or why not?
- 5) Would you continue the County's current opposition to the expansion of the Eldora Ski Area into two riparian drainages?
- 6) Is the County government well managed? How could it be better managed?
- 7) Should the County accept responsibility for maintaining the roads in County subdivisions? Why or why not?
- 8) Should the 20 acres adjoining the Twin Lakes Open Space be annexed to the City of Boulder and used for public housing? Why or why not? If you favor public housing there, how dense should it be?
- 9) Do you favor an Eco-Pass to cover all of Boulder County? If so, how should it be financed? If so, should it cover residents, workers, or both?
- 10) Do you support continuing the energy conservation elements in the County's building

code? Why or why not?

11) Should the Boulder Valley Comprehensive Plan include a policy that the net number of affordable housing units may not be reduced as a result of development or redevelopment?

12) Should the County adopt a policy that the majority of new residential development in unincorporated areas be permanently affordable for middle and low income residents?

13) In order to slow job growth that drives up housing prices, should the County reduce the amount of land in unincorporated areas zoned for commercial development and rezone it for residential development.

14) Should the County's ban on GMO's in County Open Space be continued or repealed? Why or why not?

15) If the proposed "sustainability tax" passes, what uses should its revenues pay for? What role should the public have in choosing those uses?

Please let me know if you have questions about or proposed revisions to the format or possible forum questions.

Thank you again for your participation.

Alan Boles
Secretary, PLAN-Boulder County

From: [Pamela Phillips](#)
To: [Gardner, Deb](#)
Subject: Twin Lake Owls
Date: Monday, September 26, 2016 6:55:52 PM

Dear Deb,

I want to **STRONGLY** express my support, and hope you will too, for preserving Open Space habitat for the Great Horned Owls. I have lived in Boulder for 48 years and have walked and biked in the Twin Lakes area for many of those years. I have watched the owls year after year come back to the same location to lay their eggs. Each year I have watched the male and female take turns tending to the nest and feeding their young after they hatch. It's one thing to watch the progression on web cams around the country, but how lucky we are to be able to watch from the nearby trail. It's an amazing sight to watch the young finally leave the nest and experiment with flying and then after many days of trying, finally become successful as they spread their enormous wings and take flight. Please don't let this precious and important owl habitat be destroyed by such a large housing project. Please support preserving this important owl habitat!!!!

Sincerely,
Pamela Phillips
2065 Norwood Ave
Boulder, CO 80304

Sent from my iPad

From: [Bill Smart](#)
To: [Jones, Elise](#)
Cc: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Conflict of Interest issue considering the TwinLakes Development
Date: Monday, September 26, 2016 6:59:02 PM

> Ms. Elise Jones,

>

> It has come to our attention that you may consider voting tomorrow, September 27, 2016, concerning the Twin Lakes Low Income Housing Development in Gunbarrel. Since you are on the Board of Directors for the Developer, this would indeed make your vote a CONFLICT OF INTEREST. In order to uphold your good standing in this community, I am asking that you "recuse" yourself from voting on this issue on September 27, 2016.

>

> As citizens of Boulder we expect our leaders to "act with a good and honorable conscience, for ALL of the people." It is on record that you requested that this property be shifted to the HOUSING AUTHORITY to "MOVE THE PROCESS FORWARD," as well as stating that "NOTHING WE DO TODAY IS IRREVERSIBLE."

>

> I would also like to encourage you to suggest that Deb Gardner and Cindy Domenico, who are also on the Housing Authority Board, to recuse themselves as well. It is not only the ETHICAL thing to do, but it will surely put you ALL in higher regard among those who elected you as well as the people you represent in the future. Honorability always instills trust. How you present yourself will be remembered for many years to come.

>

> Lastly I would like to remind you that you are representing ALL of the PEOPLE.

>

> Thank you for doing your Civic Duties in a responsible manner.

>

> Sincerely,

> Bill and Kay Smart

>

>

>

> Sent from my iPad

From: radiantb@comcast.net
To: [#LandUsePlanner](#)
Subject: regarding Twin Lakes
Date: Monday, September 26, 2016 7:07:06 PM

The Gunbarrel Community kindly requests that you vote to PROTECT the Twin Lakes Owls. I would also like to point out that the Gunbarrel area has just finished building hundreds of new apartments and the roads and businesses are quite congested. (and we can't even get our pot holes fixed!) Please keep this land preserved for the wildlife and we hope to see you @ the Owl Hike
- Powderhorn Condominuum owner of 23 years

From: [Maribeth Nelson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#)
Subject: The owls
Date: Monday, September 26, 2016 7:09:21 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Maribeth Nelson

Maribeth Nelson, MA LPC
Creating Positive Emotional and Behavioral Changes for Children and Their Families
maribeth@harmonizingforkids.com??
www.harmonizingforkids.com
720-201-8868

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From: radiantb@comcast.net
To: [boulderplanningboard](#)
Subject: regarding Twin Lakes
Date: Monday, September 26, 2016 7:09:25 PM

The Gunbarrel Community kindly requests that you vote to PROTECT the Twin Lakes Owls.

I would also like to point out that the Gunbarrel area has just finished building hundreds of new apartments and the roads and businesses are quite congested. (and we can't even get our pot holes fixed!)

Please keep this land preserved for the wildlife and we hope to see you @ the Owl Hike

- Powderhorn Condominuim owner of 23 years

From: [wally](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Date: Monday, September 26, 2016 7:14:41 PM

The Owls at Twin Lakes are a valuable natural asset of our city and an important part of our ecosystem. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Please do NOT bulldoze Colorado's most important Owl habitat?

Please help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters & residents have. Please, we only have this one chance.

*Thank you Hon Commissioners and supporters,
wallace sobel*

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [#LandUsePlanner](#); [Giang, Steven](#)
Subject: Questions
Date: Tuesday, September 27, 2016 12:20:37 AM
Attachments: [Questions for CommissionersAug30.pdf](#)

Dear Elise, Deb, and Cindy,

Attached are a list of questions I submitted to all of you during the August 30, 2016 public hearing on the Boulder Valley Comprehensive Plan (BVCP) land use designation change requests. As of this time I have not received a reply to these questions. Please answer these questions during your discussions of the land use change requests at the BVCP meeting today at 3:30.

Sincerely,

Donna George

From: [Todd B](#)
To: [Gardner, Deb](#)
Subject: Twin lakes
Date: Monday, September 26, 2016 3:56:45 PM

DON'T DO IT! SAVE YOURSELF!!

Todd ESQ

From: [Juli Photography](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recuse Yourselves Form Voting Tomorrow
Date: Monday, September 26, 2016 4:03:51 PM

Dear Cindy, Deb, and Elise,

I am respectfully asking you to recuse yourselves from voting tomorrow on the Twin Lakes land use changes due to an obvious conflict of interest. Please show you're trustworthy and respectful in handling this manner, since you ARE the board of directors for the developer.

Thank you,

Juli J. Ellen
Gunbarrel Green Resident

From: [Corinne Holmberg](#)
To: [Gardner, Deb](#)
Subject: RECUSE YOURSELF
Date: Monday, September 26, 2016 4:14:50 PM

DO NOT VOTE TOMORROW ON THE TWIN LAKES LAKE USE DUE TO CONFLICTS OF INTEREST!
ON THE BOARD OF DIRECTORS FOR THE DEVELOPER???

From: [Steve Garrison](#)
To: [Gardner, Deb](#)
Subject: Please recuse yourself from the vote tomorrow
Date: Monday, September 26, 2016 4:34:00 PM

Dear Ms Gardner:

You should recuse yourself because of a conflict of interest on the 27th vote due to relationships with the building project.

My thoughts on the development...you may not know that the Twin Lakes area is a living laboratory during some of the year for Boulder Country Day students, from K to 8th grade. They study plants, animals, amphibians and birds. What is more important: preserving some open land (which Boulder is famous for), or building a very unpopular development that nearly nobody wants?

Gunbarrel got hundreds of new affordable housing units last year and the year before. Why not just let the neighbors enjoy the open land? What's the rush to build there or anywhere in Boulder County? The "poor" teachers who make \$60,000 a year* on average, can certainly afford to live in Longmont or Erie and drive from there. Teachers rarely live in neighborhoods with their students unless it's a tiny town.

Leave the land be, leave it for the eagles, herons, owls and for students learning science from local schools. Do the right thing and be remembered for helping Boulder stay unique and focused on the environment, as it has been since the concept of Open Space started right here in Boulder in the 1970's.

Thanks for hearing my opinion and please step down from voting this time.

Steve Garrison, Ph.D
Rustic Trail, Boulder, 80301

*<http://www1.salary.com/CO/Boulder/high-school-teacher-salary.html>

From: [Cesar Gonzalez](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Vote yes to create Twin Lakes Owl Open Space.
Date: Monday, September 26, 2016 4:36:38 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I live in Colorado because our respect and balance with nature is values and important. I am a home-owner at 4729 Tantra Dr and I run an organization that creates jobs.

I ask to that you vote to protect the Owls on Tuesday September 27, 2016.

Please vote Yes to creating the Twin Lakes Owl Open Space.

Don't bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Cesar Gonzalez

CEO, StartingBloc
(310) 382-7604
Skype: icesar

What is StartingBloc? Find out [here](#).

From: [ChristopherMacor](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Please RECUSE yourself from voting tomorrow
Date: Monday, September 26, 2016 4:45:27 PM

Dear Commissioner,

It has come to my attention that you are serving on two boards of directors at the same time in regards to the Twin Lakes land use changes. Please RECUSE yourself from voting tomorrow Sept 27th, 2016 as your position is a conflict of interest.

Thank you for representing the citizens of Boulder County fairly,

Christopher Macor
4435 Driftwood Pl

--

"Any time you have the opportunity to make a difference in this world, and you don't, then you are wasting your time on Earth." - Roberto Clemente

Christopher Macor

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[Click here for dance music](#)

christophermacor@gmail.com

[303-349-2763](tel:303-349-2763)

From: [Rachel Ogden](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Vote Yes to protect owls!
Date: Monday, September 26, 2016 6:56:04 PM

Hon Deb Gardner and Hon Cindy Domenico,

The Owls who live at Twin Lakes are beings who deserve respect and protection. Please vote to protect the Owls on Tuesday September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space.

Thank you for your time!

From: [Susan Brown](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 8:07:54 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Susan Brown

From: [Joyce Tracy](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Owls at Twin Lakes
Date: Monday, September 26, 2016 8:11:09 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Joyce K
Denver CO

From: [Jean DiGiovanna](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [info@boulderowlpreserve.org](#)
Subject: Save the twin lake owls
Date: Monday, September 26, 2016 8:33:54 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

(your name here)

Please cc your email to Deb Gardner's election supporters and funders -cc to:

--

Sent from my mobile phone.

From: [HEIDI MITKE](#)
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: RECUSAL REQUEST - multiple conflicts of interest in the land use case in Gunbarrel
Date: Monday, September 26, 2016 9:08:07 PM

Based on the information provided at:

<http://www.tlag.org/recusal>

and the article in the Dailycamera.com

please recuse yourself from Tuesday's vote due to noted multiple conflicts of interest in the land use case in Gunbarrel.

From: [Jeff Dreyer](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Owls
Date: Monday, September 26, 2016 9:10:26 PM

Dear Commissioner,

Re: Twin Lake Owls

Please support the Open Space for the owls (and people, too).

I am a voting Boulder County resident.

Many thanks.

Jeffrey Dreyer

From: [Jill Skuba](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Development
Date: Monday, September 26, 2016 9:17:45 PM

Dear Ms. Gardner,

I do not see how in good conscious you can vote on the upcoming Twin Lakes Development issue. This seems like a clear conflict of interest based on your role as a sitting director of the Boulder County Housing Authority.

I ask that you recuse yourself from this vote.

Regards,

Jill Skuba

P: 303.530.0205 x11 | F: 303.530.2691

6325 Gunpark Drive, Suite C | Boulder, CO 80301

jskuba@executiveevents.com

www.executiveevents.com

executiveevents

From: [Tracey Sobel](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owls of twin lakes
Date: Monday, September 26, 2016 9:24:32 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls [on Tuesday September 27, 2016](#)? Please vote Yes to creating the Twin Lakes Owl Open Space.

*Thank you,
Tracey Sobel
1735 Oak Ave
Boulder, Co. 80304*

Sent from my iPhone

From: [Anne Pienciak](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Boulder County vote tomorrow
Date: Monday, September 26, 2016 9:34:37 PM

Dear Ms Domenico, Gardner, and Jones:

I am writing in regards to the vote tomorrow in which you have a clear and direct conflict of interest. I ask that you recuse yourselves from voting on an issue that directly affects the Boulder County Housing Authority's request which was made by you yourselves as board members for the housing authority. However strongly you may feel about the benefits of your proposal, it is illegal and unethical for you to be voting to approve your own request. The ends do not justify the means, and I hope you know that to go ahead and push your interests in this way will not be a good strategy in the long run.

Again, I respectfully request that you act in accordance with law, policy, and ethical considerations, and recuse yourselves from the vote on the BCHA and BVSD properties iin Gunbarrel.

Sincerely,

Anne Pienciak

From: [Susan Bailhache](#)
To: [Gardner, Deb](#)
Subject: Request for Recusal
Date: Monday, September 26, 2016 9:39:18 PM

Dear Commissioner Gardner -

I'm writing to ask you to recuse yourself from voting on the Twin Lakes land use changes at Tuesday's meeting. The fact that the County Commissioners are also the Board of Directors for the Developer would create a conflict of interest, were you to vote.

Thank you for your attention to this matter,

Susan Bailhache
6848 Bugle Court, Boulder

From: [Julie Keahey](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Owl Preserve
Date: Monday, September 26, 2016 9:54:33 PM

Perhaps you can find a way to vote to preserve the 20 acres where owls breed and hunt. It's a small area, which probably would enhance the lives of the people living in the new community.

Perhaps the owls will move somewhere else to nest. I think they might be more flexible than other birds of prey.

However, it's a small area, and since it adjoins the open space, it should be supported.

Julie

Julie Keahey

(not really a Boulder resident - but an owl lover)

2437 S. County Rd 21
Loveland, Co 80537

From: mc_hundley@comcast.net
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); suzane; council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: Save the Twin Lakes Owl Open Sapce
Date: Monday, September 26, 2016 10:04:39 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes (and so does my family). We have been going there for 10 years and every year with my daughter. Will you please vote to protect the Owls on Tuesday, September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have and will continue to value.

Thank you Honorable Commissioners and supporters,

Melissa Wolak

From: [Elizabeth Koether](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Monday, September 26, 2016 10:39:10 PM

September 26, 2016

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

Re: Request for Recusal on Twin Lakes Voting

Dear Boulder County Commissioners,

We are writing this letter to request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

The Boulder County Personnel & Policy Manual obliges Cindy Domenico, Elise Jones, and Deb Gardner to recuse themselves because they currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

Section I, Number I.6(B)8 of the Policy Manual sets forth the eligibility of individuals to serve as members of Boards and Commissions.

That section unequivocally states: “Persons may only serve on one (1) Board or Commission at a time.” Indeed, this policy exists “to avoid possible conflict of interest situations which could occur as a result of county employees or Elected Officials (as defined above) serving as voting members on Boards and Commissions.” Here, the County is violating its own policies. Cindy Domenico, Elise Jones, and Deb Gardner all serve on both the BOCC and BCHA in violation of Section I, Number I.6(B)8 of the Boulder County Personnel Manual.

Although under some circumstances Colorado statutes may permit members to hold dual offices, incompatible fiduciary duties make it imperative for members such as yourselves to avoid situations where conflicts of interest may arise and for you to recuse yourself from voting where you are or may appear to be biased or impartial. Moreover, your dual membership on boards—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

In other words, under the circumstances, your membership on both boards fails the “sniff test” regarding members’ bias or impartiality: it smells fishy for you to vote on the Twin Lakes land-use change requests while serving on both the BOCC and the BCHA. You are voting on land-use change requests for land you in effect control and for another property BCHA hopes to develop and manage.

The proposed mixed density and medium density amendments would directly affect the use and monetary value of BCHA’s property. This is a clear conflict of interest—and the very situation Section I, Number I.6(B)8, of the Policy Manual aims to avoid. The BOCC cannot impartially vote on legislative amendments that they themselves put forward while acting as

the Board of the BCHA.

Furthermore, we have raised concerns about this conflict of interest in the past. You have claimed you can remain objective while serving competing interests in these two roles. All evidence, however, suggests the contrary and further demonstrates your inability to remain objective or even acknowledge the existence of a conflict of interest. Many of your actions have revealed an arbitrary and capricious nature in decisionmaking and disregard for your own procedures pertaining to land-use change requests. The following non-exhaustive list of examples is illustrative of this conduct and includes:

- The BOCC violating Boulder County’s Policy II.9 Conflict of Interest,¹ when it failed to disclose a conflict of interest whereby elected officials (the commissioners) were exercising a substantial discretionary function with county contracts and purchases (i.e., sale of 6655 Twin Lakes Road, \$50,000 architect contract) while at the same time controlling BCHA’s participation in the transaction.
- The BOCC transferring the Twin Lakes parcels from Boulder County to BCHA in a business meeting without public comment on October 1, 2015. Open records show that prior to the transfer, the County deliberately disregarded Twin Lakes Action Group’s (TLAG) request for an open-space acquisition review for the land.
- The County deliberately restricting constituent access to decision makers. At the September 21, 2016, planning commission deliberation, we discovered that several planning commission members never received the studies, analyses, and letters that our constituent group, TLAG, sent to them. This was because the county refused to send TLAG’s emails to the Planning Commission as the legislative process demands. Instead, the county buried the information more than 300 pages into an online public-comment pdf file. The county further obstructed TLAG’s ability to inform the Planning Commission of this critical information by subsequently refusing to even inform the Planning Commission that new information had been added to that pdf file.
- The Boulder County Attorney’s Office advising planning commission members against meeting individually with TLAG members about the Twin Lakes legislation. At the same time, BCHA and staff had unfettered, direct access to these decision makers.

¹ “An employee or Elected Official exercising any substantial discretionary function in connection with a county contract, purchase, payment, or any other financial or monetary transaction who is a director, president, general manager or similar executive officer or who owns or controls, directly or indirectly, a substantial interest in any business or entity participating in the transaction, shall give seventy-two (72) hours written advance notice of the conflict to the BOCC. Failure to disclose a conflict of interest may be grounds for immediate termination, and the employee may be charged according to C.R.S. Section 18-8- 308 and Section 18-8-308 as amended.”

- The BOCC declining to conduct an ethics investigation into citizens’ concerns about BCHA lobbying activities and official misconduct. Instead, without ever meeting with the aggrieved constituents, the BOCC ignored these concerns, and, remarkably, then sent a county-wide email condoning BCHA’s actions. Thus, the Board of the BCHA is effectively policing itself while choosing to ignore constituents’ complaints as well as violations of Boulder County policies.

- The BOCC preemptively approving a \$50,000 contract for an architect for the Twin Lakes before even voting on the competing land-use change requests. Although you claimed the contract was just a preliminary feasibility study, the terms of the contract are clearly much broader and presumptuous in scope.

- The BOCC moving forward Request #36 for Open Space for further study at the screening hearing but refusing or failing to conduct any additional study of the request.

With these actions and others, you have demonstrated an entrenched bias, a clear breach of fiduciary duty to the citizens of Boulder County and violation of public trust. We demand that you remedy this by, at a minimum, recusing yourself from the Twin Lakes land-use change request voting tomorrow, September 27th, 2016.

Robert Wechsler, director of research for City Ethics, has said, “One person may not serve two masters. The duties of loyalty and fidelity to the public interest—the soul of public service—cannot survive in an atmosphere in which the holder of multiple offices must disregard the interests of one constituency in order to serve the interests of another.”

As it pertains to the Twin Lakes land, Wechsler’s quote has proven to be true and the democratic process has been abandoned. It is our sincere hope that we can resolve this issue now, without resorting to litigation, and begin to restore public trust in the Boulder legislative process by your voluntary recusal from the land-use change request voting.

Sincerely,

Dave Rechberger, Chairman, Twin Lakes Action Group

Elizabeth Koether, Concerned Citizen, Gunbarrel Resident

From: [Sandra Renna](#)
To: [Gardner, Deb](#)
Subject: Recuse!!
Date: Monday, September 26, 2016 10:49:55 PM

No wonder Boulder is being sold out to developers.
The conflict of interest is inexcusable!!!
Do the right thing
Recuse yourself !!
Sincerely,
Sandra Renna

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recusal
Date: Tuesday, September 27, 2016 12:04:05 AM

Dear Cindy, Deb, and Elise,

I am requesting that you all recuse yourselves from the vote tomorrow (September 27th) on the land use designation change requests on the Twin Lakes parcels. Since Boulder County Housing Authority (BCHA) is one of the requesters for a land use designation change on these properties, and you all are the Board of Directors for BCHA, then your voting on this matter is a conflict of interest. In addition, your past actions, including votes and statements concerning development of these fields proposed by BCHA, also show a bias on your parts towards development of these properties. The land use designation change request to Open Space for these three parcels, which 8 citizens as well as the Twin Lakes Action Group requested, has not received a fair, thorough, and genuine analysis. Instead, the Open Space request was buried and any documentation/facts/information supporting the Open Space request was also purposely diminished in the process. As a citizen, I demand a fair and honest public process. Your conflict of interest in this vote demands a recusal.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Recusal
Date: Tuesday, September 27, 2016 12:05:35 AM

Dear Cindy, Deb, and Elise,

I am requesting that you all recuse yourselves from the vote tomorrow (September 27th) on the land use designation change requests on the Twin Lakes parcels. Since Boulder County Housing Authority (BCHA) is one of the requesters for a land use designation change on these properties, and you all are the Board of Directors for BCHA, then your voting on this matter is a conflict of interest. In addition, your past actions, including votes and statements concerning development of these fields proposed by BCHA, also show a bias on your parts towards development of these properties. The land use designation change request to Open Space for these three parcels, which 8 citizens as well as the Twin Lakes Action Group requested, has not received a fair, thorough, and genuine analysis. Instead, the Open Space request was buried and any documentation/facts/information supporting the Open Space request was also purposely diminished in the process. As a citizen, I demand a fair and honest public process. Your conflict of interest in this vote demands a recusal.

Sincerely,

Donna George

From: [Boulder County BOCC](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#164]
Date: Tuesday, September 27, 2016 12:16:51 AM

Name * Juliet Gopinath

Email * julietgopinath@yahoo.com

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

Comments, Question or Feedback *

Dear Commissioners,

Is the Twin Lakes process a game to humiliate your constituents or a publicly fair process? From seeing the conduct of staff and your lawyer at the Boulder Planning Commission decision meeting last week, I'd say it is the former.

So, if you want to do the right thing in this process, you should recuse yourselves from voting on the Twin Lakes. There is a conflict of interest in your appointment as members of the Boulder County Housing Authority board and as County Commissioners. Your job is to represent your constituents objectively. So you have a choice. Either do the right thing, or continue to steamroll your constituents. I urge you to make the right and ethical choice and recuse yourself from the Twin Lakes decision.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: [Pamela Sichel](#)
To: [Gardner, Deb](#)
Subject: Owls.
Date: Tuesday, September 27, 2016 12:19:32 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016?
Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,
Sent from my iPad

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [#LandUsePlanner](#); [Giang, Steven](#)
Subject: Questions
Date: Tuesday, September 27, 2016 12:22:06 AM
Attachments: [Questions for CommissionersAug30.pdf](#)

Dear Elise, Deb, and Cindy,

Attached are a list of questions I submitted to all of you during the August 30, 2016 public hearing on the Boulder Valley Comprehensive Plan (BVCP) land use designation change requests. As of this time I have not received a reply to these questions. Please answer these questions during your discussions of the land use change requests at the BVCP meeting today at 3:30.

Sincerely,

Donna George

From: georgehouse@comcast.net
To: [Boulder County Board of Commissioners](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Cc: [#LandUsePlanner](#); [Giang, Steven](#)
Subject: Questions
Date: Tuesday, September 27, 2016 12:22:07 AM
Attachments: [Questions for CommissionersAug30.pdf](#)

Dear Elise, Deb, and Cindy,

Attached are a list of questions I submitted to all of you during the August 30, 2016 public hearing on the Boulder Valley Comprehensive Plan (BVCP) land use designation change requests. As of this time I have not received a reply to these questions. Please answer these questions during your discussions of the land use change requests at the BVCP meeting today at 3:30.

Sincerely,

Donna George

Questions for Commissioners

Other than a visit earlier this year (after many requests to do so), when have any of the three commissioners come out to talk with the citizens of Gunbarrel to listen to their concerns and needs for their community? Please list dates and what was discussed.

If you have not done this, how can you know what the best use of these parcels is for the Gunbarrel community? Where are Gunbarrel's representatives?

If the City annexes County-owned Open Space in order to annex the Twin Lakes properties and by doing so set a precedent, will the three commissioners put in writing that they will not allow annexation of future sites in Gunbarrel in order to obtain the Gunbarrel substation and further secure the municipalization of electric service in Boulder?

Please respond in writing to Donna George at georgehouse@comcast.net before the Planning Commission and Board of County Commissioners vote on the land use designation change requests for the Twin Lakes properties.

Thank you,

Donna George

From: [caroline](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Vote 9/27/16
Date: Tuesday, September 27, 2016 12:23:42 AM

Dear Ms. Gardner:

I am writing this letter to strongly request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests. Because you currently sit on both the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA), there is a clear conflict of interest that precludes fairness and objectivity on your part, in spite of whatever good intentions you may have. This issue has been repeatedly raised but disregarded, suggesting a deeply entrenched bias on the part of the commissioners. The result of the past actions and lack of transparency of the commissioners on the Twin Lakes issue is a pervasive lack of trust in your motives and willingness to validate the concerns of your constituents and act in our best interests. Please do the right thing and recuse yourself from voting on this issue on 9/27/16, which would also help restore some of the trust you have broken.

Sincerely,

Caroline Hogue
Twin Lakes

From: [Susan Fairweather](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Please save Great Horned Owls!
Date: Tuesday, September 27, 2016 5:05:17 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Susan Fairweather

From: [Lisa Nicole Kieffer](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Land Development
Date: Tuesday, September 27, 2016 6:37:54 AM

Hello Ms. Gardner:

I am contacting you today due to my deep concerns regarding the plans that your office have moved on to develop the open space in the Twin Lakes neighborhood.

Having lived here my whole life, and been an active member of our community I wish to inform you that the current plans for high density mixed development is not sustainable. It will be harmful to the existing infrastructure, it is guaranteed to have a severe negative impact on the surrounding wildlife, and goes against the very values you claim to hold.

While I understand your focus is on creating affordable housing and tackling the issue of homelessness, the costs of this project would be a very poor use of resources. The costs will be very high, and with the land already purchased with taxpayer money the budget for this type of project would be too low to do it properly. Furthermore the lack of effective transit to the Gunbarrel area would make it very difficult for those of low income status to be able to get into town for work. While developing this area may seem like a simple solution to a very complex problem, homelessness is not solved by simply creating more homes. It is solved through the returning of dignity through job training, mental health evaluation, and the creation of support networks. So this project is not creating a solution, but also creating a whole new set of problems.

Twin Lakes area is a very special neighborhood, and our desire to keep out high density homes, and more development goes beyond personal preference. The fields in question, as well as the trails directly behind them offer a sanctuary to a diverse array of wildlife. It is imperative that we maintain these habitats that are quickly diminishing. I'm not sure if you are aware of this, but in the trees in the surrounding area there are owl breeding nests. The development will destroy their hunting and breeding ground. Habitats are already under threat throughout the state of Colorado, and further destruction will result in their death.

On the Boulder County website Twin Lakes is described as "a haven for wetland wildlife, a hidden gem in the heart of Gunbarrel". However, if the you move forward with plans to annex the open space to be allowed to develop the plots in question, it will be dismissing the goals previously set forth by you to protect local open space. Furthermore, it will set an unsustainable legal precedent of open space annexation which will result in the further destruction of additional green space.

Another factor is the simple fact that the current infrastructure in the neighborhood is already pushed with recent development projects. With the new apartment complexes on Lookout Road and Gunpark Drive, we are seeing several things happening. The grocery store is not large enough to handle the demand at peak times, and the roads have as many new people on them that they are becoming less safe for cyclists and pedestrians. Additional development in Twin Lakes would only compound the problem as the public transit to Gunbarrel is so ineffective that one must drive to get places on time. Additional development would also reduce child safety as construction would disrupt school pick-up zones.

It would also create an undue financial burden on current residents who would see a decrease in home values over the next decade or more. With high density housing higher rates of resident turnover is frequently seen. The lack of stability further reduces the home values of the long-term residents. There is a risk on overcrowding in the schools, which will not only prevent people from moving to the area, but is counterproductive to creating a happy, healthy, and sustainable community.

I understand there are a lot of factors to consider, but I hope you and your colleagues consider the negative impact it will have on the ecosystem, the infrastructure, the economy, the law, and our children's education. This is a very important time for you as well, for without careful consideration, there is very real chance it will have a negative impact on our local governance with the election quickly approaching.

Therefore I urge you to vote against the proposed measured of land development of the Twin Lakes neighborhood.

Sincerely,
Lisa Kieffer
Twin Lakes Resident of 24 years

From: [Carmen Baran](#)
To: [Boulder County Board of Commissioners](#)
Subject: Today's vote
Date: Tuesday, September 27, 2016 6:41:34 AM

September 27, 2016

Commissioners Domenico, Jones and Gardner –

It remains unclear how you, in good conscience, can **objectively** serve the public interest in your dual roles on the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

These simultaneous positions appear to be questionable, controversial, biased and manipulative.

We respectfully request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

Regards,

Carmen Baran & Thomas Klinker

6190 Old Brompton Rd

Boulder, CO 80301

From: [Carmen Baran](#)
To: [Gardner, Deb](#)
Subject: Today's vote
Date: Tuesday, September 27, 2016 6:41:56 AM

September 27, 2016

Commissioner Deb Gardner –

It remains unclear how you, in good conscience, can **objectively** serve the public interest in your dual roles on the Board of County Commissioners (BOCC) and the Boulder County Housing Authority (BCHA).

These simultaneous positions appear to be questionable, controversial, biased and manipulative.

We respectfully request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

Regards,

Carmen Baran & Thomas Klinker

6190 Old Brompton Rd

Boulder, CO 80301

From: [Douglas Kennedy](#)
To: [Gardner, Deb](#)
Subject: Recuse from Twin Lakes decision
Date: Tuesday, September 27, 2016 7:27:25 AM

Please recuse yourself during the vote on Twin Lakes this afternoon. Conflict of interest. Crony capitalism in Boulder...shame on you!!!!

Sent from my iPad

Sent from my iPad

From: [Theresa Bullock](#)
To: [Gardner, Deb](#)
Subject: Vote for owls!
Date: Tuesday, September 27, 2016 7:49:44 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Theresa Bullock

Sent from my iPhone

From: wanderinglovecat@gmail.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); joness@bouldercolorado.gov; council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: please make a difference
Date: Tuesday, September 27, 2016 7:50:21 AM

Hon Deb Gardner and Hon Cindy Domenico,

I very much value the Owls and their habitat at Twin Lakes, for so many reasons that are important to our community. Please vote to protect the Owls on Tuesday, September 27, 2016. Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, to your supporters on this message, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

I know that Ms Gardner can help find an alternative location for the development that will provide human services to residents, while understanding the importance of preserving species habitat, and respecting the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

laura fabian

"in wildness is the preservation of the earth." - Henry David Thoreau

From: [Andrew Thompson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#); Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; [Jones, Elise](#); jones@bouldercolorado.gov; info@boulderowlpreserve.org
Subject: Save the great horned owls
Date: Tuesday, September 27, 2016 8:08:24 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon commissioners Gardner and Domenico,

Andrew Thompson

From: [Sherry Hart](#)
To: [Gardner, Deb](#)
Subject: Recuse yourself!
Date: Tuesday, September 27, 2016 8:19:53 AM

Please recuse yourself from the Twin Lakes vote today due to your conflict of interest! Sherry Hart

Sent from my iPhone

From: [D & J Sutherland](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Twin Lakes - Marginal owl habitat at best
Date: Tuesday, September 27, 2016 8:25:23 AM

Hon Deb Gardner and Hon Cindy Domenico,

I am a conservationist who has loved Boulder's open space lands for the 20 years I have lived here. I'm a bird watcher and an owl lover too.

That being said, I am astonished at the arguments being made to preserve a marginal piece of land with very little real wildlife habitat value, in the name of a pair of great-horned owls. Boulder has a dire need for more affordable housing for humans, and many wild areas are of far greater biological value than this old pasture of non-native grasses. Great-horned owls are common generalists that are very comfortable living in close proximity to humans. They love the kinds of prey that frequent irrigated human landscapes.

Creating a much-needed housing area at Twin Lakes will probably not damage the owls' survival in any way, and may even improve the habitat from the owls' point of view. The same goes for the many other kinds of urban wildlife that occur in the area - foxes, squirrels, robins, blue jays, raccoons, crows, red-tailed hawks. The kinds of animals currently found at the Twin Lakes parcel thrive with people, as we plant lawns and shade trees, and put up bird feeders and nest boxes in our yards. We are not talking about a rare pristine stand of tall grass prairie, and there is very little to preserve here. But it would be an unnecessary diversion of open space funds from more deserving areas.

Will you please vote to create more human habitat at Twin Lakes on September 27, 2016? And save scarce open space funds to protect rare parcels of high biological diversity and far greater conservation value.

Sincerely, Dave Sutherland 1951 Edgewood Drive, Boulder 80304

PS - never in my life have I ever written a pro-development letter. I can't believe it.

From: createloveheal@gmail.com on behalf of [Susan MacLachlan Dimson](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; Jones, Elise; joness@bouldercolorado.gov; council@boul.gov; info@boulderowlpreserve.org; primavera.house@state.co.us; Neguse@cu.edu
Subject: Owls at Twin Lakes
Date: Tuesday, September 27, 2016 8:29:15 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Susan MacLachlan

--

Susan Dimson
Culture Club LLC
Doctor D's Delicious Water Kefir
www.DoctorDsLive.com

From: [Ruhee B](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Great Horned Owls
Date: Tuesday, September 27, 2016 8:55:56 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Thank you Hon Commissioners and supporters,

Yours Sincerely,
Mrs R. Baltz,
Surrey,
U.K

Sent from [Outlook](#)

From: [Peter Hurst](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Lauren Casalino](#); [Frank Berliner](#)
Subject: Please don't vote to increase density on Twin Lakes Road
Date: Tuesday, September 27, 2016 9:05:58 AM

Dear Commissioners -

I'm sure that it's difficult to weigh the needs for reasonably priced housing for those in Boulder County who are not wealthy against the desires of those of us who own homes on or near Twin Lakes. I'm sure we sound very NIMBY. I get that but on the other hand I'm very fond of those owls. It wasn't until I was almost 70 yrs old that I got to see not just a Great Horned Owl in passing but be able to hang out and watch/photograph them for several months of nesting, hatching, feeding and raising their owlets. And then to get to see the grown owlets on the branches, testing out their balance and their wings. Finally there was the awesome moment of seeing the parents hooting to each other on separate branches at dusk...unspeakably beautiful and inspiring. That all happens at Twin Lakes right next to where you want to allow bull dozers (beep, beep, beep) and then the whole building hullabaloo and then high density apartments. Bye bye birdies. They will surely leave. I'm surprised that they've put up with all of us staring at them for this long.

I ask you..is that progress? Cant you find a less sensitive place to put high density housing?
This makes me very sad.

Peter Hurst

From: [Laura Thacker](#)
To: Jesse@jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com;
dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us;
JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#);
aj@jensenpublicaffairs.com; [Jones, Elise](#)
Subject: Owls at Twin Lakes
Date: Tuesday, September 27, 2016 9:26:51 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Laura Thacker, Boulder Resident

From: [Eydie Cady](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: Owl Preserve
Date: Tuesday, September 27, 2016 9:36:23 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Eydie Cady

From: [Nicholette Ronga](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Subject: The Twin Lakes Owl Sanctuary is going DOWN in exchange for 280 Apartments
Date: Tuesday, September 27, 2016 9:47:02 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

--

Nicholette Ronga
2610 Lloyd Cir
Boulder CO
80304

From: [Beverly Baima](#)
To: [Boulder County Board of Commissioners](#)
Subject: twin lakes vote today
Date: Tuesday, September 27, 2016 10:02:49 AM

Hello to my County Commissioners,

I wish to ask you to do the honorable thing and decline to vote on the Twin Lakes development today. It is a unfortunate conflict of interest that you are also the Board Of Directors for the developer.

Please postpone this vote.

Thank you
Beverly Baima

From: [Michelle Ross](#)
To: [Gardner, Deb](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Tuesday, September 27, 2016 10:03:15 AM

Dear Commissioner Gardner,

I am writing to request that you recuse yourself from voting today, September 27th, 2016 on the BCVP and Twin Lakes land-use change requests as you have conflicts of interest sitting on both the Board of County Commissioners and The Boulder County Housing Authority. You cannot be unbiased or impartial whilst serving on one board seeking a legislative amendment and another board function as a body of review meant to protect the public interest. If you move forward to vote, you will be directly violating and undermining the county policies and public trust in which you serve.

Commissioner Gardner, stand against corruption. Stand for democracy. Make the responsible, just decision to recuse yourselves from voting in this matter.

Sincerely,

Michelle Ross

Boulder Native

Twin Lakes Resident

4462 Driftwood Pl.

From: [Shaundell Ross](#)
To: [Boulder County Board of Commissioners](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Tuesday, September 27, 2016 10:09:31 AM

Dear Boulder County Commissioners,

I am writing to request that Deb Gardner, Elise Jones, and Cindy Domenico recuse themselves from voting today, September 27th, 2016 on the BCVP and Twin Lakes land-use change requests as they have conflicts of interest sitting on both the Board of County Commissioners and The Boulder County Housing Authority. They cannot be unbiased or impartial whilst serving on one board seeking a legislative amendment and another board function as a body of review meant to protect the public interest. If they move forward to vote, the Boulder County Commissioners will be directly violating and undermining the county policies and public trust in which they serve.

Commissioner Gardner, Commissioner Jones, Commissioner Domenico, stand against corruption and make the responsible, just, democratic decision to recuse yourselves from voting in this matter.

Sincerely,

Shaundell Ross

Boulder Native

Twin Lakes Resident

4462 Driftwood Pl.

From: [Shaundell Ross](#)
To: [Gardner, Deb](#)
Subject: Request for Recusal on Twin Lakes Voting
Date: Tuesday, September 27, 2016 10:11:42 AM

Dear Commissioner Gardner,

I am writing to request that you recuse yourself from voting today, September 27th, 2016 on the BCVP and Twin Lakes land-use change requests as you have conflicts of interest sitting on both the Board of County Commissioners and The Boulder County Housing Authority. You cannot be unbiased or impartial whilst serving on one board seeking a legislative amendment and another board function as a body of review meant to protect the public interest. If you move forward to vote, you will be directly violating and undermining the county policies and public trust in which you serve.

Commissioner Gardner, stand against corruption. Stand for democracy. Make the responsible, just decision to recuse yourself from voting in this matter.

Sincerely,

Shaundell Ross

Boulder Native

Twin Lakes Resident

4462 Driftwood Pl.

From: dgegich@aol.com
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; [Garnett, Stanley](#); aj@jensenpublicaffairs.com; Jones, Elise; council@bouldercolorado.gov; info@BoulderOwlPreserve.org
Subject: The Great Horned Owls
Date: Tuesday, September 27, 2016 10:17:52 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,
I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.
PLEASE vote for the Twin Lakes Owl Open Space and please DO NOT bulldoze Colorado's most important Owl habitat.

We can find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Honorable Commissioners and supporters,

Darleen Gegich

From: [Karen Nelson](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#)
Subject: Owls vs Development
Date: Tuesday, September 27, 2016 10:20:53 AM

Hello!

Even though it appears we have a lot of open space in our area here, it just appears that we see it being usurped for yet more building. We are used to having the wildness and natural, undisturbed patch of land wherever we are, and to see it disappear so often, so much, so big in sacrifice, becomes more and more depressing. The owls, over time, will find other places to go - and might, in a couple of years - then perhaps you could revisit the development idea - but right now you will be pitting the owl/nature lovers against development, creating a rift and animosity. This is not a good time to bring up developing that patch of land! And in my book, never is better for 'development' - because we aren't caring for what we already have.

Thank you,
Karen Nelson

Karen L. Nelson, Lafayette CO
BOTANICAL ARTS Greeting Cards
<http://fineartamerica.com/profiles/karen-nelson.html>

From: [MELODY SNOWDON](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Boulder Owls
Date: Tuesday, September 27, 2016 10:31:09 AM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and Supporters,

Melody B. Snowdon

From: [Thomas Veblen](#)
To: [Boulder County Board of Commissioners](#)
Subject: recuse yourselves from voting on today's vote on Twin Lakes land use changes
Date: Tuesday, September 27, 2016 10:39:12 AM

Dear Boulder County Commissioners,

I request that you recuse yourself from voting on September 27th, 2016, regarding the Boulder Valley Comprehensive Plan (BVCP) and Twin Lakes land-use change requests.

Your dual membership on the BOCC and BCHA—with one board seeking a legislative amendment and the other board functioning as one of four bodies of review meant to protect the public interest—undermines public trust in the legislative process, specifically regarding the BVCP and Twin Lakes land use.

Sincerely,

Thomas T. Veblen

Gunbarrel Resident

From: [Peter Lopitz](#)
To: [Boulder County Board of Commissioners](#)
Subject: Conflict of interest on Twin Lakes
Date: Tuesday, September 27, 2016 10:51:15 AM

Commissioners,

Seems to me like a conflict of interest on Twin Lakes that you are on the board of the groups wanting to force the development of Twin Lakes.

FWIW, that property should become open space in my opinion. That would serve the local community best.

Peter

From: [Nora Swan-Foster](#)
To: [Gardner, Deb](#)
Subject: recuse
Date: Tuesday, September 27, 2016 10:57:59 AM

Dear Deb Gardner:

My husband and I are very disturbed by the unfolding events and votes around the Twin Lakes issue. Our neighborhood is greatly impacted by your decisions.

If you are indeed on the board of the developers, this is outrageous and very disturbing use of power.

Please do the right thing and recuse yourself.

Nora Swan-Foster
Stephen Foster

NORA SWAN-FOSTER, MA, ATR-BC, LPC, NCPsyA
303-548-5513

From: [Nora Swan-Foster](#)
To: [Boulder County Board of Commissioners](#)
Subject: Recuse TwinLakes
Date: Tuesday, September 27, 2016 11:01:26 AM

Dear commissioners:

My husband and I are very disturbed by the unfolding events and votes around the Twin Lakes issue. Our neighborhood is greatly impacted by your decisions. The recent vote taken after someone left the meeting was inappropriate and should have been delayed.

Now, if any of you are indeed on the board of the developers, this is outrageous and very disturbing use of power!

Please do the right thing and recuse yourself with this conflict of interest!

Nora Swan-Foster
Stephen Foster

NORA SWAN-FOSTER, MA, ATR-BC, LPC, NCPsyA
[303-548-5513](#)

From: [Reina Snyder](#)
To: [Boulder County Board of Commissioners](#)
Subject: Unbelievable
Date: Tuesday, September 27, 2016 11:28:55 AM

Domenico, gardener and Jones should not be allowed to vote on the proposed twin lakes development project as they work for the developer. It galls me that this didn't come out sooner and that these three haven't already recused themselves. Really? No integrity here--even a little. Boulder prides itself on being above this sort of dirty politics--so obviously untrue.

Appalled, Reina Snyder

Sent from my iPhone

From: [Megan Carr](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [dwbcprep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: YES to Twin Lakes Owl Open Space
Date: Tuesday, September 27, 2016 11:43:34 AM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

I'm writing you to ask for your support in today's vote to protect Colorado's most important owl habitat.

I ask you to vote "Yes" to creating the Twin Lakes Owl Open Space.

Alternative locations for development are available that will provide better human services to residents while respecting the open space and wildlife that make Boulder County a desirable place to live.

Thank you Honorable Commissioners and supporters,

Megan Carr

Niwot, CO 80503

From: [Susan Theiss](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: info@BoulderOwlPreserve.org
Subject: What will your legacy be?
Date: Tuesday, September 27, 2016 12:03:06 PM

Hello,

Please maintain Boulder County's strong history of protecting wild life by voting to protect the owl's hunting meadow adjacent to Twin Lakes. There are other, more suitable options for the development that has been proposed while there are no other options for the owls. Please think long term and vote to protect them and the tourism that they bring.

Susan Theiss

From: [Deroulou Hugo](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: The Great Horned Owls
Date: Tuesday, September 27, 2016 12:37:20 PM
Importance: High

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Deroulou Hugo

From: [Tara Dubarr](#)
To: [Gardner, Deb](#)
Cc: [Domenico, Cindy](#)
Subject: Proposed Twin Lakes Owl Open Space
Date: Tuesday, September 27, 2016 12:39:49 PM

Dear Honorable Deb Gardner and Honorable Cindy Domenico,

Please vote to protect the Owls on Tuesday September 27, 2016 and to creating the Twin Lakes Owl Open Space.

I attended several meetings at the courthouse which discussed this issue on the roster. There seem to be many questions as to whether this land is a wise choice for building a high density apartment complex.

First are the environmental issues of hydrology, flooding, animal corridors and hunting and planned overuse.

Then there are the issues of availability of services as well as planned density. This building will significantly change neighborhood density.

Furthermore, I was surprised to learn that this building is not for general use by the city/county for the Affordable Housing Program. There was no good reason for the city department that is trying to spearhead this project not to have been forthcoming about the intended occupants of this building. Because they did not, vulnerable people with disabilities, low income, etc were paraded in front of the meeting unnecessarily. The department should have come clean from the beginning that this building is intended to be used for teachers. It is land bought by the School District.

Lastly, that the land was bought for a cheap price by the School Board because it was not zoned for high density housing, so then they assumed they could get the City of Boulder to get involved and fix it so that the land would become usable. This seems to be a pattern being used by our school systems. This is rather backhanded and should not be encouraged as such.

For all these reasons I ask you to vote for the land use to be an Owl Open Space and to find a more suitable location to build housing for the teachers involved.

Thank you Honorable Commissioners and supporters,

Tara Dubarr

3439 Cripple Creek Square
Boulder

From: [Dennis Dickson](#)
To: [Gardner, Deb](#)
Subject: request to recuse
Date: Tuesday, September 27, 2016 2:11:40 PM

Dear Ms. Gardner,

We hereby request that you recuse yourself from any vote on the BVCP and Twin Lakes land use change requests. Such action would represent a conflict of interest since you currently sit on both the Board of County Commissioners and the Board of Directors of the Boulder County Housing Authority. This appears to violate Section I, Number I.6(B)8 of the County's policy manual, which states that "Persons may only serve on one (1) board at a time." Even if it is not strictly illegal, the appearance of simultaneously serving on two boards, which both recommend, approve and implement the same actions, undermines public trust in Boulder County government.

Sincerely yours,

Kelley & Dennis Dickson
4715 Tally Ho Ct.
Boulder, Co 80301

From: [Gwynneth Aten](#)
To: [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)
Subject: Twin Lakes
Date: Tuesday, September 27, 2016 2:29:26 PM

I request that you recuse yourself from votes involving the BCHA as you are strongly vested and have a conflict of interest in the matter. Further I find the BCHA & BVSD have acted in bad faith as there has been NO effort to compromise on density, giving mere lip-service to your constituency.

-Gwynneth Aten, 4870 Twin Lakes Rd, #2, boulder 80301

From: [Artyom Sklyarov](#)
To: [Gardner, Deb](#); [Domenico, Cindy](#)
Cc: [Jesse@Jensenpublicaffairs.com](#); [info@ollinfarms.com](#); [csisk@hurth.com](#); [jlharkins@gmail.com](#); [tchahmi@hotmail.com](#); [dwbcrep@bocodems.org](#); [chair@bocodems.org](#); [becca@bocodems.org](#); [dianne.primavera.house@state.co.us](#); [JosieHeath@aol.com](#); [annep@indra.com](#); [Joe.Neguse@cu.edu](#); [jared.polis@mail.house.gov](#); [Garnett, Stanley](#); [aj@jensenpublicaffairs.com](#); [Jones, Elise](#); [joness@bouldercolorado.gov](#); [council@bouldercolorado.gov](#); [info@BoulderOwlPreserve.org](#)
Subject: Twin Lakes Owls
Date: Tuesday, September 27, 2016 2:38:34 PM

Hon Deb Gardner and Hon Cindy Domenico,

I really value the Owls at Twin Lakes. Will you please vote to protect the Owls on Tuesday September 27, 2016? Please vote Yes to creating the Twin Lakes Owl Open Space.

Also, if you receive this email you may have contributed money or support to Commissioner Deb Gardner's election campaign. As a key person of influence, will you also take a minute to ask Ms Gardner to vote for the Twin Lakes Owl Open Space and to please NOT bulldoze Colorado's most important Owl habitat?

Ms Gardner is better than that. She can help find an alternative location for the development that will provide better human services to residents and respect the love of open space and wildlife that Boulder County voters have.

Thank you Hon Commissioners and supporters,

Artyom Sklyarov

From: [Kristen Aldretti](#)
To: [Gardner, Deb](#)
Subject: Twin Lakes Development
Date: Tuesday, September 27, 2016 2:39:24 PM

Dear Deb,

It is with a heavy heart that I write to you. As someone who was raised to believe in the principles of democracy – clearly one of the greatest tenets of our country – I must admit that what I have seen over the past year in Boulder has left me quite frankly skeptical that the democratic process operates in our city and county. I have witnessed the total lack of concern by you and our other county commissioners for representing all constituencies that you have been elected to represent. Instead, there is some sort of deep agenda and collusion that you have become a part of – with other local government agencies. Who would have thought this would happen in Boulder, which tries to present itself as a bastion of progressive and inclusive principles?! From nepotism between governing bodies, conflicts of interest between those voting and those gaining, and frankly no apparent concern or connection with all stakeholders, I am left with zero confidence in our elected officials. What a shock to me, as someone who has prided herself in voting in every single election for the past 40 years – and who has fully supported every possible progressive initiative presented over the past 18 years in which I have lived in Boulder County.

No more. I have lost my faith that any form of objectivity or checks and balances exist in Boulder County government.

One can hope that today's vote will signify some semblance that we actually have elected official who have listened to the concerns of constituents who have tirelessly tried to convey their concerns regarding the Twin Lakes development. Nothing would give me more pleasure than to eat crow on anything I say in this message – or think about the democratic process within Boulder County. Although typically an eternal optimist, I must admit that I don't see any sign that we've been heard. We will be heard when election time rolls around though – whether our voice is enough to make a change this year – or in following ones. After all, we will continue to be devoted to see a democratic process at work – whether by representation or voting.

I will unfortunately not be able to attend this afternoon's session but wanted to share my concerns with you.

Kristen Aldretti

6824 Idylwild Court
Boulder, CO 80301

From: [Gardner, Deb](#)
To: [Giang, Steven](#)
Subject: FW: Twin Lakes
Date: Tuesday, September 27, 2016 3:18:28 PM

From: A.J. [mailto:ajmail2011@gmail.com]
Sent: Monday, September 26, 2016 9:32 AM
To: Gardner, Deb; Domenico, Cindy; Jones, Elise
Cc: Jesse@Jensenpublicaffairs.com; info@ollinfarms.com; csisk@hurth.com; jlharkins@gmail.com; tchahmi@hotmail.com; dwbcrep@bocodems.org; chair@bocodems.org; becca@bocodems.org; dianne.primavera.house@state.co.us; JosieHeath@aol.com; annep@indra.com; Joe.Neguse@cu.edu; jared.polis@mail.house.gov; Garnett, Stanley; aj@jensenpublicaffairs.com; joness@bouldercolorado.gov; council@bouldercolorado.gov
Subject: Twin Lakes

Hello Commissioners,

I'm writing in support of permanently protecting the land that is currently being used as Open Space at Twin Lakes.

I hope you have been as moved as I have been, by the efforts of the residents and neighbors of Boulder County. The meetings I have attended, I have only seen support for proposal 35 from staff and those affiliated directly; where the people of the county unequivocally favor 36 - keeping that area as open space (or at least, sticking with the current Comprehensive Plan of Low Density, to not change the character of the neighborhood.)

I also personally don't feel this is the correct location for services for low income housing. To be clear, I'm very much in support of low income housing, but studies have shown it's better to be close to necessary services and mixed in with other types of development, rather than to have an isolated large concentration. Let's set it up to be successful from the start.

I ask that you please vote against 35, and FOR 36; respecting the love of open space and wildlife that Boulder County voters have (and which has been the focus of the city and county previously...)

Thank you,
Adam Pastula
Heatherwood
Boulder, CO 80301

From: [TLAG News](#)
To: tips@cuiindependent.com; [denverpostnewsroom](#); [Boulder Weekly](#); joe.hight@gazette.com; [Colorado Daily Editor](#); newstips@9news.com; 7NEWS@thedenverchannel.com; [Susan Greene](#); [Matea Gold](#); btrollinger@summitdaily.com; [Council](#); [Aurelia Pollard](#); [Kyle Horan](#); [boulderplanningboard](#); [Matt Sebastian](#); [Amy Bounds](#); newstips@cbs4denver.com; [Fox31TipsDesk](#); tips@kwgn.com; Tips@coloradoindependent.com; [John Fryar](#); smithj@dailycamera.com
Subject: TWIN LAKES COMMENTS ON TUESDAY'S VOTE
Date: Tuesday, September 27, 2016 11:19:59 PM

FOR IMMEDIATE RELEASE

COUNTY COMMISSIONERS FAIL TO RECUSE THEMSELVES
TLAG Says Commissioners Violated County Policies and Common Sense

27 September 2016 | BOULDER, CO – TLAG Statement on Twin Lakes
Parcels, Recusal, and Comp Plan

The Boulder County Commissioners voted on Tuesday afternoon to advance the proposed land use changes adversely affecting Twin Lakes and Gunbarrel. The unanimous vote from Commissioners Jones, Gardner and Dominico was just the latest step in the County's attempt to develop affordable housing at Twin Lakes in spite of widespread opposition.

"We note that the three County Commissioners are the only three board members of the Boulder County Housing Authority," said Twin Lakes Action Group Chairman David Rechberger. "They authorized purchase of the Twin Lakes parcel for development by the Housing Authority. That's uncontested. They have supported land use changes, annexation, re-zoning, and development since day one, said Rechberger.

He added "that means they shouldn't vote on the land use changes... but they did. They could have easily avoided this situation by following the core values of the Comprehensive Plan. All along, they represented this as a four-party process. It is hard to have a fair process when the applicant is also one of the four parties" Rechberger said.

"The County told the previous owner of the Twin Lakes land that no (private) developer would ever obtain approval of change requests to allow development. Apparently, what they really meant is that they wouldn't allow any developer... except for themselves. That is called self-dealing and it is wrong. All Boulder county residents deserve better from their elected officials," Rechberger said.

Rechberger continued, "this isn't a grey area. The public and citizens submitting change requests are entitled to objective hearings by all four boards. It's entirely straightforward. If all three members of one board have a conflict, that doesn't make it alright to vote. The commissioners should have followed standard recusal practice as it has always applied in Boulder County and across Colorado" he said.

TLAG had previously asked the Commissioners to do the right thing and recuse themselves because of the obvious conflict.

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ABOUT TLAG

The Twin Lakes Action Group is a 501(c)(3) not-for-profit citizen organization that represents more than 1,600 members from 20-plus Boulder neighborhoods. Information about TLAG can be found online at www.TLAG.org

CONTACT

Dave Rechberger, Chairman, TLAG
(303) 818-4070
dave@dmrgroupllc.com

From: [Juliet Gopinath](#)
To: [Council; boulderplanningboard](#)
Subject: copy of comments to commissioners earlier today
Date: Tuesday, September 27, 2016 11:32:36 PM

Dear City Council and City Planning Board,

I want you to have a copy of the comments sent to the county commissioners earlier today.

Best Regards,

Juliet Gopinath

Dear Commissioners,

Is the Twin Lakes process a game to humiliate your constituents or a publicly fair process? From seeing the conduct of staff and your lawyer at the Boulder Planning Commission decision meeting last week, I'd say it is the former.

So, if you want to do the right thing in this process, you should recuse yourselves from voting on the Twin Lakes. There is a conflict of interest in your appointment as members of the Boulder County Housing Authority board and as County Commissioners. Your job is to represent your constituents objectively. So you have a choice. Either do the right thing, or continue to steamroll your constituents. I urge you to make the right and ethical choice and recuse yourself from the Twin Lakes decision.

Best Regards,

Juliet Gopinath