

ATTACHMENT A: ADDITIONAL MATERIALS AND CORRESPONDENCES THROUGH JANUARY 18, 2016

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Part 4: Additional materials and correspondences regarding requests

(Correspondences sent after January 18th will be available online)

AREA II AND AREA III:
15 Requests

24)

2975 3rd St. –
*Minor Adjustment to
Service Area Boundary
(Area III to II)*

(No Emails)

25)

3261 3rd St. –
*Minor Adjustment to
Service Area Boundary
(Area III to II)*

(No Emails)

26)

**3000 N. 63rd St. &
6650 Valmont Rd.*
("Valmont Butte") #1 –
OS-O to PUB
*(*staff-initiated;
portion of property)***

Zacharias, Caitlin

From: Harding, Bryan [bharding@bouldercounty.org]
Sent: Thursday, January 22, 2015 1:52 PM
To: Castro, Joe
Subject: Valmont Butte extension request approved

Hi Joe,

I just wanted to let you know that at a business meeting this morning, the Board of County Commissioners approved the extension request through January 1, 2016 for the Valmont Butte project. Please keep us posted on the annexation proposal, and please let me know if/when you would like to sit down with our staff to discuss the topic in more detail. We should also plan a time this spring to inspect the revegetation so we can get that checked off the list.

Thanks!

Bryan

Bryan Harding, ASLA/APA

Senior Planner

Boulder County Land Use Department

Boulder County Flood Rebuilding and Permit Information Center

1301 Spruce Street

Boulder, CO 80513

303-441-1705

bharding@bouldercounty.org

www.bouldercountyflood.org

Stay informed! Sign up for email updates from the Boulder County Land Use Department:

<http://www.bouldercounty.org/gov/media/pages/listserv.aspx>



Department of Public Work/Facilities and Fleet
1720 13th Street
Boulder, CO 80306-0791

November 18, 2014

Mr. Bryan Harding
Boulder County Land Use Department
2045 13th Street
Boulder, CO 80306-0471


Re: Docket LU-11-0005, City of Boulder Valmont Butte Property Remediation Extension Request

Mr. Harding,

The City of Boulder requests an extension to Jan. 1, 2016 on the terms for the conditional approval of the Valmont Butte Property Remediation Limited Impact Special Use Review from Aug. 15, 2011. The city requests this extension for the purposes of pursuing annexation of the Valmont Butte property into the city limits.

Pursuant to City Council feedback provided at a recent study session, city staff will examine annexation of the Valmont Butte property with a redesignation of land use from “commercial/light industrial” to “public.” The city’s intent is to designate the mill buildings area as landmarks under the city’s historic preservation program, create a conservation area for the 12 acres of undisturbed historic areas and a small area identified during remediation adjacent to the cemetery, and to explore utilizing the remaining 25 acres for future, low-impact city use such as materials/equipment storage and renewable energy production, as well as continue the existing radio communications use.

Please let me know if you need any additional information to consider this request. If you have any questions, please contact me at 303-441-3163 or via email at castroj@bouldercolorado.gov.



Joe Castro, P.E. - CFPF
Facilities and Fleet Manager

cc: City of Boulder Attorney’s Office
City of Boulder Central Records

Zacharias, Caitlin

From: Meschuk, Chris
Sent: Friday, March 27, 2015 4:26 PM
To: Nancy Blackwood; 'J. Paul Heffron'
Cc: Bowden, Yvette; Assefa, Samuel; Ellis, Lesli
Subject: RE: Studio Arts at Valmont Butte-FOLLOW UP

Nancy, Paul,

Sorry for the slow reply, and the rushed conversation in the P&DS Center last week. I am copying in Yvette Bowden from the Parks & Recreation department for you to work with on the continued conversations regarding Studio Arts in Boulder. I am also cc'ing Sam Assefa and Lesli Ellis, whom you met with a few months back.

Specific to Valmont Butte, we do not believe it is a suitable location to consider at this time. From a larger comprehensive planning standpoint, Valmont Butte is outside the city's service area (growth boundary). While there is a process in the Boulder Valley Comprehensive Plan for service area expansion, based on the criteria and this specific location, we do not believe expansion of the growth boundary in this location is the best option.

In September of 2014 at a City Council study session, we presented an update regarding Valmont Butte, the remediation process and potential next steps identified for the property. At this time, the city is examining annexation of the Valmont Butte property with a re-designation of land use from "commercial/light industrial" to "public." Staff's intent is to continue the historic landmark designation of the mill buildings under the city's process, expand the open space to include the 12 acres of undisturbed historic areas, and keep the remaining 25 acres available for a future, low-impact city use such as material/equipment storage and renewable energy production, as well as the existing radio communications use. We do not intend to expand the service area for this property, and for it to remain in Area III – Rural Preservation. More information on the Valmont Butte property can be found here:

<https://bouldercolorado.gov/public-works/valmont-butte-project-documents>

I encourage you both to continue to work with Parks & Recreation to explore suitable locations in the City of Boulder.

Thanks, Chris

Chris Meschuk, AICP

Flood Recovery Coordinator - Community Services
City of Boulder, Colorado
1739 Broadway 3rd Floor | PO Box 791 | Boulder, CO 80306
ph: (303) 441-4293 | fax: (303) 441-4210
meschukc@bouldercolorado.gov | www.boulderfloodinfo.net

From: Nancy Blackwood [mailto:nanblackwood@msn.com]
Sent: Thursday, March 19, 2015 10:20 AM
To: Meschuk, Chris
Cc: 'J. Paul Heffron'
Subject: RE: Studio Arts at Valmont Butte-FOLLOW UP

Morning Chris,

I wanted to follow up to see how you are doing with the "long version" of your response to our request to meet. I have not heard a word from the Parks Department. I understand that you all are very busy, but we really need to hear back.

Thanks so much.

Very best,
Nancy

Nancy Adams Blackwood
BLACKWOOD & Company
Urban Design and Planning
303.440.0805 (W)
720.201.4746 (C)
nanblackwood@msn.com

From: Nancy Blackwood [<mailto:nanblackwood@msn.com>]
Sent: Monday, March 16, 2015 11:56 AM
To: 'Meschuk, Chris'
Cc: 'J. Paul Heffron'
Subject: RE: Studio Arts at Valmont Butte

Hello Chris,

It was good to run into you this morning in passing. So sorry we didn't have a chance to talk more than a minute. Could you please respond to this email just as soon as possible with the "long version" so we know what the situation is with the Valmont Butte site? You mentioned something about the Parks Department sending us an email with more information. Could you let me know who will be sending that email and when we could expect that feedback?

Thank you!

Very best,
Nancy

Nancy Adams Blackwood
BLACKWOOD & Company
Urban Design and Planning
303.440.0805 (W)
720.201.4746 (C)
nanblackwood@msn.com

From: Nancy Blackwood [<mailto:nanblackwood@msn.com>]
Sent: Thursday, March 12, 2015 11:10 AM
To: 'Meschuk, Chris'
Cc: 'J. Paul Heffron'
Subject: RE: Studio Arts at Valmont Butte
Importance: High

Hello Chris,

Checking In as I haven't heard back. (And the 2 dates/times I put out have passed.)

Could you please let me know when you can meet? At this point it will have to be **next week**. Paul Heffron is VERY anxious to move forward with efforts to determine the potential for Studio Arts to locate on Valmont Butte and we understand we need to start with you (unless there is someone else we should be talking to). Please advise if this is the case.

We can meet:

- Monday 18 March between 10-noon
- Tuesday 17 March between 1:30 and 4:00 pm.

Please get back to us before the end of the day today so Paul and I can plan our Monday and Tuesday.

Thanks so much.
Very best,
Nancy

Nancy Adams Blackwood
BLACKWOOD & Company
Urban Design and Planning
303.440.0805 (W)
720.201.4746 (C)
nanblackwood@msn.com

From: Nancy Blackwood [<mailto:nanblackwood@msn.com>]
Sent: Saturday, March 07, 2015 1:13 PM
To: 'Meschuk, Chris'
Subject: Studio Arts at Valmont Butte

Hi Chris,

I have been working with Paul Heffron for the past several years in pursuit of a site for the Studio Arts Campus in Boulder. We have explored numerous options, including the Butte. I understand you both talked a couple of days ago about the potential for the campus to locate up on Valmont Butte and you thought it was an idea worth pursuing, but that it would take some time as it would need to go through the Comp Plan Update process before anything could happen. Would you be able to carve out an hour to meet early next week to discuss this concept and outline a process/schedule for moving forward? I would like to get a better idea of the constraints the 2014 covenants pose to the site as well. A number of years ago – 10 to be exact - I generated the request (with RRC) for a Service Area Amendment for the Palmos property at 28th and Jay Road, so I am familiar with the process. This is, of course, a little more complicated as the City owns the property.

I could meet:

- Tuesday 10 March between 10 and noon or
- Wednesday 11 March between 1:30 pm and 4:00 pm

Would any of these dates/times work for you? Please let me know just as soon as possible.

Thank you so much!

Very best,
Nancy

Nancy Adams Blackwood
BLACKWOOD & Company
Urban Design and Planning
303.440.0805 (W)
720.201.4746 (C)
nanblackwood@msn.com

27)

**3000 N. 63rd St. &
6650 Valmont Rd.*
("Valmont Butte") #2 –
*Minor Adjustment to
Service Area Boundary
(Area III to II); land use
designation change
appropriate for arts
campus***

(No Emails)

28)

1468 Cherryvale Rd. –
VLR to LR

Zacharias, Caitlin

From: Judrenfroe@aol.com
Sent: Tuesday, October 20, 2015 6:46 PM
To: Zacharias, Caitlin
Subject: Re: Question re change requests for BVCP

Caitlin,

Thanks.

You probably don't need me to tell you that the neighborhood would be very much opposed if staff decides to even consider this request.

Judy Renfroe
303-443-8969

In a message dated 10/20/2015 2:57:12 P.M. Mountain Daylight Time, ZachariasC@bouldercolorado.gov writes:

Hi Judy,

Thank you for following up, and thanks for your patience. We received a high volume of requests and have been processing them. An online map should be up on our website later this week with information on the requests, and we are happy to send along submitted documents. I'm attaching the request I think you are referencing.

Also, we have some additional information on our website regarding the change process, including a link to FAQs:

<https://bouldercolorado.gov/planning/land-use-changes>

Please let me know if you have any further questions.

Best regards,
Caitlin

From: Judrenfroe@aol.com [<mailto:Judrenfroe@aol.com>]
Sent: Tuesday, October 20, 2015 1:17 PM
To: Zacharias, Caitlin
Subject: Re: Question re change requests for BVCP

Hi Caitlin,

I've been searching daily since Oct 16 and cannot find a link to a list of the requests. Would it be possible for you to send me the link? In particular I'm interested in anything in the farther east area of Boulder, around Cherryvale Road including the side streets such as Wonderview Court.

Judy Renfro

303-443-8969

In a message dated 10/8/2015 6:34:40 P.M. Mountain Daylight Time, ZachariasC@bouldercolorado.gov writes:

Hi Judy,

Thank you for your interest in the request process. We are still tabulating all requests received and will have those available online, both as downloadable PDFs of submitted documents and an overview map of all requests. This should all be up by the end of next week at www.bouldervalleycompplan.net.

Best regards,
Caitlin

Caitlin Zacharias

City of Boulder Planning, Housing + Sustainability

1739 Broadway, 4th Floor, Boulder, CO 80302

Email: zachariasc@bouldercolorado.gov

Phone: (303) 441-1886

From: Judrenfroe@aol.com [mailto:Judrenfroe@aol.com]
Sent: Wednesday, October 07, 2015 3:07 PM
To: Zacharias, Caitlin
Subject: Question re change requests for BVCP

Hi Caitlin,

I'm Judy Renfroe, the neighborhood contact person on the Cherryvale, Hoover Hill area on the east side of Boulder. I know that the deadline to submit requests for Comp Plan changes was about a week ago and would like to know if any land use changes have been requested for the Cherryvale area. If so, is there a way I can get a copy of the entire request at this time? I can come in to pick up a copy or you can email it to me. Whatever is easiest for you.

We know that we have a former neighbor who has suggested he wants to sell for development, now that he no longer lives here, and we have a developer who has bought four adjoining lots (outbidding people who would have been resident homeowners and neighbors) and now wants to "get some density out here." So we need to know if there is a new battle coming for which we must "gear up."

Thanks so much.

Judy Renfroe
303-443-8969

Zacharias, Caitlin

From: Judrenfroe@aol.com
Sent: Thursday, December 03, 2015 5:34 PM
To: Zacharias, Caitlin
Subject: Request to change Comp Plan designation for 1468 Cherryvale Road

Caitlin,

I wanted to make a few comments about this application to staff before staff makes its recommendation. I hope you will not support it. I have not yet sent out a notice to the larger neighborhood but have discussed it with a few people from up and down Cherryvale Road. No one supports this request. The results were 100% opposed.

Whether or not one more house, and only on this one property, would be less objectionable is irrelevant because there is no zoning category available in the City which would allow ONLY one more house, and the Comp Plan change requested includes zoning which would allow up to six houses per acre.

Developers will argue that it is a precedent for that from now on and fight for the higher 6 units per acre zoning designation. That in turn will drive the sale price for houses if they go on the market, and the tax assessment of those which are not for sale.

We are not at all comfortable with a former neighbor making the argument that he needs to sell to a builder so he can get a higher price if the buyer can build one more house. From the beginning Smadbeck has been marketing to developers, initially pricing the property at almost \$1.2 million and initially stating in the ad that it has development potential. The "buyer" may very well be a local speculator/builder (whom I will not name) who will then apply for annexation asking for as many as 6 units per acre, but certainly at least three which is the lowest zoning under the LD Comp Plan designation. We have one such builder and his partners buying a few lots in the area, outbidding potential homeowners, who intends to do just that, while allowing his properties to decline in appearance and use to the detriment of the rest of the neighborhood. This would be the "foot-in-the-door" for the next properties to apply.

The 1468 Cherryvale house is "cute" but it is still vastly over priced. It will sell once the price is realistic in spite of structural issues which have always existed and existed at the time of the Smadbeck purchase. Many people consider it a scrape-off due to its basic construction. However, the older part has lasted over 100 years and through two floods so it may be more stable than we realize.

In response to the claimed justifications stated in the application, I'd respond as follows.

1. Contrary to the implications in the application, this property is totally surrounded by VLD Comp Plan designation and RR-1 zoning. The former Oram property, at 1492 Cherryvale and directly north of the subject property, is owned by the BJC and most of it is not a part of the JCC development. It was recently annexed with RR-1 zoning. It was 2 acres, most of which remains undeveloped and provides a nice buffer for 1468 Cherryvale.

The actual more intense activities on the JCC property are well away from the property at 1468 Cherryvale. It is expected that the remainder of the 1492 Cherryvale lot will become a synagogue with more landscaping to buffer adjacent residential uses. (I would remind every one that the neighborhood choose the JCC to be developed now, with the buildings and intense uses on Arapahoe, over residential development of some unknown character at some unknown time in the future, and the JCC coming to fruition does not justify a request for a Comp Plan change.)

The new soon to be nicely landscaped traffic circle on Cherryvale slows traffic at this location so that traffic speed is not a problem for this house. (Traffic on Cherryvale could be used as an excuse to change the Comp Plan and upzone any property there, but that is obviously not what is wanted by Cherryvale residents.) The engineering of the lights on the roundabout is very good. They light the traffic lanes with very little illumination of the surrounding area. (This was a pleasant surprise after seeing the lighting at other roundabouts.)

2. As for a logical cut off -- even if the proposal did not created an island of LD density among VLD density -- the logical demarcation between the LD designation along Arapahoe and the rest of the area which is VLD remains what was established in the 1970's. It has nothing to do with streets or subdivision boundaries, any of which could be (and will be) used as an excuse to try to get greater density for greater profit when an owner needs to sell and a developer wants

to buy. Wonderview Court has no outlet serves 5 houses. It is little more than an extended driveway for those five houses.

The current designation respects the historic residential use as a semi-rural residential area which is an example of an area where local food may be raised, farmstands, chickens, bees, goats, cottage foods, and owner horsekeeping, are still possible, and the irrigation contributes to aquifer recharge, tree survival and greenways, both aesthetically pleasing, and helping lower CO2 levels, without the need for treated water.

All of the residential annexations in the neighborhood to date have been under RR-1 or RR-2 zoning, consistent with the VLD Comp Plan designation. The requested change would establish a precedent for checkerboard BVCP designations, spot zoning and piecemeal redevelopment of all of Cherryvale.

Sincerely,

Judy and Neal Renfroe
1460 Wonderview Court
judrenfroe@aol.com
303-443-8969

Zacharias, Caitlin

From: C Ekrem-Sprecher [cesprecher@gmail.com]
Sent: Friday, December 04, 2015 4:56 PM
To: Zacharias, Caitlin
Subject: Request to change Comp Plan designation for 1468 Cherryvale Rd.

Dear Caitlin Zacharias,

On Dec. 4, 2015, received an email from Judy and Neal Renfro regarding a request to change the Boulder Valley Comprehensive Plan for 1468 Cherryvale Rd. I also received a copy of an email Renfro sent to you.

I FULLY SUPPORT RENFROE'S REQUEST THAT STAFF NOT APPROVE THIS REQUEST..

If zoning change requests are approved, the snowball effect will destroy this rural residential community that has existed for decades. Already the growth has surrounded me with mega-mansions, cut-through traffic, noise and light pollution. We are losing the soul of our neighborhood (Cherryvale Rd, Gapter, Rd., Old Tale Rd. and surrounding homes in this area). Surely we'll would lose even more with zoning changes that push long time residents out of their homes.

Who benefits from such zoning changes? Who loses?

About me.....We built our home on Old Tale Rd. in 1964, raised our family, and I have resided here ever since. I have seen all the growth changes, good and bad, happen over those years. Renfro says it all very clearly and I support her position on this.

Sincerely,

Constance E. Sprecher-Ekrem
1221 Old Tale Rd.
Boulder, CO 80303
303.443.5240
cesprecher@gmail.com
Dec. 4, 2015

Zacharias, Caitlin

From: Ray Hedberg [RAH@The1310.net]
Sent: Saturday, December 05, 2015 1:56 PM
To: Zacharias, Caitlin
Subject: Proposed Zoning changes re Cherryvale Road

Caitlin Zacharias
City of Boulder Land Use Department

Caitlin,

I live on a one acre property on Old Tale Road in the Cherryvale Neighborhood. My lot is in unincorporated Boulder County - NOT in the city of Boulder. I would like to voice my objection to the proposed zoning change (or exception) for the property at 1468 Cherryvale Road.

First, any such change to the zoning or Comprehensive Plan has the potential to affect many properties in the Greater Cherryvale Neighborhood and input from the several hundreds of potentially affected residents should be solicited before any decisions are made. I believe the requested change is BAD; it would underwrite and encourage the destruction of the country-like environment which has existed for the 47 years that I have lived here.

Second, if this proposed change were to be allowed for the 1468 property, then MANY other acre and acre-plus lots would likely follow in requesting and building multiple homes per acre and probably high density apartment / condo development. This would be a major change to the character of our neighborhood.

Even I, or my non-city neighbors on Old Tale Road, might pursue building a second house on each 1 acre property. Please deny the requested zoning change.

Ray Hedberg
1310 Old Tale Road
Boulder, CO 80303
303-443-5473

--
=====

Zacharias, Caitlin

From: patdesposito@comcast.net
Sent: Monday, December 07, 2015 9:55 PM
To: Zacharias, Caitlin
Subject: Proposed cherryvale development.

Hi Caitlin;

I live at 1348 Cherryvale with my wife and 4 children and although not as versed as Judy Renfroe in everything development, I agree with her and oppose this request. Changing this designation would greatly impact the neighborhood - and subsequent feel - that attracted us to purchase our home back in 2006. Our family even experienced recent county rulings that gave us the impression our neighborhood/street would remain rural. Our home did not have any ground water issues back in September of 2013 but we did experience water in our second floor due to an old roof that could not keep up. When processing through our remodel we dealt with a site plan review and maximum square footage allowed. We even went before the board to ask for an additional 100 sq. feet, which we were denied...and we were staying in our home. It seems unfathomable now that the county would change it's designations allowing for additional homes on a 1 acre plot similar to ours after denying us 100 square feet. Additionally this application from someone who has no intention of remaining in our neighborhood seems like the mountain towns of Black Hawk/Central City all over again. Folks who were leaving making deals that changed the feel of those towns forever for folks who still lived there essentially giving them no choice but to accept the new town culture or move out...look at it now.

Please deny this request and keep Cherryvale...well... Cherryvale.

Thanks for your attention.
All the best
Pat

29)

2801 Jay Rd. #1 –

PUB to MXR

(No Emails)

30)

2801 Jay Rd. #2 –
Service Area Contraction
(Area II to III)

Zacharias, Caitlin

From: Paulina Hewett [aniluap2@aol.com]
Sent: Tuesday, October 06, 2015 2:16 PM
To: Zacharias, Caitlin
Cc: Ellis, Lesli; Walbert, Sloane
Subject: Re: 2801 Jay Rd

Thanks, Caitlin. We are new to the area having moved here 20 months ago and we were not familiar with the process. One of the board members, at the concept plan meeting held on October I, made us aware of this form and I emailed Sloane on Friday to inquire about it. I guess I missed the deadline.

However, Our neighbors were quite responsive as you have indicated. The unanimous opinion from the neighborhood is that we want the expansion at this corner to be a thoughtful one, and should be included with future planning for Area III. I think Boulder wants to ensure we do not make the same mistakes as other cities. Granting variances with no foresight creates obstacles for future development and leads to a mishmash of urban sprawl.

Please include me on your group email list for any public meetings pertaining to this matter.

Thank you for your quick response.
Sincerely,
Paulina Hewett

Sent from my iPad

> On Oct 6, 2015, at 1:59 PM, Zacharias, Caitlin <ZachariasC@bouldercolorado.gov> wrote:
>
> Hi Paulina,
>
> Thank you for your interest in the change request process. Our deadline for submissions was this past Friday and we are not able to accept additional requests at this point. However, we did receive several requests outlining the preference you indicate below to include 2801 Jay Road in Area III.
>
> These requests will be reviewed together and you are welcome to indicate support for them. There will be public hearings with the four governing bodies (city and county) in December 2015/January 2016. More information on those will be available soon on our website at:
> http://cp.mcafee.com/d/5fHCNEgdEicc8K9LLECXCTHie9I9CTHie9LFCQXIicI6zBd54SyyztxNd4QsK6Njr4Zzbqm1h2HpW7Njk-ItgHN6FASgGSuxYr1fh7kaYhGpdKeA4S4n7-L0bb5QPh0_RXBQQjhON0oVOXXz_khjmKCHtN_BgY-F6lK1FJ4SyrL0rXyb5Ph0ZtcTsSkUx1IZ3UCtffYIKIivIe1FLoifrRpc5rk_BPrX3MUS2_id42rRQjh016Bzh02Q3h0r_hsdCGtU0fX.
>
> Best,
> Caitlin
>
> Caitlin Zacharias
> City of Boulder Community Planning + Sustainability
> 1739 Broadway, 4th Floor, Boulder, CO 80302
> Email: zachariasc@bouldercolorado.gov
> Phone: (303) 441-1886
>
> -----Original Message-----

> From: Walbert, Sloane
> Sent: Tuesday, October 06, 2015 12:30 PM
> To: 'Paulina Hewett'
> Cc: Zacharias, Caitlin; Ellis, Lesli
> Subject: RE: 2801 Jay Rd
>
> Hi Paulina,
>
> Thank you for hanging in there for a long meeting. I have copied
> Caitlin Zacharias on this email in long range planning. Caitlin, could
> you please explain the process to request an area change as part of
> the BVCP update? Thank you,
>
> Sloane Walbert
> Planner I, Department of Community Planning and Sustainability City of
> Boulder
> 1739 Broadway, 3rd Floor
> P.O. Box 791
> Boulder, CO 80306-0791
> (303) 441-4231 Direct
> WalbertS@bouldercolorado.gov
>
>
> -----Original Message-----
> From: Paulina Hewett [<mailto:aniluap2@aol.com>]
> Sent: Friday, October 02, 2015 3:02 PM
> To: Walbert, Sloane
> Subject: 2801 Jay Rd
>
> Hi Sloane,
>
> First let me compliment you on doing a thorough job of preparing an objective assessment of
the site. As you can gauge from the comments, not one neighbor came out in support of the
project.
>
> One of the board members suggested we might look into petitioning that it be included in
the Reserve to the north. Where would we find this form ? If the applicant falls into the
county rather than city limits are they still eligible to apply ? Can the community apply as
a group?
>
> Thanks for your help with this.
>
> Best,
> Paulina
>
>
> Sent from my iPad

31)

7097 Jay Rd. –
*Minor Adjustment to
Service Area Boundary
(Area III to II); OS-O to LR*

(No Emails)

32)

**5399 Kewanee Dr. & 5697
South Boulder Rd.
("Hogan Pancost") –
*Service Area Contraction
(Area II to III)***

From: [Richard Lopez](#)
To: [External-Fogg-Pete](#)
Cc: [BVCpchanges](#); [Ellis, Lesli](#); [Zacharias, Caitlin](#)
Subject: Re: Neighborhood request to move Hogan Pancost to Area III
Date: Thursday, August 27, 2015 11:05:33 AM

What is the process to oppose this request? Their claims are unfounded and false.

Do I need to go to the Courts now?

On Thu, Aug 27, 2015 at 10:34 AM, Fogg, Peter <pfogg@bouldercounty.org> wrote:

Hi Rich:

Yes, they did (Jeff McWhirter, President SEBNA, August 23rd.) I've attached the submittal documents.

Regards,

Pete

From: Richard Lopez [mailto:lopez.law.office.co@gmail.com]
Sent: Thursday, August 27, 2015 9:48 AM
To: Fogg, Peter; BVCpchanges@bouldercolorado.gov
Subject: Neighborhood request to move Hogan Pancost to Area III

Caitlan and Pete, I know that there is interest by neighbors to move my clients' Hogan Pancost property from Area II to Area III. Have they submitted such a request as of today? If not, will you please contact me when, or if, they do?

We know they suggested changes, claiming that the property was subject to flooding. We have professional engineers studies that will dispute such claims. Thanks Rich Lopez

--

Lopez Law Office
4450 Arapahoe Ave #100
Boulder, CO 80303
[303 415 2585](tel:3034152585) phone
[303 415 0932](tel:3034150932) fax

lopezlawofficeco@gmail.com

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

From: Jeff McWhirter <jeff.mcwhirter@gmail.com>
To: "BVCPchanges@bouldercolorado.gov" <BVCPchanges@bouldercolorado.gov>
Cc:
Date: Sun, 23 Aug 2015 10:51:45 +0000
Subject: SEBNA BVCP Change Request for Hogan-Pancost Property

Hi,
Attached is the BVCP change request form and associated narrative for the Hogan-Pancost property. If there are any missing materials or further information required please contact me.

Thanks,
Jeff McWhirter
President, Southeast Boulder Neighborhoods Association (SEBNA)

--

Lopez Law Office
4450 Arapahoe Ave #100
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From: [Richard Lopez](#)
To: [BVCPchanges](#); [Zacharias, Caitlin](#); [Ellis, Lesli](#); [External-Fogg-Pete](#)
Subject: BVCP Review Process
Date: Tuesday, October 06, 2015 10:40:58 AM

Greetings, can you tell me how many requests were filed by the Oct 2 deadline? What are the next steps. On behalf of Boulder Creek Commons, we filed a rebuttal to the neighbor's request to move the Hogan Pancost land to Area III. The SEBNA neighbors refused to meet to verify their claims which I found troubling. Upon closer examination by our engineers we learned that the neighbors ignored or misrepresented their claims. We believe that the SENBA claims should be stricken. What are your next steps? Rich Lopez

--

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From: [Richard Lopez](#)
To: [Zacharias, Caitlin](#)
Subject: Re: BVCP Review Process
Date: Tuesday, November 03, 2015 7:32:39 AM

Has staff conducted their initial review of the SEBNA request and our rebuttals? More importantly, we believe the SEBNA claims should be stricken. I look forward to your reply. Rich Lopez

On Thu, Oct 8, 2015 at 9:05 AM, Zacharias, Caitlin <ZachariasC@bouldercolorado.gov> wrote:

Dear Mr. Lopez,

The city and county received 56 public requests. Several of them are for the same property (i.e., a proposal and alternative proposal), as is the case for Hogan Pancost.

If one parcel receives more than one request, all the requests will be initially screened by staff and carried forward to the four governing bodies (as applicable to parcels in Area I, II, and III) at the screening hearings in December and January. These bodies will determine whether specific requests for a parcel should be considered further in order for the requests to move forward in the review process through Spring 2016.

We received your request/rebuttal for Hogan Pancost and will carry that forward to the approval bodies for further consideration. The next hearing (a joint hearing of the Planning Board and City Council) is scheduled for Dec. 15, 2015 with follow up deliberation on Dec. 17 by Planning Board, and a date TBD in January for City Council.

All meetings will be posted on our [webpage](#) as dates are confirmed:

- | | |
|--------------------|---|
| December 15 | Planning Board/City Council joint hearing: discussion of all requests |
| December 17 | Planning Board will provide direction on which requests should be considered further |
| January (date TBD) | City Council will vote on which requests should be considered further |
| January 26 | Planning Commission and Boulder County Commission joint meeting: discussion of all Area II, III requests (Planning Commission will provide direction on which requests should be considered further at this meeting). |
| January (date TBD) | Boulder County Commission will provide direction on which requests should be considered further |

Kind regards,

Caitlin

Caitlin Zacharias

City of Boulder Planning, Housing + Sustainability

1739 Broadway, 4th Floor, Boulder, CO 80302

Email: zachariasc@bouldercolorado.gov

Phone: [\(303\) 441-1886](tel:3034411886)

From: Richard Lopez [mailto:lopez.law.office.co@gmail.com]
Sent: Tuesday, October 06, 2015 10:41 AM
To: BVCPchanges; Zacharias, Caitlin; Ellis, Lesli; External-Fogg-Pete
Subject: BVCP Review Process

Greetings, can you tell me how many requests were filed by the Oct 2 deadline? What are the next steps. On behalf of Boulder Creek Commons, we filed a rebuttal to the neighbor's request to move the Hogan Pancost land to Area III. The SEBNA neighbors refused to meet to verify their claims which I found troubling. Upon closer examination by our engineers we learned that the neighbors ignored or misrepresented their claims. We believe that the SENBA claims should be stricken. What are your next steps? Rich Lopez

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RICHARD V. LOPEZ
ATTORNEY AT LAW
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December 14, 2015

Caitlin Zacharias, Associate Planner
City of Boulder
1739 Broadway
Boulder, CO 80302

RE: Major Update of BVCP

Dear Caitlin:

I have reviewed the staff memo for the December 15, 2015 joint meeting of the City Council and Planning Board. My client, East Boulder Properties, was forced to respond to a request by the SEBNA to change the designation of the Hogan Pancost property from Area II to Area III. The SEBNA request failed to address the "*criteria for changes from Area II to Area III.*"

Instead, their request contains misstatements of fact and fabrications of so-called problems. When I asked Mr. McWhirter to meet and review these claims, his response was "*I don't think that would be appropriate or productive at this time. If there are any errors or inaccuracies in the request we'd be more than happy to correct them.*" Jeff McWhirter, September 23, 2015 email.

McWhirter and SEBNA have made numerous false claims about the ground water and flood concerns on Hogan Pancost property and in the area. Our Rebuttal and the supplementary reports prepared by The Sanitas Group and Alan Taylor Consulting detail each of the false SEBNA statements and provide the accurate information.

Our concern is that staff will allow the SEBNA request to move forward without first reviewing our Rebuttal. Assuming staff reviews both the SEBNA request and Rebuttal, we believe that the SEBNA request should end there. To forward false information to the four body decision making bodies will question the validity of the update process. We hope that you and staff will not recommend the SEBNA request for further analysis. If you have any questions, please feel free to contact me.

With regards,

Richard V. Lopez



RVL/mt

cc Tom Carr, Esq.
Hella Pannewig, Esq.
David Driskell

From: [Richard Lopez](#)
To: [Zacharias, Caitlin](#)
Cc: [Carr, Thomas](#); [Pannewig, Hella](#); [Driskell, David](#)
Subject: Re: SEBNA Request
Date: Wednesday, December 16, 2015 1:24:25 PM

Thank you Caitlin. The reason I'm bringing this to everyone's attention is that the SEBNA request failed to address the criteria and the justification or claims contained therein are false. This isn't a judgment call. It should be based on facts. Thanks. Rich

On Wed, Dec 16, 2015 at 1:21 PM, Zacharias, Caitlin <ZachariasC@bouldercolorado.gov> wrote:

Hi Rich,

Staff will have completed an initial screening review of the requests before the Jan. 26 hearing with the county governing bodies. Staff recommendations will available online one week before the hearing at www.bouldercounty.org/property/build/pages/lubvcp150001.aspx.

Please note these hearings and the deliberations that follow are to provide direction on whether the requests should receive further analysis; they are not final determinations of the requests. The final hearings regarding requests are anticipated to happen in the spring/summer of 2016.

Best regards,
Caitlin

Caitlin Zacharias

City of Boulder Planning, Housing + Sustainability

1739 Broadway, 4th Floor, Boulder, CO 80302

Email: zachariasc@bouldercolorado.gov

Phone: [\(303\) 441-1886](tel:(303)441-1886)

From: Richard Lopez [mailto:lopez.law.office.co@gmail.com]
Sent: Monday, December 14, 2015 5:50 PM
To: Zacharias, Caitlin
Cc: Carr, Thomas; Pannewig, Hella; Driskell, David
Subject: Re: SEBNA Request

Since the review by the county is first, will you have

completed your analysis by then? Or will the information be sent to the county as submitted, but without any analysis?
Rich

On Mon, Dec 14, 2015 at 5:46 PM, Zacharias, Caitlin <ZachariasC@bouldercolorado.gov> wrote:

Hi Rich,

Thank you for your letter. I will include this in the files for staff review, and it will also be forwarded to Planning Board, City Council, the Board of County Commissioners, and Planning Commission in the packet materials for the public hearings for their review.

Please note the first public hearing for the Hogan Pancost property will be January 26, 2016 by the county governing bodies. Further details on the schedule of hearings is available at <https://bouldercolorado.gov/planning/bvcp-changes>.

Best regards,
Caitlin

Caitlin Zacharias

City of Boulder Planning, Housing + Sustainability

1739 Broadway, 4th Floor, Boulder, CO 80302

Email: zachariasc@bouldercolorado.gov

Phone: [\(303\) 441-1886](tel:(303)441-1886)

From: Richard Lopez [mailto:lopez.law.office.co@gmail.com]
Sent: Monday, December 14, 2015 11:58 AM
To: Zacharias, Caitlin
Cc: Carr, Thomas; Pannewig, Hella; Driskell, David
Subject: SEBNA Request

Please see the attached letter. Rich

--

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From: Jeff McWhirter [<mailto:jeff.mcwhirter@gmail.com>]
Sent: Wednesday, January 06, 2016 9:16 AM
To: Boulder County Board of Commissioners; Council; boulderplanningboard; Lanning, Meredith
Subject: Hogan-Pancost BVCP Change Request

Hello County and City folk,

My name is Jeff McWhirter and I am the president of the Southeast Boulder Neighborhoods Association (SEBNA). As you are probably aware of our group has submitted a request to move the Hogan-Pancost property into Area III of the Boulder Valley Comprehensive Plan. We hope to be able to meet with some of you in the coming weeks to talk about our request before the reviews at the end of the month. We have made a number of documents available on the below site including our request, the property owner's rebuttal and SEBNA's response to the rebuttal -

<http://ramadda.org/repository/alias/bvcp2015>

Our request revolves around a number of issues - threatened species, wetlands, groundwater, traffic - but I wanted to call out in particular the developer's rebuttal and what it says about flood hazards. Accusations are made that SEBNA provided false and misleading information about past flood events in our request. We strive to be open and honest with all of the information that we present. In SEBNA's response (available on the site above) we provide thorough documentation of the provenance and location of all of the material provided in our request.

These accusations and much of the developer's rebuttal and flood whitepaper are centered around the September 2013 flood. They describe a site visit and assessment [p 4, bcc-rebuttal]:

"Most important, is that during the September 2013 flood, our land did not suffer the flooding that much of the surrounding area did. Our flood expert, Alan Taylor, formerly of the City staff, walked our land on Thursday (the day the rain finally stopped) of that devastating week, took photos of the standing water on that day, and wrote a report of his findings. His report as well as his rebuttal to the current neighborhood claims that our land has flood "problems" is attached here. As you will see, there are very little flood or floodplain problems on our land."

This narrative of the flood is repeated numerous times in their rebuttal and whitepaper and they make it very clear that the visit occurred after the peak of the flood. It is unclear how they can make such claims considering that the visit occurred and all of their photos were taken well *before* the peak of the flood which hit very late Thursday night and into Friday morning. While the property had extensive flooding after the heavy rains of Wednesday night and the neighborhood suffered severe basement flooding the major flooding hit our area late the night of Thursday the 12th. In SEBNA's response we provide additional photos of the flood and analysis of the developer's reports.

We now know that the flooding experienced along this reach of South Boulder Creek at the peak of the flood Thursday night was not large - the City estimates the size to be a 25-50 year FEMA thunderstorm flood event. Please keep in mind that the flood pictures provided by SEBNA and the developer are all after the much smaller event on Wednesday night yet they approximate at

least a 100 year event. By the time Friday morning rolled around my neighbors and I were all too busy bailing out basements or too shell-shocked to take any pictures.

After many years of reviews and 1000's of pages of documents very basic questions remain unanswered and even unasked:

How much flooding can occur on this property and will development increase the flood hazards faced by the families in the adjacent homes?

The fact that we have gotten to this stage in the process to date - Concept Plan, Site Review and now another pending Annexation request - without having even these basic questions answered shows the failure of the current regulatory review process. Annexation is a choice and when faced with a choice any Government should always raise the bar high when it comes to the protection of lives. A neighbor to the Hogan-Pancost property has a child who woke up in their basement bedroom floating in 3 feet of sewer backup Thursday morning of the flood. Our greatest fear is that some day some child or friend or parent won't make it out of that bedroom when a large flood surge hits the neighborhood.

Unfortunately, the bar has been set much too low to adequately assess and protect the community from the very real hazards and impacts that development can bring. An Area III Comprehensive Plan designation will help to raise that bar.

Thanks,
Jeff

**DRAFT: SEBNA Response to BCC Rebuttal
2015-12-27**

The owners of the Hogan-Pancost property have released a rebuttal to SEBNA's BVCP 2015 Change Request for the Hogan-Pancost property as well as a flood whitepaper.

[bcc-rebuttal-2015] *Formal Rebuttal Comments for the Application to Revise the Land Designation of 5399 Kewanee and 5697 S. Boulder Rd. in the Boulder Valley Comprehensive Plan from Area II to Area III*

[bcc-whitepaper-2015] *Floodplain Conditions at Hogan-Pancost Property White Paper – September 15, 2013. Alan Taylor Consulting*

This is SEBNA's response to the rebuttal. All of the referenced documents and original photos can be accessed at <http://ramadda.org/repository/alias/bvcp2015>. Please contact Jeff McWhirter (jeff.mcwhirter@gmail.com) with any questions or comments.

September 2013 Flood

The developer's rebuttal and whitepaper provide an account of the September 2013 flood event and its impacts on the Hogan-Pancost property that is based on an assessment of the site on the morning of Thursday September 12. As the below quotes show, they describe this visit as occurring after the flood, and they describe witnessing minimal flood problems on the site:

"Most important, is that during the September 2013 flood, our land did not suffer the flooding that much of the surrounding area did. Our flood expert, Alan Taylor, formerly of the City staff, walked our land on Thursday (the day the rain finally stopped) of that devastating week, took photos of the standing water on that day, and wrote a report of his findings. His report as well as his rebuttal to the current neighborhood claims that our land has flood "problems" is attached here. As you will see, there are very little flood or floodplain problems on our land." [bcc-rebuttal-2015, p. 4]

This narrative is incorrect and misleading, as the peak of the flood in our area occurred late Thursday night, 12 hours or more **after** the visit to the site by the flood expert. However, the rebuttal and whitepaper make the repeated assertion that the flooding had stopped by Thursday morning and that the developer's flood expert witnessed no major flooding on the property. For example, they state:

“Site observations in the Hogan-Pancost area recorded on the morning of September 12, 2013 (shortly after peak flood conditions) were made to compare the flood risk assessment based on the South Boulder Creek Flood Mapping Study with the physical occurrence from the storm event. Results of this field investigation support the flood risk findings outlined above.” [bcc-whitepaper- 2015, p. 8]

They present a number of photos of the site that were taken Thursday morning to back up these assertions. Below is a photo taken from 55th street sometime Thursday morning by the flood expert. Note that this area is not in the 100 year flood plain.



Picture from [bcc-whitepaper-2015, p. 10]. Taken sometime Thursday morning.

They reference the photos to make the case that there was no hazardous flooding on the site, e.g.:

“Flood impacts observed and recorded at this property in 2013 were minimal, with limited short duration surface ponding of depths less than one foot in a few depressed areas, and no indication of erosive scouring or defined flow channels on the site. Photographs from the ATC white paper taken the morning of September 12, 2013, following an overnight of heavy rainfall and runoff in South Boulder Creek and Viele Channel showed no indication of hazardous flooding at the property” [bcc-rebuttal-2015, p. 10]

However, just a few hours later, as the rain and flooding intensified, this same area experienced extensive “defined flow channels” as shown below. These are photos taken by local resident M. Key of exactly the same area late Thursday afternoon, a few hours **after** the Taylor visit but **well before** the peak of the flood.



Photo taken Thursday afternoon by local resident M. Key

The whitepaper goes on to describe the Dry Creek #2 Ditch south of the property:

“Flooding from Dry Creek Ditch No. 2 was not as significant as it was in 1969. Flood conveyance in the ditch appears to be well-managed by the flume at South Boulder Road. Excessive flows upstream of the flume are able to spill into Viele Channel for conveyance to South Boulder Creek. The ditch crossing at Illini Way showed no evidence of overtopping with no debris lines.” [bcc-whitepaper-2015, p. 9]



Pictures from BCC Whitepaper [bcc-whitepaper-2015, p. 9]

The above pictures do depict the ditch Thursday morning after the heavy rains of Wednesday night. However, late Thursday night during the actual peak of the flood, this

area was a far different story. Below is a Google Street View image of the same area with the above (very small) picture super-imposed. Floodwaters covered the entire field of view and flowed into the garage shown on the right.



Wider image of Dry Creek #2 Ditch and Illini Way

The rebuttal describes SEBNA's request as being "technically disingenuous," yet in the 4 pages of our request that were devoted to flooding, very few technical assertions are made, nor do we portray ourselves in any way as flood experts.

"Based on my 35-year background in floodplain management, license as a Colorado registered Professional Engineer (PE), and continued standing as a nationally Certified Floodplain Manager (CFM), it appears SEBNA's assessment of flood hazards is technically disingenuous." [bcc-rebuttal-2015, p. 9]

SEBNA Request Photos

The rebuttal describes one of the photos that was included in the SEBNA request as "misleading":

"A photo of "Flooding on the Hogan-Pancost property during the September 2013 flood" was referenced in the SEBNA Request for Revision as emphasis to the larger level of flooding 5399 Kewanee Drive and 5697 South Boulder Road experienced. There is no dispute the photo captures an area of the "Hogan-Pancost" property. However closer inspection of the photo reveals it does not show the true extent of flooding on the entire property. The view in the photo is misleading given it doesn't offer real evidence of greater flooding onsite than past events indicate and regulatory mapping predicts. review demonstrates concern about the validity of the increased flood hazard assertion" [bcc-rebuttal-2015, p. 20]

Below is the photo in question and a map showing the location of the photo. This picture was taken early on the morning of Thursday, September 12, 2013 by J. Hale from a second

floor window at 5390 Kewanee Drive. This was after the heavy rainfall on Wednesday night but before the major flooding struck late Thursday night.



Photo by J. Hale taken the morning of Thursday September 12

The rebuttal goes on to describe this photo:

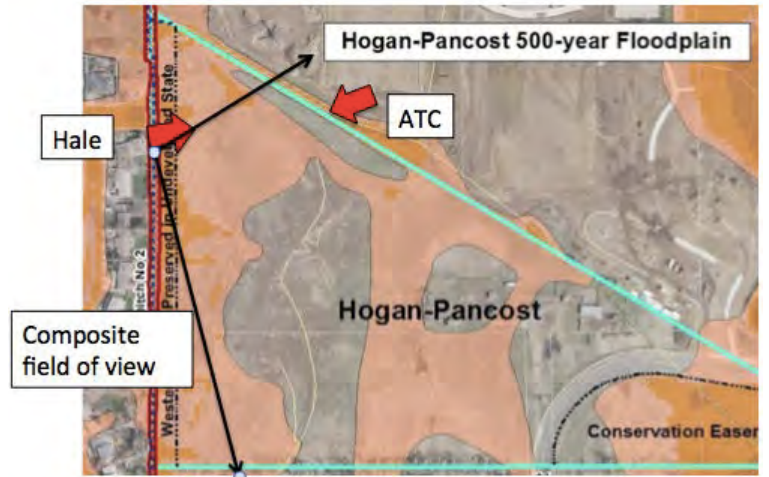
“The photo included in the SEBNA Request for Revision appears to be taken from the east end of Kewanee Drive at Dry Creek No. 2 Ditch. Ponding of water on the property at 5399 Kewanee Drive and 5697 South Boulder Road is evident but is limited to the area located adjacent to the ditch at the north end of the site where surface waters tend to backup. Ponding depths in the photo outside the ditch itself are shallow and not fully inundated. The ground surface reflected in the aerial image above shows evidence of surface ponding in the northeast corner that may be from occasional flooding, storm runoff, ditch overflows and irrigation practices. Proof of a greater flood hazard is not evident from this photograph.” [bcc-rebuttal-2015, p. 22]

This was not the only photo taken of the site that Thursday morning. The composite below provides a wider view of the flooding, which spans the entire site north to south.



Composite of photos taken by J. Hale Thursday morning

The map to the right shows the position of the Hale photos overlaid on the 500 year floodplain map. As can be seen flooding spans the entire site. It is important to note that these photos were taken after the heavy rains of Wednesday night but before the major flood hit Thursday night. The BCC whitepaper includes photos of the same area taken sometime Thursday morning. The house below (arrow added) is where the above pictures were taken.



BCC whitepaper photo showing Hale house [bcc-whitepaper-2015, p. 10]

The whitepaper provides other photos that show minimal flooding and a relatively calm Dry Creek #2 Ditch. However, the flooding looks very different on video than in the photos -

https://www.youtube.com/watch?v=hGYxhO_L5uo.

Throughout the day on Thursday the flooding intensified, and flood water backed up into Kewanee

Drive as seen in this video - <https://www.youtube.com/watch?v=lNzGleOksBM>



BCC whitepaper photos [bcc-whitepaper-2015, p. 9]

2013 Flood Extents

The City's post-flood analysis report describes the flooding in the area as being relatively moderate -

"The estimated flow at South Boulder Road of approximately 3,600 cfs falls between a 50- and 100-year return period for the General Storm and between a 25- and 50-year return period for the Thunderstorm."

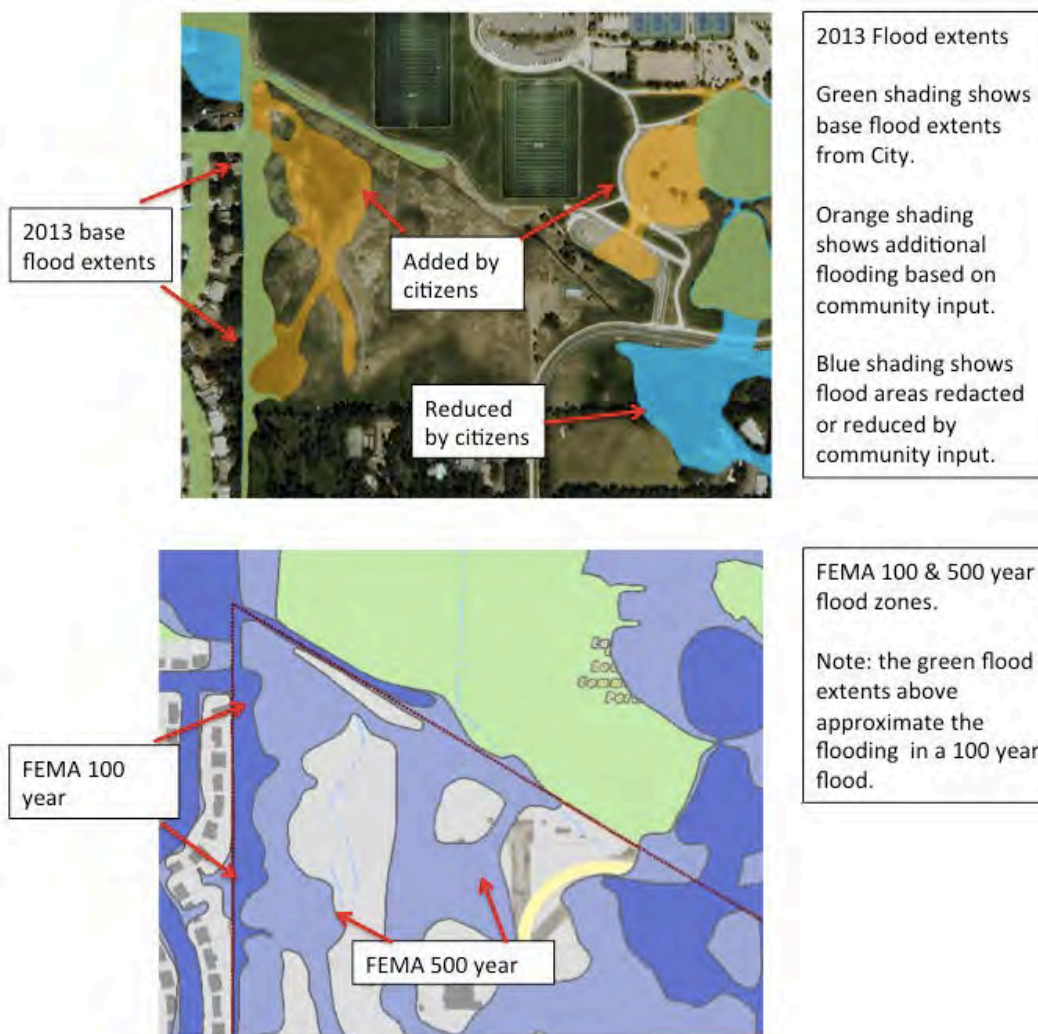
[Rainfall-Runoff Analysis for September 2013 Flood in the City of Boulder, Colorado, October 2014].

It is interesting to note that the flood expert's assessment of the site describes the flooding after the much smaller flood event Wednesday night as approximating the regulatory FEMA flood. Likewise, photos of the site and community input also show much more extensive flooding than what the flood designation calls for.

"It is not clear that greater flooding of the property than projected in the regulatory mapping occurred in 2013. Photographs of the site taken the morning of September 12, 2013, included in the ATC White Paper [ed: Alan Taylor Consulting whitepaper], do not indicate greater flooding of the property or that the flood hazards are so

significant that future development should be prevented and the property should become rural preserve" [bcc-rebuttal-2015, p. 22]

The City of Boulder has developed a map, in part based on community input, which depicts the flood extents from 2013. The source maps can be viewed at <https://bouldercolorado.gov/flood/flood-maps>. We included the flood extent image for the Hogan-Pancost property in our request. However, the source map did not note its provenance. The map below shows the areas of change from the base map. Some flooding was added and some reduced. The base flood approximated the flooding expected from the FEMA 100 Year Thunderstorm Design Storm. The additional citizen input approximated the flood extents from a 500 year flood and corresponds to the flooding that is exhibited in the photos.



City of Boulder 2013 Flood Map

However, the rebuttal goes to great length to somehow cast doubt on these extents and goes so far as to state that the public input focused primarily on this property:

“Another 2013 flood extents map on the Web site, the “September 2013 Urban Flood Extents and 100-Year Floodplains” map, revised April 1, 2014 (Figure 27), does indicate that the Urban Flood Extents identified at 5399 Kewanee Drive and 5697 South Boulder Road are based on “Areas of Public Input.” It is interesting that public input for this area of Boulder identified an increase in flooding beyond 100-year regulatory conditions at this property when other nearby areas at Greenbelt Meadows Subdivision, Keewaydin Meadows Subdivision, East Boulder Community Center, and the Kent Estate experienced decreased flooding. It is also interesting that public input focused carefully on an undeveloped property that experienced no flood damage compared with the surrounding neighborhood areas that were impacted by significant damages from flooded basements.” [bcc-rebuttal-2015, p. 24]

From an actual inspection of the two maps that were produced by the City’s Flood Open House for the area, it is clear that the public input was not *“focused carefully on an undeveloped property that experienced no flood damage”*.



2013 Community Flood Map #1 Southeast Boulder

The rebuttal criticizes input that was provided for other areas of the floodplain:

“Public meeting input notes reflected on another flood extents map, the South Boulder Creek South of Baseline — Map 1 shown above (Figure 27), did acknowledge that South Boulder Road had no overtopping west of the South Boulder Creek bridge, indicating that the roadway overtopping that occurred in 1969 no longer occurs. The notes on this map also cross-out and eliminate what appear to have been initially identified 2013 flood extents that occurred outside the regulatory floodplain in Greenbelt Meadows. This floodplain extent map did not identify any floodplain concerns at 5399 Kewanee Drive and 5697 South Boulder Road. It is not clear how this public input was incorporated into the 2013 Flood Extents Map that expanded the “Hogan-Pancost” floodplain.” [bcc-rebuttal-2015, p. 24]

The input the rebuttal speaks of (shown below with translations) was provided by the author of this response (Jeff McWhirter) based on his first-hand experience witnessing the peak of the flood late Thursday night and Friday morning.



2013 Community Flood Map #2 Southeast Boulder

The input provided actually shows a reduction in flooding on the east side of the Hogan-Pancost property and east of Greenbelt Meadows and describes Viele Channel as not

overtopping. The rebuttal implies some form of subterfuge by showing less flooding, but this map simply reflects what Mr. McWhirter witnessed and what the City ground flood survey confirmed as well. It is understood that Mr. Boyers, one of the owners of the Hogan-Pancost property, visited the site Friday morning and took photographs. All of the photos included in the developer's reports are reportedly from before the peak of the flood. It is unclear whether the post-flood photos have been published.

Large Flood Events

The whitepaper describes the flooding from a 500 year flood as being addressed and:

"500-year flood waters from South Boulder Creek that overtop the filled lands in Greenbelt Meadows Subdivision east of 55th Street results in shallow sheet flooding flowing north to the property. The volume of flood flows and resulting depths may be effectively accommodated and managed for future development activities through onsite fill, excavation and grading, and the provision of adequately sized conveyance systems." [bcc-whitepaper-2015, p. 4]

It is unclear where the author of the whitepaper has been during the Hogan-Pancost 2011 Document Review, 2012 Concept Plan Review, 2013 Site Review, 2013 Annexation Review and the current 2015 Annexation Application because at no time has there been any analysis of these flood flows or provisions for "adequately sized conveyance systems". Here is the kind of response we have witnessed throughout the process:

"The city does not evaluate the hydrographs for conveyance systems. The city did not, and is not going to provide hydrographs from MIKE Flood as this requires post processing of model results that the city does not need for its studies." [personal email, City of Boulder Planner H. Schum, 1-25-2013]

And we have witnessed this strict adherence to the regulations for many years, and our concerns have fallen on deaf ears. It is telling when the developer describes their first meeting with staff many years ago:

"AND, most importantly, the proposed development of this land was strongly supported by City Planning Staff, from the first meeting with them, all through the entitlement process." [bcc-rebuttal-2015, p. 4]

Historic Flood Photos

The rebuttal mentions a few of the photos that SEBNA provided in their request that show flooding on the site in 1969 and 1973. This area has flooded many times in the past as

attested to by the numerous flood channels in the area and the historic record. To assert that the Hogan-Pancost property has somehow been immune to the many floods in the valley flies in the face of reality. The author of the whitepaper (Alan Taylor) should be aware of this as he was involved with the City's flood management program when it published the 2008 Boulder Creek Flood Warning Plan, which notes:

"Few people who presently live in the South Boulder Creek floodplain have experienced the major historic floods that have spilled over the creek's low banks flooding an area up to a mile-wide. The last major flood in the South Boulder Creek watershed occurred in 1969. Flooding occurred several times in the 1950's. The flood of record occurred in 1938. "

The Flood Warning Plan goes on to note additional floods occurring along South Boulder Creek in 1876, 1894, 1895, 1900, 1909, 1914, 1921, 1947, 1949, 1951 and 1952.

The developer's rebuttal states:

"These photos offer an impressive perspective of past flooding along the Dry Creek No. 2 Ditch corridor, However they are misleading because they do not demonstrate the specific location and extent of flooding at the "Hogan-Pancost" property, or define the current (2013 and future) flood hazard that may occur at this site. The 1969 photo is aimed northeast across Dry Creek No. 2 Ditch and likely captures a portion of the Hogan-Pancost property, The 1973 photo is aimed southeast and does not include the Hogan-Pancost property considering the existing buildings that can be identified along South Boulder Road. ... The buildings on the north side of South Boulder Road in the foreground of the aerial photo above are captured in the SEBNA 1973 flood photo demonstrating that the photo was not taken of the Hogan-Pancost property." [bcc-rebuttal-2015]

The assertion that we included photos that are not of the property is false. As documented below, they were in no way staged or faked.



210 CIMMARON WAY 1969



210 CIMMARON WAY 1973

1969 and 1973 Floods - 210 Cimmaron Way

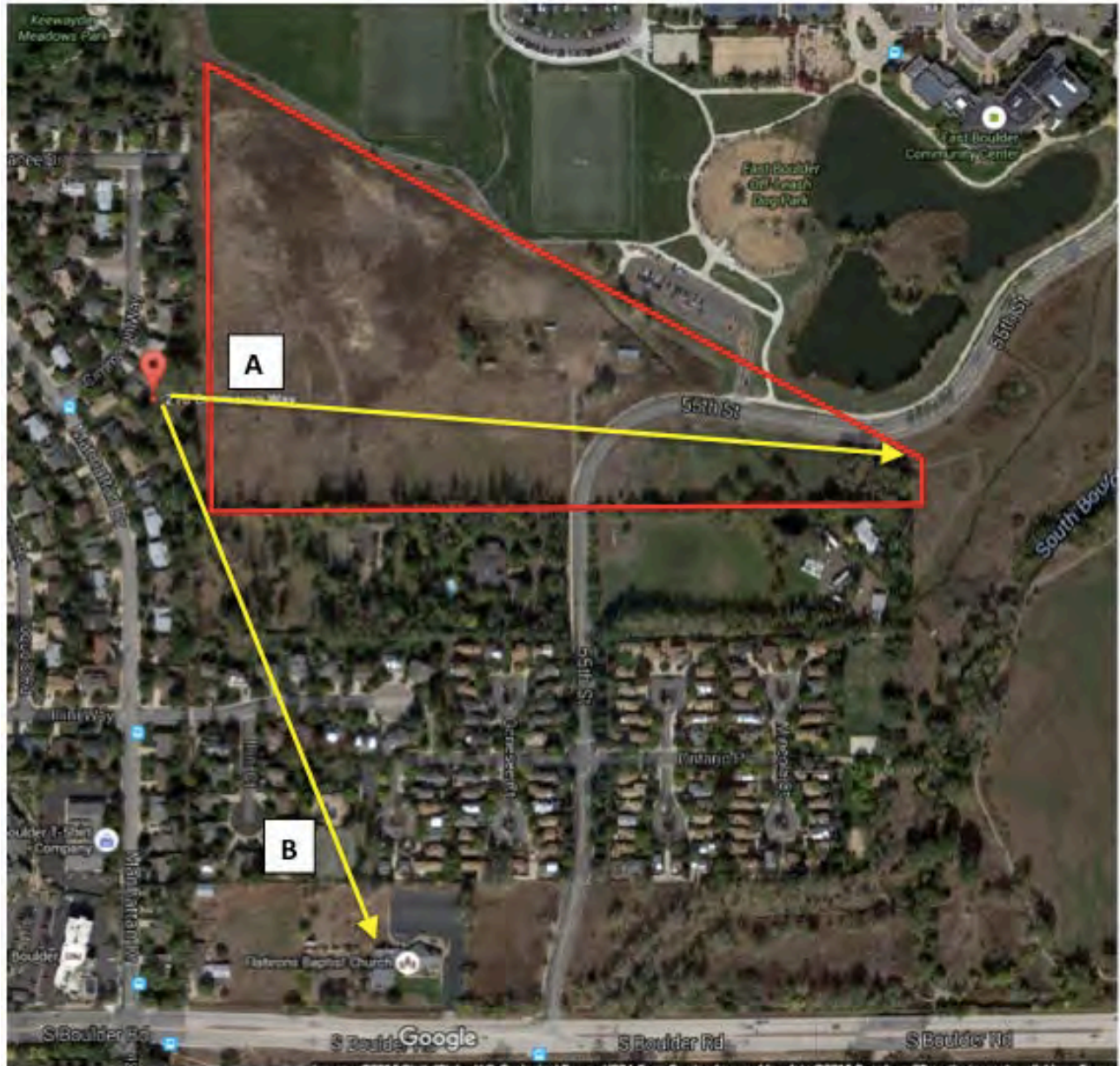
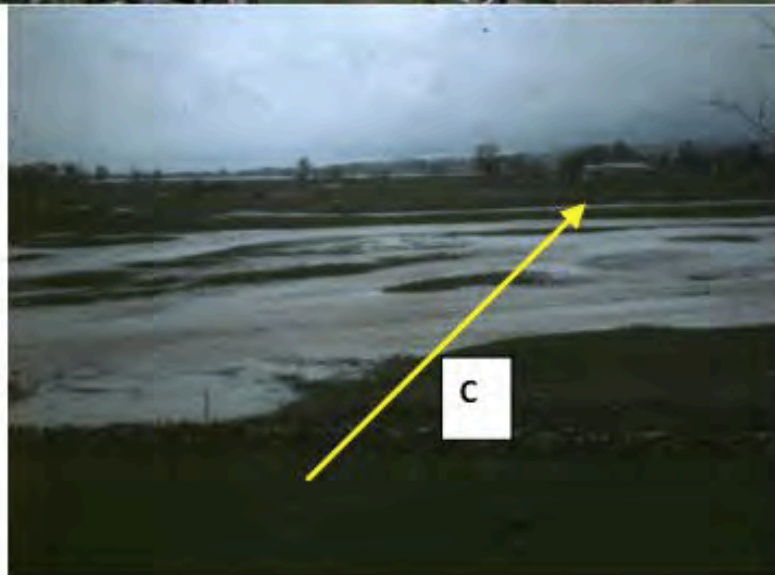
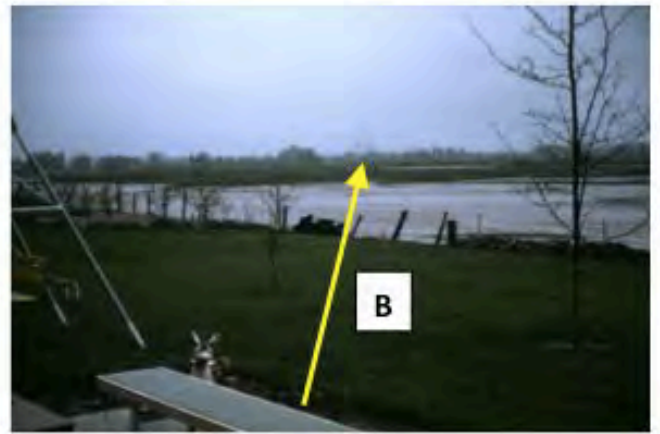


Photo Viewpoints - 210 Cimmaron Way



1969 Flood @ 5390 Kewanee Dr.



1969 Flood @ 130 Manhattan Drive

Conclusion

While quite important, the flood issue is just one of a number of issues that are detailed in SEBNA's change request. There are many open questions concerning groundwater and wetlands, threatened and sensitive species, traffic impacts and of course, flood hazards.

Is there sensitive wildlife species on the property or on adjacent Open Space land and what effect will development have on this habitat?

What is the extent of wetlands on the property and how has this been altered by the fill and excavation efforts on the property through the years?

How will construction impact groundwater levels and basement flooding for the adjacent homes and wetlands?

And of course the question that should be addressed with utmost care and honesty as it involves very real risks -

Will development increase flood hazards for families in the adjacent homes?

The fact that we have gotten to this point in the process to date - Concept Plan, Site Review, and now another pending Annexation application - without having even these basic questions asked or even answered shows the failure of the current regulatory review process. The bar has been set much too low to adequately assess and protect the community from the very real hazards and impacts that development can bring. An Area III Comprehensive Plan designation will help to raise that bar.

Move Hogan Pancost To Boulder Valley Comp Plan Area III

It is unbelievable to me that there is still any doubt as to what should happen with the Hogan Pancost property. For those new to the area, the Hogan Pancost property is a 22-acre parcel of land connected to the southwest part of the East Boulder Recreation Center. A grassroots, but concerted effort on the part of the neighbors have thwarted development of this property for 25 years based upon its need to remain a catch basin for the floods and high ground water levels which plague the area. It is critical that this property remain as is to protect the lives and property of the nearby residents.

On Tuesday, January 26, 2016, there will be a joint meeting between the Board of County Commissioners and the Boulder County Planning Commission at 5:00 pm at the Boulder County Courthouse, 1325 Pearl Street, Boulder.

A Comprehensive Plan land use change request for the land is on the table, which will determine the fate of this important and long disputed piece of land. If the **tract's zoning is changed from its current status of Area II to Area III at the meeting**, the property will conform to its historical use as vacant, or with low density development and remain in the county.

Immediately after the 2013 flood, the developers rightfully pulled their application to develop the property. However, they are back at it, wanting to revitalize the project. Have we forgotten the horrors of the flood already? The neighbors know how much worse it could have been had the development been in place. Lives and property are at stake. Boulder City and County leadership, please do the right **thing and change Hogan Pancost's** status from Area II to Area III.

Suzanne De Lucia
86 Mineola Court

From: [Jeff McWhirter](#)
To: [Boulder County Board of Commissioners](#)
Subject: Discuss Hogan-Pancost change request?
Date: Saturday, January 09, 2016 3:48:56 PM

Dear Commissioners,
Sorry for the blanket email as I don't have individual emails for each of you.

A few of my neighbors and I would like to meet with you individually sometime this coming week to talk about the Hogan-Pancost property and SEBNA's request to move it to Area III. I thought we could meet out at the site (weather permitting) or meeting at a place of your convenience would be fine as well.

Is that OK (ex parte and all) and could any of you meet with us? It would just be 2 or 3 on our end.

Thanks,
Jeff

303-898-2413

From: [Lanning, Meredith](#)
To: [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)
Cc: [Hackett, Richard](#)
Subject: FW: Hogan Pancost property
Date: Monday, January 11, 2016 12:29:56 PM

From: JDobbs07@aol.com [mailto:JDobbs07@aol.com]
Sent: Monday, January 11, 2016 12:29 PM
To: Lanning, Meredith
Subject: Hogan Pancost property

I support that the Hogan Pancost property moved to Area 3 in the proposed Comprehensive Plan because my home near there at 5415 Illini Way flooded in 2013 from ground water. The development will increase the problem of ground water and make my home more vulnerable to flooding.
Jan Dobbs

From: [Julie Hale](#)
To: [boulderplanningboard](#)
Subject: Hogan Pancost to Area III
Date: Monday, January 11, 2016 10:41:02 AM

Dear Boulder Planning Board members,

We are writing in support of moving the Hogan Pancost property to Area III in the proposed Comprehensive Plan! We have lived on the very edge of this property for almost 30 years (since May 1986). There are many reasons we believe this move to Area III would be the best and only option for the Hogan Pancost property.

- During the flood of September 2013, our basement flooded and there was water halfway up our front yard. Our sump pump could not keep up with the ground water that seeped into the basement, water was flowing out of the walls and floor and we ended up having to tear out all our carpet, replace walls and property. We are extremely concerned about what would happen if there is any building out on the Hogan Pancost land. We have photos of that area during the flood and it was covered with what looked like lakes. The small stream that flows next to our property was a river and there was an additional river flowing next to it. We've never seen anything like it and worry about what would happen if the ground level was raised enough to build out there. Where would all that water go? Into our basement again, we fear!
- Our neighbors woke up that September 2013 day with their teenage daughter's bed floating in flood water. Thank God she was okay. It's scary to imagine what could have happened. Every single neighbor had basement flooding. Every single neighbor had to completely renovate and re-do those areas.
- We live in a high hazard flood zone. Time and time again, our street floods when it rains. Lives and property are potentially in danger anytime we have a large amount of rain. In 2013, the flood happened after a dry summer. If it happened in the spring at the same time as winter melt off, it could be a horrible tragedy. If there were homes built in that high flood area, one wonders where in the world all the water would go? What would become of the people living in that area – especially seniors?
- The underground water on the Hogan Pancost property is not very far down. We watched while developers were digging down there a few years ago to do tests and the water poured out as they dug down, maybe 3-5 feet with the bulldozer. Our next door neighbor has two sump pumps running 24 hours a day, 7 days a week all year long trying to keep up with the water that seeps in under their home. It dumps water out constantly.
- We raised three children in this home and now have 5 grandkids (#6 on the way) who spend a lot of time here. We've taught our kids and now several grandkids to ride bicycles on our peaceful road. We are really worried about the huge traffic

increase that would come with building on the Hogan Pancost land. Our street simply cannot accommodate more traffic and it would make it unsafe for our grandkids to ride their bikes and play in our yard.

- We love Manhattan Middle School. Our oldest granddaughter attends the school and loves it. However, because most of the kids attending there do not live in this neighborhood, there is a lot of traffic before and after school. Sometimes we have to wait through three cycles of the light at Baseline and Manhattan before we can leave our neighborhood in the morning. Building on the Hogan Pancost property would cause a very large increase in traffic – it would be awful before and after school.

These are only a few of the reasons we feel moving Hogan Pancost to Area III would be the best decision.

Thank you for your time and for your consideration.

Julie & Jeff Hale
5390 Kewanee Drive
Boulder, CO 80303

From: [Tyler Harris](#)
To: [boulderplanningboard](#)
Subject: Hogan Pancost
Date: Monday, January 11, 2016 10:50:03 AM

Hello,

My name is Tyler Harris. I reside at 5325 Kewanee Dr. Boulder 80303. I decided to move from the Bay Area of California 9 years ago to Boulder for its quality of life that in large part has been determined by the smart growth principles. The development of the Hogan Pancost site does not represent this smart growth principle that initially attracted me to Boulder. It has been proven that this development would be highly detrimental to the surrounding neighbors by increasing the risk of flooding and raising the level of groundwater. As we saw at Frasier Meadows during the 2013 flood, development in this area is too risky for seniors.

Respectfully,

Tyler Harris

From: huts@comcast.net
To: boulderplanningboard
Subject: Hogan Pancost property
Date: Monday, January 11, 2016 11:18:22 AM

Proposed development of a 22 acre piece of property on the southwest edge of the East Boulder Recreation Center known as Hogan Pancosts.

I support that the Hogan Pancost property be moved to Area III in the proposed Comprehensive Plan because:

The development will increase the flooding hazard
The development will increase ground water, flooding nearby homes
The area is in a high hazard flood zone
The development is home to many protected species
Lives and property are at risk with this development
The 2013 flood showed us that this area is needed for water containment
Greenbelt Meadows should not have been built in a flood plain. Don't make another bad decision.
This area will be raised 3 feet and 22 acres of water will drain into neighboring homes, causing massive property damage.
As we saw at Frasier Meadows during the 2013 flood, development in this area is too risky for seniors
We do not know the real impact of a 500 year flood. The risks are just too great!

Bill Hutson
115 Cherokee Way
Boulder

Zacharias, Caitlin

From: Spence, Cindy
Sent: Monday, January 11, 2016 2:24 PM
To: Guiler, Karl; Ellis, Lesli; Zacharias, Caitlin; Hyser, Courtland; Hirt, Jeff; Gatza, Jean
Subject: FW: Hogan Pancost property

Correspondence re Hogan Pancost

Cindy

From: loisboulder1@comcast.net [<mailto:loisboulder1@comcast.net>]
Sent: Monday, January 11, 2016 1:06 PM
To: jeff.mcwhirter@gmail.com; commissioners@bouldercounty.org; mlanning@bouldercounty.org; Council; boulderplanningboard; sdelucia@frontrangebusiness.com
Subject: Hogan Pancost property

Please move the Hogan Pancost property into Area III.
This property has a high water table which means development will require landfill. This landfill will act as a dam pushing water against the basements of hundreds of homes that already exist south and west of the property.

Flooded basements cause misery and mold.
Do no harm. Moving the property into Area III protects existing middle class homes.

Zacharias, Caitlin

From: Spence, Cindy
Sent: Monday, January 11, 2016 2:25 PM
To: Guiler, Karl; Ellis, Lesli; Zacharias, Caitlin; Hyser, Courtland; Hirt, Jeff; Gatza, Jean
Subject: FW: Hogan Pancost to Area III

Correspondence re Hogan Pancost

Cindy

From: jeff rifkin [<mailto:jkchinkin@gmail.com>]
Sent: Monday, January 11, 2016 1:22 PM
To: boulderplanningboard
Subject: Hogan Pancost to Area III

Dear Planning Board Members,

As a resident of Cimmaron Way in Kewaydin Meadows, I encourage you to vote yes on the request by SEBNA to change the zoning for the Hogan Pancost property from Area II to Area III. People have been trying, unsuccessfully to develop this property for almost 20 years now, initially the Hogans through the county and later Mike Boyers with the city. The reasons given for each failed attempt haven't changed. There are serious issues on this property related to flooding and groundwater, which, due to the geology of the area (high water table, shallow depth to bedrock, South Boulder Creek flood plain, Dry Creek Ditch), cannot be mitigated without tremendous risk to the surrounding neighbors and possible adverse consequences to the environmentally sensitive habitats located on the adjacent open space. Because of all the problems with ground water and flooding that we have in the area (just last spring my yard flooded yet again due to overtopping of the Dry Creek Ditch), I believe the sentiment that many of us in the neighborhood share, is that while we do need more affordable housing in Boulder, this is not the right place to build any housing. In fact most of us in the neighborhood feel that, because of the persistent water problems in the area, neither Kewaydin Meadows, nor Greenbelt Meadows should ever have been built. And knowing what we know now, many of us wouldn't have purchased our present homes. So again, please vote yes on the SEBNA request to change the zoning of the Hogan Pancost property to Area III.

Sincerely, Jeff Rifkin

From: [Spence, Cindy](#)
To: [Guiler, Karl](#); [Ellis, Lesli](#); [Zacharias, Caitlin](#); [Hill, Caeli](#); [Hyser, Courtland](#); [Gatza, Jean](#); [Hirt, Jeff](#)
Subject: FW: Hagan Pancost
Date: Monday, January 11, 2016 3:18:19 PM

More correspondence re Hogan Pancost.

BVCP Team....is there 1 person I should send these to or should I continue to send to all of you?
Thanks,

Cindy

From: Steven [mailto:swolh@comcast.net]
Sent: Monday, January 11, 2016 3:00 PM
To: mlanning@bouldercounty.org; commissioners@bouldercounty.org; Council; boulderplanningboard
Subject: Hagan Pancost

Dear People with Power over land use in Boulder

Allowing development of the Hogan Pancost property would be a disaster for the neighborhood. Allowing HP to be developed would be another example of greed and profit for a developer prevailing over the clear needs of the community. We've seen this time and time again: the developer makes a fortune leaving the neighborhood with a nightmare of floods, traffic and congestion.

I support moving the Hogan Pancost property into Area III in the proposed Comprehensive Plan because:

The development will increase the flooding hazard

The development will increase ground water, flooding nearby homes

The area is in a high hazard flood zone

The development is home to many protected species

Lives and property are at risk with this development, including the lives of Manhattan Middle School children.

The 2013 flood showed us that this area is needed for water containment

Greenbelt Meadows should not have been built in a flood plain. Don't make another bad decision.

Development of this area will raise it 3 feet and 22 acres of water will drain into neighboring homes, causing property damage and potential death

As we saw at Frasier Meadows during the 2013 flood, development in this area is too risky for seniors

As we saw during the 2013 flood, we do not know the real impact of a 500 year flood

This neighborhood was devastated by the 2013 flood. All decisions should be made to **reduce**, not increase, the impact of future flooding.

In addition, the roads will not handle increased traffic from development on Hogan Pancost. It is already congested leaving the neighborhood through one of the only three viable exit routes (Manhattan Drive north or south and 55th street north - the fourth sends traffic into the Rec center area). ***The safety of Manhattan Middle School students would be at risk with any significant increase in traffic.***

Thank you

Steven

--

Steven Wolhandler, JD, MA, LPC
Mediation/Arbitration/Psychotherapy

Creative Conflict Resolutions, LLC

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Boulder, Colorado 80303

720 270-0070

sjw@creativeresolutions.org

www.createresolutions.org

"I went to a restaurant that serves "breakfast at any time". So I ordered French Toast during the Renaissance." Stephen Wright

From: [Spence, Cindy](#)
To: [Guiler, Karl](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#)
Subject: FW: Boulder Valley Comprehensive Plan
Date: Tuesday, January 12, 2016 1:10:29 PM

More Hogan Pancost correspondence.

Cindy

From: stelleen@comcast.net [mailto:stelleen@comcast.net]
Sent: Tuesday, January 12, 2016 12:41 PM
To: boulderplanningboard
Subject: Boulder Valley Comprehensive Plan

I am asking you to support the request to revise the BVCP to move the Hogan-Pancost property from its current Area II designation to Area III. There is substantial historical evidence that any development on this parcel of land will adversely increase both groundwater and flood risk to the existing houses around the area.

Over the past 25 years developers have requested approval for plans to develop this property, and none have made it past the Boulder Planning Board approval. The most recent attempt was in 2013 when the Planning Board unanimously rejected the development. Each attempt has cost everyone: the developer, the neighbors, and the Boulder taxpayers, money. This is not a typical NIMBY issue, but one of serious groundwater and flooding issues that put the neighbors who currently own and live in the houses adjacent to the property at risk both physically and financially.

Given the 25 years of proposals being denied, and the substantial liability risks, including perpetual monetary liability, to the City of Boulder, it seems foolish not to take action that will stop this continually recurring waste of resources by all parties, including the developers, and move the property to Area III, where it belongs.

Steven Telleen
225 Cimmaron Way
Boulder, CO 80303

Zacharias, Caitlin

From: Spence, Cindy
Sent: Tuesday, January 12, 2016 2:05 PM
To: Guiler, Karl; Hyser, Courtland; Zacharias, Caitlin
Subject: FW: Boulder Valley Comprehensive Plan

More Hogan Pancost correspondence.

Cindy

From: Clare Telleen [<mailto:ctelleen@yahoo.com>]
Sent: Tuesday, January 12, 2016 1:15 PM
To: boulderplanningboard
Subject: Boulder Valley Comprehensive Plan

I am writing you in support of the request to revise the BVCP to move the Hogan-Pancost property from its current Area II designation to Area III. There is substantial historical evidence that any development on this parcel of land will adversely increase both groundwater and flood risk to the existing houses around the area.

Our house on the west side of Cimmaron Way was built in the 1960s, and had no water problems in either the 1969 or the 1973 Floods. This also was true of the houses on the east side of Cimmaron Way until 1989 when the City of Boulder developed the Recreational Center and Soccer Fields on the North side of the Hogan-Pancost property. Those houses began to have basement flooding from ground water with the City's three development projects. The number of house affected increased with each new development, as did the severity of the problems in the houses affected by the initial construction.

In the 2013 flood these correlations became real for us. Our basement filled with 18 inches of water, even though it had not flooded in the prior floods. Given the historical correlation of construction on the Hogan-Pancost property with the increased area and severity of groundwater problems and flooding in the surrounding neighborhoods, it seems likely the development that already has occurred on the property was a significant reason for this change in flood patterns. Given these patterns, it seems prudent to remove the Hogan-Pancost property from consideration for further development of any kind.

Clare Telleen
225 Cimmaron Way
Boulder, CO 80303

From: [Spence, Cindy](#)
To: [Guiler, Karl](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#)
Subject: FW: Hogan Pancost
Date: Tuesday, January 12, 2016 9:15:21 AM

More Hogan Pancost correspondence.

Cindy

From: rose khub [mailto:rosekhub@hotmail.com]
Sent: Tuesday, January 12, 2016 9:00 AM
To: commissioners@bouldercounty.org; boulderplanningboard
Subject:

Delivery Status Notification (Failure)



To All Concerned,

The flood of 2013 seriously affected many homes in the vicinity of the Hogan Pancost, (including mine) Development of that area will increase the risk of more flooding.

For the safety of the community H.P. should be designated as Area 111.

Thank you.

Rose Marie Khubchandani
106 Genesee Court
Boulder CO

From: [Lanning, Meredith](#)
To: [Giang, Steven](#); [Fogg, Peter](#); [Shannon, Abigail](#)
Cc: [Hackett, Richard](#)
Subject: FW: Boulder Valley Comprehensive Plan
Date: Wednesday, January 13, 2016 6:46:09 AM

From: Ashley Telleen [mailto:ashleytelleen@yahoo.com]
Sent: Tuesday, January 12, 2016 9:00 PM
To: Lanning, Meredith
Subject: Boulder Valley Comprehensive Plan

I am writing in support of the request to revise the BVCP to move the Hogan-Pancost property from its current Area II designation to Area III. This tract of land is critical to the safety of the property and lives of the neighboring homes. It has been proven time and time again over 25-years of proposed developments that this tract of land is the catch basin for water in a flood prone area that has a high water table.

Late in the summer of 2013, before the September flood, the Boulder Planning Board unanimously denied a proposed development on this property with one of the Planning Members saying it was a good design but this was not the right location.

After 25 years of development projects being denied by the Boulder Planning Board, it is time to recognize that the water impacts on the surrounding neighborhoods associated with development of this property are not going away. Moving the property to Area III will save everyone: the developers, the neighbors, and the City, from further time and expense having to rediscover the dangers to the surrounding homes, and potentially lives, that any development on this property would entail.

Ashley Telleen
225 Cimmaron Way

From: [Spence, Cindy](#)
To: [Guiler, Karl](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#)
Subject: FW: Hogan Pancost to AREA III
Date: Tuesday, January 12, 2016 9:14:58 AM

More Hogan Pancost correspondence.

Cindy

From: christy vaughan [mailto:christy_vaughan@yahoo.com]
Sent: Tuesday, January 12, 2016 9:11 AM
To: boulderplanningboard
Subject: Hogan Pancost to AREA III

Dear Planning Board Members,

Thank you for working hard to keep Boulder such an amazing place to live.

I am writing to let you know that I support that the Hogan Pancost property be **moved to Area III** in the proposed Comprehensive Plan.

I have lived in the Keewayden Meadows neighborhood for 11 years, and am very aware of the fragile nature of the proposed development site and impacts that development would make on the property and the surrounding neighborhoods. We have fought to keep this land undeveloped for several reasons.

First, development of the property will increase the flooding hazard for the entire area, and increase ground water, flooding nearby homes.

Secondly, the property is home to many protected species, and other wildlife that we don't want to lose their habitat.

Finally, the 2013 flood showed us that this area is needed for water containment. The homes in Greenbelt Meadows should not have been built in a flood plain, but many families live here and don't want to lose their homes. Don't make another bad decision.

If developed, this area will be raised 3 feet with fill dirt causing 22 acres of water will drain into neighboring homes, causing property damage and potential death.

As we saw at Frasier Meadows during the 2013 flood, development in this area is too risky for seniors.

Please help us move this property to Area III. The risks are too great and the damage will be irreversible.

Sincerely,
Christy Vaughan
140 Manhattan Drive
Boulder, CO 80303

From: [Lanning, Meredith](#)
To: [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)
Cc: [Hackett, Richard](#)
Subject: FW: Hogan-Pancost
Date: Wednesday, January 13, 2016 6:44:46 AM

From: virginia anderson [mailto:vdejohnand@gmail.com]
Sent: Tuesday, January 12, 2016 8:13 PM
To: Lanning, Meredith
Subject: Hogan-Pancost

I write to strongly encourage you to vote yes on the request by SEBNA to change the zoning for the Hogan Pancost property from Area II to Area III. Ever since my family moved to Manhattan Drive in 1997, there have been numerous attempts to develop the Hogan Pancost tract, initially made by the Hogans through the county and later by Mike Boyers with the city. Each attempt has failed, for precisely the same reasons. There are very serious problems with flooding and groundwater seepage on this property. These cannot be mitigated without great risk to the surrounding neighbors and possible adverse consequences for the environmentally sensitive habitats located on the adjacent open space. Many residents in the Keewaydin Meadows and Greenbelt Meadows areas have long had problems with groundwater and flooding that intensified during the September 2013 flood. I seem to recall reading in the local paper, in fact, that Manhattan Drive residents experienced some of the worst damage (mainly from sewer backup and groundwater seepage) in the entire city. Many of us in the neighborhood agree that the city needs more affordable housing in Boulder, but this part of the flood plain is simply not the right place to build it. To do so would exacerbate existing problems and create new ones. For this reason, I urge you to vote yes on the SEBNA request to change the zoning of the Hogan Pancost property to Area III.

Sincerely,

Virginia DeJohn Anderson
150 Manhattan Drive
Boulder, CO 80303

From: [Lanning, Meredith](#)
To: [Giang, Steven](#); [Fogg, Peter](#); [Shannon, Abigail](#)
Cc: [Hackett, Richard](#)
Subject: FW: Hogan Pancost Property
Date: Wednesday, January 13, 2016 11:04:46 AM

From: Margaret Jobe [mailto:margaret_job@yahoo.com]
Sent: Wednesday, January 13, 2016 10:52 AM
To: Lanning, Meredith
Subject: Hogan Pancost Property

Hello,

My husband and I have lived at 215 Manhattan Drive, Boulder, since 1992. Like everyone else in our neighborhood, our basement flooded approximately 2 feet during the September 2013 flood. As a result, we had to gut basement and completely redo our basement. Because we both work full time, it took us over a year to complete the renovation of our basement with a total cost of well over \$30,000. We lost of hundreds of books, furniture, and many personal items that we will never be able to replace.

We are not opposed to development of any kind, but are very concerned about the negative consequences to existing residents of the area that would accrue if the Hogan Pancost property is annexed and developed. Because of the high water table in the area, the developer proposes to truck in sufficient dirt to raise the entire property by approximately three feet. When the land is raised and largely covered by asphalt and concrete, most precipitation will run off of the property and into adjacent residential areas. Construction will reduce the ability of the area to disperse and absorb runoff from weather events. The 1969 and 2013 floods provided conclusive evidence that the area is prone to flooding.

We believe that the city and county have an obligation to protect the property and lives of existing residents. While development of the Hogan Pancost area would add to the tax base, the city and county should not approve development when it has potentially severe negative consequences for the community. The Boulder Planning Board previous voted unanimously to reject development of this property with good reason. We are frankly appalled that the issue is on the agenda again after the 2013 flood.

My husband and I urge you to reject the developer's proposal.

Regards,

Margaret M. Jobe
303-494-6938

From: [Spence, Cindy](#)
To: [Guiler, Karl](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#)
Subject: FW: Hogan Pancost Property
Date: Thursday, January 14, 2016 11:02:41 AM

More correspondence re Hogan Pancost

Cindy

From: Ron Craig [mailto:roncraigboulder@msn.com]
Sent: Thursday, January 14, 2016 10:28 AM
To: mianning@bouldercounty.org; commissioners@bouldercounty.org; boulderplanningboard; Council
Subject: Hogan Pancost Property

January 14, 2016

Ron Craig
260 Cimmaron Way
Boulder, CO
RE: Hogan Pancost Property (HP)

TO: City and County Officials

I write the letter in support of moving the subject property (HP) from Area II to Area III designation on the Boulder Comprehensive Plan currently under review.

My wife and I have lived at 260 Cimmaron (bordering the subject property) for about 50 years and have first-hand experience with weather and other environmental impacts of the surrounding area. The HP Property has an extremely high water table which contributes to the associated water problems in the basements of the neighboring homes.

This existing and continuous groundwater issue, for my home and community, is of most concern to me. I presently discharge approximately 1,000,000 gallons of water per year from two basement sump pumps – running hourly from early Spring to Fall, but not unusual to run in winter months. The water initially appeared (after 30 years living here) shortly after the first soccer field was completed near Manhattan School; it was then my first sump pump was installed. The second pump was installed when water again appeared after the second soccer field was laid near the East Boulder Rec Center. I am more than convinced that the sub-surface disturbance from the soccer field construction re-routed the underground ‘river’ channels to my (and my Neighbors) homes.

Area II supports annexation and subsequent development and of course creating more disturbance of these groundwater channels – and more sump pumps and basement water problems in our homes.

I am neither a NIMBY nor a NoGrowth/SlowGrowth advocate. My 40-year career in Boulder has been for the most part in Commercial/Residential Real Estate and I have worked for and with many developers since the early 1960’s. I know good development and safe development – the Hogan-Pancost Property is suitable for neither.

Please support my request to move this land to an Area III designation.

Most Sincerely,

Ron Craig

From: [Pat Irwin](#)
To: [boulderplanningboard](#)
Subject: Fwd: Hogan Pancost to Area III
Date: Friday, January 15, 2016 10:27:11 PM

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

From: jeff rifkin <jkchinkin@gmail.com>
To: dirwingeol <dirwingeol@aol.com>
Sent: Mon, Jan 11, 2016 1:41 pm
Subject: Hogan Pancost to Area III

Hey Pat, Here are the four addresses to send your letters to:

commissioners@bouldercounty.org
council@bouldercolorado.gov
boulderplanningboard@bouldercolorado.gov
planning@bouldercounty.org

And here is a draft of a letter you could send:

Dear (commissoners, council, planningboard, as appropriate),
Please vote yes to change the zoning of the Hogan Pancost property to Area III. I am one of the first neighbors in the area to have groundwater problems which began after construction of the East Boulder Rec Center. Now, most of us in the adjoining neighborhoods have problems with groundwater and we have all had problems with flooding. This property is such a bottleneck for water problems, we worry about the impact that developing it would have on our homes. It could get worse! It's also so close to the environmentally sensitive open space, it's development could adversely impact that as well. So please vote yes to change the zoning of the Hogan Pancost property to Area III.
Thank you. Sincerely, Pat Irwin

From: [Karen Chin](#)
To: [boulderplanningboard](#)
Subject: Hogan Pancost property to Ara III
Date: Saturday, January 16, 2016 3:58:49 PM

Dear Boulder Planning Board,

As a resident of Cimmaron Way in Kewaydin Meadows, I ask you to vote yes on the request by the South East Boulder Neighborhood Association (SEBNA) to change the zoning for the Hogan Pancost property from Area II to Area III. For almost 20 years now, attempts to develop this property through the county and the city have failed, and the reasons for the failure of the attempts are still present. There are very serious issues on this property related to flooding and groundwater that cannot be mitigated without risk to the surrounding neighborhoods. In addition, there are likely adverse consequences to the environmentally sensitive wetland habitats located on the adjacent open space. Because of the myriad water problems in the area, neither Kewaydin Meadows, nor Greenbelt Meadows should have been built in the first place, and knowing what I know now, I would likely not have purchased my present home. So please vote yes on the SEBNA request to change the zoning of the Hogan Pancost property to Area III.

Sincerely,

Karen Chin

From: [Laura Hundemann](#)
To: commissioners@bouldercounty.org; [Council](#); [boulderplanningboard](#); mlanning@bouldercounty.org
Subject: Hogan Pancost property
Date: Saturday, January 16, 2016 5:02:52 PM

Dear commissioners, council and board members:

I urge you to vote yes on the request by SEBNA to change the zoning for the Hogan Pancost property from Area II to Area III. As a resident of Keewaydin Meadows, I am concerned about the possibility of additional development on an area with such a high water table, and location in a flood plain. My house and several of my neighbors had basement flooding during the flood of 2013, and some of my immediate neighbors have sump pumps which run regularly with any significant rain. In addition, a large development on the Hogan Pancost property would cause a large increase in traffic to our neighborhood, on roads which are already exceeding predicted traffic numbers. While I understand affordable housing and growth is important in Boulder, I do not feel the Hogan Pancost property is a safe or appropriate area for large development. Thank you for your consideration.

Sincerely,
Laura Hundemann

160 Manhattan Dr
Boulder, CO 80303

From: BIGVEGAS@aol.com
To: mlanning@bouldercounty.org; commissioners@bouldercounty.org; [Council](#); [boulderplanningboard](#)
Subject: re: Please vote to move Hogan Pancost to Area III
Date: Sunday, January 17, 2016 5:58:32 PM

Hello,

I am joining in my neighbors, some of us who are still recovering from the Sept. 2013 flood, to urge you go carefully consider your vote, and vote to move the Hogan Pancost property in SE Boulder to Area III.

I live on Kewanee Drive, the street that would become the main thoroughfare for what would be a development of more than 100 new homes, if the Hogan Pancost land is annexed into the city and developed. EVERY SINGLE HOME on Kewanee Drive was flooded during the floods of Sept. 2013, with anywhere between several inches and up to six FEET of water in our basements. Every single home. Would it make sense to continue this street into a new development, and build new homes on what is an active wetlands? I do not think so. The wetlands on the Hogan Pancost property filled up like a lake during the flood, which is what it's supposed to do. If roads, driveways and homes are built on that land, and the land is raised to accommodate the development, our neighborhood doesn't stand a chance in the next flood event. We have been fighting development on the Hogan Pancost property for years and years. Before the flood, the city planning board voted unanimously against proposed development. After the flood, the developer pulled the plug on future plans. But now that the memory of the flood has faded somewhat, development once again looms on the horizon. For many of us, the nightmare of the flood is still fresh in our minds. Please do not make us re-live that nightmare, by allowing this land to be annexed into the city and developed.

Moving the land to Area III would be the right thing to do. Please carefully consider your vote, and do the right thing.

Our safety, the well-being of our families, our homes and our very lives depend on it.

Thank you,

Christine and Ari Rubin

5355 Kewanee Drive, Boulder, 80303

From: [Jess28](#)
To: [boulderplanningboard](#)
Subject: Please move Hogan Pancost to Area III
Date: Monday, January 18, 2016 10:08:53 AM

Dear Planning Board members:

I am writing to ask that you vote to move the Hogan-Pancost property in southeast Boulder to Area III of the Comp Plan. I have lived in SE Boulder for 25 years and the last thing we need here is more development. The lower level of my house flooded badly in 2013 and our flooding issues are only going to get worse if this area is developed. My own neighborhood should not have been approved for development --it is swampy and mosquito-ridden and has very high groundwater levels. These mistakes should not be repeated and compounded.

The developers knew the issues with the Hogan-Pancost property when they took it over from the previous developer. The area is home to prairie dogs and at least two threatened and endangered species and people throughout the entire area are opposed to incorporating the property into the city and developing it. Please do the right thing and end this ongoing issue once and for all.

Sincerely,

Jessica Sandler

From: email@addthis.com
To: [Spence, Cindy](#)
Subject: Planning Board Meeting
Date: Monday, January 18, 2016 6:31:06 AM

Please move the Hogan Pancost property to Area 3 classification. Building there will cause flooding in surrounding neighborhoods. I live on Mineola court and we were flooded in 2013. Adding the fill to Hogan Pancost will upset the high ground water flow.

<https://bouldercolorado.gov/boards-commissions/planning-board-agenda#.Vpzo0dJUzqU.email>

--- This message was sent by rothman2@hotmail.com via <http://addthis.com>. Please note that AddThis does not verify email addresses.

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e=DzNpTn9QeVtZfnhRb1J.W2hddVJ1THtadRB9UWw](http://www.addthis.com/privacy/email-opt-out?e=DzNpTn9QeVtZfnhRb1J.W2hddVJ1THtadRB9UWw)

From: BIGVEGAS@aol.com
To: [Boulder County Board of Commissioners](#)
Cc: roncraigboulder@msn.com; jchinkin@gmail.com
Subject: re: request to discuss Hogan Pancost property - move to Area III
Date: Monday, January 18, 2016 6:37:03 PM

Hi Cindy, Deb and Elise,

My name is Christine Rubin and I'm a city of Boulder resident living on Kewanee Drive, leading up to the Hogan Pancost property, in SE Boulder. I, along with my neighbors, cc'd here, would love to sit down with you, to give you some background information on the HP property, its history of flooding and our most recent request to ask county and city officials to vote to move this land to Area III.

We were able to meet with one of our council members, just this morning. We would love a similar opportunity to meet with our county leaders.

Below is a link to a video and our neighborhood group's website, with more information on our request.

Please let me know if you would be able to meet, even for just 10 minutes, to hear our voices.

It's a complex issue and we would so appreciate being able to share our personal stories and historical perspective on this unique piece of land, explaining why it should be moved to Area III and not developed.

Thank you for your time.

I can be reached at this email: bigvegas@aol.com (home email) or at work: 303-492-5480 or at home: (303) 443-0404.

Here's the video and website links:

<https://www.youtube.com/watch?v=97U29WmPgSU>

This video was shot before the flood, but the issues remain the same, and if anything, are more accentuated due to the flood.

You can find numerous photos and videos of the immense flooding that occurred on the land in Sept. of 2013 on <http://hoganpancost.org/> , as well as complete details of our request to move the HP land to Area III.

Have a great week,
Christine Rubin
5355 Kewanee Drive, Boulder, CO 80303

HOGAN PANCOST PROPERTY

Dear Boulder Planning Board,

Please vote yes to change the zoning of the Hogan Pancost property to Area III. Most of us in the adjoining neighborhoods (us included) have had problems with ground water and have had problems with flooding. This property is such a bottleneck for water problems we worry about the impact that developing it would have on our homes. It is also very close to environmentally sensitive open space. Development could adversely impact that as well. Again, please vote yes to the change in zoning for the Hogan Pancost property to an Area III.

Robert and Susan Rhodes

Manhattan Dr.

33)

4525 Palo Pkwy. –
MR to LR

(No Emails)

All correspondences
regarding Twin Lakes

34)

**6655 & 6500 Twin Lakes Rd.,
0 Kalua Rd. #1 – #4**

through

37)

Juliet Gopinath
4555 Tally Ho Trail
Boulder CO 80301

September 25, 2015

Dear Boulder County Planning Commission,

I am writing regarding the proposed development of affordable housing at 6655 Twin Lakes Road, as well as potentially at 6500 Twin Lakes Road and 0 Kalua Road (directly across the street from 6655 Twin Lakes Road). As a resident of Red Fox Hills and unincorporated Boulder County, I do not believe the proposed development is warranted for the following reasons:

1. **Rural nature of surrounding areas** I have chosen to live in rural unincorporated Boulder County. Red Fox Hills has a density of 2 houses per acre, and would like to preserve the rural feel of the area with similar development densities. Development of high density housing with up to 18 units per acre does not fit the neighborhood, will destroy the rural feel of the community, decrease home values, chase away wildlife, and put a great deal of strain on the already few services for the neighborhood. *Please do not export city problems to rural unincorporated Boulder County. Instead, you should consider using the Planning Reserve, that consists of more than 200 acres of undeveloped land at ~\$4 square foot.* Please see the recent Daily Camera article on this topic, "Rich Lopez: Time for Boulder to look at Planning Reserve". Furthermore, affordable housing individuals need close access to social services, which are all miles away in Boulder and inaccessible during hours when public transportation does not run. Remember that it is easy to destroy beautiful wide-open spaces and chase away wildlife, but it takes years to repair the damage. Boulder is a unique place due to the open space policy that was implemented nearly 50 years ago.
2. **Recent development of Gunbarrel Center** Gunbarrel Center, rather than Twin Lakes Road, is the ideal location for affordable housing, due to its proximity to public transportation and retail shops. However, recently, Gunbarrel Center has seen the development of 251 market-rate apartments with none of the units set aside for affordable housing. *Boulder Housing Director for Boulder County Willa Willaford was not aware of the recent construction until about a month ago. This displays a complete lack of information about the current site and surrounding area, as well as ignorance about the suitability of the proposed affordable housing development.* Why is Boulder allowing developers to buy-out of affordable housing requirements rather than integrating affordable housing units in their complexes? It would be much better to put affordable housing in existing developments that have already been approved, rather than concentrating it in separate units that are far away from needed services.
3. **Affordability of homes in Gunbarrel area** Gunbarrel has modest home prices that are significantly cheaper than the prices in the city of Boulder. *You do not need to build affordable housing in an area that already boasts better cost-of-living than the city.* This needs to be placed closer to the city of Boulder where prices are causing people to live elsewhere such as Gunbarrel!
4. **Wildlife** The 6655 Twin Lakes Road parcel (as well as the 6500 Twin Lakes Road and 0 Kalua Road parcels) sits adjacent to the two Twin Lakes, earthen dams that are homes to a plethora of

wildlife including herons, a pair of great-horned owls who have been nesting at the site for 25 years, coyotes, foxes, and many other species. Development of the land will chase away the wildlife for good. Again, those of us who are residents have chosen to live in the area, and enjoy the natural aspect. While the job of the county commissioners is to take care of the people of Boulder County, it is also important to preserve the natural beauty and wildlife of the area that make it attractive.

5. **Road maintenance** Boulder County is not maintaining the subdivision roads in unincorporated Boulder County. The current proposed development will add 200-500 cars to Twin Lakes Road and the surrounding area, placing more pressure on an already stressed infrastructure. While Twin Lakes Road was recently repaved, the surrounding development roads have not been updated and there does not appear to be a plan for maintenance.
6. **Hydrology** The area already has a high water table, as seen in a recent hydrology report commissioned by the Twin Lakes Action Group, representing area residents. Adding development to 6655 Twin Lakes Road, as well as potentially at 6500 Twin Lakes Road and 0 Kalua Road will only make the problems with water in the surrounding houses worse. Boulder County is already aware of these issues, requesting a waterproof fabric that was placed under Twin Lakes Road, due to the high water table. *Additionally, since the parcel is directly adjacent to the two Twin Lakes dams and at least two ditches, any precipitation events (flood of 2013) or dam breach, will have terrible consequences for the proposed development, which is in the flood plain.*

Please take these issues into consideration and do not ram the development of 6655, 6500 Twin Lakes Road, and 0 Kalua Road down our throats. You need to work with and obtain the buy-in of the surrounding communities for your plans, as you need our support to accomplish your overall goals. Not doing so, will have bad consequences for the future.

Best Regards,



Juliet Gopinath
Red Fox Hills Resident
4555 Tally Ho Trail
Boulder CO 80301
617-308-5567

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

September 30, 2015

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

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

Dear Commissioners:

On behalf of the Twin Lakes Action Group (TLAG), please consider the matters raised below before making any decision on matters affecting the Twi Lakes community – including actions proposed at the October 1, 2015 Business Meeting. TLAG first received notice of the meeting on September 29 via an email communication from Michelle Krezek.¹

TLAG appreciated the opportunity to present its perspective to the Commission and other County staff on September 21, and looks forward to continuing a meaningful dialogue. As community engagement proceeds, we respectfully request that the County refrain from any unilateral or premature acts or decisions relating to future of this community, specifically with regard to the property now owned by the County at 6655 Twin Lakes Road, and two parcels owned by BVSD directly across the street (the “BVSD parcels”).

First and foremost, given the substantial controversy and lack meaningful community engagement or dialogue to date (and especially prior to purchase of 6655 or formulation of initial BCHA plans), the County should refrain from any premature actions or decisions regarding 6655 Twin Lakes Road, at least until the four responsible public bodies have reviewed and rendered decisions on BVCP change petitions which are not due until October 2, 2015. Annexation, land use, and zoning changes are conditions precedent for BCHA to develop this property for public housing.

¹ Searches of agendas available online on September 29 led us to no links or documents covering the agenda items in question. Thus, we question whether the full and timely notice requirements of Colorado’s Open Meetings law were met. If not, the meeting should not proceed on these topics. In any case, locating the Business Meeting agenda online proved challenging.

Most importantly, until public hearings have occurred, it is premature to transfer the property from County ownership to BCHA. The County Commission should not be pre-judging this matter before other governmental bodies or the Commission itself has reviewed and acted on change requests submitted as part of the 2015 BVCP Major Update or amendment process.

Second, TLAG was disappointed to only receive notice of the proposed transfer or acceptance of title from Commissioner's Deputy Michelle Krezek on September 29, 2015; only two days (roughly 40 hours) before the scheduled business. In this regard:

- If the October 1 Business Meeting agenda had already been scheduled when TLAG made its presentation to the Commission on September 21, why was the October 1 meeting disclosed to TLAG at that time?

Third, TLAG was aware that the County planned to file a change request regarding 6655 Twin Lakes Road as part of the BVCP amendment process, so the second agenda item for October 1 came as no surprise. We fully expect that the Commission, in its capacity as the County Commission and not as the board of BCHA, will take all measures necessary to avoid pre-judging this request and any accompanying annexation petition as future public processes move forward. Approving a transfer of the property would appear to pre-judge the outcome of this matter, even before the deadline for submission of change requests or area changes – and long before public hearings.

Initial hearings on change requests are not scheduled until December 2015; and it is currently expected that the first hearings will be before the City of Boulder Planning Board and Council. County hearings will not occur if either 1) existing land use of Rural Residential, Low Density Residential, and Open Space, Other are retained, or 2) change requests from community members or associations are approved. Under current land use and zoning, as the County knows, only one structure could be built on the properties.

Unless those land use or zoning designations are changed, it would be arbitrary and capricious for the County to make any decisions that are inconsistent with the BVCP and other County documents and policies governing these properties in unincorporated Boulder County. For now, the BVCP should inform and guide decisions. Depending on what approvals are issued or withheld as the BVCP Update proceeds, there will be ample time to consider future proposals at that time – consistent with future decisions on proposals that are yet to be submitted.

Fourth, as you are aware, the ownership and use of 6655 and BVSD parcels are of great interest to TLAG and other community members.

- Why is the Commission considering ownership changes at this time before engaging residents and the community, including neighborhood associations such as TLAG or the Red Fox Hills HOA, in a broader discussion of the community vision and wishes for the future of these properties, and a broader vision for the future of the community?

- Is the Commission open to hearing and considering other concepts and proposals for these properties, including proposals from community members and groups?
- Is the Commission satisfied that the suitability for various affordable housing projects has been fully analyzed, despite the lack of any meaningful involvement to date; and the inability of the community to consider and respond to a specific proposal at this early stage in the process?

Fifth, many members of the community believe that existing land use should be maintained. There is substantial interest and support for taking deliberate steps to protect the parcels and devote them to uses that would enhance the community by integrating them into the existing Twin Lakes Open Space -- that has been described as the “heart and soul”, “life-blood”, or “heart-beat” of the community. What the Boulder Creek Greenway is to the City of Boulder, or Left Hand Greenway to Longmont – Twin Lakes Open Space is to the much of the Gunbarrel community.

Many or most of the residents in adjacent neighborhoods chose to live where they do because of the proximity to existing open space and trails, as well as the rural residential character established by the BVCP. That character and those uses should be maintained and expanded in the future – not compromised or lost.

Specifically, this parcel is an ideal target for acquisition and incorporation into the County Open Space program according to the criteria governing acquisitions:

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

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

<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx> (emphasis added)

6655 Twin Lakes Road fully meets the first criteria. That alone should trigger a formal review of the potential for acquisition as Open Space including community outreach and involvement in advance of a formal staff recommendation. That has not occurred since the land became threatened by development, as also appears to be the case for the two BVSD parcels across Twin Lakes Road. Habitat improvement and the potential for prairie restoration, native species reintroductions, and other natural and recreational uses, should be part of the discussion.

Acquisition criteria stated in bullets 3, 4, and 5 are also present. *Wildlife habitat* was discussed at our presentation to the Commission and can be further documented; *riparian and scenic corridors* are present; and the land can provide *trail connections* including a linkage to existing Twin Lakes Open Space by construction of an urgently needed bridge over the ditch and

riparian area. Additional trail connections must be explored and considered with regard to the Longmont-to-Boulder or "Lo-Bo" Regional Trail, "a 12-mile trail system that runs through Gunbarrel, Niwot, and open space properties connecting the City of Boulder with the City of Longmont. A Greater Twin Lakes Open Space encompassing 6655 and the BVSD parcels would secure an important wildlife corridor as well as better protecting existing habitat, enhancing riparian and scenic values, and contributing to the local and regional trail system.

At a minimum, it is incumbent on the County to direct a formal review and recommendation by County Open Space based on the department's criteria – fully engaging the community. TLAG is specifically interested in public-private partnerships that would address any concerns various County agencies might have regarding future management of these parcels as open space. TLAG is also open to assuming ownership of the property if that would facilitate realization of the community vision, consistent with the County policies stated above and as set forth in the BVCD and other IGAs, agency mission statements, and policy documents.

We appreciate the interest of both the County and City of Boulder Open Space in targeting large blocks of land for acquisition, including areas such as Heil and Hall Ranch. But these acquisitions should not come at the expense of, or be prioritized so as to exclude, consideration and acquisition of parcels in the midst of our communities, including rural residential communities such as the greater Twin Lakes area in Gunbarrel.

These open space properties near people are used every day by hundreds of visitors, and regularly by the majority of residents. No fossil fuels are used to access them by the vast majority of users. They provide convenient and vitally needed natural areas that provide vital ecosystem services on the one hand, and essential access to nature and the environment for Gunbarrel's 12,000-some residents on the other.

To cite just one of the outstanding natural attributes of Twin Lakes Open Space and the adjacent undeveloped properties now threatened by development, the Great-horned Owl nest on the southern edge of the Open Space is less than 100 feet of the northern boundary of 6655. Development of 6655, especially medium or high-density development, would almost surely result in the loss of the nesting pair of owls. It would be difficult to overstate the value of these owls to the community, or the tangible and intangible benefits they provide to residents of all ages and from all walks of life. Worthy of mention is that federally required buffers for oil and gas operations from Great-horned Owl nests are 1/8 mile (660 feet). See <http://www.oilandgasbmps.org/view.php?id=7738>. Construction activities, permanent structures, and loss of habitat (owls and other raptors hunt and forage in the 6655 and BVSD parcels) would be expected to result in loss of these nesting owls.

Twin Lakes Open Space bears remarkable similarities to the smallest National Wildlife Refuge in the country: Two Ponds in nearby Arvada, an urban enclave of only 72 acres. A Greater Twin Lakes, including an ecologically restored 6655 subject to an updated, expanded management plan, might not be eligible for Refuge designation. But Two Ponds is a shining example of how

relatively small parcels in urban or residential settings can be key components of open space programs incorporating recreation and natural values. Adding the 6655 and BVSD parcels to the existing Twin Lakes Open Space (42 acres) would result in a Greater Twin Lakes Open Space that approximates the size of Two Ponds. See <http://www.fws.gov/refuges/profiles/index.cfm?id=61171> .

Governor Hickenlooper's new Colorado Beautiful initiative announced on July 15, 2015 is another excellent example of how a Greater Twin Lakes Open Space vision is compatible with state and federal policy efforts and initiatives, as well as the County Open Space acquisition criteria. The goal of Colorado Beautiful is that, within one generation, every Coloradan will live within a 10 minute walk of a park, trail or open space area. Obviously, a Greater Twin Lakes Open Space will provide substantially more benefit and opportunity for Gunbarrel residents than the existing area. Additionally, the Longmont-Boulder Trail warrants consideration as a priority trail or connector project under Colorado Beautiful. See <https://www.colorado.gov/pacific/governor/news/gov-hickenlooper-outlines-key-next-steps-colorado-beautiful>

TLAG is dedicated to negotiating win-win solutions, and we are confident that can be accomplished if the County is willing to engage. Public-private partnerships can be excellent collaborative problem solving approaches.

Sixth, TLAG has presented initial evidence of hydrologic and geologic hazards associated with development of this property, especially at densities that could be proposed if current land use and zoning are changed. The presentation to the Commission discussed these issues.

Seventh, the presentation set forth applicable commitments in the BVCP including preserving existing rural land use and character in unincorporated Boulder County; fostering the role of neighborhoods to establish community character; preservation and support for residential neighborhoods to protect and enhance neighborhood character and livability; and assuring compatibility of adjacent land uses.

In closing, so long as the land use or zoning designations are rural residential or open space, it is premature to consider transfer of 6655 Twin Lakes Road to BCHA. Ownership or title transfer of the parcel is inappropriate at this time. The purpose behind the transfer could be mooted or otherwise affected by the future decisions of any one of the four governmental bodies that will consider change requests under the BVCP Update. Instead, the County should direct a formal review of the potential for Open Space acquisition and uses of these properties pursuant to County Open Space acquisition criteria, guided by public involvement processes for similar properties and trail systems. To date, this has not occurred.

TLAG looks forward to future opportunities to work with the Commission and County staff. At this time, we expect existing commitments to be honored under the BVCP.

Respectfully,

A handwritten signature in blue ink that reads "Mike Chiropoulos". The signature is written in a cursive style with a light blue background behind the text.

Mike Chiropoulos
Attorney for TLAG

cc: Ben Doyle, County Attorney
Marty Streim, TLAG

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

October 13, 2015

Submitted via email glen.segrue@bvsd.org

Glen Segrue
Senior Planner
Boulder Valley School District

Re: BVSD Gunbarrel properties at 6650 Twin Lakes Road and 0 Kalua Road

Dear Glen,

The Twin Lakes Action Group (TLAG) appreciates your communication with regard to BVSD's change request in the context of the Boulder Valley Comprehensive Plan Update, and potential plans to investigate affordable housing for teachers at the two properties the District owns at 6650 Twin Lakes Road and 0 Kalua Drive.

TLAG members are primarily neighbors, homeowners, and residents in the vicinity of these properties. TLAG's mission is to maintain the existing rural residential look and feel of the surrounding community. TLAG submitted BVCP change requests to designate 6655 Twin Lakes Road, 6650 Twin Lakes Road, and 0 Kalua as Open Space.

Boulder County's open space acquisition criteria provide that the highest priority is undeveloped land threatened by development that is near or adjacent to existing open space. 6655 Twin Lakes Road (now owned by Boulder County), 6650, and 0 Kalua meet this criteria, as all three properties are near or adjacent to Twin Lakes Open Space, which is the heartbeat of the local community. The three parcels also qualify for three of the other four criteria: wildlife habitat, riparian and scenic corridors, and land that could provide trail connections. Among other factors, the Boulder to Longmont Trail bypasses the properties.

Collectively, the 10 acres encompassed by the BVSD parcels could be added to the 10 acre 6655 property to provide a 20-acre addition to the existing Twin Lakes Open Space. The result would be a 60-acre Greater Twin Lakes that would provide myriad community benefits ranging from quality of life to enhancement of the existing Natural Ecosystem designation of Twin Lakes. Boulder County describes the existing Twin Lakes Open Space as "a haven for wetland wildlife,

a hidden gem in the heart of Gunbarrel area.” An initial description of the natural values of this area is set forth in the TLAG change requests, which are attached to this letter.

At a minimum, it is incumbent on the County and other responsible governmental authorities to commission an independent review of the potential for managing the lands as part of a Greater Twin Lakes Open Space. That review must allow for public comments and involvement. The need to assess open space potential applies regardless of whether development is under consideration by governmental bodies (as is the case here) or private developers.

As part of a Greater Twin Lakes, management for ecosystem restoration, recreation, and natural values could provide significant additional public benefits, such as enhancing the functioning of adjacent wetlands, addressing hydrological concerns, and reducing flood risks and threats or costs relating to the high water table.

Prairie and wetlands restoration, and other active ecosystem projects, are part of TLAG’s vision for these properties. Open Space additions in the midst of our communities provide benefits going to the physical and mental health and well-being of residents, as well as offering educational benefits regarding wildlife, habitat, native plants, and healthy ecosystem management. These values are all acknowledged and emphasized by the Boulder Valley Comprehensive Plan. To the best of our knowledge, the County has not conducted any review of the potential for managing these properties as part of a Greater Twin Lakes, either before or after acquiring 6655 Twin Lakes Road.

Moving forward, TLAG is interested in working closely with BVSD and other entities as a stakeholder in collaborative processes regarding the future of these undeveloped lands and the surrounding community. We specifically request:

1. If BVSD considers disposing of its properties, TLAG is interesting in purchasing them. We are open to discussing the future use of these properties, and how that might best be achieved. We respectfully request that TLAG be notified if sale is under consideration. TLAG would appreciate a right of first refusal to match any offers, to ensure that these properties are managed consistently with surrounding neighborhoods and in the best interests of Gunbarrel and the larger community.
2. With regard to the BVSD change requests for the BVCP Update, TLAG requests a seat at the table at the very earliest stages of any discussions: 1) as the District considers how to proceed, and 2) if BVSD investigates partnerships or collaborative relationships with Boulder County Housing Authority or Boulder Housing Partners. As the District recognizes, community outreach and meaningful involvement are essential to the success of these efforts. Buy-in is best achieved by early outreach and meaningful involvement of affected parties. TLAG pledges to be a constructive stakeholder in such efforts, and to facilitate a broader discussion with other interested parties from the community.

3. Has BVSD determined what conditions or policies apply to future use and possible sale or transfer of this property? For instance, State of Colorado school lands are held in trust and managed by the State Land Board to generate revenue for public education and other specified institutions. Are any such conditions applicable to the BVSD properties in Gunbarrel? Please provide copies of any applicable policies and direct us to documents that would provide background information.
4. Can BVSD refer us to precedent in the Board's mission, statutory mandate, or policies regarding use of real property holding to provide housing for teachers? Has the District formulated any policies with regard to housing development on District property? If yes, please provide of copy of applicable policies. If no, will the public have the opportunity to participate in the formulation of such policies? Can you provide any details regarding how policies will be considered by the District?

Thank you for your attention to these matters. We look forward to hearing from you and building a cooperative relationship moving forward. I can be reached at 303-956-0595 or email.

Very sincerely yours,



Mike Chiropoulos
Attorney for TLAG

cc: Marty Streim, TLAG Chair
Ben Doyle, Assistant Boulder County Attorney

Att: as stated

Giang, Steven

Subject: RE: Gunbarrel's Affordable Housing

From: Kelly Hildebrandt [<mailto:kellyhildebrandt1@gmail.com>]

Sent: Wednesday, October 14, 2015 9:35 PM

To: Boulder County Board of Commissioners; council@bouldercolorado.gov; #LandUsePlanner;
boulderplanningboard@bouldercolorado.gov

Subject: Gunbarrel's Affordable Housing

"Super size me" is not a concept that I have ever subscribed to. Not in my meals nor in my neighborhood. I am deeply concerned about the expansion that's already going on in Gunbarrel up and down both sides of Lookout Rd. The "pack them in" mentality that is currently going on is ruining our neighborhood appeal and adding more cars, more traffic jams, more pollution, more pets to our roads, sidewalks and trails. It's also negatively affecting our parking lots at King Soopers and nearby trails. The architecture is current and attractive, but the congested manner in which they've crammed multiple-story buildings onto postage stamp sized lots is ridiculous. There's little to no room left for sidewalks, landscaping or grass thus throwing off the scale of the community.

Another huge concern is where will all of those new families send their children to school...to our already full schools?

I've lived in this area for 36 years. I've chosen Gunbarrel for 20 of them for the large open spaces, wild life, and general feel of "country near the city" which you can not get in the city itself. It's quieter here and the views are spectacular, all adding to our property values. Adding 60+ more units of affordable housing in our open spaces will severely take away from our property values and the beauty of Gunbarrel and why we live here.

Please reconsider the size and location of this project. A limited unit housing project with a park in the middle would be more in connection with our neighborhoods. Green grass and proper sidewalks with ample street parking rather than more asphalt pads substituting green grass would be conducive to the feel of our neighborhoods. Controlling population to prevent traffic congestion on the one street in/out of the proposed neighborhood would limit traffic, trail congestion, and school overcrowding. Down size, not super size.

Thanks for your consideration,

--

Kelly Hildebrandt

[303-530-7656](tel:303-530-7656)

Memorandum

14 October 2015

To: Therese Glowacki, POS Resource Management Manager

From: Dave Hoerath, POS Wildlife Specialist

Subject: Comments on wildlife habitat values of Twin Lakes Parcels

The pair of parcels astride Twin Lakes Road, south of POS/Twin Lakes, is about 19 acres of mowed, smooth brome pasture. It is a very sterile environment from a wildlife perspective. It is a monoculture of improved pasture grasses surrounded by homes. The center is bisected (East/West) by the paved Twin Lakes Road, and each parcel is further bisected (North/South) by a local social trail. The far north and far south boundaries of each are adjacent to ditches or drainages that have some habitat value.

The north parcel is nearly 10 acres in size and has a very few trees that have escaped mowing along the Boulder and Whiterock Ditch. There is a nice pocket of trees at the far northeast corner of the parcel adjacent to the ditch. But all of the ditch vegetation is subject to clearing and burning at any time. The social trail from Twin Lakes Road (and from the south parcel) links to a large green pipe across the ditch, joining the Willows Trail/Regional Trail, immediately south of POS/Twin Lakes. There is an additional faint trail that parallels the ditch to the east, between the homes and the ditch (off the parcel). There is also a faint return trail along the eastern edge of the parcel back to Twin Lakes Road. There are no trees or shrubs within the interior of the parcel due to the mowing. The main social trail did have multiple predator scats on it (coyote, fox) and will function as a connector for them within the neighborhood. If the parcels are filled in with housing, the limited habitat value will disappear and the connector function will be greatly diminished. However, the ditch system will still function as movement corridors and connectors for terrestrial species. There were also red-tailed hawks circling during my visit. The grassy areas will also function (somewhat) as foraging habitat for birds of prey, when the areas are quiet.

The south parcel is nearly 9 acres in size and connects to the paved neighborhood trail, which dead ends, presumably at the property boundary. The social trail joins it and links the southwest corner neighborhood trail up to Twin Lakes Road, and across the street to the northern parcel trail to the green pipe/ditch crossing. This parcel is mostly the same smooth brome (mowed) pasture, but it does have a mature, tall Russian olive tree in it. The southern portion of the parcel has the remnants of some BMX bike trails and jumps that seem little used now. The far

south end of the parcel (or the adjacent parcel/dedicated green space) contains a lateral/drainage toward parcels southeast of the south parcel (POS/Johnson Trust). This area is wet much of the time and has some more mesic vegetation, including cattails, teasel, and wheatgrass. Neither parcel has any current or past signs of prairie dogs.

These parcels seem to function as an urban park of green space and trail connectors for local residents, but do not offer much in the way of wildlife habitat.

Photos are located in: <G:\WILDLIFE\MEMOS\Acquisitions\Twin Lakes Oct 2015\photos>













Giang, Steven

Subject: RE: Letter regarding Twin Lakes Neighborhood**From:** Melanie [<mailto:melanielynns.mail@gmail.com>]**Sent:** Monday, October 19, 2015 1:37 PM**To:** #LandUsePlanner**Subject:** Letter regarding Twin Lakes Neighborhood

Hello Planners

I am writing to you in regards to the recent information many of us in Gunbarrel have obtained about the BCHA's proposal for the affordable housing units in the north field. I am very surprised about this and would like to make my reservations about this proposal known. Many others have written their pleas to you and the commissioners already. These letters have been eloquent and informational. I can only come from my heart.

- First and foremost is my deep concern for the abundant wildlife that is found in the Twin Lakes area. Not only is this field hunting grounds for the regal Owl family who nests here year after year, it is also territory to several species of birds, small mammals, and coyotes. It will be a sad day when this field is used for buildings rather than the wildlife that depend on it. If BCHA's plans move forward, they should, at the very least, do a study to fully understand the impact this magnitude of housing would have on the wildlife.
- The sheer beauty of this field should really speak for itself. Stand out in the middle of this field and tell me you don't feel a tingle of awe at the expanse of grasses, plant life, and views that lie before you. So few moments like this are left for us humans. Please don't take away this piece of nature connection! Maybe it's too poetic a reason to leave this field wild, but our souls need it, they need wild places. We do not need to develop every last piece of open land. Especially one so close to Open Space. This breaks my heart and I am terribly distressed about it.
- I have read the proposal is for sixty plus units. That will have a HUGE impact on this quiet community's noise levels, traffic patterns, safety, and way of life. Many people move to Gunbarrel for its peaceful refuge and laid back lifestyle. I know that is why my family did. This proposal will turn our sleepy neighborhood into a noisy, traffic filled mess. We live right on Twin Lakes Rd and can only imagine the traffic and noise that will abound. It will become dangerous for kiddos and our family. My husband and I are even starting to have the discussion about "what if we have to move?" That is NOT OK! We were looking forward to raising our family a rural neighborhood. I don't know if you are aware of this but you are scaring and pushing out families that are already here. I am sure you don't mean to come across this way but I am afraid that it what is happening.
- I know many folks have written about the high water table here in Gunbarrel. We know first hand the affects of rain in our neighborhood. Our whole basement had to be redone, as the walls were literally rotting and molding from the moisture in the earth. What will happen if you throw up a bunch of units and continue to put stress on the land? The surrounding houses will be in big trouble. And this will have been a "known" factor.
- It is very strange to me that none of the new housing units are being used for this. I am aware that the developers bought out the units to not have affordable housing available there. Why is that?
- I really question whether this is the right space for such a large development. There is little public transportation and the car traffic from sixty units crammed in that small space is very alarming. I have heard there are other places to consider. Please do consider then and do not damage our amazing neighborhood.
- This is NOT at all in line with the Boulder Valley Comprehensive Plan.

Please consider building somewhere else and keep our wild spaces wild, our neighborhoods safe, and our community intact.

Thank you very much for taking the time to read my concerns.

Melanie Whitehead
Barnacle St.

--

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

Giang, Steven

From: DEE <deej4@comcast.net>
Sent: Wednesday, October 21, 2015 4:12 PM
To: #LandUsePlanner
Subject: 6655 Twin Lakes Road

I live at 4733 Tally Ho Court in the County. The property at 6655 Twin Lakes Road is also in the County, although I know the intention is to annex this land into the City and then warehouse a lot of people in high rise housing. I am sending this plea to the county commissioners, the planning board, and the city council as well as to the planning commission.

We like living close to Boulder and chose Gunbarrel almost 24 years ago because of its unique rural residential character. We have lived here peacefully until about 2 years ago. Now we are in the midst of city and county agendas, goals, and big money for development on the 10 acres at 6655 Twin Lakes Road and probably the property immediately to the south which is now owned by the school. I've been to many city and county meetings involving this. We sit there and listen and occasionally get to say a few words which are never listened to or commented on. Over a long period of years, we have lived in several cities across the country and in several neighborhoods similar to Gunbarrel. We have liked living close to Boulder until recently. I have never experienced such disregard for citizens as I am seeing here.. I read the Daily Camera daily and see that I am not alone in feeling ignored. What are you thinking to completely disregard the people you are supposed to be representing in favor of developers who are probably not even living in Boulder??

The property at 6655 Twin Lakes is prone to flooding and works as a sponge to absorb water that has flooded some of our basements and will flood on a much more rampant nature if it is developed. It is a wildlife corridor that is home to many animals and a hunting ground for others such as raptors and especially the Great Horned Owls who nest here every year and are already back starting their yearly courting. Many local residents also use this land for a variety of reasons, especially since we have no parks in the area. There is a path there that connects to other paths around the twin lakes used by many. You plan to warehouse a dense housing project there for residents that will experience no immediate services that they will need. This is a plan that will fail miserably. I know goals and money are involved here, and this seems to be more important than the residents you plan to stack in here and the neighborhoods that surround these fields. These fields need to stay in the County and be designated as Open Space!

Sincerely, Dee George deej4@comcast.net

Giang, Steven

From: jesse7@comcast.net
Sent: Thursday, October 22, 2015 3:11 PM
To: #LandUsePlanner
Subject: Property at 6655 Twin Lakes Road
Attachments: Receipt Master File.pdf

I would like to start this email by telling you about my technical background so you can judge my comments from a technical point of view. I am a Mechanical Engineer with a degree from the University of Kansas. While I am now retired, I am a Licensed Professional Engineer, and have over thirty-five years of experience in the Mechanical Engineering field.

Now from my view point:

1. From a hydrology view point: I live adjacent to the property at 6655 Twin Lakes Road and have seen extensive flooding from runoff of that property. If the proposed property is developed, the paving and building will cause flooding of buildings on that property as well as extensive flooding of the existing neighborhoods. To mitigate this problem may be possible; however, this could be very expensive. To try to connect to any of the Red Fox Hills' system would be unwise because that system is already over taxed and causes problems already in the lower parts of the development. To install a completely separate system may be impractical at best and impossible at worst. To trench and install a large pipe to the drainage system to the creek to the southwest would require crossing private property and disruption and inconvenience to several neighborhoods. In addition, at least one major road would have to be crossed, causing disruption to traffic and repaving after excavation.
2. I can only hope that your technical staff has accounted for the tremendous added flow of gray and black water that building on this site will add to the existing sewer systems. If that has not been accounted for, the cost of upgrading may make this site a very poor candidate for the proposed construction.
3. I know that a hydrology report was previously submitted to the appropriate County officials from the Twin Lakes Action Group. I have reviewed this report and hope that it is taken seriously. There are several aspects of this report, including the fact that this property is not recommended for building due to the high water table. I have witnessed the problems this high water table has caused. The problems are apparent by the fact that several home owners in the adjacent homes have had to install sump pumps. Also, one home owner has installed an access pipe in his perimeter drain so he can monitor water flow. I can vouch for the fact that there is continuous rapid flow through this pipe, even in dry weather.

Considering all the negative aspects of building on this site, including wildlife crossing and hunting grounds for that wildlife, hydrology aspects, and the fact that the entire surrounding neighborhoods use this land for many activities including walking dogs, flying remote airplanes, relaxing, catching some sun rays, or as a path to usage of the twin lakes; this area may be better utilized if designated as open space. Since there are no organized parks in the Gunbarrel area, this land fulfills this desperate need.

Thank you for consideration of my many concerns regarding development of this property.

Jerry N. George, ME, PE
jesseg7@comcast.net

Giang, Steven

From: Juliet Gopinath <julietgopinath@yahoo.com>
Sent: Sunday, October 25, 2015 1:17 AM
To: #LandUsePlanner
Cc: Juliet Gopinath
Subject: Proposed affordable housing at 6655 Twin Lakes Road
Attachments: Gopinath_Countyplanningcommission_102515.pdf

Dear Boulder Planning Commission,

Please find a letter attached regarding my opinions about the proposed affordable housing development at 6655 Twin Lakes Road. I am in vehement opposition to this development, due to concerns detailed about the rural area, recently constructed developments in Gunbarrel Center that have not included any affordable housing, the affordability of Gunbarrel homes, wildlife, road maintenance, and hydrology. I hope that you will take my concerns seriously.

Best Regards,

Juliet Gopinath
4555 Tally Ho Trail
Boulder Colorado 80301
617-308-5567

Zacharias, Caitlin

From: Glowacki, Therese [tglowacki@bouldercounty.org]
Sent: Friday, October 30, 2015 4:31 PM
To: External-Fogg-Pete; West, Ron
Cc: Hoerath, Dave
Subject: RE: Twin Lakes parcels

Hi Pete, you are correct, most of the reference in the Management Plan is talking about riparian and wetland habitat, and on the HHS parcel, there is only a small area where a ditch goes through. They are expanding the attributes onto the Housing parcel, which is significantly different in its natural resource values.

POS has been asked in the past to purchase this parcel, and we have declined because it is surrounded by houses on 3 sides, consists of non-native grass, has little other wildlife value and is small.

One other topic to note is that Twin Lakes themselves are dams, and as such, are regulated by the State Dam Inspector. They are subject to State regulations, therefore could be modified (i.e. the trees removed) in order to be in safety compliance. While Twin Lakes does provide valuable habitat for human adapted wildlife, this additional regulation may compromise the habitat value outside of POS control.

There are no burrowing owls on the property. The great-horned owl is well adapted to human use.

I hope this helps.

Therese

From: Fogg, Peter
Sent: Tuesday, October 27, 2015 2:11 PM
To: Glowacki, Therese; West, Ron
Cc: Hoerath, Dave
Subject: RE: Twin Lakes parcels

Thanks. Dave (or Therese) can you send me the photos referred to as being in your G: drive at the end of your memo?

I want you to know that the organized opposition to the affordable housing Land Use Designation Change request, the Twin Lakes Action Group or TLAG, has cited several sections of the county's [Twin Lakes Open Space Management Plan](#) as supporting their counter-Land Use Designation Change request application; they are seeking a Public/Open Space land use designation. They also cite policies OS 2.03 – 2.05; 4.03; 6.01 and 6.04, and 8.03 in the 1999 [Open Space Element](#) of the BCCP as directives for preserving the properties. Examples of their Change request narrative, including the cover of the Twin Lakes Open Space Management Plan, are below.

I am making an assumption here so correct me if I'm wrong, but they are expanding the attributes inventoried and discussed in the TL Open Space Plan out onto the Boulder County Housing Authority/Boulder Valley School District properties and inferring that loss of these parcels to development will not only forego any larger open space/trails opportunities in southern Gunbarrel but will also threaten the county's identified habitat/riparian values within the existing Twin Lakes open space perimeter. It's reasonable to assume this will be asserted emphatically by TLAG. Some of the TLAG folks have also said there are burrowing owls on the properties(?) They also may say that they are living there 24/7 so have a better knowledge of what wildlife are in the area and/or using the properties than would be observed

from a one day field visit. It would be of real benefit to us in doing our analyses if you could tell us how you would address or respond to these contentions. RSVP.

Pete

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From: Glowacki, Therese

Sent: Thursday, October 22, 2015 4:13 PM

To: West, Ron; Fogg, Peter

Subject: FW: Twin Lakes parcels

Here is our assessment of the County and School district parcels. Just as we thought.

Therese

From: Hoerath, Dave

Sent: Wednesday, October 21, 2015 9:35 AM

To: Glowacki, Therese

Cc: Spaulding, Susan

Subject: Twin Lakes parcels

thanks

dave3

Dave Hoerath

Certified Wildlife Biologist®

Boulder County Parks and Open Space

dhoerath@bouldercounty.org

303.678.6204

Follow me on Twitter @biologistdave3

From: [Mateo Del Samet](#)
To: [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#)
Subject: 6655 Twin Lakes Road -- no high-density (or any) development
Date: Wednesday, November 04, 2015 7:20:02 PM

To whom it may concern,

I'm writing as a homeowner in Gunbarrel and longtime Boulder resident to express my opposition to the proposed development at 6655 Twin Lakes Road. I've been in Gunbarrel since 2007, and my wife and I moved here specifically for it's low-key, semi-rural feel. However, in the past two years there has been a lot of development, particularly in Gunbarrel Center, and the vibe has changed quickly, and for the worse--at least for existing residents, many of whom choose to live here precisely because it is not dense, hyper-busy, and overbuilt with mixed-"use" monstrosities like Boulder.

I do not believe the proposed affordable-housing development at 6655 is in keeping with the existing neighborhood around it, nor with the overall feel of Gunbarrel, nor with the county's mission to preserve the rural feel of Boulder County. Of course, to subvert all this, a sneaky land grab is underway in which the open space north of the field is annexed into the City, to have a 1/6 contiguous border; such devious tactics only serve to further point out the fact that this is not an appropriate use of this property. If this were the right space for affordable housing, and hundreds of residents, such tactics would not be necessary. In fact, a much smarter use, one that a vast majority of the residents around here have backed, is making this property open space, to preserve the views from the trail, the wildlife corridor between Boulder Creek and the Twin Lakes (key for coyotes, heron, rabbits, birds, and even deer and elk), and to protect neighboring residences from the flooding issues caused by high groundwater in our area this development will only exacerbate, by displacing an already high water table. I live a quarter mile east of here and have had ongoing groundwater and flooding issues; I fear the load on the fields by all the proposed dwellings will make our situation even worse.

Boulder has done a very poor job in the last five years of respecting its existing population; in the rush to lure in snazzy tech companies and all the "wonderful" hipness that goes with that, the City has sacrificed mountain views, quality of life, and simply ease of life all in a greed-fueled rush to "develop, develop, develop." The result: snarled traffic, higher prices, rising tempers, and a lowered quality of life for everyone, whether they work or live in Boulder, or both. We simply do not want these things in Gunbarrel; we moved here to get away from them. Please respect our wishes and hear our voices, and turn this parcel into open space.

Sincerely,
Matt Samet
4818 Brandon Creek Dr.

From: [Myrna Besley](#)
To: [A Shannon](#); [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); pfogg@bouldercolorado.gov; sgiang@bouldercolorado.gov
Subject: 6655 Twin Lakes Road
Date: Wednesday, November 11, 2015 1:50:37 PM

Myrna Besley
mysube@aol.com

Hello,

I am a resident of Red Fox Hills subdivision, and my property is adjacent to the land which is proposed for high density development at 6655 Twin Lakes Road. I want to express my dissatisfaction for this proposal, because the property was purchased without adequate information regarding the effects that this development would have on surrounding land. My house flooded in September of 2013, and it cost me \$25,000 to replace walls and flooring not covered by home insurance. Very recently I had a sump pump installed in the basement to help prevent this situation again. When the technician installed the hole for the sump pump, he commented that the water table was extremely high. This was after a summer of virtually no precipitation whatsoever. I fear that with a development such as the one that is proposed, the water table would rise even more. The Twin Lakes Action Group has hired a hydrologist to explore the situation with regard to the water table. I just wanted to express my hope that the high density proposal will not happen.

I understand that the city of Boulder is in dire need for affordable housing. I do not think that 6655 Twin Lakes Road, nor the property across the street, is the place for this. I really hope that you take into consideration how the neighbors feel about this proposal, and keeping the land as undeveloped, natural meadow.

Myrna Besley

From: [Melanie](#)
To: [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#)
Subject: Letter to the planners regarding the impact of building in Twin Lakes
Date: Saturday, November 14, 2015 4:35:13 PM

Please forgive me addressing you all at once. The plight of Twin Lakes is very near and dear to my heart. But I have a busy family who needs my attention. Thank you.

I am writing to you in regards to the recent information many of us in Gunbarrel have obtained about the BCHA's proposal for the affordable housing units in the north field. I am very surprised about this and would like to make my reservations about this proposal known. Many others have written their pleas to you and the commissioners already. These letters have been eloquent and informational. I can only come from my heart.

- First and foremost is my deep concern for the abundant wildlife that is found in the Twin Lakes area. Not only is this field hunting grounds for the regal Owl family who nests here year after year, it is also territory to several species of birds, small mammals, and coyotes. It will be a sad day when this field is used for buildings rather than the wildlife that depend on it. If BCHA's plans move forward, they should, at the very least, do a study to fully understand the impact this magnitude of housing would have on the wildlife.
- The sheer beauty of this field should really speak for itself. Stand out in the middle of this field and tell me you don't feel a tingle of awe at the expanse of grasses, plant life, and views that lie before you. So few moments like this are left for us humans. Please don't take away this piece of nature connection! Maybe it's too poetic a reason to leave this field wild, but our souls need it, they need wild places. We do not need to develop every last piece of open land. Especially one so close to Open Space. This breaks my heart and I am terribly distressed about it.
- I have read the proposal is for sixty plus units. That will have a HUGE impact on this quiet community's noise levels, traffic patterns, safety, and way of life. Many people move to Gunbarrel for its peaceful refuge and laid back lifestyle. I know that is why my family did. This proposal will turn our sleepy neighborhood into a noisy, traffic filled mess. We live right on Twin Lakes Rd and can only imagine the traffic and noise that will abound. It will become dangerous for kiddos and our family. My husband and I are even starting to have the discussion about "what if we have to move?" That is NOT OK! We were looking forward to raising our family a rural neighborhood. I don't know if you are aware of this but you are scaring and pushing out families that are already here. I am sure you don't mean to come across this way but I am afraid that it what is happening.
- I know many folks have written about the high water table here in Gunbarrel. We know first hand the affects of rain in our neighborhood. Our whole basement had to be redone, as the walls were literally rotting and molding from the moisture in the earth. What will happen if you throw up a bunch of units and continue to put stress on the land? The surrounding houses will be in big trouble. And this will have been a "known" factor.
- It is very strange to me that none of the new housing units are being used for this. I am aware that the developers bought out the units to not have affordable housing available there. Why is that?
- I really question whether this is the right space for such a large development. There is little public transportation and the car traffic from sixty units crammed in that small space is very alarming. I have heard there are other places to consider. Please do consider then and do not damage our amazing neighborhood.
- This is NOT at all in line with the Boulder Valley Comprehensive Plan.

Please consider building somewhere else and keep our wild spaces wild, our neighborhoods safe, and our community intact.

Thank you very much for taking the time to read my concerns.

Melanie Whitehead

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

Zacharias, Caitlin

From: Jeffrey D. Cohen [jeff@cohenadvisors.net]
Sent: Monday, November 16, 2015 1:11 PM
To: Zacharias, Caitlin
Cc: Ellis, Lesli; Hirt, Jeff; External-Fogg-Pete; A Shannon; Steven Giang; Hyser, Courtland
Subject: BVCP - Additional Written Information
Attachments: TLAG BVCP Position Paper.pdf; Exh 1 Prelim_Hydrology_Analysis_BCHA_property_06-24-15.pdf; Exh 2 Email from County Planning to Transporation 10 14 2015.pdf; Exh 3 TLAG letter to BCC 9 30 2015.pdf; Exh 4 TLAG letter to BVSD Oct 13 2015.pdf; Exh 5 Neighbors urge Boulder County article 10 1 2015.pdf

Hi Caitlin – Please find attached the Twin Lakes Action Group (TLAG) Position Paper on BVCP 2015 Update Change Requests for the three Gunbarrel parcels located at 6655 Twin Lakes road, 6600 Twin Lakes Road, and 0 Kalua Road. The TLAG paper addresses whether a Greater Twin Lakes Open Space, or the intensive “Mixed Density Residential” (MXR) uses proposed by Boulder County Housing Authority (BCHA) are more consistent with the BVCP, existing uses, and physical limitations of the land, infrastructure, and available services.

TLAG argues and establishes that:

- The MXR requests are premature because of the lack of studies or analysis regarding cross-jurisdiction impacts, geologic hazards and constraints or Urban Service Criteria and Standards.
- As recently as 10/13/15, various County agencies and staff were confused about the total level of development that might occur.
- Fatal process concerns include the lack of a transparency or meaningful community involvement.
- The issues go to the impacts stemming from the scale and intensity of proposed development, not the proposed use. These incomplete, premature requests would be denied if they involved a satellite Google campus or a high-end country club seeking the same level of use.
- The County is ignoring its own Parks and Open Space acquisition criteria by seeking to develop land threatened by development adjacent to existing open space.
- The MXR change requests looks a lot like spot zoning contrary to state law.
- Responsible authorities recently permitted three recent housing developments totaling several hundred units in Gunbarrel’ s industrial area without requiring any on-site affordable housing.
- TLAG has identified at least two alternative locations for stand-alone housing projects in close proximity to Gunbarrel in North Boulder.
- If the County seeks development in unincorporated areas of the County, it should be held to the same standards as any private developer.
- The Greater Twin Lakes Open Space request is consistent with the BVCP, and consistent with the statewide Colorado Beautiful initiative mission of offering quality open space within a ten-minute walk of every Coloradoan.
- Before extensive development is authorized, Open Space and environmental preservation uses must be fully analyzed and considered.

- TLAG has offered a better way forward and superior alternatives, including purchasing the parcels, pursuing public-private partnerships, and/or forming a Gunbarrel Improvement District to collaboratively solve issues facing the community

On behalf of the Twin Lakes Action Group (www.tlag.org) and our over 150 members, I would greatly appreciate it if you and the other BVCP staff members who have been cc'd on this email could please review these documents before you start making your recommendations to the 4 governing bodies since these documents provide clarification and explanation of their land use requests.

I appreciate you and the other BVCP staff members having an open mind and no pre-conceived notions as you make your analysis and recommendations to the 4 governing bodies.

If you or any of the other BVCP staff should have any questions please let me know. We would also be happy to set up a meeting with you to tour of the land with us so you can get a feel for the area.

Thanks,

Jeff



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**In re: Boulder Valley 2015 Comprehensive Plan Update
Requests for Changes**

**Twin Lakes Action Group
Position Paper on Mixed-Density Residential Land Use Change Requests in Gunbarrel
6655 Twin Lakes Road, 6600 Twin Lakes Road, & 0 Kalua Road**

I. INTRODUCTION & SUMMARY

This Position Paper is submitted by the Twin Lakes Action Group (TLAG), a growing and vibrant organization of over 150 citizens within the Gunbarrel community united behind a positive vision for enhancing the quality of life across Gunbarrel, protecting and restoring the environment, giving residents a voice in the absence of elected officials representing the community, and preserving the rural residential look and feel of the Twin Lakes community.

TLAG submitted change requests to designate the Twin Lakes parcels as open space consistent with the Boulder Valley Comprehensive Plan (BVCP) and Boulder County Open Space acquisition criteria, which provides that the first priority for acquisition is lands adjacent to existing open space and threatened by development. As the rationale for TLAG's "Greater Twin Lakes Open Space" requests are set forth therein, this paper responds to the change requests submitted by Boulder County Housing Authority (BCHA) for 6655 Twin Lakes Road, and Boulder Valley School District (BVSD) for 6600 Twin Lakes Road and 0 Kalua Road¹.

While the County single-mindedly pursues development of these lands, it has ignored alternative uses and its own open space acquisition policies. The County has failed to study or provide any meaningful analysis of either: 1) the suitability incorporating the three publicly owned parcels into the adjacent Twin Lakes Open Space, which is the heart and soul of the Twin Lakes community; 2) the potential impacts and suitability of the Mixed-Density Residential (MXR) change requests for this specific location; or 3) whether better, more appropriate locations for the proposed developments are available. Because the County and BVSD have not done their homework, the MXR requests are premature and must be denied at this time.

Of all the change requests submitted for the 2015 Update, the most interest and controversy appears to center around these three Gunbarrel parcels. In contrast to other parcels where generally one and sometimes two change requests were received, at least eleven change requests were submitted for 6655 Twin Lakes Road, six for 6600 Twin Lakes Road, and five for 0 Kalua Road.²

The Boulder Valley Comprehensive Plan is designed to "protect the natural environment of the Boulder Valley while fostering a livable, vibrant and sustainable community."

¹ The legal description of the two parcels of land owned by BVSD as stated in the BVSD's land use request is Tract 4008 described under parcel numbers 146311300009 and 146314200001. Approximately .4 miles east of 63rd Street off Twin Lakes Road (south side) in Gunbarrel. No address number has been assigned to this property. One of the parcels has been identified as either 6600 Twin Lakes Road, 6500 Twin Lakes, or even 6650 Twin Lakes Road. For this Position Paper, the addresses will be 6600 Twin Lakes Road and 0 Kalua Road to avoid confusion.

² Sometimes, clicking on the interactive map posted from BVCP indicates twenty change requests for 6655, ten or eleven for 6600, and five or six for 0 Kalua Road. Regardless of the actual numbers, there is obviously great public and community interest in these properties' status under the BVCP.

Current zoning for the parcels is low-density residential, open space, and public. For all three parcels, the current owners are applying for Mixed-Density Residential (MXR) designations. If granted, the owners' requests could ultimately result in the development of as many as 360 public and/or affordable housing units. The change requests submitted by TLAG, residents, and neighbors seek public uses for these public lands consistent with the existing character of the community and adjacent uses: including Greater Twin Lakes Open Space, Environmental Conservation Area, Natural Ecosystems designation, and Area III Rural Preservation Area.

The Open Space and environmental preservation requests are: 1) consistent with the goals and objectives of the BVCP and surrounding uses; 2) consistent with existing community character and the interest of the community; and 3) designed to protect the environment, enhance the community, improve the quality of life for all County residents, and build upon existing Open Space holdings to significantly expand the environmental, recreational, and related benefits provided by the existing Twin Lakes Open Space.

For these reasons, TLAG's change requests should be approved, and the MXR requests denied. The requests should be denied because the County, the City, or other responsible governmental authorities have failed to date to: 1) follow its own policies by not analyzing the Open Space acquisition potential of these properties, 2) adequately involve the community in the decision-making process, 3) adequately disclose the full range of potential impacts of granting the MXR requests, 4) adequately investigate whether the location or other characteristics of the three properties make them suitable for the proposed high-density uses currently being sought, and whether more suitable alternative locations exist; or 5) require affordable or public housing components in recently approved housing development in Gunbarrel.

Inadequacies in the decision process, errors in the applications, and conflicts with the BVCP require denying the MXR requests. The highest and best use of these publicly owned properties is as Open Space, based on their location in unincorporated Gunbarrel, alignment with the BVCP and the support of up to twelve local neighborhoods. With the County's purchase of 6655, the 2015 Update presents a unique opportunity to create a Greater Twin Lakes Open Space in the heart of the community.

As set forth below:

- The MXR requests are premature in addition to being inadvisable, inconsistent with the BVCP, and doomed to failure because they would risk permitting unsuitable uses for public housing projects in a location that neither supports that use, nor is able to serve the needs of future residents of such projects.
- The MXR requests are generally inconsistent with the goals, objectives, and provisions of the BVCP. Having passed on the readily available opportunity to incorporate uses of the type and at the density level now proposed for these three undeveloped properties in recently developed apartment and condominium projects in industrial areas of Gunbarrel, the current attempt to force square pegs into the round hole of low-density rural residential neighborhoods bordering on Open Space, riparian areas, wildlife habitat, and regional trails is doomed to failure.
- By contrast, the BVCP offers ample support for the change requests submitted by TLAG and local residents. These uses would further the goals and objectives of the plan, and immeasurably enhance the community while furthering environmental protection on three important parcels. Notably,

Boulder County Open Space has declined to so much as conduct a formal review or recommendation regarding the potential of these properties for open space and environmental protection, let alone commission a formal review allowing all County residents and interested civic groups to participate and contribute their knowledge and expertise.

- TLAG is not unmindful of the community need for affordable housing, and stands ready to identify more suitable and appropriate locations for the types of development which BHCA seeks to pursue on these three undeveloped parcels which are currently zoned low-density residential, open space, and public.

In sum, granting TLAG's requests and denying the MXR requests will best protect the natural environment of this locale while fostering a livable, vibrant and sustainable community.

II. CONTEXT

The Boulder County Zoning Resolution, February 4, 1944, provides:

A zoning ordinance imposes such reasonable limitations upon the right of a property owner to use his property as he pleases, as may be determined by considerations of public health, safety, and welfare. But he may not use his property as he pleases without regard for his neighbors, or the effect of his actions upon the welfare and prosperity of the whole community of which he is a part. Nor is a zoning ordinance merely a temporary matter. It is an integral part of public planning, which takes the long view. The use of land is a granted right, but the land itself remains long after individuals who have exercised such rights have passed away. Rural zoning contemplates not only benefits in the present, but also seeks to conserve our resources for future generations.

This paragraph from the County's original zoning resolution is still quoted in Article 4 of the current Boulder County Land Use Code. The direction and commitments contained therein have been found durable enough to stand unchanged for over seventy years. The requests for annexation and change of zoning must be considered in the context of the County's time-honored adherence to land use and zoning policies that take account of the surrounding community and weigh those interests against the desires of a property owner to do as he pleases without regard to others. The durable benefits of long-term conservation have been central to decision-making since day one, as has a forward-looking approach that benefits future generations.

III. BACKGROUND & CONCISE STATEMENT OF FACTS

The land at 6655 Twin Lakes Road is an open field of roughly 10 acres within unincorporated Gunbarrel. The north property line abuts the County Twin Lakes Open Space. To the south, across Twin Lakes Road, is a second open area of roughly another 10 acres in size, listed as 6600 Twin Lakes Road and 0 Kahlua Road. The latter two properties are owned by the BVSD. The Red Fox Hills subdivision lies east of these open spaces, and the Twin Lakes subdivision to the west, and open space purchased by the Gunbarrel Public Improvement District (GPID) to the southeast

When the area was first platted and subdivisions started being developed, it was generally communicated and understood that the BVSD property was reserved for an elementary school to serve the local children, while the Archdiocese intended to build a parish on the 6655 Twin Lakes Road

property. Neither organization, for reasons of their own, went forward with these plans, and it is undisputed that all three properties remain undeveloped, and largely bordered by open space.

A paved multi-use trail runs through the Twin Lakes subdivision, ending at the southwest corner of the BVSD owned open land. For at least the last 25 years, there has been a social trail from the end of the current path, running north, across 6655 Twin Lakes, connecting to the Twin Lakes Open Space. These paths, generated and kept active by the local community, establish the current use of the properties as open space.

Importantly, a proposed trail connection on the Trails Map of the BVCP (at 100) runs through both these properties. According to the BVCP (at Page 87):

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.

These properties, along with the Twin Lakes Open Space, are the heart of the Twin Lakes community. On a calm day, one may find a family launching model rockets. On a windy day children fly kites. On any day one sees hundreds of locals and visitors staying at the Twin Lakes Inn enjoying the open space. Bicyclists use this land as a link between trails and Twin Lakes Road and more adventurous bicyclists enjoy the pump track at the south end of the 6600 Twin Lakes Road property.

On May 28 2013, Boulder County quietly purchased the property at 6655 Twin Lakes Road from the Archdiocese of Denver for \$470,000 from the County general fund. For the next two years, there was no public discussion or notification of any future plans for use of the open space.

The first public indication of the County's plans for the property was a December 13, 2014 article in the Boulder Daily Camera, entitled, "Boulder: Is affordable housing working?" While discussing Boulder Housing Partners' history of providing affordable housing, the article mentioned, "Another 62 rental units are planned at Twin Lakes in Gunbarrel." The plans revealed by this story pre-dated any outreach to the community.

After some investigation uncovered the County's 2013 purchase of the property, a few citizens living in the neighborhood attended the BCHA's meeting on March 31, 2015 to ask about plans for the land. They were told there were no current plans for the land, that it was in the County's land bank and that, "This potential project does not even have a work plan, which indicates it is a low priority for the next several years."

Less than one month after the BCHA meeting, by April 21 2015, the County had posted a PDF on the website <http://www.ourbouldercounty.org>, echoing this assertion. The BCHA information page on 6655 Twin Lakes Road stated: "At this time, Boulder County and Boulder County Housing Authority anticipate planning for the development to occur in a 3-5 year time frame."

By June 4, 2015 the BCHA information page had changed to the following:

With the goal of delivering new affordable housing opportunities by 2020, BCHA plans to request approval from the BCHA Board of Directors on June 30, 2015 to submit a land use

designation change request as part of the Boulder Valley Comprehensive Plan 2015 Major Update. If approved by the Board, BCHA will submit that request to the City of Boulder in August 2015. Over coming months BCHA will develop a preliminary project schedule which will include the anticipated timing for an annexation request to the City of Boulder.

In addition to the opportunities for public participation and comment that accompany the City of Boulder's Comprehensive Plan update, annexation and permitting processes, BCHA will host focus groups, community meetings and an interactive web platform to offer multiple venues for the community to stay informed and involved in the planning and development process for this project.

Within these 6 weeks the project had gone from 3-5 years for the planning phase to project completion in that time, despite personal assurances from BCHA personnel that no immediate action was contemplated. It is not credible that BCHA had no intention of accelerating the project's time schedule in March when they had a fully developed plan and time schedule only 6 weeks later.

As we now know, developing this property under the requested MXR density is a high priority for BCHA in the 2015 BVCP Update. The County currently appears committed to putting its full staff and budgetary resources behind the requested change, without considering alternative uses or considering the community's interest in a more sustainable, conservation-oriented vision for the property.

The first public outreach by the County was a "Community Meeting on Affordable Housing in Gunbarrel," held by the BCHA on August 13, 2015. This meeting addressed no general questions about the absolute lack of upfront community involvement or public comment opportunities up to that date, or the avowed need or long term plan to create either affordable or high-density, low-income public housing in Gunbarrel. Instead, the meeting was specifically held to present the BCHA's pre-determined plans to develop 6655 Twin Lakes Road as an affordable or public housing site. At this meeting, the BCHA personnel specifically stated that they had no information on the open space across the street owned by BVSD, and that the BVSD would make its own plans for that land.

Despite calling it a community meeting, BCHA clearly had no intention of actually listening to the community. The notes for this avowed "public outreach" meeting were posted on <http://www.ourbouldercounty.org> by Jim Williams, Communications Specialist, on July 27 2015 at 8:02 a.m. -- more than two weeks *before* the meeting was held. Advance posting of the minutes might reasonably be construed as a strong indicator of a preordained outcome. Otherwise stated, public officials attended to talk, rather than listen, to interested residents.

BCHA's lack of transparency is reinforced by the BVSD land use requests. The first public indication of the BVSD's intent to develop the land was their submission of the change requests on October 2, 2015 -- the same date as the BCHA's request. The two requests are virtually word-for-word copies of one another. Both requests declare the intent of each organization to partner with the other in planning the parcels. See Exhibit 4.

Willa Williford, a member of the BCHA staff, stood in front of the community on August 13th and declared they had no idea of BVSD's plans, despite the fact she had already acknowledged in an e-mail dated June 4th that BCHA and BVSD personnel had met on the 3rd of June to walk the land. Six weeks after the community meeting, the two organizations had a fully developed plan to jointly develop the two parcels. This strains BCHA's credibility to the breaking point.

IV. ISSUES & ARGUMENT

Multiple issues with the properties and the process to date clearly preclude granting the land use designation requests from low density residential to mixed-density residential. These issues include failures in the public process, lack of due diligence on the part of the BCHA, incomplete and incorrect assertions in the applications for land use designation change by both the BCHA and the BVSD, and conflicts with the known desires of the Gunbarrel subcommunity (as stated in the BVCP). Finally, and definitively, the development plans, as stated in the BVSD and BCHA land use change requests, conflict with multiple core values, policies and commitments of the BVCP.

1. Failures to adhere to public process preclude approval of the MXR change requests.

Multiple failures in the public process need to be corrected before the MXR requests can be considered because, if approved, that new designation would result in permanent development of these properties, which are currently owned by governmental entities. These failures include lack of public input on the best use of land purchased with County general funds, lack of due diligence before making a decision to proceed with high-density housing development, and attempts to implement plan changes in conflict with the stated purposes and intent of the BVCP.

First, the County and BCHA failed to satisfy even minimal community involvement or public participation standards in making a land use decision for 6655 Twin Lakes Road. Core to the successful implementation of regional planning efforts is the BVCP commitment to community involvement and open decision-making as stated at §1.05 (emphasis added):

The city and county recognize that environmental, economic and social sustainability are built upon full involvement of the community. The city and county therefore support the right of all community members to play a role in governmental decisions, through continual efforts to maintain and improve public communications **and the open conduct of business.** [...] Emphasis will be placed on notification and engagement of the public in decisions involving large development proposals or major land use decisions that may have significant impacts on or benefits to the community.

The Boulder County Comprehensive Plan (BCCP) also recognizes the need for community input:

§H.1 The County shall encourage public participation in the making of decisions by public and quasi-public bodies which significantly affect citizens.

The County and BCHA have yet to allow any meaningful community involvement in discussions regarding the best use of this property. Nor has there been any public discussion of or input into the criteria and process used to select this property for MXR development. Even private landowners and developers are held to higher standards of community involvement than those provided by the County.

The changes requests are thus premature. Processes to date have been inadequate and incomplete, and have not resulted in any meaningful exchange of information needed to inform decision making. Under the BVCP, before consigning this land to permanent MXR development, the community must be meaningfully involved in weighing alternative visions, concepts, criteria, designations, zoning, and uses. This has not occurred.

In light of the recognized need for public input on, “the making of decisions by public and quasi-public bodies which significantly affect citizens,” transfer of this land from Boulder County to the BCHA was also premature. That transfer, without the chance for public input, goes against both the BVCP and the BCCP. With regard to the two BVSD properties, the sum total of community involvement regarding the MXR requests to date is: zero. BVSD is also a public, governmental entity. Something more is inarguably required. At this time, the change requests are premature.

Second, the change requests suffer from a total lack of public involvement in BCHA's selection process for affordable housing locations. While it is understood that the BCHA might not wish to conduct a full public discussion of such plans before purchasing a parcel of land, those circumstances do not apply here. The County initially purchased the land in May 2013, and more than two years passed before the County approved transfer to BCHA or submission of the change requests. There was more than sufficient time to meaningfully involve citizens and communities consistent with the BVCP. Instead BCHA announced its decision to seek MXR development with no prior notice, no opportunity for citizen input, and no attempt to involve the community. Assurances in the BCHA Frequently Asked Questions handout such as, “This is a public process, with noticed opportunities for comment by the public” ring hollow when held against the fact that all such process post-dated decisions to seek change requests and MXR development without any community involvement or public debate whatsoever. Land use and zoning designations represent the most basic decision regarding these publicly owned lands which are of great interest to the community.

Third, the process lacked due diligence on the part of BCHA before deciding on this property as a building site.

The Geology section of the BCCP defines the uses proposed by BCHA and BVSD as intensive land uses:

- **Land Uses**

Intensive uses shall mean those land uses which include: any structures used for supporting or sheltering any human use of occupancy; and/or, facilities or improvements which tend to attract congregations of people.

Further in this section, GE §1.05 of the BCCP states (emphasis added):

GE §1.05 - The County shall require the evaluation of all geologic hazards and constraints where such hazards or constraints may exist in unincorporated areas of the county as related to new intensive uses. Such evaluations shall be conducted by a professional practitioner having expertise in the subject matter. Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.

Despite known concerns regarding high water tables and flooding in the area neither BCHA nor BVSD has conducted any such evaluation on these proposed development sites. See Exhibit 1, Hydrologic Analysis (June 24, 2015 Gordon McCurry, Ph.D. Mercury Hydrology, LLC). It is undisputed that no such evaluations have been provided to the public for review and comment by outside experts, or local residents who have significant knowledge and expertise on these issues. This failure alone is sufficient to preclude approval of the MXR change use requests.

By contrast, the TLAG and citizen requests seek non-development designations which are protective of the environment, additive to the existing open space, and not qualifying as intensive uses or triggering

any need for such evaluations. In fact, any prairie restoration and other ecologically informed management activities resulting from approval of these requests would be expected to significantly *reduce* flooding and related geologic hazards to existing development.

The existing record establishes that no traffic impact study has been conducted. Rather, according to an October 14, 2015 email from Senior County Planner Pete Fogg to County Transportation:

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

See Exhibit 2.

Thus, contrary to the assertions in the MXR requests, actual analysis of cross-jurisdictional impacts appears to have been lacking in advance of submission of the change requests. Rather, only after the change requests were submitted and citizens started raising questions did responsible government officials begin scrambling to conduct the studies and evaluations required by planning dicta before any high intensity change requests be approved. It is undisputed that no traffic study has been conducted to date. The time and the place to evaluate such a study is not before the four boards in the context of change requests, but in public meetings with community involvement.

If these premature change requests were submitted by a private developer motivated by profit, they would not get the time of day from the responsible boards. Government requests to develop these lands should be held to equal or higher standards or scrutiny. As submitted, they are dead on arrival.

One obvious and glaring flaw in the study belatedly suggested by the Senior County Planner, the number of units could be double the 120 specified in the email if the MXR requests are approved on all three properties. The requested densities allow up to 18 units per acre, so 20 acres could see proposals to develop up to 360 units. This would be triple the level of impacts which the County has yet to analyze.

BCHA may currently find it convenient to disavow plans for that level of development. However, BCHA’s public credibility is somewhat strained at this point. In any case, it is incumbent on planning authorities and elected boards alike to be advised of the higher of potential traffic and other impacts in the event the proposed change requests are approved. Should BCHA or other entities wish to assure that the higher level of impacts will not occur, they are free to submit modified change requests at a future date.

Informed decision-making regarding traffic is of paramount concern to the public and responsible governmental bodies alike. Here, all three properties proposed for MXR can only be accessed via Twin Lakes Road, so the need for a comprehensive traffic study is obvious. Clearly, the traffic study should precede any land use changes authorizing intensive land uses.

The infrastructure in Gunbarrel is aging, and it is unclear if the current water and sewage systems have the capacity to handle the increased demand associated with several hundred more dwelling units and associated “community” facilities apparently contemplated by BHCA, but not yet divulged to the

public. In particular, there have been two water main breaks along Twin Lakes Road in 2015 alone, one by the Twin Lakes Inn and a second in Red Fox Hills, at the intersection of Twin Lakes Road and Quail Creek Lane. There have been an additional three breaks on Quail Creek Lane in the past two years. The MXR change requests should not be considered until it is known if they will require expensive upgrades to the infrastructure to support them, what the cost would be, and how various scenarios could impact existing services, residents, and businesses.

2. Many of the assertions in the MXR requests are unsubstantiated or incorrect.

The MXR change requests filed by BHCA and BVSD assert that the proposed change is consistent with the policies and overall intent of the BVCP. However, their requests are not supported by the paragraphs cited. Instead, their requests tend to conflict with rather than further core objectives and principles in the BVCP.

The threshold question is whether adequate due diligence, public involvement, or objective analysis has occurred to date to allow for reviewing Boards, Councils, and Commissions to reach informed decisions about the MXR change requests. The answer must be reached in the context of assurances from the County and BCHA regarding their commitment to a comprehensive and open process:

BCHA is committed to a thorough, responsible, and transparent process as we continue to move forward with our assessment of the property. As additional studies are conducted and opportunities for public input are available, we will communicate through the above interest lists and other channels to help ensure that all interested in this assessment are informed.

<http://www.bouldercounty.org/family/housing/pages/housingdevelopment.aspx>

Because the undisputed factual record established that these governmental commitments have not been met to date, the MXR requests are premature at this time and must be denied because the proponent has failed to do their homework, or meet their commitments to the public.

- a. The MXR requests wrongly assert that the proposed changes would not result in significant cross jurisdictional impacts that may affect residents, properties or facilities outside the city.**

The assertion that cross jurisdiction impacts would be insignificant is incorrect. As part of their land use designation change request they would also be seeking annexation of the properties from the county to the city. As a result of the future annexation, the properties would be almost entirely surrounded by the rural residential community of unincorporated Gunbarrel, creating an enclave of city land slated for medium-high density development (up to 18 units per acre) within the county and causing significant cross jurisdictional issues.

First, the enclave would be a small island, requiring city police and fire protection of an island within an area serviced by the County Sheriff and the Boulder Rural Fire Prevention District, causing endless jurisdictional issues and confusion. City fire police and emergency medical personnel will answer calls from county property, while county emergency services will be summoned to the city properties.

As a case in point, on the evening of August 19, 2015, a 911 call was placed from Cafe Blue to the police, regarding a fight which had spilled out from Bogey's, a neighboring bar. The caller was told, "You are not in Boulder, you are in Gunbarrel." In fact, both Bogey's and Cafe Blue are in the

commercial section of Gunbarrel and within the limits of the City of Boulder. Clearly there is already confusion over jurisdiction in the area.

Second, neighbors of the proposed development are understandably concerned about public health and safety. All parties must acknowledge the paramount importance of public health and safety under BVCP, BCCP, and basic precepts of good government. Here, there is no indication that the City of Boulder Police Department, County Sheriff, or other relevant governmental authorities have been consulted with regard to these issues in the context of the proposed change requests that would authorize development significantly shifting the demographics of the community.

Third, changing the zoning of just these two properties while leaving the surrounding zoning in place resembles impermissible spot zoning. In a venerable 1961 Colorado Supreme Court decision involving Boulder County, it was held that the test for determining whether unlawful spot zoning occurred is “whether the change in question was made with the purpose of furthering a comprehensive zoning plan or designed merely to relieve a particular property from the restrictions of the zoning regulations.” Clark v City of Boulder, Colo. S. Ct. 362 P.2d 160 (1961 En Banc).

The Supreme Court found that the comprehensive zoning scheme for the neighborhood at issue “has been developed for single family houses and other uses permitted in residential districts[,]” and that the disputed zoning change “had all the earmarks of a special act enabling the intervenors to build a filling station on property previously zoned as residential.” 362 P.2d. Here, TLAG stands in the shoes of the Plaintiff attacking the City Ordinance approving the spot zoning request in Clark v. Boulder, and the County stands in the shoes of the gas station proponent seeking special treatment for a preferred use which is adjudged incompatible with existing land use designations, zoning, and the community character.

County government is not exempt with complying with state law, and furthering the County’s own comprehensive zoning schemes. Here, every indication is that the MXR requests are inconsistent with existing land use and zoning, inconsistent with the character of the community, and intended to convey special treatment to BCHA (a county entity governed by the Commissioners sitting as BCHA Board). The inability of any of the three parcels to satisfy the 1/6 contiguity requirements for annexation underline why all signs point to the county’s schemes being an attempt to spot zone three parcels for its own convenience. If BCHA or other parties wish to pursue large-scale affordable or public housing projects in Gunbarrel, the place to do so is within areas currently part of the City of Boulder, or directly adjacent to such parcels so as to satisfy the contiguity requirement as intended by the state legislature.

Spot zoning is defined as:

The granting to a particular parcel of land a classification concerning its use that differs from the classification of other land in the immediate area.

Spot zoning is invalid because it amounts to an arbitrary, capricious, and unreasonable treatment of a limited area within a particular district and is, therefore, a deviation from the Comprehensive Plan.

(<http://legal-dictionary.thefreedictionary.com/Spot+zoning+%28land+use%29>)

Spot zoning of these properties will leave the City open to legal challenges and make both projects quite uncertain.

Future annexation of the properties from the North would leave the properties with no city access to the property, forcing them to exclusively use a county road to access the properties. This could leave the city and county at odds over use and maintenance of Twin Lakes Road by a large number of city residents. Future annexation via Twin Lakes Road cuts off several roads within the community, Starboard Drive, Starboard Court, Barnacle Court, Barnacle Street, Beachcomber Court, Driftwood Place, Kahlua Road, Mast Road, Galley Court and Sandpiper Circle.

The net effect of annexation of these properties via Twin Lakes Road will be dividing the existing neighborhoods into stubs of county roads, significantly degrading the character and cohesiveness of the Gunbarrel sub-community and confusing jurisdictional, service, and infrastructure issues.

b. The MXR requests wrongly assert that the proposed change would not materially affect the land use and growth projections that were the basis of the BCVP.

The BVCP recognizes that (at 14-15), “The Gunbarrel subcommunity is unique,” acknowledges that “interest in voluntary annexation has been limited” and pledges that, “if resident interest in annexation does occur in the future, the city and county will negotiate new terms of annexation with the residents.” This proposed annexation and the associated re-zoning will materially affect the existing land uses in the vicinity, and have the potential to significantly affect the overall character of Gunbarrel on a wide range of important matters ranging from traffic to environmental quality.

Annexation of these parcels is impractical without annexation of the surrounding neighborhoods. As noted below, annexation is opposed by residents. None of these parcels currently satisfy the 1/6 contiguity requirement for annexation under state law, and neither the County nor the City has publicly stated how they intend to seek to meet that requirement. The desire of all adjacent neighborhoods to remain unincorporated precludes annexation by using any of those properties.

Annexation could only be pursued over the objections of affected residents, and by seeking to use sleight-of-hand tactics such as 1) somehow proposing to achieve contiguity by leap-frogging the County-owned Twin Lakes Open Space; 2) transferring the Open Space to the City to achieve contiguity (which would trigger the right of citizens to petition for a county-wide vote; or 3) attempting to pursue a “series” or “flagpole” annexation in the face of significant community opposition.

The first option for annexation under consideration by the County is somehow attempting to annex by leapfrogging the County’s Twin Lakes Open Space to the north. Senior County Planner Pete Fogg acknowledges that “the county’s open space policies have not supported annexation of open space to obtain contiguity to other properties[.]” See Exhibit 2 (Pete Fogg email dated Oct. 15, 2015 re: BVCP 2015 Update Information Request).

At the same time, County Open Space has yet to consider the applicability of, let alone adhere to, County Open Space acquisition policies. This may be because there is some sentiment that Open Space areas in a rural residential setting are less deserving of the benefit of generally applicable policies than other Open Space properties. But County Open Space policies and the tax measures funding our

County Open Space lack any support for any such ad-hoc position. Accordingly, continuing to ignore clearly applicable acquisition criteria would be arbitrary and capricious.

The proposal for a Greater Twin Lakes Open Space cannot be disregarded by County officials simply because the location of the existing Open Space might be disfavored by certain County officials, and others may be willing to turn a blind eye. The environmental and open space change requests exhaustively document consistency with the BVCP, and how environmental protection and recreation would improve the community and the County.

No authority in either the County or City Open Space charters, missions, or policies offers support for using taxpayer-funded Open Space to annex parcels to facilitate high intensity development adjacent to existing Open Space. In fact, such annexation would be anathema to such charters, missions, and policies. Does either the County or the City really want to endorse a precedent of using Open Space to promote development of lands proposed by citizens for acquisition into the Open Space system, and environmental protection and restoration consistent with the BVCP and the open space programs?

Second, the County could attempt to transfer Twin Lakes Open Space to the City, so that the Open Space could be annexed, as a precursor to annexing the lands targeted for development. This would trigger the right of citizens to petition for a county-wide vote. Like with the County, there appears to be nothing in City Open Space policies that contemplate using open space lands to facilitate intensive development uses.

The third option for annexation would be a “series” or “flagpole” annexation using a long stretch of Twin Lakes Road as the flag. This dubious method has not been employed in Boulder County to the best of our knowledge, and certainly not under any facts approaching the current circumstances. If allowed here, what would stop the County from using the same means to annex property in Gunbarrel to the north, towards Lyons to the northwest, in Eldorado Springs to the south, or adjacent to Lafayette and Louisville to the east?

In conclusion, there are serious issues regarding all of the potential annexation approaches. If legal, the future consequences of establishing either precedent would appear to be inimical to the BVCP, commitments to community involvement, or respect for the wishes of unincorporated Gunbarrel residents to have a say in the future of their community. Because MXR development cannot proceed without annexation into the City, the vote on the MXR requests is tantamount to a vote on annexation by the methods proffered by the County to date.

- c. **The MXR requests wrongly assert that the proposed change would 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.**

The area is rural. This island of city property would require the city to provide public water, public sewer, storm water and flood management. It is unclear whether the current infrastructure is capable of providing these services without significant upgrades. There is no data on the adequacy of the current infrastructure to handle several hundred more residents. Conceivably, MXR could result in a population increase of more than 1,000, primarily drawn from demographics with recognized high needs for governmental programs, services, facilities, and infrastructure.

Without knowing the ability of present infrastructure to meet the needs of the proposed development and the cost of any improvements, the MXR requests are premature under the BVCP.

The city and other governmental authorities must also assure the provision and availability of adequate urban transportation. Urban transportation is not currently available. The nearest bus station is half a mile away, and the buses are infrequent. Walkscore (walkscore.com) scores Gunbarrel as only 18 on a scale of 100 for walk-ability, categorizing it as “car-dependent” and with “minimal transit.” The lack of attention to urban transportation further establishes that the requests are premature.

Finally, the BVCP requires meeting standards for minimum levels of necessary infrastructure and amenities such as parks, playgrounds, and schools, *before* residential development can be considered.

The BVCP states (at VI. Urban Service Criteria and Standards):

These standards are intended to be 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, and they provide the City a basis for linking the phasing of growth to the planned provision of a full range of urban services in Area II, annexation and capital improvement decisions.

Among these criteria are:

- (a) Provide neighborhood parks of a minimum of five acres in size within one-half mile of the population to be served.
- (b) Provide community parks of a minimum of 50 acres in size within three and one-half miles of the population to be served.
- (c) Provide playground facilities for toddlers, preschoolers and school-age children up through age 12 within one quarter to one-half mile of residents.

With the possible exception of the Boulder Reservoir, no such facilities exist in the Gunbarrel area within the prescribed minimum distances. Without adequate services as defined above, annexation cannot be considered.

d. The MXR requests wrongly assert that the proposed changes would not materially affect the City’s Capital Improvements Program.

The MXR requests appear likely to require investment in various infrastructure, services, and other improvements such as parks, playgrounds, schools or child care facilities, and potentially costly upgrades to the sewer, water and storm drainage systems. None of these needs are addressed by the current Capital Improvements Program in the context of several hundred new residents in currently undeveloped areas in unincorporated Gunbarrel. The requests and other communications fail to indicate that responsible authorities have considered or quantified gaps, needs, or costs; or formulated a plan that assures budget, staffing, and other resources will be adequate to meet needed upgrades. Again, the MDX requests are premature at this time.

e. The MDX requests wrongly assert that approval would not affect the Area II/Area III boundaries.

The future annexation requests that would follow approval of MDX are by definition a change to the Area II boundary. Annexation would be a significant encroachment of the city into the unique

Gunbarrel sub-community. The perspective of the community, which was excluded from all planning until the MDX and housing proposals were presented as a *fait accompli*, is that annexation would be a significant negative impact, contrary to the vision and goals of the sub-community, and the many applicable sections of the BVCP relied on by the TLAG and citizen change requests.

The change requests are inconsistent on their face with §7.13 Integration of Permanently Affordable Housing, in the BVCP, which 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.

Building several hundred affordable housing units on three adjoining *currently undeveloped* parcels in a rural residential community, sharing a boundary with Twin Lakes Open Space. The MDX requests would cluster all of the affordable and public housing in Gunbarrel at this single location, one which the community considers to be incompatible with the existing rural residential character, which is reflected by the existing allowed uses including open space and public.

BCHA currently manages 12 three-bedroom rental units at Catamaran Court (6660 Kalua Road), abutting the south side of the BVSD property. Thus, adding three more affordable housing developments here would be the opposite of dispersing affordable housing “throughout the community.” Instead, it will create a single large area of affordable housing rather a dispersed design that is integrated it throughout the community. Clustering up to 360 units (representing the lion’s share of total affordable units in all of Gunbarrel) at the proposed locations is inconsistent with affordable housing standards in the BVSD.

For comparison purposes, BCHA currently owns and manages a sum total of 611 units across the entire County. BCHA Twin Lakes Road FAQ at 10. These units are spread across 7 sites, for an average of under 90 units per site. Thus, the potential number of new units on Twin Lakes Road (240 based on the County’s current estimate of 120 units/10 acres and three parcels adding up to 20 acres, and 360 at the high end) could result in clustering roughly 40-60% of the current number of units county-wide in a single location. Per BHCA, MDX would require additional development of community centers and related common buildings to make up for the lack of any such infrastructure in the area currently.

Finally, an underlying premise of these MDX change requests appears to be that the lack of affordable housing in Gunbarrel is so critical that it should trump all other considerations in the BVCP. The MDX requests assert that there is a “severe shortage” of affordable housing in the Gunbarrel area. Although BCHA claims to work closely with the Boulder Housing Partners (BHP), they have indicated that they were ignorant of the facts surrounding the lack of any affordable units in the extensive recent housing developments in the Gunbarrel Center planning area around the King Soopers.

Gunbarrel Center, the 251-unit mixed-use development at 6685 Gunpark Drive was allowed to build 69 affordable units at 2685 28th Street, miles away in the City of Boulder proper. Apex 5510, a 232-unit apartment project at 5460 Spine Road was allowed to contribute 10% of their per-unit cost to fill a financing gap in an affordable housing project at 2810 and 2850 29th Street. Doing the math conservatively, had the approving authorities required that the ratio for Gunpark Drive was applied as an affordable housing component *within Gunbarrel* for both projects, at least 120 affordable units would now be available in Gunbarrel.

Both the 28th and 29th Street projects are near the city core. Both are located near public transportation, city parks and playgrounds, and other necessary infrastructure and services. Both of these projects meet BVCP standards for location of affordable housing.

The City of Boulder seems to have correctly determined that there is no severe shortage of affordable housing in Gunbarrel and that building affordable housing within the current city limits, in accordance with the BVCP is a better choice and higher priority. This throws the entire premise underlying of the MRX requests into question. The general lack of affordable housing in the City of Boulder proper is readily evident and well documented. But what about Gunbarrel, which the BVCP acknowledges to be a separate, unique community? Does any data support BHCA's contention that existing housing stock in Gunbarrel, including the recent private developments, are falling short in the context of unmet needs for the Gunbarrel work force? What hard data regarding demographic, employment and housing has been presented in support of the MDX requests? For instance, the MDX change requests assert that Gunbarrel is a "regional jobs center" without providing any statistical support or references.

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

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

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

- f. **The MDX requests conflict with the BVCP by failing to recognize the uniqueness of Gunbarrel, failing to address fatal problems with annexation efforts, not meeting criteria for a compact development plan, and transforming the low-density rural residential character of the community.**

First and most basic, the MDX requests are inconsistent with the unique position that Gunbarrel holds in the BVCP. The BVCP recognizes Gunbarrel as a unique subcommunity at §1.24 (h) s:

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

The BVCP clearly indicates that annexation of Gunbarrel will be accomplished, if at all, as a whole, with the entire subcommunity involved in voluntary annexation negotiations with the city. The current proposals are piecemeal annexations of small parts of the subcommunity, without the input or participation of any of the residents of Gunbarrel or the Public Improvement District. The MXR requests represent an end run designed to evade existing standards, guidelines and understandings providing that future annexations will be contingent on the informed consent of affected communities. Here, the governmental proposals seeking annexation and mixed use development are being pursued regardless of the lack of community support, in obvious contravention of the BVCP.

There is no resident interest in this annexation, nor have terms been discussed – let alone negotiated – with the County. How do piecemeal, leapfrog land annexations further commitments to involve the subcommunity in decisions that will determine its future?

There is no reason that the parcels need to be annexed into the City of Boulder, other than the desire to develop far more housing units at far higher densities than the county allows. This is insufficient reason to contravene the letter and spirit of the BVCP in regards to future annexations in Gunbarrel. Again, the fact that these parcels are owned by governmental entities raise the bar for approaching community development in good faith, and assuring compliance with applicable BVCP and BCCP provisions.

In the BVCP, §2.03 Compact Development Plan states, “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 three subject properties are currently undeveloped, and are outside the current Service Area. Unlike the affordable housing locations referenced above which satisfied the in lieu component of recent Gunbarrel housing developments, the proposed affordable housing cluster in Gunbarrel would necessitate transforming a rural residential community into a densely developed area requiring a wide range of urban infrastructure and services of dubious compatibility with the existing community character. The City Planning Board should review these controversial requests in light of BVCP direction and goals.

The BVCP Land Use Designation Map shows all of unincorporated Gunbarrel to be low density residential or open space. As such, the requested mixed density designation is inappropriate, and in conflict with adjacent subdivisions and the existing neighborhood. The higher density buildings already in the area were allowed because the properties in question were not slated for residential use. The overall density of the area has already reached the designated density in the BCCP. Development of the three parcels as proposed will exceed the plan density, resulting in significant physical, infrastructure, and environmental hazard impacts.

V. POSITIVE COMMUNITY VISION

The land use requests submitted by TLAG and others better meet the requirements of the BVCP and the needs of the local and the larger community. The rationale for TLAG's change requests to create a Greater Twin Lakes Open Space is set forth in the requests themselves, and further discussed in TLAG's September 30, 2015 letter to the Boulder County Commission. See Exhibit 3.

According to County Commissioner Elise Jones, no final decisions had been made by the County as of October 1, 2015, when the County Commission voted to approve transfer of 6655 Twin Lakes Road to BCHA. "It keeps all of our options on the table," Jones said. See Exhibit 5. However, Commissioner Jones' inference that the vote on transferring 6655 to BCHA was not a final, pre-ordained action appears to be undercut by Commissioner Gardner's statements in the same article:

Gardner, however, said the property was a vacant lot when the county purchased it, and not something the county would normally buy to preserve as open space.

"We bought that property for the explicit purpose" of putting affordable housing there, Gardner said, but she added that Boulder County hasn't yet made final decisions about the form that housing development might take.

See Exhibit 5.

First, the public record offers no indication that open space or any use other than medium-high density affordable or public housing was even considered for these parcels. Second, Commissioner Gardner's comments raise questions regarding why the County is ignoring its own Open Space acquisition policies regarding a property that: 1) is adjacent to existing Open Space and threatened by development; 2) provides "Wildlife habitat" for a long list of species identified in the TLAG change request narrative; and 3) includes and would enhance "Riparian and scenic corridors," and 4) constitutes "Land that could provide trail connections."

This land satisfies four of the five County Open Space acquisition criteria. Commissioner Gardner's personal opinion may be that Gunbarrel and the larger community might not sufficiently benefit from doubling the size of the existing Twin Lakes Open Space the crown gem of the Open Space system in Gunbarrel to even justify serious consideration of that proposal. But a personal opinion does not relieve County government from conducting a comprehensive study of the open space potential of these parcels based on objective criteria, and informed recommendations reflecting community involvement and ecological expertise of residents and independent scientists and recreational planners.

Although the County Commission listened to concerns presented by TLAG on September 21, 2015, and received the TLAG letter prior to approving the transfer of 6655 to BCHA, there is nothing in the record to establish that the County ever actually considered alternative uses for the property at any time in the process. It is currently undisputed that no studies or formal recommendations have been prepared regarding change requests proposing a Greater Twin Lakes Open Space, Environmental Conservation Area, Natural Ecosystems, or Area III Rural Preservation Area designations.

These properties, considered together, provide a unique opportunity to create a Greater Twin Lakes Open Space area, providing a connected wildlife corridor from the existing Twin Lakes Open Space to

the open space to the south, including connectivity with Boulder Creek. The current social trails can be upgraded to connect the current dead end trail back into the Twin Lakes trail. By day they will provide passive recreation for the community, and at night it will remain a foraging area for the Great Horned Owls who nest in Twin Lakes Open Space, as well as other wildlife species.

This vision supports the BVCP on many levels, including:

- §1.02, Principles of Environmental Sustainability by “maintaining and enhancing the biodiversity and productivity of the local ecological system.”
- §1.03, Principles of Economic Sustainability by “Providing for and investing in a quality of life, unique amenities and infrastructure that attracts, sustains and retains businesses and entrepreneurs.”
- §1.05, Community Engagement by having been put forward by and enjoying the overwhelming support of the community.
- §2.04, Open Space Preservation by providing a linkage between currently separate parcels of open space, “preserving critical ecosystems” and providing “land for passive recreational use.”
- §2.10, Preservation and Support for Residential Neighborhoods “to protect and enhance neighborhood character and livability.” From the very first, the Twin Lakes and the associated open land to the south have been integral to the local community. This was first recognized when the county purchased the current Twin Lakes Open Space in response to heavy community use of what was then private land. Along with Twin Lakes Open Space, the properties at 6655 Twin Lakes Road, 6600 Twin Lakes Road and 0 Kahlua Road have become the heart of the Gunbarrel community. With these three properties all held by public entities, it is time to formalize what has been recognized within the community for decades, and to formally create the Greater Twin Lakes Open Space.
- §2.19, Urban Open Lands by providing “an urban open lands system to serve the following functions: active and passive recreation, environmental protection, flood management, multimodal transportation, enhancement of community character and aesthetics.”
- §2.23, Trails Corridors/Linkages by providing connections between existing trails that cannot be made through other properties allowing “development of paths and trails where appropriate for recreation and transportation.”
- §3.40, Ecosystem Connections and Buffers. Connecting two current isolated areas of open space allows the city and county to “work together to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems.”

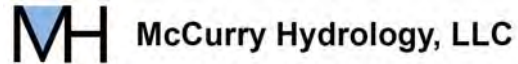
CONCLUSION

The MXR requests submitted by BCHA and BVSD should be denied at this time. These requests have been put forward ahead of the public process which should precede disposition of public lands, are uninformed by public input on the best use of the properties, lack critical data needed to make a

decision on the ability of the properties and the surrounding infrastructure to sustain the proposed intensive development uses, and are poorly thought out in conflict with the BVCP. The TLAG change requests should be approved because they are consistent with the BVCP, preserve irreplaceable open space, provide wildlife habitat, protect riparian and scenic areas, foster trail connections, and enhance the heart of the community.

LIST OF EXHIBITS TO TLAG'S POSITION PAPER

- Exhibit 1 Hydrologic Analysis (June 24, 2015 Gordon McCurry, Ph.D. Mercury Hydrology, LLC; commissioned by Twin Lakes Action Group)
- Exhibit 2 Email from Senior Boulder County Planner Pete Fogg to County Planning and Transportation officials (October 14, 2015)
- Exhibit 3 TLAG Letter to Boulder County Commissioners (cc to County Attorneys and County Open Space Director Ron Stewart) re: Community concerns, Greater Twin Lakes Open Space proposal including public-private partnership concept, and request for meaningful community involvement (September 30, 2015)
- Exhibit 4 TLAG Letter to Boulder Valley School District (October 13, 2015)
- Exhibit 5 Neighbors urge Boulder County to convert Gunbarrel affordable-housing site to open space, Longmont Times-Call (October 1, 2015)



Memorandum

To: Mr. David Rechberger, Twin Lakes Action Group
From: Gordon McCurry, Ph.D.
Date: June 24, 2015
Subject: Preliminary Hydrologic Analysis of the BCHA Property at 6655 Twin Lakes Road

The Boulder County Housing Authority (BCHA) purchased a 10-acre parcel located at 6655 Twin Lakes Road in May 2013 with the goal of developing this undeveloped land to provide affordable housing. Residents of the surrounding community are concerned that developing this land could lead to an increase in basement flooding problems in this high-groundwater area. This memorandum presents my preliminary analysis of the hydrology of the subject property and surrounding areas, and provides recommendations on how to reduce flooding-related impacts related to developing the BCHA property.

Site Environmental Setting

The BCHA property is located northeast of the City of Boulder in unincorporated Boulder County in the south-central portion of Section 11 of Township 1 North, Range 70 West. The land is undeveloped with a native grass cover (Figure 1). The property ranges in elevation from approximately 5175 to 5160 feet and slopes gently to the southeast towards Boulder Creek. The northern edge of the BCHA property corresponds approximately to the surface water drainage divide separating the Dry Creek drainage to the north and a portion of the Boulder Creek drainage to the south, within which the property lies. South of the property are several small intermittent eastward-flowing streams that drain into Boulder Creek. Soils in the area consist of clay loam and clay, defined by the USDA Natural Resources Conservation Service as Nunn B and Longmont B soils (NRCS, 2015). The BCHA property contains about equal areas of both soil types (Figure 2). Underlying the soils is the Pierre Shale, a regionally extensive and low-permeability bedrock layer (USDA, 1975). Borehole logs from wells drilled in the vicinity of the BCHA property and the Twin Lakes neighborhood indicate that the depth to bedrock is approximately 10 to 15 feet below ground surface. A shallow aquifer exists within the soils that overlie the shale bedrock.

Hydrology Near the BCHA Property

Several man-made features exist in the area that dominates the hydrology of the BCHA and surrounding properties. North of the property are two lakes and three regional irrigation ditches. The West and East lakes are part of a 42-acre County Open Space Twin Lakes property. The lakes have been in use since 1910 to store water used for agricultural purposes (BCPOS, 2004). Portions of both lakes are adjacent to the northern edge of the BCHA property. The West and East lakes cover areas of approximately 16 and 11 acres, respectively, and have a combined storage capacity of 218 acre-feet (approximately 71 million gallons). The embankments for the

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lakes consist of compacted earth fill (GEI Consultants, 2014). Wetlands exist around the lakes as a result of seepage through the lake bed and berms, creating shallow groundwater conditions (BCPOS, 2004).

In 2014 the Boulder and Left Hand Ditch Company sponsored a study of potential impacts of dam breaches of two of its reservoirs (GEI Consultants, 2014). One of these reservoirs is referred to in this report as the East Lake of the Twin Lakes open space. The impoundment for the East Lake has a State dam safety rating indicating there could be significant property damage if there is a dam failure (BCPOS, 2004). A hypothetical breach of the East Lake's dam was modeled and inundation maps were generated. The dam for this lake, Davis No. 1 Dam, is constructed as a dike that rings the eastern portion of the lake. Failure scenarios were modeled for both a northern and a southern dam breach. The southern breach scenario was felt to be smaller in magnitude than the northern breach. A portion of the hypothetical southern breach would discharge to the southeast, across the eastern portion of the BCHA property and through the neighborhoods southeast of the East Lake as water flows to Boulder Creek (GEI Consultants, 2014). The modeled southern breach had a peak flow of 600 cfs, roughly equivalent to high spring-time flows of Boulder Creek through town. Maximum flow depths to the southeast were modeled to be approximately one foot (Figure 3).

Located between the two lakes and the BCHA property are the North Boulder Farmer's Ditch, the Boulder and Left Hand Ditch, and the Boulder and White Rock Ditch. The former two ditches merge beginning west of 63rd Street and then the resulting two ditches run parallel to each other, traversing south of the West and East lakes and continuing to the east (Boulder County, 2000). The Boulder and Left Hand Ditch Irrigation Company retains the right to use the West and East lakes for storage purposes (BCPOS, 2004). Over the past 20 years an average of approximately 145 acre-feet per year has flowed through the ditches to supply the lakes. Like most ditches, these are unlined and likely leak a portion of their water to the underlying soils and shallow groundwater system, supporting the wetlands vegetation and lush growth around them.

Another hydrologic feature of note for the Twin Lakes community is the Boulder Supply Canal. This is a large-capacity canal located west of the Boulder Country Club neighborhood, adjacent to Carter Court and Carter Trail that define the west side of that neighborhood. The Boulder Supply Canal allows excess water in Boulder Reservoir to discharge to Boulder Creek (DWR, 2005). Although concrete-lined, it was built in 1955 and so it is likely that some leakage occurs through joints, cracks and areas of degraded concrete whenever it is in use.

Within and south of the residential areas south of Twin Lakes Road is a small lake and an intermittent stream that includes several areas containing wetlands-type vegetation. These water features also provide water to the underlying shallow aquifer system. The wetlands are an indication of shallow groundwater conditions in this portion of the residential area south of the BCHA property.

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Hydraulic Limitations in the Vicinity of the BCHA Property

Twin Lakes, two irrigation ditches, and to a lesser extent a supply canal are all located hydraulically upgradient of and in close proximity of the BCHA property and surrounding residential areas. Collectively these provide ample sources of water to feed the area's shallow groundwater system. The water table of the shallow groundwater system is located relatively close to the land surface as shown by the commonly-occurring wetlands present in the area. The shallow depth to bedrock helps support and maintain the shallow aquifer. In addition, many homes in the Twin Lakes neighborhoods have sump pumps which are further evidence of shallow groundwater.

The USDA Natural Resources Conservation Service has compiled soils data and developed an interactive web-based graphical database that allows the user to examine the suitability of a given area to a set of potential uses (NRCS, 2015). The suitability analyses are based on geotechnical and engineering properties of the soils. The soils beneath the BCHA property (Figure 2) were evaluated as part of this preliminary hydrologic analysis as to their suitability for the construction of dwellings. Dwellings are defined by the NRCS as single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of approximately 7 feet. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

Each soil type is assigned a suitability rating based on the limitations posed by individual soil properties. Two sets of criterion are applicable to dwellings: (1) properties that affect the ability of the soil to support a load without movement and (2) properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (inferred from the Unified Soil Classification System classification of the soil). The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Ratings indicate the extent to which the soils are limited by each of the applicable soil properties that affect the specified use, in this case the construction of dwellings. Numeric ratings are provided and indicate the severity or degree with which a given soil property contributes to the overall suitability rating. An assigned rating of "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. An assigned rating of "Somewhat limited"

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indicates that the soil has features that are moderately unfavorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. An assigned rating of "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected (NRCS, 2015).

The suitability of soils for accommodating dwellings on and near the BCHA property was found to be somewhat limited to very limited for dwellings with basements (Figure 4). The main reasons were due to flooding potential and shallow depth to groundwater, and the shrink-swell potential of the soils. The flooding potential and shallow depth to groundwater are expected outcomes given the number and proximity of water sources in the immediate vicinity. The shrink-swell potential is associated with the shrinking of soil when dry and the swelling when wet – a common feature of many clay-rich soils. Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures (NRCS, 2015). The suitability to accommodate dwellings without basements on and near the BCHA property was found to be very limited, for the same reasons.

To minimize the impacts from flooding potential, shallow groundwater and shrink-swell of the site soils, dwellings built on the BCHA property may require additional design components. These may include addition foundation footers, exterior tile drains around the foundations, sump pumps in basements and crawl spaces, setbacks for landscaping, and gutter downspouts that extend beyond a critical setback distance from the dwellings.

Hydrologic Concerns Associated with Development of the BCHA Property

The preceding discussion suggests potential limitations associated with constructing dwellings on the BCHA property and offers general guidelines to mitigate those limitations. However, it does not address potential hydrologic impacts to adjacent residential buildings associated with development of the property. The key impacts are:

- higher risk of basement flooding,
- increases in the frequency and/or volume required to be pumped from homes with existing sump pump systems, and
- the need for homes to install and operate sump pump systems that historically have not had to do so.

The causes of these potential impacts relate to constructing dwellings, dwelling foundations and foundation footers, and even the sump or drain systems that might be installed for the new homes. Dwellings typically are constructed so that the soil beneath the building foundation supports some of the weight of the building, with the remaining load supported by foundation

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footers. The weight of a structure compresses the underlying soil. Sand- and gravel-rich soils have very little compressibility but the clay-rich soils beneath the BCHA property are likely to have a relatively high compression potential. In the northern portion of the BCHA property where shallow depth to groundwater is more likely due to the nearby lakes and irrigation ditches, it is possible that compressed soils could extend below the water table. If this were to occur, the groundwater previously occupying those pore spaces in the soil would be displaced and would migrate elsewhere. Depending on the density of building construction and how close those buildings were to existing residences, at least some of the displaced groundwater would migrate toward the existing residences with a resulting rise in the water table and increased risk of basement flooding. Deep foundation footers or foundations that extended to the underlying bedrock would similarly displace existing groundwater.

In addition, sump or drain systems that might be installed in new dwellings could also pose an addition hydrologic risk to nearby homes. It is common for water extracted from sump/drain systems to be discharged into nearby gutters or storm drains. Depending on how the storm drain system for the new dwellings is designed, the extracted water may end up infiltrating along the edges of the BCHA property which would lead to higher groundwater conditions for the adjacent residences.

An additional hydrologic concern associated with development of the BCHA property, which one hopes never occurs, is the impact of a dam breach of the East or West lakes on the Twin Lakes property. The hydraulic analyses conducted for the East Lake indicates a portion of the discharge from a hypothetical southern breach would traverse the east side of the BCHA property. Should homes be constructed in that area, their presence would divert the flows caused by the breach and, based on the inundation analyses, most of that diverted water would be routed to the neighborhood to the east. No analysis was performed for a breach of the West Lake, but it is reasonable to assume that newly built dwellings on the BCHA property would also divert some of the released lake water into adjacent neighborhoods.

Conclusions

Before any dwellings are built on the BCHA property the developer must take into account the shallow groundwater conditions that likely exist in the region so that existing homes are not adversely affected. Any homes that are built should be designed to overcome the limitations posed by flooding potential, shallow depth to water, and shrink-swell conditions of the soil. Installing wells on the property and instrumenting them to characterize the depth to groundwater in the shallow aquifer, over the course of at least one year, and performing geotechnical testing on soils are both necessary to better characterize the hydraulic properties and gain a better understanding of potential impacts to adjacent residences.

Preliminary Hydrologic Analysis, BCHA Property
June 24, 2015
Page 6

References

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Preliminary Hydrologic Analysis, BCHA Property
 June 24, 2015
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Figure 1. View looking northwest at the BCHA property from Twin Lakes Road.



Figure 2. Soils in the vicinity of the BCHA property.

Preliminary Hydrologic Analysis, BCHA Property
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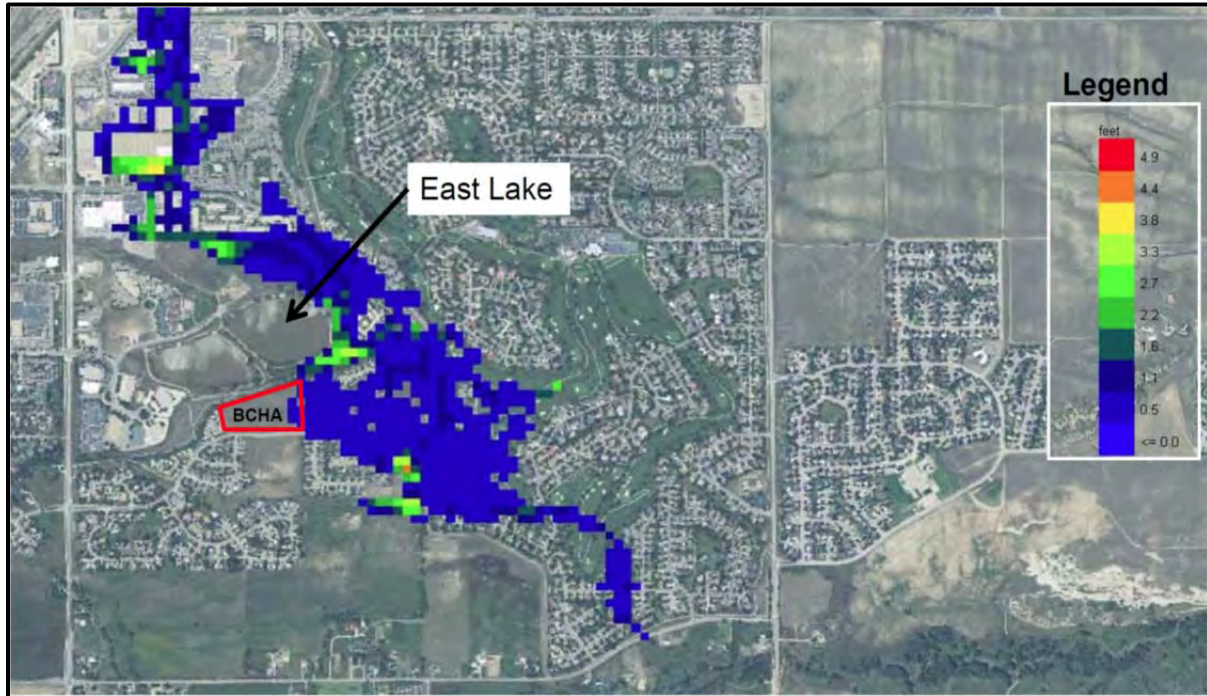


Figure 3. Inundation area and maximum flow depths for a dam breach of the East Lake.

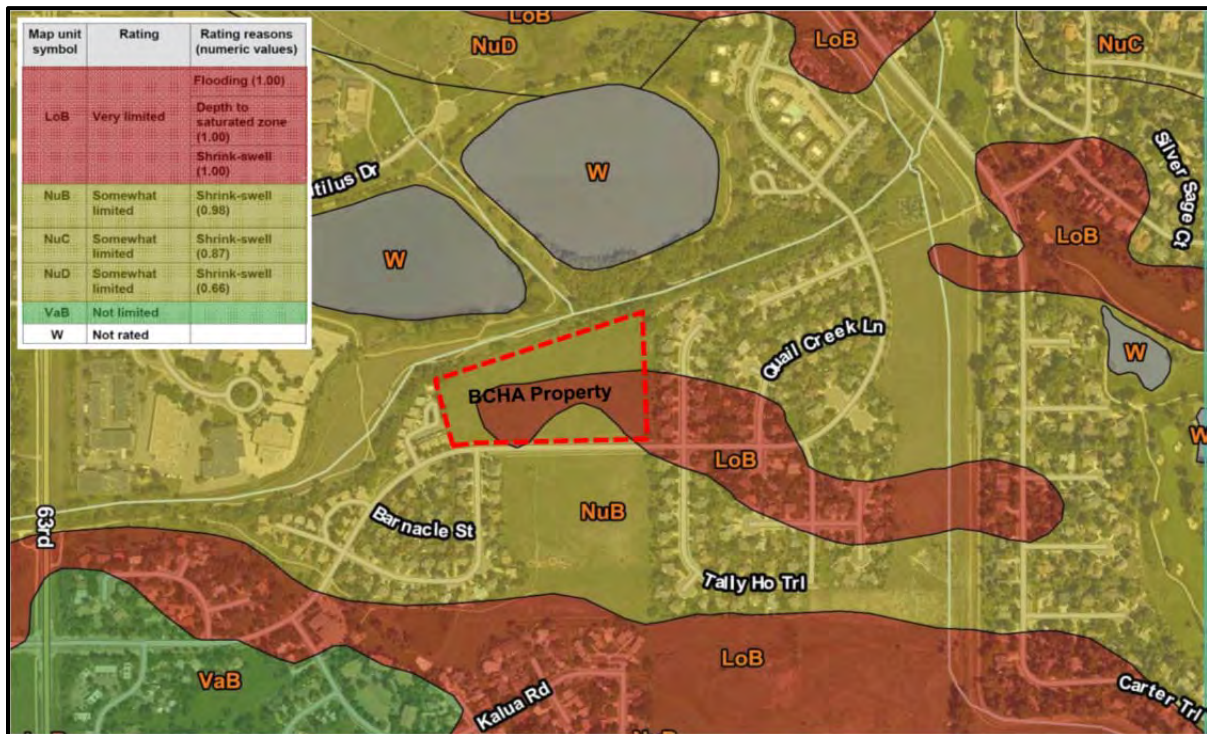


Figure 4. Limitations for construction of dwellings with basements.

From: McCarey, Scott <smccarey@bouldercounty.org>
Sent: Wednesday, October 14, 2015 3:09 PM
To: Gerstle, George
Subject: FW: BVCP 2015 Update Information Request

George-

Forwarding just to keep you in the loop. This is internal mid-level staff discussion right now. Scott

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

Hi Pete,

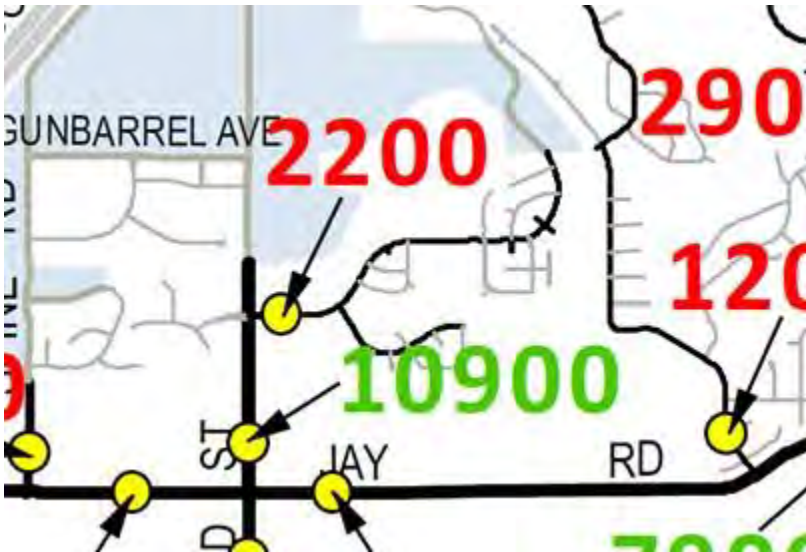
If it would help for the internal discussion we could do order of magnitude traffic impacts, listing out some of the assumptions that we made. Assumptions would be the increase in existing traffic from the 2200 vehicles per day (which is a 2012 data point below) and the directional split (which I would guess be 80%-20% west-east). Without better information we would use the ITE Trip Generation manual. If it were information you were going to share with other agencies I think it would be wise to hire a consultant to 1) collect better traffic data including the very important time of day travel and 2) to avoid the perception of conflict of interest.

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

Lesley,

Have I missed anything?

Scott



From: Fogg, Peter
Sent: Wednesday, October 14, 2015 11:46 AM

To: McCarey, Scott; Whisman, Janis
Cc: Shannon, Abigail; Giang, Steven; Grimm, Denise
Subject: BVCP 2015 Update Information Request

Good Morning:

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

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

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

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

I have two questions:

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

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

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

Merci beaucoup

Pete

Neighbors urge Boulder County to convert Gunbarrel affordable-housing site to open space

By John Fryar
Staff Writer

POSTED: 10/01/2015 06:21:07 PM MDT | UPDATED: ABOUT A MONTH AGO

Boulder County should consider making its vacant 10-acre property at 6655 Twin Lakes Road part of the county's undeveloped open space holdings, rather than building affordable housing there, according to an organization of Gunbarrel residents opposed to putting the proposed housing project there.

Mike Chiropolos, an attorney for the Twin Lakes Action Group, wrote county commissioners on Wednesday that "there is substantial interest and support for taking deliberate steps to protect the parcels and devote them to uses that would enhance the community ..."

One way to do that, Chiropolos suggested, would be for Boulder County to integrate the Twin Lakes Road property into Boulder County's existing Twin Lakes Open Space area to the north.

County commissioners did not mention whether they'd received or read Chiropolos' letter during their Thursday morning business meeting, when they approved several items related to the possible eventual development of a housing project on the unincorporated site the county bought for \$470,000 in 2013.

Commissioners Deb Gardner, Elise Jones and Cindy Domenico voted to transfer the 6655 Twin Lakes Road property's title to the Boulder County Housing Authority's ownership.

The County Housing Authority is technically a separate entity than the Board of County Commissioners, but the three commissioners also comprise the Housing Authority's board of directors.

Advertisement

The commissioners emphasized that Thursday's actions did not represent a final decision about constructing affordable housing on Twin Lakes Road, a project that's generated

concerns from a number of homeowners arguing that such a relatively high-density development would be incompatible with several nearby neighborhoods.

Jones said shifting the property's ownership to the Housing Authority "moves the process forward" while allowing for continuing conversations with neighboring homeowners and affordable-housing advocates about the land's eventual fate.

"It keeps all of our options on the table," Jones said.

On Thursday afternoon, Jones and Domenico said they'd seen Chiropolos' letter prior to that morning's meeting, while Gardner said she hadn't yet read it.

Said Jones of the business-meeting actions: "Nothing we did today is irreversible." She said further studies of the site's hydrology or other factors could lead to a decision it might be unsuitable for certain kinds of developments.

Gardner, however, said the property was a vacant lot when the county purchased it, and not something the county would normally buy to preserve as open space.

"We bought that property for the explicit purpose" of putting affordable housing there, Gardner said, but she added that Boulder County hasn't yet made final decisions about the form that housing development might take.

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

From: [Dinah McKay](#)
To: [Jones, Suzanne](#); jan@janforboulder.com; lisamorzel@gmail.com; aaronboulder@gmail.com; [Bob Yates](#); [Young, Mary](#); [Weaver, Sam](#); [Shoemaker, Andrew](#); [Appelbaum, Matt](#); boulderplanningboard@bouldercolorado.gov; [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#)
Subject: BVCP upzoning 3 Gunbarrel properties
Date: Wednesday, November 18, 2015 4:37:59 PM

I am a Gunbarrel resident who will be attending the December 7th listening session at the Heatherwood School regarding the upzoning requests submitted by the Boulder County Housing Authority for 6655 Twin Lakes Road and Boulder Valley School District for 6600 Twin Lakes Road and 0 Kalua Road. I am writing to underscore all of the points presented in the Twin Lakes Action Group Position Paper along with its supporting documents.

Since I own property adjacent to 6655 Twin Lakes Road in the Twin Lakes/Portal Estates subdivision, I am EXTREMELY concerned about the BCHA's intent to build up to 180 units of high-density public housing on this property and up to another 180 units on the 2 BVSD properties across Twin Lakes Road. This will be by far the largest concentration of public housing in all of Boulder County! The "mixed-use" for this property will be a variety of very vulnerable people with mental and physical disabilities the BCHA intends to strand 5 miles away from any Physical and Mental Health Services located in Boulder. Susan B. Levy who chairs the Human Services of Boulder County wrote in a Daily Camera Opinion (10/30/15), "The clients we serve vary in the nature and intensity of the services they receive. Some, because of chronic issues, require intensive long-term services from a variety of human service providers...We need to assure that vital human services that we all benefit from continue to be available in Boulder and located where it makes sense."

It does not make "sense" to locate such a large population of vulnerable people with chronic conditions needing mental and health services 5 miles far away in a rural residential neighborhood where there are NO SUCH SERVICES and the nearest bus stop is a half mile away!! BCHA is setting up their clients for failure and it is not compassionate or caring for their well-being or the well-being and safety of the Gunbarrel neighborhood in which they are being dumped for some political reason. The TLAG Position Paper clearly details how legally and practically this development is doomed to fail. It's unethical to strand such a large group of vulnerable people without the vital services they need which will make the neighborhood unsafe for them and everyone else bringing crime, drug use, gang activity and police patrols!

The 6655 Twin Lakes is located adjacent to the Twin Lakes Open Space and is IDEAL to expand the Twin Lakes Open Space property and protect the last remaining wildlife habitat and hunting grounds for owls, hawks, eagles, ravens and dozens of other wild birds and animals! The BVSD properties would enhance the Open Space as a wildlife corridor connecting the Twin Lakes wetlands to the Boulder Creek Open Space to the South. This is the best use for these properties especially with the recent addition of nearly 550+ new residential units near King Soopers in Gunbarrel. The Twin Lakes Open Space which is used by hundreds of people each day, coming from miles around, is becoming overcrowded. The Twin Lakes Open Space is vital to the well-being of

the whole surrounding Gunbarrel community and adding these 3 properties to create a "Greater Twin Lakes Open Space" is VITALLY NEEDED to support the long-term health of the area and its wildlife as well as the health and well-being of the thousands of people who love it and gain sustenance from what little wooded wildlife habitat is left and the few wild animals that still remain here for all to enjoy. Please do not allow this high-density development that is so wrong in so many ways and allow what is life-supporting, enduring and beneficial for the entire community and its wildlife.

Dinah McKay

From: [Spence, Cindy](#)
To: [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Ellis, Lesli](#)
Subject: FW: Great Horned Owl Preserve at Twin Lakes
Date: Tuesday, December 01, 2015 2:11:00 PM

Correspondence for you

Cindy

From: Larry Utter [mailto:larry.utter@gmail.com]
Sent: Wednesday, November 25, 2015 11:18 AM
To: Council; boulderplanningboard
Cc: info@boulderowlpreserve.org
Subject: Great Horned Owl Preserve at Twin Lakes

I am writing to support a Great Horned Owl Preserve at Twin Lakes. I have been to see the owls and owlets many times in the past. It is a beautiful, wonderful and educational experience. It is also a source of community joy and bonding as many people come together to view the owls and talk about the experience. The nesting and hunting areas both need to be preserved.

Larry Utter
5464 Ptarmigan Cir. (Gunbarrel)
Boulder CO 80301

From: [Davidson, Michael](#)
To: [Ellis, Lesli](#); [Zacharias, Caitlin](#)
Subject: FW: Great Horned Owls at Twin Lakes
Date: Monday, November 30, 2015 10:32:29 AM

Part 2- this is an email about the owls, one of a few that have trickled in.

From: John D Wiener [mailto:John.Wiener@colorado.edu]

Sent: Thursday, November 26, 2015 2:19 PM

To: council_autoreply; Aaron Brockett; Appelbaum, Matt; Beck, Lynnette; Bob Yates; Brautigam, Jane; Bray, Jennifer; Carr, Thomas; Cooke, Linda; Cordingly, Shannon; Council Correspondence; Crouse, Colette; Davidson, Michael; Arthur, Jeff; Bailey, Heather; Bowden, Yvette; Brautigam, Jane; Burnette, Tammye; Calderazzo, Michael; Carr, Thomas; Castillo, Carl; Cho, James; Cooke, Linda; Driskell, David; Earp, Casey; Eichem, Bob; Farnan, David; Gehr, David; Hart, Jenny; Ingle, Don; Joyce, Heidi; Large, Ann; Lewis, Alisa; Lira, Joyce; Pattelli, Cheryl; Rahn, Karen; Rait, Maureen; Raymond, Julie; Richstone, Susan; Sweeney, Michael; Testa, Greg; von Keyserling, Patrick; Weideman, Mary Ann; Winfree, Tracy; Winter, Molly; Yegian, Jeffrey; Gongora, Samantha; Huntley, Sarah; Irwin, Benjamin; Jacobson, Jody; Jan Burton; Jones, Suzanne; Jorgensen, Todd; Lewis, Alisa; Morzel, Lisa; Nagl, Amanda; Pennymon, Benjamin; Richstone, Susan; Schatz, Vanessa; Shoemaker, Andrew; Smith, Lisa; von Keyserling, Patrick; Voss, Deanna; Weaver, Sam; Winchester, Jim; Yates, Phillip; Young, Mary

Subject: Great Horned Owls at Twin Lakes

Ladies and Sirs:

I write to protest the plan to eliminate the important Great Horned Owl and grassland values of the parcels at Twin Lakes, and their replacement with low-income housing which would be of lower value due to the distance to shopping and a limited bus route that goes only to Boulder; it is a still farther and very inhospitable walk to the BOLT to Longmont. Getting to Denver is a long and expensive trip, too.

There are unique values in a grassland which has not been compacted through heavy agricultural equipment, including the hydrological values noted in the report commissioned by the Twin Lakes group. This grassland is not free of invasives and ornamentals – no place in the prairie of the Front Range is... but it is a different situation than that in the open space which has been farmed, and the growing season will be different due to the differences in soil compaction, seed banks, and drainage.

In addition, this area is close enough to the Walden/Sawhill Ponds areas of reclaimed gravel pits and floodplain to allow some exchange among birds, including the owls over there, and this makes it a valuable piece of the mosaic as other pieces are chipped away by insatiable sprawl.

I loved that place when I lived in Gunnbarrel, and still use the 205 bus, and feel very strongly that better locations for high-density are available, closer to services, transit and more school choices. The Twin Lakes location would do a lot of damage and not much good given the additional expenses and difficulty for families living there, often working three or four jobs, and somehow supposed to

get children to and from activities and schools...

Thanks for your reading and hearing me

John Wiener

www.colorado.edu/ibs/eb/wiener

303-492-6746 at U. of Colorado

From: [Spence, Cindy](#)
To: [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Ellis, Lesli](#)
Subject: FW: Create the Great Horned Owl preserve at Twin Lakes, east of 63rd in Gunbarrel
Date: Tuesday, December 01, 2015 2:12:06 PM

Correspondence for you

Cindy

From: Diana Martin [mailto:dlm_enterprises@yahoo.com]
Sent: Monday, November 30, 2015 1:40 PM
To: boulderplanningboard
Subject: Create the Great Horned Owl preserve at Twin Lakes, east of 63rd in Gunbarrel

Please do everything you can to preserve the habitat along the creeks and at Twin Lakes to preserve the Great Horned Owl habitat.

With the huge increase in development in Boulder and Gunbarrel, it is increasingly critical to provide habitat for animals in this area. In addition to owl habitat, this area feels like a sanctuary for humans, too. An oasis where people can feel at peace in the midst of an increasingly developed region.

Please protect this area, for nature, the environment, and the people who love them.

Thank you

Diana Leavesley

DLM_enterprises@yahoo.com

From: [Mike Smith](#)
To: commissioners@bouldercounty.org; Council; planner@bouldercounty.org; [boulderplanningboard](#)
Cc: [Appelbaum, Matt](#); aaronboulder@gmail.com; [Jan Burton](#); [Jones, Suzanne](#); lisamorzel@gmail.com; [Shoemaker, Andrew](#); [Weaver, Sam](#); [Bob Yates](#); young@bouldercolorado.gov; ellis@bouldercolorado.gov; [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#)
Subject: comment letter on BVCP Land Use Change Requests for Twin Lakes Road and Kalua Road
Date: Monday, November 30, 2015 5:42:25 AM
Attachments: [comment letter re Twin Lakes & Kalua Road parcels \(30 Nov 15\).pdf](#)
[Prelim Hydrology Analysis BCHA property 06-24-15.pdf](#)
[Prelim Hydrology Analysis BVSD property 11-16-15.pdf](#)

Dear Members of the Commissions, Council, and Board,

Attached is my letter of comment in .pdf form concerning the BVCP Land Use Change Requests submitted by Boulder County Housing Authority and Boulder Valley School District for three parcels of land at 6655 and 6600 Twin Lakes Road and 0 Kalua Road.

It is a long letter, but the future of these parcels has a number of aspects to consider including the hydrology, the willingness of City and County governments to abide by multiple policy commitments in the BVCP, and the integrity of rural residential neighborhoods near these parcels.

I have also attached the two independent hydrological analyses of these parcels as referenced in the comment letter.

Thank you in advance for reading and considering my comments. Please do not hesitate to contact me if I may answer any questions on this issue.

With kind regards,

Mike

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

November 30, 2015

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

TO: Boulder County Commission (commissioners@bouldercounty.org)
Boulder City Council (council@bouldercolorado.gov)
Boulder County Planning Commission (planner@bouldercounty.org)
City of Boulder Planning Board (boulderplanningboard@bouldercolorado.gov)
Boulder Valley Comprehensive Plan Staff (various e-mails)

Dear Members and Staff,

I write in strong opposition to the Boulder Valley Comprehensive Plan (BVCP) Land Use Designation Change Requests proposed by the Boulder County Housing Authority (BCHA) and the Boulder Valley School District (BVSD) in preparation for City annexation, rezoning for increased density, and construction of large apartment buildings on the undeveloped parcels of land at 6655 Twin Lakes Road, 6600 Twin Lakes Road (and also 0 Kalua Road) in Gunbarrel.

I moved to Boulder in 1973 and have lived in the Gunbarrel area since 1988. Since 1998, I have owned and lived in a home in the Red Fox Hills subdivision at 4596 Tally Ho Trail, the street immediately east of these two Twin Lakes Road parcels.

These parcels are located in unincorporated Boulder County on land that has been zoned Rural Residential since 1954. The BCHA and BVSD Land Use Designation Change Requests for these parcels should be denied, and the zoning should remain Rural Residential for multiple reasons, including:

- 1) The shallow-groundwater hydrology of these parcels makes them prone to flooding; they are unsuitable sites for large structures.
- 2) Construction of large apartment buildings on these parcels will violate multiple commitments of the Boulder Valley Comprehensive Plan.
- 3) Nearby infrastructure and road access to the parcels are inadequate to support the increased density of large apartment structures.
- 4) Increased density and large apartment buildings on these parcels will seriously degrade the established, low-density, rural residential character of nearby neighborhoods.
- 5) There is overwhelming opposition in nearby neighborhoods to annexation and development of large apartment complexes on these parcels.

Each of these reasons is discussed in the sections below:

1) THE SHALLOW-GROUNDWATER HYDROLOGY OF THESE PARCELS MAKES THEM PRONE TO FLOODING; THEY ARE UNSUITABLE SITES FOR LARGE STRUCTURES: According to a June 24, 2015 analysis by McCurry Hydrology, LLC, the parcels lie in a “high groundwater area.” In that report, Dr. McCurry states:

“Twin Lakes, two irrigation ditches, and to a lesser extent a supply canal are all located hydraulically upgradient of and in close proximity of the BCHA property and surrounding residential areas...The suitability of soils for accommodating dwellings on and near the BCHA property was found to be somewhat limited to very limited for dwellings with basements...The flooding potential and shallow depth to groundwater are expected outcomes given the number and proximity of water sources in the immediate vicinity. The shrink-swell potential is associated with the shrinking of soil when dry and the swelling when wet – a common feature of many clay-rich soils. Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures (NRCS, 2015). *The suitability to accommodate [even] dwellings without basements on and near the BCHA property was found to be very limited, for the same reasons...*

“[P]otential hydrologic impacts to adjacent residential buildings [are] associated with development of the property. The key impacts are:

- *higher risk of basement flooding,*
- *increases in the frequency and/or volume required to be pumped from homes with existing sump pump systems, and*
- *the need for homes to install and operate sump pump systems that historically have not had to do so.”¹ (Emphasis added)*

Dr. McCurry’s separate November 16, 2015 analysis of the BVSD parcels at 6600 Twin Lakes Road and 0 Kalua Road is even more specific (and alarming). In that analysis, Dr. McCurry states:

“Many Homes in the Twin Lakes neighborhoods have sump pumps which are further evidence of shallow groundwater. Further development of the BVSD properties must take these hydrologic factors into account to minimize impacts both on surrounding properties and on buildings that would be constructed....The flooding potential and shallow depth to groundwater are expected outcomes given the number and proximity of water sources in the immediate area...*Perhaps more important is that the suitability of the soils to accommodate [even] dwellings without basements was found to be very limited, for the same reasons of shrink-swell potential, flooding and shallow depth to groundwater.*

“Homes located adjacent to the BVSD properties are most likely to experience impacts from development and includes homes south of Twin Lakes Road along

¹ McCurry, Gordon, Ph.D. “Preliminary Hydrologic Analysis of the BCHA Property at 6655 Twin Lakes Road,” McCurry Hydrology, LLC. June 24, 2015; http://ttag.org/wp-content/uploads/2015/10/Hydrology_Analysis_6655TwinLakesRd_06-24-15.pdf

Tally Ho Trail² and Starboard Drive, and homes in the eastern end of Kalua Road. Possible impacts include:

- *a higher risk of basement flooding,*
- *increases in the frequency and/or volume of needed to be pumped by existing sump pump systems, and*
- *the need for homes to have sump pump systems installed that previously have not had them.”³ (Emphasis added)*

Hydrologically, these parcels behave like multi-acre wet sponges. The construction of large buildings and parking lots on them will increase the flooding risk to nearby properties by reducing the ability of the parcels to absorb runoff water and by squeezing the underlying groundwater out onto adjacent properties. (Although these facts have been ignored by BCHA staff since they purchased the 9.97 acre parcel at 6655 Twin Lakes Road in May, 2013, they were NOT ignored during the 2014 paving of Twin Lakes Road, which bisects these two parcels. On the latter occasion, the Boulder County Transportation Department required the contractor to install a waterproof fabric interlayer to prevent damage to the pavement due to the high groundwater table just beneath the surface.)

These hydrologic conditions by themselves render the Twin Lakes parcels unsuitable sites for development of any large structures and constitute sufficient reason for denying the BCHA and BVSD Land Use Designation Change Requests. In addition, however, the City and County have committed in the Boulder Valley Comprehensive Plan to minimize property risks from flooding as follows: “Hazardous areas that present danger to life and property from flood, . . . , erosion, unstable soil, subsidence or similar geological development constraints will be delineated, and development in such areas will be carefully controlled or prohibited.”⁴ If the City and County continue to ignore this documented hydrology (and their policy commitments in the BVCP) and proceed with development on these parcels, they may well incur some level of liability for the costs of preventative installation of sump pumps and/or future flooding damage in the surrounding homes.

2) CONSTRUCTION OF LARGE APARTMENT BUILDINGS ON THESE PARCELS WILL VIOLATE MULTIPLE COMMITMENTS OF THE BOULDER VALLEY COMPREHENSIVE PLAN: The BVCP contains explicit policy commitments to Boulder Valley residents to preserve rural lands, protect the integrity of neighborhoods, and mitigate the negative impacts of development by using infill to keep that development

² NOTE: This includes the author’s own residence at 4596 Tally Ho Trail.

³ McCurry, Gordon, Ph.D. “Preliminary Hydrologic Analysis of the BVSD Properties at 6600 Twin Lakes Road,” McCurry Hydrology, LLC. November 16, 2015; http://ttag.org/wp-content/uploads/2015/10/Hydrology_Analysis_6600TwinLakesRd_11-16-15.pdf

⁴ 2010 Boulder Valley Comprehensive Plan: Section 3, Natural Environment, Geologic Resources and Natural Hazards, 3.16 Hazardous Areas (p.36)

within our cities. County Commissioner Cindy Domenico has already addressed the importance of the BVCP and its land-use commitments on her website:

“The cornerstone governing the use of land is the Boulder County Comprehensive Plan. The Comprehensive Plan is the result of thirty years of discussions within our community. One of the key elements is to preserve rural areas in unincorporated Boulder County and to direct development where it is best supported—within our municipalities. We continue to work cooperatively with cities and towns through intergovernmental agreements that preserve community buffers and protect our agriculture heritage and conserve wildlife corridors.”⁵

But the annexation and development of large apartment structures and parking lots on the Twin Lakes and Kalua Road parcels will violate *no less than nine* BVCP commitments, including the following:

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 (BVCP, 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 miles away from the City core, *it is the exact opposite of "infill."*

Rural Lands Preservation

⁵ <http://cindydomenico.org/land-use>

2.06 Preservation of Rural Areas and Amenities (BVCP, 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

2.10 Preservation and Support for Residential Neighborhoods (BVCP, 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 (BVCP, 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 (BVCP, 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 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."

Geologic Resources and Natural Hazards

3.16 Hazardous Areas (BVCP, p.36): "Hazardous areas that present danger to...property from flood...will be 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.

Complete Transportation System

6.08 Transportation Impact (BVCP, 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 (BVCP, 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."⁶ 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 to Gunbarrel Shopping Center. Local air quality will be reduced and Boulder's carbon footprint will increase.

3) NEARBY INFRASTRUCTURE AND ROAD ACCESS TO THE PARCELS ARE INADEQUATE TO SUPPORT THE INCREASED DENSITY OF LARGE APARTMENT STRUCTURES: The nearest shopping to these parcels (Gunbarrel Shopping Center) is limited and over one mile away. There are NO nearby family services. There are NO nearby recreation or community centers, libraries, or neighborhood parks or playgrounds. Almost all of the available jobs and support services are miles away in the city of Boulder and will require a car commute. As already mentioned, road access to the Twin Lakes parcels is bottlenecked onto a single through street (Twin Lakes Road), the nearest RTD bus stop is a half mile away, and downtown Boulder is over six miles away. Large apartment buildings along Twin Lakes Road will significantly increase traffic congestion in the immediate area and on travel corridors into Boulder.

4) INCREASED DENSITY AND LARGE APARTMENT BUILDINGS ON THESE PARCELS WILL SERIOUSLY DEGRADE THE ESTABLISHED, LOW-DENSITY, RURAL RESIDENTIAL CHARACTER OF NEARBY NEIGHBORHOODS: The low-density, rural residential character of the neighborhoods surrounding these parcels—

⁶ <https://www.walkscore.com/score/6655-twin-lakes-rd-boulder-co-80301>

along with the quiet, safety, wildlife, dark skies, open space, and low traffic already mentioned—are the very reasons many of us have chosen to live here. We are invested in our neighborhoods and the nearby County open space and undeveloped lands. We respect and have worked hard to preserve them, and *we like them the way they are now*. Large, multi-unit apartment buildings, parking lots, and nighttime lighting on these parcels are all wildly incompatible with the long-established, low-density character of our neighborhoods and will permanently degrade the qualities we value. One example of what will be lost is wildlife: A long-occupied and locally beloved great horned owl nest within 20 meters of the north parcel site will almost surely be abandoned due to construction disturbance. Other wildlife species that frequent the immediate area (mink, great and lesser blue herons, bald eagles, osprey, and many other species) and/or actively hunt these parcels (red foxes, coyotes, and weasels, as well as the owls) will also abandon the area as their habitat is degraded and their hunting grounds are destroyed.

5) **THERE IS OVERWHELMING OPPOSITION IN THE AFFECTED NEIGHBORHOODS TO ANNEXATION AND DEVELOPMENT OF LARGE APARTMENT COMPLEXES ON THESE PARCELS:** Boulder City and County residents expect their elected officials and staffs to safeguard their neighborhoods, not degrade them. But on this issue, the actions thus far by Boulder County Housing Authority and the other involved City and County entities all point to an ideologically driven myopia that began in 2013 when the parcel at 6655 Twin Lakes Road was purchased by BCHA with absolutely no public consultation or input about its eventual use. Since that time, the City and County have continued BCHA's "annex/upzone/build large" mindset by failing to conduct any due-diligence analysis of the hydrology, soils, traffic, public transportation, infrastructure capacity, local services, or an independent and objective Open Space assessment. An ideological myopia still seems to rule BVHA, BVSD, and City, and County planning for the Twin Lakes and Kalua Road parcels, along with the willingness to ignore the long list of BVCP policy commitments that run counter to BCHA's single-minded plans for these parcels. Local residents are still waiting for signs of any awareness by City or County officials and their staffs that the large apartment structures planned for these parcels should actually be built elsewhere—in or much closer to the City core and its infrastructure. Not surprisingly, the public comments at meetings, the letters to editors, online and hardcopy petitions, neighborhood chat rooms, and at least two websites, *all* clearly indicate overwhelming opposition to the annexation, upzoning, and development of these parcels.

Ultimately, the success of significant actions by local governments depends on the informed consent and goodwill of the constituents affected by those actions. But in the case of these proposals, the necessary constituent consent and goodwill are completely absent. Instead, there is widespread and growing public mistrust of local government and the perception (supported by recent editorials and public comment) that City and County decisions involving issues such as development, road maintenance, traffic engineering, municipalization, and other significant issues are, in fact, driven by

“ideological myopia”⁷ on the part of many governing officials and staff. As City Council Member Lisa Morzel recently (and very wisely) said, “I don’t think you get community buy-in by shoving things down people’s throats. I think we’re doing way too much in Boulder.”⁸

Gunbarrel residents do indeed feel that this project is being “shoved down our throats.” The commitments in the BVCP should be respected. The proposed annexation and development of apartment complexes on the Twin Lakes and Kalua Road parcels are, at best, a highly risky political power play that will further damage the increasingly fragile credibility of Boulder City and County governments and confirm widespread citizen perceptions concerning governmental overreach and manipulative micromanagement by these bodies. In this current volatile political climate, neither the Boulder County Commission nor the Boulder City Council can afford to further alienate their constituents.

SUMMARY COMMENTS: In the case of the Twin Lakes and Kalua Road parcels, the underlying hydrology, at least nine BVCP policies, the lack of local infrastructure, and the rural residential character of the surrounding neighborhoods all clearly dictate that these sites are not suitable for increased density and large apartment complexes. And, unlike the recent “rightsizing” recovery by Boulder City Council, *the damage to our neighborhoods from the construction of large apartment buildings and parking lots on these parcels will be permanent—you cannot simply repaint the lane markings and remove some bollards to un-do this fatally flawed project once it goes forward.*

As policy decision makers, you and your staffs are responsible for making rational decisions that align with the wishes of your constituents. An important part of that mandate is to honor the policy commitments contained in the BVCP. That is sometimes challenging, but you do not have the option of preferentially ignoring some BVCP policies in favor of others. Rather, your decisions must be consistent with *all* the policy commitments in the BVCP, even if the mix of policies applicable to a given issue might appear at first to be inconvenient or even mutually exclusive. In the case of the Twin Lakes and Kalua Road parcels, if a particular decision favoring one or more BVCP policies (e.g., build affordable housing) appears to conflict with another policy (e.g., ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid patterns of leapfrog, noncontiguous, scattered development), you must work to find creative solutions that meet *all* the applicable BVCP policy commitments. In this case, that means respecting the current Rural Residential zoning of the Twin Lakes and Kalua Road parcels, the special low-density rural character of the surrounding neighborhoods, and building dense, multi-unit apartment complexes elsewhere—on infill sites closer to the necessary infrastructure, at a scale consistent

⁷ Editorial in Boulder Daily Camera, Sunday, August 23, 2015;
http://www.dailycamera.com/opinion/ci_28684697/editorial:-council-opposition-could-help-ballot-issues

⁸ Article in Boulder Daily Camera, Tuesday, June 15, 2015;
http://www.dailycamera.com/news/ci_28320818/boulder-rightsizing-bikelane-project-moves-forward-on-3-of-4-streets

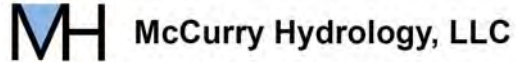
with the character of the affected neighborhoods, and only when it is supported by the residents of the affected neighborhoods.

Taken together, the reasons discussed above amount to an overwhelming case against annexation, rezoning, and development of ANY large structures on the Twin Lakes and Kalua Road parcels. For these same reasons, BCHA and BVSD Land Use Designation Change Requests for these parcels should be denied.

Thank you for considering these comments.

Sincerely,

Michael L. Smith



Memorandum

To: Mr. David Rechberger, Twin Lakes Action Group
 From: Gordon McCurry, Ph.D.
 Date: June 24, 2015
 Subject: Preliminary Hydrologic Analysis of the BCHA Property at 6655 Twin Lakes Road

The Boulder County Housing Authority (BCHA) purchased a 10-acre parcel located at 6655 Twin Lakes Road in May 2013 with the goal of developing this undeveloped land to provide affordable housing. Residents of the surrounding community are concerned that developing this land could lead to an increase in basement flooding problems in this high-groundwater area. This memorandum presents my preliminary analysis of the hydrology of the subject property and surrounding areas, and provides recommendations on how to reduce flooding-related impacts related to developing the BCHA property.

Site Environmental Setting

The BCHA property is located northeast of the City of Boulder in unincorporated Boulder County in the south-central portion of Section 11 of Township 1 North, Range 70 West. The land is undeveloped with a native grass cover (Figure 1). The property ranges in elevation from approximately 5175 to 5160 feet and slopes gently to the southeast towards Boulder Creek. The northern edge of the BCHA property corresponds approximately to the surface water drainage divide separating the Dry Creek drainage to the north and a portion of the Boulder Creek drainage to the south, within which the property lies. South of the property are several small intermittent eastward-flowing streams that drain into Boulder Creek. Soils in the area consist of clay loam and clay, defined by the USDA Natural Resources Conservation Service as Nunn B and Longmont B soils (NRCS, 2015). The BCHA property contains about equal areas of both soil types (Figure 2). Underlying the soils is the Pierre Shale, a regionally extensive and low-permeability bedrock layer (USDA, 1975). Borehole logs from wells drilled in the vicinity of the BCHA property and the Twin Lakes neighborhood indicate that the depth to bedrock is approximately 10 to 15 feet below ground surface. A shallow aquifer exists within the soils that overlie the shale bedrock.

Hydrology Near the BCHA Property

Several man-made features exist in the area that dominates the hydrology of the BCHA and surrounding properties. North of the property are two lakes and three regional irrigation ditches. The West and East lakes are part of a 42-acre County Open Space Twin Lakes property. The lakes have been in use since 1910 to store water used for agricultural purposes (BCPOS, 2004). Portions of both lakes are adjacent to the northern edge of the BCHA property. The West and East lakes cover areas of approximately 16 and 11 acres, respectively, and have a combined storage capacity of 218 acre-feet (approximately 71 million gallons). The embankments for the

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lakes consist of compacted earth fill (GEI Consultants, 2014). Wetlands exist around the lakes as a result of seepage through the lake bed and berms, creating shallow groundwater conditions (BCPOS, 2004).

In 2014 the Boulder and Left Hand Ditch Company sponsored a study of potential impacts of dam breaches of two of its reservoirs (GEI Consultants, 2014). One of these reservoirs is referred to in this report as the East Lake of the Twin Lakes open space. The impoundment for the East Lake has a State dam safety rating indicating there could be significant property damage if there is a dam failure (BCPOS, 2004). A hypothetical breach of the East Lake's dam was modeled and inundation maps were generated. The dam for this lake, Davis No. 1 Dam, is constructed as a dike that rings the eastern portion of the lake. Failure scenarios were modeled for both a northern and a southern dam breach. The southern breach scenario was felt to be smaller in magnitude than the northern breach. A portion of the hypothetical southern breach would discharge to the southeast, across the eastern portion of the BCHA property and through the neighborhoods southeast of the East Lake as water flows to Boulder Creek (GEI Consultants, 2014). The modeled southern breach had a peak flow of 600 cfs, roughly equivalent to high spring-time flows of Boulder Creek through town. Maximum flow depths to the southeast were modeled to be approximately one foot (Figure 3).

Located between the two lakes and the BCHA property are the North Boulder Farmer's Ditch, the Boulder and Left Hand Ditch, and the Boulder and White Rock Ditch. The former two ditches merge beginning west of 63rd Street and then the resulting two ditches run parallel to each other, traversing south of the West and East lakes and continuing to the east (Boulder County, 2000). The Boulder and Left Hand Ditch Irrigation Company retains the right to use the West and East lakes for storage purposes (BCPOS, 2004). Over the past 20 years an average of approximately 145 acre-feet per year has flowed through the ditches to supply the lakes. Like most ditches, these are unlined and likely leak a portion of their water to the underlying soils and shallow groundwater system, supporting the wetlands vegetation and lush growth around them.

Another hydrologic feature of note for the Twin Lakes community is the Boulder Supply Canal. This is a large-capacity canal located west of the Boulder Country Club neighborhood, adjacent to Carter Court and Carter Trail that define the west side of that neighborhood. The Boulder Supply Canal allows excess water in Boulder Reservoir to discharge to Boulder Creek (DWR, 2005). Although concrete-lined, it was built in 1955 and so it is likely that some leakage occurs through joints, cracks and areas of degraded concrete whenever it is in use.

Within and south of the residential areas south of Twin Lakes Road is a small lake and an intermittent stream that includes several areas containing wetlands-type vegetation. These water features also provide water to the underlying shallow aquifer system. The wetlands are an indication of shallow groundwater conditions in this portion of the residential area south of the BCHA property.

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Hydraulic Limitations in the Vicinity of the BCHA Property

Twin Lakes, two irrigation ditches, and to a lesser extent a supply canal are all located hydraulically upgradient of and in close proximity of the BCHA property and surrounding residential areas. Collectively these provide ample sources of water to feed the area's shallow groundwater system. The water table of the shallow groundwater system is located relatively close to the land surface as shown by the commonly-occurring wetlands present in the area. The shallow depth to bedrock helps support and maintain the shallow aquifer. In addition, many homes in the Twin Lakes neighborhoods have sump pumps which are further evidence of shallow groundwater.

The USDA Natural Resources Conservation Service has compiled soils data and developed an interactive web-based graphical database that allows the user to examine the suitability of a given area to a set of potential uses (NRCS, 2015). The suitability analyses are based on geotechnical and engineering properties of the soils. The soils beneath the BCHA property (Figure 2) were evaluated as part of this preliminary hydrologic analysis as to their suitability for the construction of dwellings. Dwellings are defined by the NRCS as single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of approximately 7 feet. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

Each soil type is assigned a suitability rating based on the limitations posed by individual soil properties. Two sets of criterion are applicable to dwellings: (1) properties that affect the ability of the soil to support a load without movement and (2) properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (inferred from the Unified Soil Classification System classification of the soil). The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Ratings indicate the extent to which the soils are limited by each of the applicable soil properties that affect the specified use, in this case the construction of dwellings. Numeric ratings are provided and indicate the severity or degree with which a given soil property contributes to the overall suitability rating. An assigned rating of "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. An assigned rating of "Somewhat limited"

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indicates that the soil has features that are moderately unfavorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. An assigned rating of "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected (NRCS, 2015).

The suitability of soils for accommodating dwellings on and near the BCHA property was found to be somewhat limited to very limited for dwellings with basements (Figure 4). The main reasons were due to flooding potential and shallow depth to groundwater, and the shrink-swell potential of the soils. The flooding potential and shallow depth to groundwater are expected outcomes given the number and proximity of water sources in the immediate vicinity. The shrink-swell potential is associated with the shrinking of soil when dry and the swelling when wet – a common feature of many clay-rich soils. Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures (NRCS, 2015). The suitability to accommodate dwellings without basements on and near the BCHA property was found to be very limited, for the same reasons.

To minimize the impacts from flooding potential, shallow groundwater and shrink-swell of the site soils, dwellings built on the BCHA property may require additional design components. These may include addition foundation footers, exterior tile drains around the foundations, sump pumps in basements and crawl spaces, setbacks for landscaping, and gutter downspouts that extend beyond a critical setback distance from the dwellings.

Hydrologic Concerns Associated with Development of the BCHA Property

The preceding discussion suggests potential limitations associated with constructing dwellings on the BCHA property and offers general guidelines to mitigate those limitations. However, it does not address potential hydrologic impacts to adjacent residential buildings associated with development of the property. The key impacts are:

- higher risk of basement flooding,
- increases in the frequency and/or volume required to be pumped from homes with existing sump pump systems, and
- the need for homes to install and operate sump pump systems that historically have not had to do so.

The causes of these potential impacts relate to constructing dwellings, dwelling foundations and foundation footers, and even the sump or drain systems that might be installed for the new homes. Dwellings typically are constructed so that the soil beneath the building foundation supports some of the weight of the building, with the remaining load supported by foundation

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footers. The weight of a structure compresses the underlying soil. Sand- and gravel-rich soils have very little compressibility but the clay-rich soils beneath the BCHA property are likely to have a relatively high compression potential. In the northern portion of the BCHA property where shallow depth to groundwater is more likely due to the nearby lakes and irrigation ditches, it is possible that compressed soils could extend below the water table. If this were to occur, the groundwater previously occupying those pore spaces in the soil would be displaced and would migrate elsewhere. Depending on the density of building construction and how close those buildings were to existing residences, at least some of the displaced groundwater would migrate toward the existing residences with a resulting rise in the water table and increased risk of basement flooding. Deep foundation footers or foundations that extended to the underlying bedrock would similarly displace existing groundwater.

In addition, sump or drain systems that might be installed in new dwellings could also pose an addition hydrologic risk to nearby homes. It is common for water extracted from sump/drain systems to be discharged into nearby gutters or storm drains. Depending on how the storm drain system for the new dwellings is designed, the extracted water may end up infiltrating along the edges of the BCHA property which would lead to higher groundwater conditions for the adjacent residences.

An additional hydrologic concern associated with development of the BCHA property, which one hopes never occurs, is the impact of a dam breach of the East or West lakes on the Twin Lakes property. The hydraulic analyses conducted for the East Lake indicates a portion of the discharge from a hypothetical southern breach would traverse the east side of the BCHA property. Should homes be constructed in that area, their presence would divert the flows caused by the breach and, based on the inundation analyses, most of that diverted water would be routed to the neighborhood to the east. No analysis was performed for a breach of the West Lake, but it is reasonable to assume that newly built dwellings on the BCHA property would also divert some of the released lake water into adjacent neighborhoods.

Conclusions

Before any dwellings are built on the BCHA property the developer must take into account the shallow groundwater conditions that likely exist in the region so that existing homes are not adversely affected. Any homes that are built should be designed to overcome the limitations posed by flooding potential, shallow depth to water, and shrink-swell conditions of the soil. Installing wells on the property and instrumenting them to characterize the depth to groundwater in the shallow aquifer, over the course of at least one year, and performing geotechnical testing on soils are both necessary to better characterize the hydraulic properties and gain a better understanding of potential impacts to adjacent residences.

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Figure 1. View looking northwest at the BCHA property from Twin Lakes Road.



Figure 2. Soils in the vicinity of the BCHA property.

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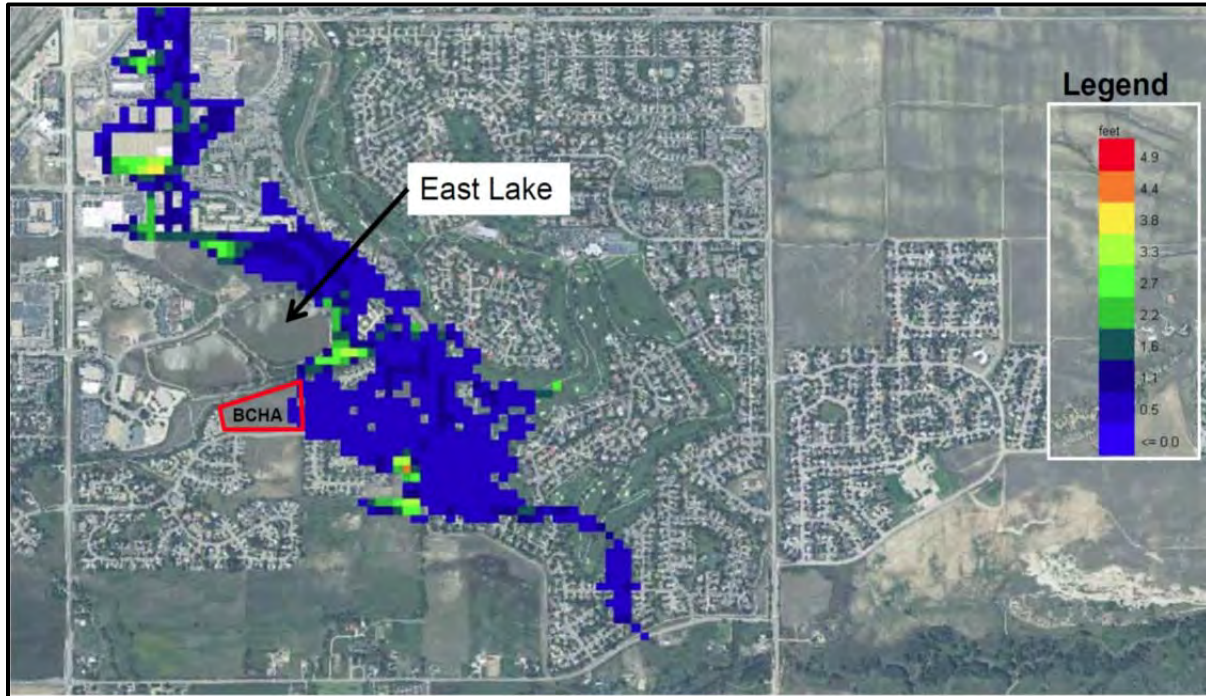


Figure 3. Inundation area and maximum flow depths for a dam breach of the East Lake.

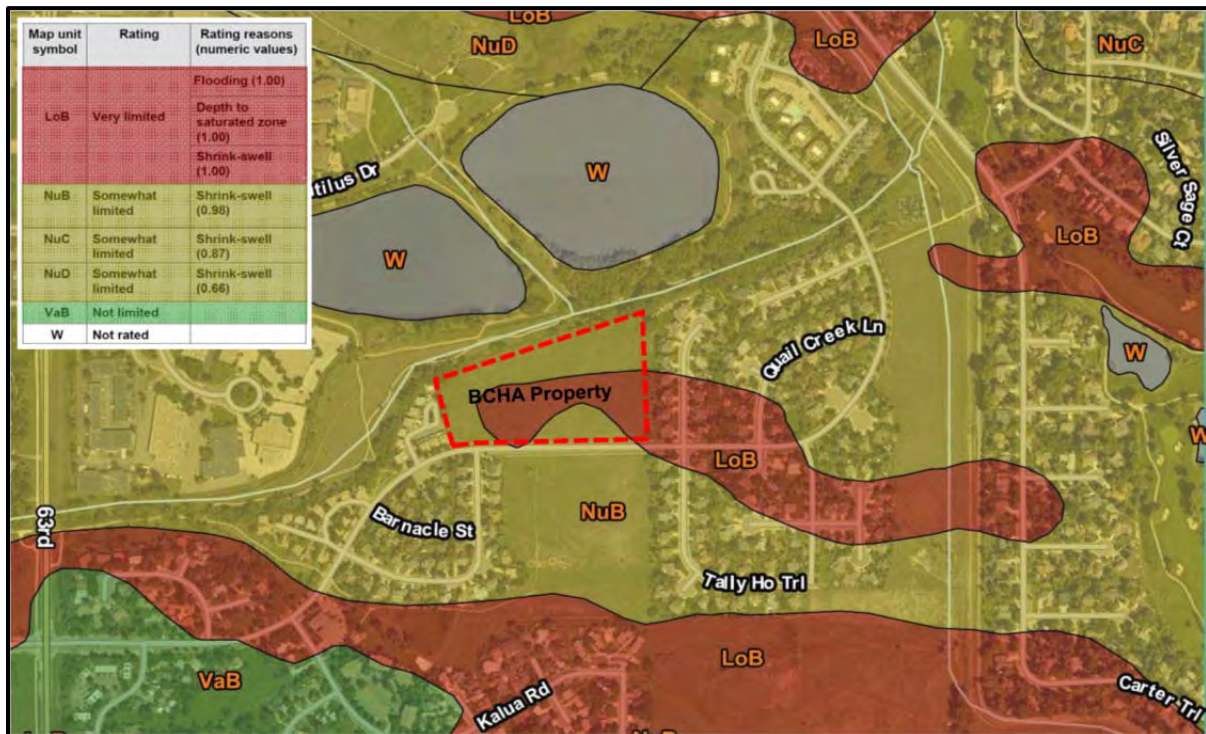


Figure 4. Limitations for construction of dwellings with basements.

From: [Spence, Cindy](#)
To: [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Ellis, Lesli](#)
Subject: FW: Owl Preserve
Date: Tuesday, December 01, 2015 2:12:35 PM
Attachments: [image001.png](#)
Importance: High

Correspondence for you

Cindy

From: Diane Dorschner [mailto:ddorschner@imagination.us]
Sent: Tuesday, December 01, 2015 10:25 AM
To: boulderplanningboard
Subject: Owl Preserve
Importance: High

Please stop the high density development in the Gunbarrel corridor and save the land at Twin Lakes as a Great Horned Owl Preserve!! Enough of our open space is eaten up for the gluttony of the rich and no consideration of the wildlife that would be impacted by the development along that creek corridor.

Sincerely,
Diane Dorschner

Di Dorschner
Office Manager
Imagine Nation Books/ Books are Fun
Office: 888-293-8114
Fax: 303-516.3433

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From: [Spence, Cindy](#)
To: [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Ellis, Lesli](#)
Subject: FW: Proposed Housing Developments 6655 & 6600 Twin Lakes Road, in Gunbarrel
Date: Tuesday, December 01, 2015 2:10:22 PM
Attachments: [TLR.OpenSpacel.Ltr.Dec2015.wpd](#)

Thought you might want to see this correspondence.

Cindy

From: AG [mailto:angelica1951@earthlink.net]
Sent: Tuesday, December 01, 2015 1:28 PM
To: commissioners@bouldercounty.org; Council; planner@bouldercounty.org; boulderplanningboard
Subject: Proposed Housing Developments 6655 & 6600 Twin Lakes Road, in Gunbarrel

From: Angela Green,

4895 Twin Lakes Rd. #5

Boulder, 80301

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

**RE: My opposition to Proposed Housing Developments 6655 Twin Lakes Road,
6600 Twin Lakes Road; and, 0 Kalua Road, in Gunbarrel Boulder 80301.**

-

Dear Administrators,

Over 15 years ago I purchased my home on Twin Lakes Road, because of the proximity to open space, walking trails, wildlife, safety, low human population, outside exercise, and fresh air. Currently, I am very concerned that a proposed housing development will greatly reduce, if not obliterate, my neighborhood's natural beneficial characteristics.

My major concern is the impending **reduction of wildlife** caused by hundreds of people using the trails; more biking; buildings that block the Wildlife corridor; and homes looking over Twin Lakes Trails ruining the natural environment. Whoever resides in the proposed development will have immediate access to Open Space and therefore trail usage will increase

dramatically.

I have observed people, often parents with children, throwing rocks and boulders from the levy into the water and at wild birds chasing away wildlife, potentially compromising damn safety and thus creating more water problems for adjacent home owners. We don't need more unconscious people diminishing our wildlife populations; and causing more water problems for homeowners. With great consternation, I wonder what the increased numbers of humans will do to the safety of this area? Will I be able to walk around the lakes at will, alone, at dusk and be as safe as I am now? Personally, I doubt it. Will I be run over by a rude cyclist? Or will I become feeble from lack of exercise?

Another major concern is: Where will the water from rain and underground go if 20 acres of water absorbing land is filled in with concrete and asphalt? Many of the homes in this area have ground water issues and frequently running sump pumps. Parts of Twin Lakes Road, 4900 block, are low lying with current drainage problems. More water could mean certain flooding for surrounding neighborhoods: Twin Lakes, Red Fox Hills, Brandon Creek, Twin Lakes Condos, Stone Gate Condos and Portal estates.

Of lesser concern is the increased traffic on Twin Lakes Road. The proposed multi-use trail on Williams Fork Trail to the 4800 block of Twin Lakes road will allow for parking only on the side of the road opposite Twin Lakes Condos. This will create problems for people who will be forced to walk across Twin Lakes Road to access their cars. With a considerable increase in traffic from the proposed housing developments, the dangers of crossing the street will greatly escalate. Also, it will be much more difficult for drivers to safely access Twin Lakes Road. The increased traffic on Twin Lakes Road will create excessive noise and air pollution; and, make pedestrian traffic very dangerous when streets are icy.

The least of my concerns is the lack of services. My neighbors are already complaining about problems finding parking in King Soopers parking lot. Monday at ~3:30PM I counted 5 parking spaces in front of King Soopers. The only Gunbarrel grocery store. Currently apartments are under construction and will create more traffic congestion. It's reasonable to perceive that if hundreds of apartments are constructed on Twin Lakes Road, there will considerable and constant parking problems at King Soopers, with cars backed up on Spine, Lookout and Gunpark roads.

Parking at the remainder of Gunbarrel Square will also be a major problem. We can forget about gassing up at our lone service station.

Yesterday, while briskly walking on Twin Lakes Trail, getting much needed exercise, I heard the Twin Lakes Owls calling. Their voices had dropped in tone, added some additional short syllables, perhaps shifting to their winter melody or in precognitive knowing of the impending loss of their home.

Tears are welling up inside my cheeks. The owls are an essential part of Twin Lakes Open space. Our hearts and souls need the wildlife diversity that also includes herons, cormorants, avocets, mallards, rabbits and foxes to name a few. The earth is not ours alone.

Please preserve the open, undeveloped parcels on 6600, 6655 Twin Lakes and O Kalua Road, so future generations can use the entire area to appreciate wildlife and fill their hearts with joy from nature's diversity. Please convert these undeveloped parcels to Open Space, and maintain the wildlife corridor, so our wildlife and neighborhood will thrive instead of die. These parcels are essential hunting grounds that Great Horned Owls, Red Tailed Hawks, Falcons and other wild creatures depend upon for their sustenance.

Sincerely,

Angela A. Green

P.S. I really want my real property value to increase due to low human population density and proximity to open space, instead of decreasing due to high density housing, congestion, pollution, and blighted, diminished, ruined Neighborhood Open Space.

From: [Spence, Cindy](#)
To: [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Ellis, Lesli](#)
Subject: FW: Boulder Great Horned Owl Preserve in North Boulder at Twin Lakes
Date: Tuesday, December 01, 2015 2:11:41 PM

Correspondence for you

Cindy

From: Ann Zachwieja [mailto:aeszachwieja@gmail.com]
Sent: Saturday, November 28, 2015 5:01 PM
To: boulderplanningboard
Subject: Boulder Great Horned Owl Preserve in North Boulder at Twin Lakes

I am writing to ask that you please support the Boulder Great Horned Owl Preserve proposal - a preserve that will establish protection for what has been used for years as an area for wildlife viewing, enjoyment of nature, and as a nesting and hunting ground for owls and other wild animals.

The owl pair that returns every year to raise its new young draws people who marvel at their beauty and quietly enjoy a special opportunity to reinforce the importance of protecting and supporting wild animals.

If we remove their habitat, they will be gone forever. Boulder has a tradition for supporting and protecting open space. Please do so again with the Boulder Great Horned Owl Preserve.

Thank you.
Ann Stewart Zachwieja
7054 Indian Peaks Trail
Boulder, CO 80301

From: [Chris OBrien](#)
To: commissioners@bouldercounty.org; [Council](#); [Brockett, Aaron](#); [Jones, Suzanne](#); [Shoemaker, Andrew](#); [Yates, Bob](#); [Young, Mary](#); [Weaver, Sam](#); lisamorzel@gmail.com; [Burton, Jan](#); [Appelbaum, Matt](#); [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#); planner@bouldercounty.org; [boulderplanningboard](#); openforum@bouldercamera.com
Subject: Letter regarding proposed development at 6600 Twin Lakes Road
Date: Wednesday, December 02, 2015 11:04:21 AM
Attachments: [Letter regarding 6600 Twin Lakes Road - Chris OBrien.pdf](#)

Dear Commissioners, Members of the Council, Planning Commission, Planning Board, and Comprehensive Plan Staff,

Please find, attached, a letter outlining my concerns and considerations for the proposed development at 6600 Twin Lakes Road. I would sincerely appreciate your review of this prior to any meetings or decisions, welcome your feedback, and am available for further discussion or to answer any questions you may have.

Thank you,

Chris O'Brien
6474 Kalua Road
Boulder, CO 80301

December 2015

Chris Brien
Gunbarrel Resident
6474 Kalua Road
Boulder, CO 80301

Boulder County Commissioners
Boulder City Council
Boulder County Planning Commission
Boulder Valley Comprehensive Plan
Boulder County Planning Board

Dear Commissioners, Members of the Council, Planning Commission, Planning Board, and Comprehensive Plan Staff:

I'm writing about the proposed development at 6600 Twin Lakes Road. As a resident living on Kalua Road, just around the corner, I am deeply concerned about the impact of certain types of development on that parcel to our community, lifestyle, safety, environment, traffic, crime and pollution.

I, like many of my neighbors, chose to live in a more rural setting because I like the quiet, the space, the safety for my child, the natural environment – such as the owls that have been nesting in close proximity to the proposed development for years – and the general feeling of ease. In fact, I moved out of the City of Boulder 5 years ago to improve my lifestyle in this way.

From what I understand, little consideration has been given to the impact on the community and environment with the proposed development. I've been informed that the City wants to annex an island parcel, and then build high density, affordable housing on the lot.

On a practical level, this land is not suitable for such a development, as hydrology studies show a very shallow water table, high risks of flooding, and the paralleling irrigation ditch could flood as well. Another concern is access to the parcel. Twin Lakes is the only road going in and out, and adding several hundred cars would significantly increase noise and emissions pollution, traffic and road safety issues. We have a safe neighborhood, but no City Parks in our area; our kids ride bikes on the road and cross the road to get to the lakes and trails.

The nesting owls, as well as foxes, hawks, coyotes, deer and other wildlife will certainly be impacted dramatically as that lot contains a wildlife corridor bridging the lakes and the open space bordering Jay Road.

From a political/policy perspective, it's very concerning to see developments going up all over the place (Gunbarrel Center, near Pollard Motors, and many others) that have close proximity

to amenities and services that would benefit low income individuals, but do not contain affordable housing. Even more disturbing is the fact that developers are allowed to cash out of the affordable housing option. The impact of this option is antithetical to the whole approach of inclusivity and affordability. It limits the supply of affordable homes (even more important, ownable homes, as many are now apartments versus condos) within the City, thereby forcing City residents into high rents and untenable and rising income to expense ratios. It also transfers the burden of affordable housing to inappropriate, under accessible, and sensitive rural areas such as 6600 Twin Lakes Road.

Considering 6600 Twin Lakes Road, there are no services or amenities within walking distance, insufficient egress for proper traffic control or safety evacuation, and inadequate space for mixed use with bikes and peds, and only one bus stop services the area approximately ½ mile away. Further, this would require the City to annex an island of county property that does not meet the requirements in terms of borders to be annexed. The City would have to also annex a strip of Twin Lakes Road, which, I presume, they would then maintain. More pressing, the increase in noise and emissions pollution, traffic and safety risk is deeply concerning.

The County Plan contains clear language related to maintaining the qualities of rural communities such as open spaces, low density, and so forth. Therefore, the annexation, and proposed development is clearly in conflict with County Codes, and worse, an unfortunate and irresponsible solution to the lack of affordable housing in Boulder City as a result of financial incentives for developers.

Following are sections of the Boulder Valley Comprehensive Plan that will be violated or at least ignored should this development proceed:

2.03 Compact Development Pattern (BVCP, 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."

2.06 Preservation of Rural Areas and Amenities (BVCP, 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."

3.16 Hazardous Areas (BVCP, 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."

6.08 Transportation Impact (BVCP, 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."

6.13 Improving Air Quality (BVCP, 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."

Further, public representative and elected official Cindy states the importance of preserving rural areas in unincorporated Boulder County, and directing development to municipalities where services, accessibility, and different density codes exist, on her website:

"The cornerstone governing the use of land is the Boulder County Comprehensive Plan. The Comprehensive Plan is the result of thirty years of discussions within our community. One of the key elements is to preserve rural areas in unincorporated Boulder County and to direct development where it is best supported—within our municipalities. We continue to work cooperatively with cities and towns through intergovernmental agreements that preserve community buffers and protect our agriculture heritage and conserve wildlife corridors."

Considerations for a Reasonable Solution

Looking at the big picture, living anywhere in the County is desirable and housing is limited. Therefore, developing the land within the County Plan and with the input of the existing community would be a more reasonable option. For example, building affordable, single family homes at the current density, and allocating some of the land as open or community space to preserve wildlife access would make more sense.

What hasn't happened is this: the people of community have not been asked what they would see as a reasonable development or even compromise to the given plan, and the proposed development has not been properly considered relative to the existing Boulder Valley Comprehensive Plan and the serious flooding, density, pollution, wildlife impact, neighborhood impact, traffic and other issues.

In summary, the current development plan is a disaster, and a travesty of policy. To tuck away high density affordable housing on an isolated island parcel in the rural county, with no services, limited access, profound impact of wildlife, pollution, safety and the existing community, with such community resistance, and on land that is not suitable for such development according to engineers, is unacceptable.

I implore to consider these serious and real concerns over spreadsheets that focus on numeric ways to get affordable housing numbers up to par on time and under budget. This development will change forever a beautiful and quiet rural community, and set a dangerous precedent that the City can strong arm any piece of land and/or group of people it chooses to achieve its end goals.

Please say no to this proposal, and call for a quorum of planners and residents to define a more reasonable development plan for the parcel at 6600 Twin Lakes Road that honors the Boulder Valley Comprehensive Plan, the existing residents, the environment, and the need for affordable housing in our community at large.

Thank you for taking the time to hear my concerns, and thanks in advance for you voice against this development as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Brien". The signature is fluid and cursive, with the first name "Chris" and last name "Brien" clearly distinguishable.

Chris Brien
6474 Kalua Road
Boulder, CO 80301
(303) 808 1142

Zacharias, Caitlin

From: Jeffrey D. Cohen [jeff@cohenadvisors.net]
Sent: Wednesday, December 02, 2015 9:23 AM
To: Zacharias, Caitlin; External-Fogg-Pete
Subject: BVCP - Additional Information
Attachments: TLAG BVCP Position Paper.pdf

Hi Caitlin and Pete – On behalf of the Twin Lakes Action Group (www.tlag.org) and our over 150 members, below is our rebuttal to two specific BVCP section claims made by BCHA and BVSD in their land use change requests for the Twin Lakes land. Please add this email to the material for the BVCP staff to review before the staff makes their recommendations to the 4 governing bodies.

We submitted Colorado Open Records Act (CORA) requests to both BCHA and BVSD relating to their support for their position for BVCP §1.19 and §5.05 which they cited in their land use requests and they have presented no data or other evidence to substantiate their claims made in their request regarding these provisions. As such, their land use requests are not factually correct and should be denied at this time.

1. Core Values, Sustainability Framework and General Policies

1.19 Jobs: Housing Balance

Per BCHA and BVSD – “Gunbarrel is, and will continue to be, a regional jobs center in the Boulder Valley. The opportunity to provide affordable housing in an area that currently has a severe shortage will help to alleviate the current *jobs: housing imbalance* and provide a critical resource to both employers and employees.”

Rebuttal: The County cites a low vacancy rate of 2% from the year 2013. (Over 550 apartments have been built in Gunbarrel since that time). However, a low vacancy rate does not mean that there is a severe shortage of affordable housing in Gunbarrel. No data or other evidence is presented to substantiate that claim.

5. Economy

5.05 Support for Local Business and Business Retention

Per BCHA and BVSD – “The availability of affordable housing for low and moderate-income households directly affects the ability for businesses to retain employees. Gunbarrel will continue to be a regional job center for the Boulder Valley, and the provision of affordable housing in Gunbarrel will help ensure that future and current low to moderate income employees have access to affordable housing near where they work.”

Rebuttal: Gunbarrel is already more affordable on average than the rest of Boulder County based on the data cited by the county. The county fails to cite any data or other evidence to support their position that employers in Gunbarrel cannot retain employees due to a lack of affordable housing.

Average Rental Price in Gunbarrel is \$1600.00 per month (county source is Zillow – May 2015).
Average rent in Boulder County is over \$2000.00 per month (county source - Zillow rent index).

Median home value in Gunbarrel is \$461,400 *Zillow (Oct 2014 – Oct 2015)
Median home value in the City of Boulder \$599,200 *Zillow (Oct 2014 – Oct 2015)
Median home value in Boulder County is \$429,000 *Zillow (Oct 2014 – Oct 2015)
The median home value in Louisville is \$494,400 *Zillow (Oct 2014 – Oct 2015)

Housing prices are far cheaper in Gunbarrel than central Boulder and cheaper than Louisville.

County-wide cost-burdened renters: 55%
County-wide severely cost-burdened renters: 31%

- Gunbarrel < 30% of income toward rent
- < 30-35% of income toward rent
- >35% of income toward rent

Up to 65% of Gunbarrel residents who do rent pay under 35% of their income toward their rent. Approximately 35% of those who rent pay more – *however, there is no data that is provided by the county to indicate that these individuals in Gunbarrel are economically distressed.*

Additionally, with regard to 1.19 Jobs: Housing Balance and 5.05 Support for Local Business and Business Retention

“How many (and what percentage) of “interest” forms (<https://bouldercounty.wufoo.com/forms/gunbarrel-housing-development/>) received by the county meet the basic criteria for affordable housing? Based on our CORA request, the information shows the following:

- The earliest submission was April 1, 2015. As of Oct 29, 119 forms were completed.
- 11 forms were against development on the three parcels in question.
- 1 form was from government staffer wanting to be kept informed on levels of interest.
- Only 8 of 41 forms of those who have interest in housing and are 55 or older, live and work in Gunbarrel.
- 11 respondents under age 55 who live and work in Gunbarrel.
- 6 respondents were displaced by the 2013 floods.

Rebuttal: Given the census data (provided by the county from 2014), which says that “636 Gunbarrel residents are living in poverty”, [2 parents + 2 children living on \$24,008.00 per year], the data (from the county’s forms of interest) do not support the claim that the availability of affordable housing for low and moderate-income households directly affects the ability for businesses to retain employees or that the area currently has a severe shortage of housing for those who live and work in Gunbarrel.

On a related note, I have also attached our Position Paper for the staff to review. I think I had emailed it to you before but wanted to make sure it was part of the official record and the BVCP staff does review it before making their recommendations.

Thanks for your consideration in this matter. If you or any of the other staff members have any questions please let me know.

Jeff



Jeffrey D. Cohen, Esq., C.P.A.
Managing Shareholder
The Cohen Law Firm, P.C.
Legal, Tax & Business Advisors
6610 Gunpark Drive, Suite 202
Boulder, Colorado 80301
Telephone 303-733-0103
Facsimile 303-733-0104
www.cohenadvisors.net
jeff@cohenadvisors.net





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The Twin Lakes Action Group received information through its CORA request from the Boulder County Housing Authority regarding the property at 6655 Twin Lakes Road. This property is the subject of a change to its land use designation. The following document, Gunbarrel-Density-Study.pdf, (attached) is dated March 11 2013. *Short Elliott Hendrickson, Inc.* of Denver planned this design under the direction of Boulder County Housing and Human Services.

The design, dated March 11, 2013, is wholly inconsistent with the following:

1. On March 31 2015 at a meeting of the Boulder County Commissioners and members of the Housing Authority, several Gunbarrel residents in attendance were told that:
 - “There that there is no anticipated development for 4-6 years. The property is currently in a land bank”.
 - “This potential project *does not even have a work plan*, which indicates it is a low priority for the next several years.”
2. On April 1, 2015 in an email from Willa Williford, she stated that BCHA “doesn’t have any funds for the Twin Lakes property in our 2015 budget except for a bit of snow removal and mowing”. *Apparently, there were funds available for the design by Short Elliott Hendrickson, Inc.*
3. On June 4, 2015 Willa Williford responded to an email concerning the BCHA’s web page about a *form of interest* for those desiring to know more about affordable housing in Gunbarrel. As part of her response, Ms. Williford, wrote, “Gathering information about what sort housing people need will help us when we actually begin to plan the site. It doesn’t represent a change in our project planning or timeline...When the time comes, there will be an extensive process to do so, and many opportunities for neighborhood engagement and feedback”. Please note that the design was NOT shared with the public on Thursday, August 13, 2015 at a community meeting on affordable housing in Gunbarrel hosted by BCHA.
4. On June 6, Willa Williford and Erin Ganser from BCHA, published the *BCHA Gunbarrel Preliminary Project Schedule* (attached) that stated, “2016-2017 - Develop preliminary design concepts”. The information on this design was not shared on this schedule.
5. In an August 10, 2015 *Q&A on the BCHA webpage*, it states with regard to 6655 Twin Lakes road, “As we get further into project planning, we work closely with neighbors and other stakeholders to understand their concerns and the potential impacts our work brings, and how we might mitigate them through thoughtful design and management of our housing”. Again, no mention was made of the design commissioned by BCHA in 2013.

Until the recent release of information under CORA – there has never been any mention of a design for the site nor has it ever been shared with any member of the public.

These actions clearly violate tenets of the Boulder Valley Comprehensive Plan and *the statements made in BCHA’s request for a change to the land-use designation at 6655 Twin Lakes Road*.

Core Values, Sustainability Framework and General Policies

1.05 Community Engagement

BCHA is committed to an *open and transparent process* and will continue to engage with the Gunbarrel and Boulder County community.

2. Built Environment

2.09 Neighborhoods as Building Blocks

BCHA is committed to ensuring that development of 6655 Twin Lakes Rd furthers the Gunbarrel community character and is responsive to the surrounding context. The proposed mixed-density designation would allow BCHA to provide a variety of housing types and densities that respond to the *unique character of Gunbarrel*.

2.10 Preservation and Support for Residential Neighborhoods

The proposed land use map amendment would allow for development to be more responsive to the existing residential neighborhood than the current designation. This would be done through building types that reflect the character of the surrounding community, allowing significant amenities to be included in the site design, and providing for a diverse range of incomes in the neighborhood.

2.33 Environmentally Sensitive Urban Design

BCHA is committed to ensuring that our housing communities are environmentally sensitive. We strive to include green building technology such as geothermal heating and cooling and solar energy generation. A mixed-density land use designation would allow BCHA to provide a more environmentally sensitive design through density clustering to respect the adjacent open space and more cost effective building types which would allow for greater green building features to be included.

2.36 Design Excellence for Public Projects

The proposed land use designation change would ensure that 6655 Twin Lakes Rd would exhibit design excellence for a public project. *By allowing for a variety of building types, the mixed density designation ensures that the design responds to the surrounding context and is visually attractive.*

7. Housing

7.13 Integration of Permanently Affordable Housing

The mixed-density land use designation provides BCHA with the best opportunity to ensure that *new affordable housing is designed to be compatible and integrated with the Gunbarrel community.*

Although not mentioned in BCHA's request, the lack of openness and transparency violates the following commitments made under the Boulder Valley Comprehensive Plan.

Community Identity/Land Use Pattern

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.

2.10 Preservation and Support for Residential Neighborhoods

The city will work with neighborhoods to protect and enhance neighborhood character and livability and preserve the relative affordability of existing housing stock. The city will seek appropriate building scale and compatible character in new development or redevelopment, appropriately sized and sensitively designed streets and desired public facilities and mixed commercial uses. The city will also encourage neighborhood schools and safe routes to school.

2.31 Design of Newly-Developing Areas

The city will encourage a neighborhood concept for new development that includes a variety of residential densities, housing types, sizes and prices, opportunities for shopping, nearby support

services and conveniently sited public facilities, including roads and pedestrian connections, parks, libraries and schools.

Rebuttal:

The aforementioned information brought forward by the CORA request, the design that BCHA contracted for with *Short Elliott Hendrickson, Inc* of Denver, and the actions of BCHA clearly show that the county and BCHA have no intention of abiding by the Boulder Valley Comprehensive Plan. There has been a lack of transparency from the county's acquisition of the parcel in 2013 right up to the current time. BCHA's request for a change to the land use designation for 6655 Twin Lakes Road should be rejected based *not only* on the information in the design, but more importantly, it should be rejected for the lack of transparency and total disregard for community engagement as demonstrated by BCHA's actions and those of the County Commissioners.



Department of Housing & Human Services

Housing Office: 2525 13th Street, Suite 204 • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax: 720.564.2283

Human Services: Boulder Office • 3400 Broadway • Boulder, Colorado 80304 • Tel: 303.441.1000 Fax 303.441.1289
Longmont Office • 1921 Corporate Center Circle • Longmont, Colorado 80501 • 303.678.6000

www.bouldercountyhhs.org

BCHA Gunbarrel Preliminary Project Schedule

At the time Boulder County acquired the Gunbarrel site in 2013 with the intent of developing as much needed affordable housing, the Boulder County Housing Authority (BCHA) established a preliminary schedule that would deliver homes by 2020. Detailed below, this schedule represents the fastest that City and financing approvals could be in place to support the 2020 goal. There are many factors, internal and external, that can result in changes to this schedule.

2015-2016

Submit for change of use under City of Boulder's Comprehensive Plan Update.
Conduct site analysis and preliminary environmental investigation, including wildlife, wetland, floodplain, acoustic, environmental conditions, etc.

2016-2017

Develop preliminary design concepts
Pursue annexation and zoning

2017-2018

Submit funding applications
Finalize site and building plans and pursue City approvals

2018-2019

Begin construction

2019-2020

Lease up

Throughout the process there will be numerous opportunities for public participation and comment both through the City of Boulder's entitlement and permitting processes and community meetings and web platforms hosted by BCHA. We anticipate that the first community meetings will be in August 2015. Please do not hesitate to contact us if you have any questions.

Project Contacts:

Willa Williford
wwilliford@bouldercounty.org
(303) 441-4529

Erin Ganser
eganser@bouldercounty.org
(303) 726-0934



6655 TWIN LAKES ROAD

Estimated parcel area: 434,340 SF (9.97 Acres)
 Current zoning: RR (Rural Residential)
 Proposed zoning: RH-2 (Residential High 2)
 Boulder Valley Comprehensive Plan (BVCP): Residential - Medium Density (6-14 units per acre)
 Boulder Revised Code: RH-2 Residential High 2

Maximum number of dwelling units for RH-2: 13.6 (up to 27.2 by review)/per acre
 13.6 x 9.97 = 136 Units
 Minimum Lot area per dwelling unit: 3,200 SF
 Minimum open space per dwelling unit: 600 SF
 136 Units X 600 SF = 81,600

	Units	Senior Housing	4-Unit Buildings	4-Unit Buildings with garages	6-Unit Buildings	
# of Buildings		1	10	6	2	19
# of Units		60	40	24	12	136
Unit Mix	1 Bedroom	36	-	-	-	36
	2 Bedroom	24	20	12	4	60
	3 Bedroom	-	20	12	8	40
	Total	60	40	24	12	136
Average unit SF	1 Bedroom	650 SF				
	2 Bedroom	818 SF	900 SF	1,050 SF	900 SF	
	3 Bedroom		1,200 SF	1,400 SF	1,200 SF	
Required parking	1 Bedroom					
	2 Bedroom	60	60	36	12	
	3 Bedroom		80	48	32	
	Total	60	140	84	44	328
						25% Reduction Parking Provided:
						246

Area Breakdown:

60 Unit Senior Housing (Two Story):	28,317 SF
18 - 4 & 6 Unit Townhomes (Two Story):	70,984 SF
Community Building (One Story):	11,144 SF
Roads (60' ROW):	83,560 SF
Ditch Easement:	44,876 SF
Parking:	68,457 SF
Open Space (Includes Softscape, hardscape, driveways, etc.)	127,002 SF
Total	434,340 SF

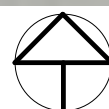
Parking Requirement calculation:

Senior Housing:	60 Assumption of 1 per DU
2 Bedroom 900 SF	3
1,050 SF	3
3 Bedroom 1,200 SF	4
1,400 SF	4

2/28/2013 11:31:21 AM



Short Elliott Hendrickson, Inc.
 2000 South Colorado Boulevard
 Tower One, Suite 6000
 Denver, Colorado 80222
 720.540.6800



SCALE 1"=100'

BOULDER COUNTY HOUSING AND HUMAN SERVICES

2525 13TH STREET, #204
 BOULDER, CO 80306

Twin Lakes Property

6655 Twin Lakes Road

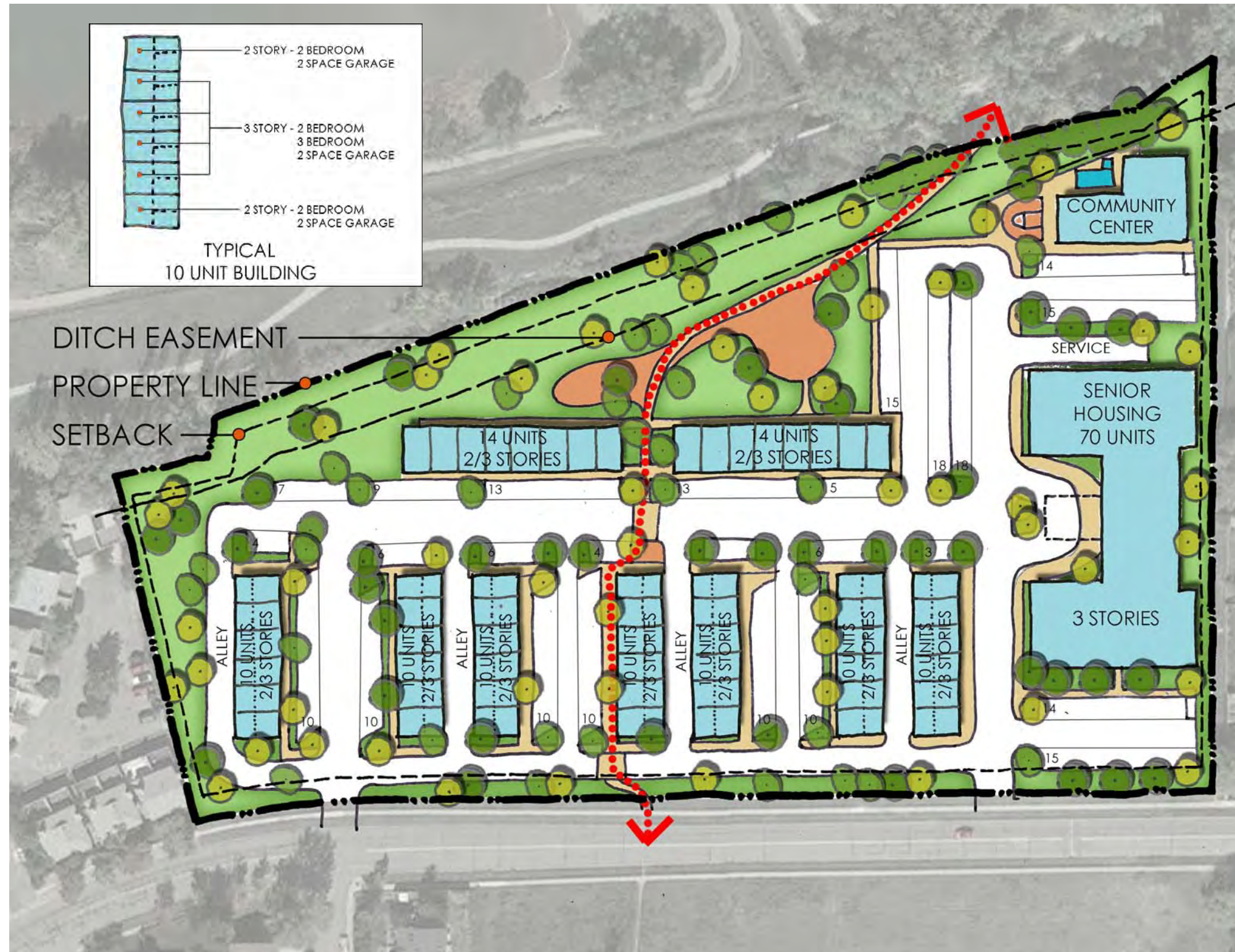
SEH Project No. 104717

DATE: FEBRUARY 27, 2013

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DESIGN OPTION

A



6655 TWIN LAKES ROAD

Estimated parcel area: 434,340 SF (9.97 Acres)
 Current zoning: RR (Rural Residential)
 Proposed zoning: RH-2 (Residential High 2)
 Boulder Valley Comprehensive Plan (BVCP): Residential - Medium Density (6-14 units per acre)
 Boulder Revised Code: RH-2 Residential High 2

Maximum number of dwelling units for RH-2: 13.6 (up to 27.2 by review)/per acre
 16.9 x 9.97 = 168 Units

Minimum Lot area per dwelling unit: 3,200 SF
 Minimum open space per dwelling unit: 600 SF
 168 Units X 600 SF = 100,800 SF

	Units	Senior Housing	10-Unit Buildings with garages	14-Unit Buildings	
# of Buildings		1	7	2	10
# of Units		70	70	28	168
Unit Mix	1 Bedroom	40	-	-	40
	2 Bedroom	30	42	16	88
	3 Bedroom	-	28	12	40
	Total	70	70	28	168
Average unit SF	1 Bedroom	650 SF	-	-	
	2 Bedroom	818 SF	933 SF	933 SF	
	3 Bedroom	-	1,116 SF	1,399 SF	
Required parking	1 Bedroom		-	-	
	2 Bedroom	70	126	48	
	3 Bedroom		112	48	
	Total	70	238	96	404
					With 17% Reduction: 336
					Parking Provided: 336

Area Breakdown:

- 70 Unit Senior Housing (Three Story): 28,317 SF
- 9 - 10 & 14 Unit Townhomes (Three Story): 53,901 SF
- Community Building (One Story): 5,651 SF
- Roads (60' ROW): 83,560 SF
- Ditch Easement: 44,876 SF
- Parking & Drives: 70,469 SF
- Open Space (Includes Softscape, hardscape, etc.): 147,566 SF
- Total: 434,340 SF**

Parking Requirement calculation:

Senior Housing:	70 (Assumption of 1 per DU)
2 Bedroom 933 SF	3
3 Bedroom 1,116SF	4
1,399 SF	4



Twin Lakes Property

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DESIGN OPTION

B

3/11/2013 3:01:55 PM

From: [Gary Miller](#)
To: [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; ellis@bouldercolorado.gov; [#LandUsePlanner](#); boulderplanningboard@bouldercolorado.gov; glen.segrue@bvsd.org
Subject: Gunbarrel - Affordable Housing ...
Date: Friday, December 04, 2015 1:30:27 PM

Hello all ...

I live at 4745 Tally Ho Court in Gunbarrel. The property at 6655 Twin Lakes Road is approximately 50 yards west of my home. I am writing to voice my concern for plans to build "affordable housing" on this property.

On a sunny afternoon in May of 2013, our basement unexpectedly began to flood. After confirming that it was not due to a leak in any pipes that carried water, it was determined that the ground water in the area had unexpectedly risen and was causing the damage.

To address this problem, we had two sump pumps installed at each end of the basement. We also had our perimeter drain pipe checked out. Despite all of these precautions taken to keep the flooding at bay, the ground water level, at least under my home, remains at a continuous level of approximately 14" below my basement floor, and that level definitely rises during the spring runoff and during any prolonged period of rain.

In addition, we installed an access pipe to the perimeter drainpipe to monitor the flow of ground water through the pipe. Since it was installed, there is a year round continuous flow of water through the drainpipe. Feel free to stop by any time to listen to the flow and to check it out – access to this pipe is easily accessible from the front lawn.

Adding housing units on the two open spaces will most likely cause additional flooding problems for the current homeowners adjacent to and near these properties. In short, we already know that the groundwater level in this location is a serious issue, one that has cost some of us thousands of dollars. And now, it becomes a "known issue" to you as well even before the first spade of dirt has been turned.

I would hope that before any development is considered for this property, the BCHA would contract to have a Hydrologic Analysis performed, as well as for the lot directly to the south.

In addition to the high ground water table in this area, other factors that must be considered include:

1. **Size of the project:** 60+ three story units with over 300 parking spaces is simply a way too large a project for the 6655 location. (Note: I have heard various estimates regarding the size & scope being considered for 6655.)
2. **Access:** Twin Lakes Road is the only artery going in and out of this neighborhood. Adding several hundred more cars to the daily flow of traffic would significantly increase noise and emissions pollution, as well as create increased traffic and road safety issues.
3. **Lack of Services:** Despite the large number of families that live in this area and have children, there are no parks, libraries or recreation centers in Gunbarrel.

Market: There is one grocery store that is located approximately 1.6 miles from the proposed location. Parking there is already an issue and once the apartments that are being built behind it (with none designated as "affordable housing") are rented out, parking and shopping there will become a nightmare. It will undoubtedly force some residents to consider driving a considerable distance just to buy groceries elsewhere for their families.

Gas: We currently have one gas station that serves this area. In addition to the aforementioned apartments currently being built, adding more units at 6655 would make it difficult to buy gas at this location, again, most likely forcing residents to drive a considerable distance to gas up their vehicles.

4. **"Affordable Housing" - Parking Spillover:** Undoubtedly, the residents of this project as a whole, will have too many cars that can be handled by assigned parking. These residents, and their visitors, will ultimately turn to the surrounding neighborhood streets to park their vehicles. Having a large number of vehicles parked on the streets overnight will only increase the potential for increased crime in this quiet neighborhood and also invite break-ins by thieves looking for anything that they can steal and sell.

5. **Wildlife:** The infamous "Owl Tree" is directly behind my home. Each year,

hundreds upon hundreds of people come out to catch a glimpse of the nesting owls – photographers, children on field trips, neighbors and folks from surrounding communities. From what I've been told, the owls have used this tree for at least the past 20+ years. Erecting a "mesh fence" around the tree during construction at 6655 will not stop the increase in noise and could conceivably drive these owls to another location.

Despite Willa Williford's recent comment that "One of our wildlife biologists has assessed the properties proposed for housing for its habitat values and summarized it as largely devoid of wildlife, and "a monoculture of improved pasture grasses [mowed smooth brome] surrounded by homes," there are many birds of prey that hunt in that field, such as hawks and bald eagles (I've seen both.) Coyotes use both of the fields to get from point A to point B, and it is also territory to raccoons, rabbits, voles & mice.

6. **Road Maintenance:** Boulder County has chosen to not maintain the subdivision roads in unincorporated Boulder County. The current proposed development at 6655 would add X-number of cars to Twin Lakes Road and the surrounding area, placing more pressure on already deteriorating asphalt. While Twin Lakes Road was recently repaved, the surrounding streets have not been paved in quite a while and there does not appear to be a plan in place by the County to make this happen.

In conclusion, I strongly urge you to reconsider using these two locations to build any type of affordable housing or housing for BVSD personnel. These parcels of land are not suited for high density development of any kind. To preserve the rural residential look and feel of our neighborhoods and the surrounding areas, these two locations need to stay in the County and should be designated as Open Space.

Best,

Gary Miller

From: [Kristin Bjornsen](#)
To: [Boulder County Board of Commissioners; #LandUsePlanner](#)
Subject: Greater Twin Lakes Open Space and Owl Preserve
Date: Tuesday, December 08, 2015 10:04:10 AM
Attachments: [Owl Preserve county.pdf](#)

Dear County Commissioners and Planning Commissioners,

I live in Gunbarrel with my husband and two sons. Please find attached a pdf letter concerning the fields at 6655 and 6600 Twin Lakes Road and 0 Kalua Road.

Thank you for your consideration and I look forward to your reply,

Kristin Bjornsen

Dear County Commissioners and Planning Commissioners,

I live in Gunbarrel with my husband and two sons. One of the things that make Boulder so unique is its green space. I'm writing to encourage you to make the fields at 6655 and 6600 Twin Lakes Road and 0 Kalua Road open space. Here are some of the many reasons they're so special and deserve protection.

10 reasons why these meadows should be protected as Open Space:

1) They serve as a critical wildlife corridor. These fields link the Twin Lakes Open Space with larger Open Space to the south, allowing movement of animals and sustenance of viable populations.



2) Great horned owls have nested within meters of the north field for nearly 30 years. Each spring, hundreds of people come weekly to gaze at the fluffy owlets. High-intensity construction and habitat loss would surely displace them.



3) A rich array of wildlife lives, travels or hunts on these fields. This includes red foxes, coyotes, weasels, mink, raccoons, rabbits, and bats, as well as birds such as great blue herons, osprey, song birds, bald eagles, red-tailed hawks, and more.



4) The south field already has a little bike park. Kids love to ride on the small rolling hills, jumps and loops built and maintained by the community.



5) This is a favorite spot for walkers, runners, dog owners, bird watchers, and even horseback riders.



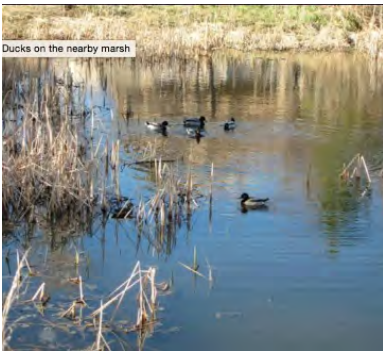
6) These fields provide a natural floodplain. According to Boulder County's floodplain management goals, open space "serves an important function of maintaining an undeveloped floodplain to allow natural flooding to occur while minimizing damage to homes and infrastructure." Although high groundwater makes these fields unsuitable for large structures (McCurry Hydrology, 2015), they serve an important function as floodplains, and without them, the 2013 flood would likely have caused more damage in surrounding houses.



7) Having local green spaces cuts down on the number of people who drive to open space elsewhere, reducing traffic and carbon emissions.



8) Ecologically valuable wetlands lie directly on the southwestern edge of these fields. They provide a haven for ducks, songbirds, many aquatic species,



9) Protecting these fields in turn protects the Twin Lakes Open Space. The addition of potentially almost a thousand more users—along with noise and light pollution right next to it—would negatively impact the Twin Lakes through overuse. Boulder County's Parks and Open Space website calls the Twin Lakes a "hidden gem" and a "haven for wetland wildlife;" its management plan seeks to "protect and enhance" its plant and wildlife.



10) A Greater Twin Lakes Open Space and Owl Preserve honors the wishes of Gunbarrel residents and protects the wildlife that depends on the meadows. Leaders should respect the vision of a community. Below are shown wonderstruck people gazing at the great horned owls.



Lastly, regarding the Housing Authority's poorly conceived development plans for the fields, such building should occur in a smart spot. It makes more sense to place this development near amenities such as grocery stores, bus lines, and other services, rather than annexing and rezoning these meadows. In fact, the County is ignoring its own Parks and Open Space acquisition criteria by seeking to develop land threatened by development adjacent to existing open space. They have failed to do their due diligence.

The Twin Lakes Action Group has identified at least two other great alternate locations; and the BCHA also can acquire existing properties

I respectfully ask that you consider all of this with an open mind and support the creation of a Greater Twin Lakes Open Space and Owl Preserve.

Many thanks for your time and thoughtfulness.

Sincerely,

Kristin Bjornsen

From: [Jeffrey D. Cohen](#)
To: [Zacharias, Caitlin](#); [External-Fogg-Pete](#)
Subject: RE: BVCP - Rebuttal Documents
Date: Tuesday, December 08, 2015 9:08:01 AM
Attachments: [image001.png](#)

Hi Caitlin (and Pete) – It was a real pleasure to finally meet both of you last night and thanks for taking the time to chat with me. I also appreciate your email note for the 7th City Planning Board position.

I am sure that everyone would agree that housing for those in need should be a top priority for government and the overall citizens but care should be taken to select appropriate locations for such development. You heard last night from many concerned citizens that there are many issues with the Twin Lakes land and the majority of citizens expressed their opinion that the land is not suitable for any type of development.

Thanks,

Jeff



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From: Zacharias, Caitlin [mailto:ZachariasC@bouldercolorado.gov]
Sent: Tuesday, December 08, 2015 8:54 AM
To: Jeffrey D. Cohen <jeff@cohenadvisors.net>; External-Fogg-Pete <pfogg@bouldercounty.org>
Subject: RE: BVCP - Rebuttal Documents

Hi Jeff,

Nice to meet you last night. We have received your attachments.

Also- in regards to your question on when the 7th planning board member may start- I checked with their Board Secretary, and as it turns out the January deadline I had in my head actual regards when the opening will go out to the public. The appointment will prospectively be in March, and the first meeting attended by the new member will be in March or April.

Best,
Caitlin

From: Jeffrey D. Cohen [mailto:jeff@cohenadvisors.net]
Sent: Sunday, December 06, 2015 4:01 PM
To: Zacharias, Caitlin; External-Fogg-Pete
Subject: BVCP - Rebuttal Documents

Hi Caitlin and Pete – I hope you had a great weekend. On behalf of the Twin Lakes Action Group (www.tlag.org), please see attached 3 documents to be added to the official record for BVCP staff review in regards to BCHAs land use change request for 6655 Twin Lakes Road.

If you should have any questions, please let me know.

Thanks,

Jeff



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From: [Spence, Cindy](#)
To: [Ellis, Lesli](#); [Zacharias, Caitlin](#); [Hyser, Courtland](#)
Subject: FW: Owl sanctuary
Date: Tuesday, December 08, 2015 4:25:08 PM

Additional correspondence

Cindy

From: Rochelle Woods [mailto:rdwoods@mountainmedgroup.com]
Sent: Tuesday, December 08, 2015 3:34 PM
To: boulderplanningboard
Subject: Owl sanctuary

Please keep!
Rochelle Woods

From: [Jeffrey D. Cohen](#)
To: [#LandUsePlanner](#)
Subject: FW: Twin Lakes Parcels
Date: Thursday, December 10, 2015 8:57:12 AM
Attachments: [image001.png](#)
[Ron West Email.pdf](#)
[twin.lakes.parcels.memorandum.101415.pdf](#)
[POS & BCHA Email.pdf](#)
[TLAG Rebuttal.pdf](#)

Dear Boulder County Planning Commission members - On behalf of The Twin Lakes Action Group (www.tlag.org), please see the following items relating to wildlife habitat values of Twin Lakes parcels for your review:

1. Email from Ron West, POS Department Director dated 10/07/2015
2. Memorandum prepared by Dave Hoerath, POS Wildlife Expert dated 10/14/2015
3. Email from Vivienne Jannatpour, POS Communications Specialist dated 12/02/2015 sent to Boulder County Nature Association's listserv which was forwarded by Willa Williford from BCHA on 12/03/2015 to BCHA email distribution list
4. TLAG rebuttal response dated 12/09/2015.

Based on Ms. Jannatpour's email on 12/02/2015, we felt it was very important for you to have the complete memorandum prepared by Mr. Hoerath since her email does not reflect all his conclusions. We also felt it was important to issue a rebuttal response relating to this issue to clarify any miscommunication caused by her email.

Based on the POS's five acquisition criteria listed below and which is indicated on their website (<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>) TLAG does feel that the Twin Lakes land is ideal for open space:

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

We feel that all 5 acquisition criteria are satisfied regarding the Twin Lakes property. We would appreciate it if you could review all of these attachments in order to get a complete understanding of the Twin Lakes parcels prior to the BVCP screening hearing on January 26th. We would like to explore options for this land which would result in a win/win for the County and the citizens.

If you should have any questions, please let me know.

Thanks for your consideration in this matter.

Jeff



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Le Roy, Lauren

From: Swallow, Ian
Sent: Wednesday, October 07, 2015 2:37 PM
To: Williford, Willa; Doyle, Ben; Boyd, Norris (Norrie)
Subject: FW: BVCP 2015 Update - FYI

FYI on some wildlife at Twin Lakes. I'll reach out to POS biologist to get a better idea.

From: Fogg, Peter
Sent: Wednesday, October 07, 2015 2:25 PM
To: Lesli Ellis (EllisL@bouldercolorado.gov); Mark Gershman (GershmanM@bouldercolorado.gov)
Cc: Shannon, Abigail; Giang, Steven; Swallow, Ian
Subject: RE: BVCP 2015 Update - FYI

Hi Lesli and Mark:

A few comments from Ron West of our Parks and Open Space Dept.

Pete

From: West, Ron
Sent: Wednesday, October 07, 2015 1:04 PM
To: Fogg, Peter; Moline, Jeffrey; Stewart, Ron; Glowacki, Therese
Cc: Case, Dale; Shannon, Abigail; Giang, Steven
Subject: RE: BVCP 2015 Update

I'll offer a few quick things: (I did not read the entire Twin Lakes Action Group doc.)

There is a small piece of the BCHA parcel that is mapped as wetland – about 0.7 acres in the NE corner. This may or may not actually be wetland. Regardless, in any design we would likely want some distance of buffer from the Boulder and Whiterock Ditch, which basically forms the north property boundary.

Several of the noted bird species are specific to the ponds/ditches at Twin Lakes; there is no habitat (with a tiny ditch caveat) for these on the subject parcels. These are avocet, coot, widgeon, kingfisher, goose (likely grazes, though this is unimportant), cormorant, heron, and mallard. (About 1/3 of those listed.) Ditto on snapping turtle. With ditch caveat, there is no fox squirrel habitat, and they are non-native. Several of the listed bird and mammal species readily adapt to, or even prefer, "suburban" areas.

I have not been on-the-ground, but the subject parcels are likely dominated by, or a monoculture of, non-native smooth brome, with a scattering of remnant alfalfa.

Yes, there is wildlife habitat on the parcels, but it is very limited. If the sites were full of native forbs and grasses, things would be different, especially for invertebrates, including pollinators, and thus additional bird species would be foraging.

Two more things: It would be good if a biologist did walk the parcels before the public meeting; I'd suggest someone from Susan's group, more familiar with Twin Lakes proper than me. I could do so if need be.

And, not that it makes much difference, but I note that there's what looks like a bicycle BMX type course on the BVSD parcel. (There's a "real" one on the north side of Twin Lakes, on City land.)

From: Fogg, Peter
Sent: Wednesday, October 07, 2015 9:50 AM
To: Moline, Jeffrey; Stewart, Ron; Glowacki, Therese
Cc: Case, Dale; Shannon, Abigail; West, Ron; Giang, Steven
Subject: BVCP 2015 Update

Hi Folks:

As you may know, the Boulder County Housing Authority has acquired the 9.97 acre parcel south of Twin Lakes and is requesting a BVCP land use designation change/annexation/rezoning as part of the BVCP 2015 Major Update to set the stage for building up to 120 affordable and moderate income housing units. The two properties to the south are owned by the Boulder Valley School District, total 10 acres, and are seeking a similar BVCP change in order to partner with the BCHA in also providing affordable/moderate income housing. Refer to the attached pdf "[Twin Lakes aerial](#)" for locations, etc.

Both the BCHA and BVSD properties are in unincorporated Area II of the BVCP and have been since 1978, meaning they have been anticipated to and been eligible for annexation since that time. The BCHA parcel is currently designated as Low Density Residential in the BVCP and zoned Rural Residential in the county. The BVSD parcels are designated Public in the BVCP and also zoned Rural Residential. The recent update to the BCCP Environmental Resources Element shows Wetlands and Riparian Areas around the lakes but north of the BCHA/BVSD parcels and Twin Lakes Road...no environmental/open space designations have been applied to the properties in question.

Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

Memorandum

14 October 2015

To: Therese Glowacki, POS Resource Management Manager

From: Dave Hoerath, POS Wildlife Specialist

Subject: Comments on wildlife habitat values of Twin Lakes Parcels

The pair of parcels astride Twin Lakes Road, south of POS/Twin Lakes, is about 19 acres of mowed, smooth brome pasture. It is a very sterile environment from a wildlife perspective. It is a monoculture of improved pasture grasses surrounded by homes. The center is bisected (East/West) by the paved Twin Lakes Road, and each parcel is further bisected (North/South) by a local social trail. The far north and far south boundaries of each are adjacent to ditches or drainages that have some habitat value.

The north parcel is nearly 10 acres in size and has a very few trees that have escaped mowing along the Boulder and Whiterock Ditch. There is a nice pocket of trees at the far northeast corner of the parcel adjacent to the ditch. But all of the ditch vegetation is subject to clearing and burning at any time. The social trail from Twin Lakes Road (and from the south parcel) links to a large green pipe across the ditch, joining the Willows Trail/Regional Trail, immediately south of POS/Twin Lakes. There is an additional faint trail that parallels the ditch to the east, between the homes and the ditch (off the parcel). There is also a faint return trail along the eastern edge of the parcel back to Twin Lakes Road. There are no trees or shrubs within the interior of the parcel due to the mowing. The main social trail did have multiple predator scats on it (coyote, fox) and will function as a connector for them within the neighborhood. If the parcels are filled in with housing, the limited habitat value will disappear and the connector function will be greatly diminished. However, the ditch system will still function as movement corridors and connectors for terrestrial species. There were also red-tailed hawks circling during my visit. The grassy areas will also function (somewhat) as foraging habitat for birds of prey, when the areas are quiet.

The south parcel is nearly 9 acres in size and connects to the paved neighborhood trail, which dead ends, presumably at the property boundary. The social trail joins it and links the southwest corner neighborhood trail up to Twin Lakes Road, and across the street to the northern parcel trail to the green pipe/ditch crossing. This parcel is mostly the same smooth brome (mowed) pasture, but it does have a mature, tall Russian olive tree in it. The southern portion of the parcel has the remnants of some BMX bike trails and jumps that seem little used now. The far

south end of the parcel (or the adjacent parcel/dedicated green space) contains a lateral/drainage toward parcels southeast of the south parcel (POS/Johnson Trust). This area is wet much of the time and has some more mesic vegetation, including cattails, teasel, and wheatgrass. Neither parcel has any current or past signs of prairie dogs.

These parcels seem to function as an urban park of green space and trail connectors for local residents, but do not offer much in the way of wildlife habitat.

Photos are located in: <G:\WILDLIFE\MEMOS\Acquisitions\Twin Lakes Oct 2015\photos>

Jeffrey D. Cohen

To: 'VJannatpour@bouldercounty.org'
Cc: 'RStewart@bouldercounty.org'
Subject: RE: BVCP date changes and information update

From: Boulder County Housing and Human Services [<mailto:wwilliford@bouldercounty.org>]
Sent: Thursday, December 03, 2015 11:22 AM
To: Jeffrey D. Cohen <jeff@cohenadvisors.net>
Subject: BVCP date changes and information update

BVCP Date Changes and Informational Update

Good afternoon,

We wanted to share a process and informational update related to our assessment of the 6655 Twin Lakes property for potential affordable housing.

First, as you may know, some hearings and meetings on the Boulder Valley Comprehensive Plan process have been postponed from this month and will now begin in January. Here are the new dates:



January 26, 2016	Boulder County Commissioners and the Boulder County Planning Commission will hold a joint hearing on land use designation change requests.
January 27, 2016	Boulder County Commissioners will deliberate and consider motions on land use designation change requests.
February 2, 2016	Boulder City Council and Planning Board will hold a joint hearing to consider land use designation change requests.
Spring 2016 (Dates to be determined)	Hearings will be held on whether to approve requested land use designation changes.



In addition, in light of information included recently in communications around a Great Horned Owl petition for the Twin Lakes area, we wanted to pass along this note

from the Boulder County Parks and Open Space Department that may help provide some clarification around some of that information.

This message was sent through the Boulder County Nature Association's [NATURE-NET email listserv](#) on Wednesday (12/2/15):

The Boulder County Parks & Open Space Department thought it would be helpful to add some information to the discussion about the proposed Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD) affordable housing project being considered on three parcels (6500 and 6655 Twin Lakes Road and 0 Kalua Road) near Twin Lakes Open Space in Gunbarrel.

The BCHA property is an undeveloped building lot that was sold to the county by the Catholic Archdiocese to be used for a common public interest/human need. The lot was purchased with the understanding it would be used for affordable housing. It was not an open space acquisition. It is also surrounded by residential housing on all but the one side that abuts an urban ditch/open space property that serves more like an urban park than a true open space property. There are many homes close to the nest, much closer than the parcels in question.

One of our wildlife biologists has assessed the properties proposed for housing for its habitat values and summarized it as largely devoid of wildlife, and "a monoculture of improved pasture grasses [mowed smooth brome] surrounded by homes." BCHA is committed to fully understanding any impacts on area wildlife and will be conducting a thorough wildlife and habitat study prior to any development proceeding.

The great-horned owl nest sits in a stand of trees on the Twin Lakes Open Space property that is immediately north of existing homes in the area. This parcel will remain protected and is managed by the Parks and Open Space Department. Since 2014, Boulder County staff places a protective fence around the nest during nesting season due to reports from neighbors that visitors were getting too close to the nest. Volunteer naturalists are also assigned shifts near the nest with a spotting scope to educate visitors and to help them see the nest without creating a disturbance. The owl nesting period commences in mid-December/early January with courtship behavior by the adult pair, and continues through July when the young owls fledge.

Vivienne Jannatpour
Communications Specialist
Boulder County Parks and Open Space

We'll continue to be in touch as we know more. You may also contact Housing Development Planner [Ian Swallow](#) if you have additional questions.

Sincerely,

Willa Williford
Boulder County Housing Authority



BCHA's Aspinwall @ Josephine Commons, Lafayette



Boulder County Housing and Human Services · hhsfrontdesk@bouldercounty.org
www.BoulderCountyHHS.org
3400 Broadway, Boulder, CO 80304

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Boulder County Housing and Human Services | 3400 Broadway | Boulder | CO | 80304

Response to Nature-Net posting from Vivienne Jannatpour of POS (and Willa Williford’s forwarding of the same to City & County decision makers on behalf of Boulder County Housing Authority)

Submitted on behalf of Twin Lakes Action Group:

Mike Smith

4596 Tally Ho Trail

Boulder CO 80301-3862

m_l_smith@earthlink.net

09 Dec 15

=====

Members of Twin Lakes Action Group (TLAG) recently learned of a recent posting to Nature-Net by POS Communication Specialist Vivienne Jannatpour. That posting was a highly edited version of an internal POS e-mail by Boulder County Parks and Open Space (POS) Wildlife Specialist Dave Hoerath. Mr. Hoerath’s original 14 October 2015 e-mail summarized the results of his cursory inspection of two 10-acre parcels of rural residential county land immediately south of the Twin Lakes Open Space and was written to support the planned annexation, upzoning, and construction of dense rental apartments on these parcels by Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD). The two parcels are located at 6655 and 6600 Twin Lakes Road in unincorporated Boulder County. Each parcel is approximately 10 acres in size.

Mr. Hoerath’s original POS e-mail was obtained by TLAG in a CORA (Colorado Open Records Act) request and is posted on the TLAG website (http://tlag.org/wp-content/uploads/2015/08/Hoerath-twin.lakes_.parcels.mem_.101415.pdf). It falls far short of the needed objective wildlife and habitat assessment of these parcels and completely ignores the wealth of wildlife and habitat information already available in POS’s own Twin Lakes Management Plan (<http://www.bouldercounty.org/doc/parks/twinlakesmplan.pdf>).

Even more unfortunately, the highly edited version of Mr. Hoerath’s original e-mail that Ms. Jannatpour posted to Nature-Net selectively eliminates every positive comment about the wildlife and habitat that Mr. Hoerath did make in his original e-mail. That same “scrubbed” rewrite has been widely circulated to elected City and County decision makers and staff by BCHA Director Willa Williford and was also posted on the Boulder County Housing Division’s website: (<http://www.bouldercounty.org/doc/hhs/2015.12.03%20bvcp%20date%20changes%20and%20informational%20update.pdf>).

TLAG represents the residents of 13 Gunbarrel neighborhoods surrounding and near these parcels. We value the rural residential qualities of our neighborhoods and open space. We would like to “set the record straight” concerning the wildlife and habitat on

these two undeveloped parcels and the permanent damage that will occur if large apartments and parking lots are constructed on them. (More information on TLAG and its work can be found at www.tlag.org.)

With that background, TLAG respectfully offers the following comments to Nature-Net:

- 1) Vivienne Jannatpour's (VJ's) posting to Nature-Net is a highly selective rewrite of Dave Hoerath's (the POS biologist) original 14 Oct 15 e-mail. Hoerath's comments about the S parcel have been removed ("...wet much of the time...Neither parcel has any current or past signs of prairie dogs.") More importantly, the same edit also strips out *all* of Hoerath's comments about the positive aspects of the 6655 parcel and the evidence of wildlife that he did note in his original e-mail ("**...multiple predator scats...[parcels] will function as a connector for them...If the parcels are filled in with housing, the limited habitat value will disappear and the connector function will be greatly diminished...also red-tailed hawks circling during my visit...grassy areas will also function [somewhat] as foraging habitat for birds of prey...**"). The end result of Jannatpour's scrubbing is that the Twin Lakes Road parcels come across as having roughly the same wildlife habitat quality as the surface of the Moon. It was that same highly scrubbed rewrite that was picked up and subsequently forwarded to multiple City & County officials by BCHA Director Willa Williford.
- 2) The lack of detail in Hoerath's original e-mail clearly shows that it was written based on only a very quick inspection of the property. There is no species list, and many other details that should be part of any meaningful analysis of the parcels were never included. Also missing is any mention of the long-established and locally famous great-horned owl nest (20 meters away from the NE corner of the N parcel), the annual rearing and fledglings of the owlets, or the importance of the parcels' 20 acres of habitat in providing a prey base and hunting ground to the adult owls and their young as well as other raptors and mammalian predators (coyote, fox, raccoons, and also the mink that inhabit the irrigation ditch bordering the N parcel).
- 3) Hoerath correctly notes that the parcels are regularly mowed. But he does not mention that a full or even partial cessation of mowing would improve their quality as wildlife habitat and allow more trees, shrubs, and natural grasses to repopulate the area.
- 4) Hoerath also notes (but Jannatpour does not) that the S parcel is wet much of the time and that there is no past or present evidence or prairie dogs on either parcel. Independent hydrologic analyses of these parcels have noted the high groundwater and deemed them unsuitable for large structures. Because of the high groundwater underlying both parcels, prairie dog burrows would flood. In addition, Boulder City Water Systems Maintenance officials cite that running, flowing groundwater exists two feet under the surface.

- 5) Hoerath mentions multiple predator scats along the N-S social trail across the parcels (another finding removed from Jannatpour's edited version) and speculates that if the parcels are filled in with housing, the predators using the current social trail will somehow switch to the E-W ditch system along the extreme N boundary of the N parcel. That seems unlikely given that the connectivity between Twin Lakes and larger contiguous parcels of wildlife habitat south of the parcels is in a N-S direction. (The wildlife habitat E and W of the parcels is much more limited by the Red Fox Hills, Twin Lakes, and Portal Estates residential subdivisions.) Construction on the Twin Lakes Road parcels would destroy the habitat contiguity between Twin Lakes and the large habitat areas S of the parcels.

- 6) While it is true, as Hoerath notes, that the grasses on the parcels are no longer pristine short-grass prairie, both memos fail to mention that the parcels are excellent at producing mice, voles, rabbits, and snakes that serve as prey for the owls as well as other raptors and the local coyotes, foxes, raccoons, etc. That small-rodent abundance is a reality very well known to the residents of the Red Fox Hills and Twin Lakes subdivisions whose homes border the parcels.

- 7) Hoerath and Jannatpour both imply that the nearby homes compromise the value of the immediate area as owl habitat. But these quiet homes, and the resident owls, have co-existed there very well for over 20 years, and the one or two Red Fox Hills fenced back yards close to the owl tree create very little human disturbance with respect to the owl nest--far less even than the many wildlife watchers and photographers along the Twin Lakes Trail. The owls are habituated to well-behaved humans and even the occasional barking dog watching them from along the Trail. What is not discussed is what will very likely happen to the owls when large, noisy construction equipment begins the destructive work of scraping and leveling the parcels less than 30 meters away, and the subsequent long-duration disturbance caused by construction of large structures every day over a year or more throughout daylight hours (while the female owl is on-nest). That level of noise and disturbance is orders of magnitude beyond anything caused by the quiet owl watchers along the Twin Lakes Trail, and it is virtually guaranteed to cause abandonment of the nest, possibly even before the young have fledged. In recent years, the young remain in the immediate area for a number of months after fledging, spending a lot of time very nearby (within 100 meters) on a daily and nightly basis well into November. But even after the construction disturbance has concluded, the hunting habitat and wildlife travel corridors afforded by the parcels will remain permanently destroyed.

- 8) That same site preparation, construction disturbance, and the presence of large buildings and permanently increased human activity very nearby will also cause the great blue and lesser blue herons that rest and feed in the ditch on the north boundary of 6655 to abandon that compromised ditch habitat. And it will significantly diminish the habitat values within the currently designated Twin Lakes Open Space itself.

- 9) The wildlife viewing/photography opportunity afforded to hundreds (maybe thousands) of people who watch the owls each year from along the Twin Lakes Trail is very well known to Boulder POS. POS puts up barriers along the primitive paths on the S side of the ditch each year warning people not to disturb the owls--and rightly so. Given this demonstrated caution, it is ironic that POS now apparently has no problem with habitat destruction, lengthy and large-scale construction disturbance, and the eventual presence of hundreds of housing units, and vastly increased human activity (lights, noise, vehicle traffic, etc.) as close as 20 meters to the owl tree.
- 10) Federal (US Fish & Wildlife Service) guidelines for spatial & seasonal buffers around great-horned owl nests specify a 0.25 mile buffer during the courtship and nesting periods running December through September:
<http://www.oilandgasbmps.org/docs/UT35-RAPTOGUIDE.pdf> (see especially pp. 19-30 [their pagination]) While these guidelines were developed by the USFWS Utah Office, and a 0.25 mile buffer cannot be achieved around the Twin Lakes owl nest due to existing single-family homes near the nest tree, the UT guidelines clearly indicate the sensitivity of great horned owl nests to exactly the sorts of construction activities BCHA is planning for the Twin Lakes Road parcels.
- 11) It is unfortunate that POS management allowed such a selectively scrubbed memo to be publically distributed on Nature-Net. (We doubt that any credible wildlife biologist would approve of public distribution of his/her professional work following such a one-sided edit.) That BCHA would subsequently take that same scrubbed memo and redistribute it to an extensive list of City and County decision-makers smacks of considerable desperation to make their one-sided case for high-density development on this land. As Boulder City and County residents, we expect a higher standard of integrity from both POS and BCHA. This misrepresentation of facts is a disappointing example from both, shameful in fact, and it violates their duty to be honest with the public.
- 12) As the contiguous, southern continuation of the wildlife habitat in Twin Lakes Open Space, these parcels are ideal for inclusion into a Greater Twin Lakes Open Space according to all five of the County's acquisition criteria:
- “Parks and Open Space staff strive to acquire land that meet these criteria:
- Land threatened by development that is near or adjacent to existing open space
 - Prime agricultural land
 - Wildlife habitat
 - Riparian and scenic corridors
 - Land that could provide trail connections”
- (<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>)

But at present, County POS has stated it is uninterested in open space designation for these parcels, apparently because another agency wants to the City to annex, upzone, and develop dense rental apartments on this land. POS criteria lack any exception for when the County itself is behind the threatened development of otherwise eligible lands adjacent to existing open space.

13) Significant planning for these parcels should begin with a comprehensive, thorough analysis of the parcels as wildlife habitat. That analysis should include a full list of the species that throughout the year use these parcels, the adjoining ditches and Twin Lakes. It should also include an assessment of the likely impacts of the full range of potential development activities, and it should be completed and distributed before making any decisions about or undertaking any significant action that might alter or compromise the wildlife habitat of these parcels.

SUMMARY COMMENT:

The POS website calls the Twin Lakes Open Space “a haven for wetland wildlife, a hidden gem in the heart of Gunbarrel area” and lists more than 35 wildlife and bird species that inhabit the area (<http://www.bouldercounty.org/os/parks/pages/twinlakes.aspx>).

Given that statement, how is it now credible for POS to publically state (and BCHA to parrot) that these adjoining unspoiled parcels straddling Twin Lakes Road are “largely devoid of wildlife”? The answer is: It is not credible at all.

The two Twin Lakes Road parcels should be protected as wildlife habitat within a Greater Twin Lakes Open Space, not sacrificed to BCHA’s fatally-flawed, single-purpose development project.

=====

From: [Brian Lay](#)
To: [Boulder County Board of Commissioners](#); council@bouldercolorado.gov; [#LandUsePlanner](#)
Cc: [Stewart, Ron](#); [Jannatpour, Vivienne](#); [Williford, Willa](#); [Swallow, Ian](#); glen.segrue@bvsc.org; don.orr@bvsc.org
Subject: Accurately Representing Information to the Public (Twin Lakes Properties)
Date: Thursday, December 10, 2015 10:54:50 PM
Attachments: [Brian Lay POS.docx](#)
[POS & BCHA Email.pdf](#)
[twin.lakes.parcels.memorandum.101415.pdf](#)

I wanted to take this opportunity to express my disappointment concerning how information has been misrepresented and distributed by BCHA and POS relative to the Twin Lakes Properties under consideration for development for affordable housing. Please take the time to read my attached letter, the supporting documents, and look at the photos of the Coyote who uses the Twin Lakes fields often. He will be the victim if these properties are developed.

Thank you very much,
Brian Lay

attachments:

Brian Lay POS - my letter

POS & BCHA Email.pdf - Letter sent by BCHA including letter by POS

twin.lakes.parcels.memorandum.101415.pdf - The original report by POS created by Dave Hoerath

MFDC0024.jpg - Coyote entering the fields from the Open Space to the south of twin lakes @~noon on Dec 6 th

MFDC0028.jpg - Coyote returning to the Open Space to the south of Red Fox Hills @8:30pm Dec 6th

location.jpg - approximate location and orientation of the trail camera

I am writing to express my deep disappointment with the documents that were received by Twin Lakes Action Group (TLAG) via the Colorado Open Records Act (CORA). This investigation was keyed off an email sent by Willa Williford to a broad county email list sharing a “process and informational update related to our assessment of the 6655 Twin Lakes property for potential affordable housing” (attachment #1). This email included a Boulder County Parks and Open Space letter written by Vivienne Jannatpour. Vivienne summarized a report conducted by Dave Hoerath, a Parks and Open Space wildlife specialist.

The summary provided by Vivienne egregiously misrepresents Dave’s report to an extent I would consider unethical. The single quote included by Vivienne from Dave’s analysis of the property consisted of “a monoculture of improved pasture grasses [mowed smooth brome] surrounded by homes”. She took the liberty to severely understate Dave’s analysis by stating “One of our wildlife biologists has assessed the properties proposed for housing for its habitat values and summarized it as largely devoid of wildlife”. I have attached the Dave’s complete report (attachment #2) for you to read and interpret for yourself.

In my opinion Vivienne neglects to “summarize” several key points mentioned by Dave:

- 1) The plethora of social trails accurately described in the analysis
- 2) The presence of multiple predator scat on main social trail that acts as a connector for coyote and fox within the neighborhood
- 3) The fact that the connector function of the trail will be “greatly diminished” if the parcels would be filled with housing.
- 4) The presence of red-tailed hawks circling above the field during his brief visit
- 5) The grassy areas functioning (somewhat) as foraging habitat for birds of prey

The purpose of a Communication Specialist is to “create and maintain positive relationships between their clients and the public often using media outlets”¹. To do this, I believe that summarizing a report should have been held to journalistic standards when distributing information to such a large audience. Clearly this email was not.

The way this process has been handled by several government organizations (BCHA, POS, to name a few) to this point has really made me question my trust in Boulder’s government organizations. I understand that BCHA wants to develop the fields at pretty much any cost. But, they should not taint or misrepresent facts in the process. It is beginning to feel like a collusion of several agencies or at the minimum several individuals representing these agencies. Had I summarized a report to the Vice President of my company in the same manor Vivienne did, I would have been out of a job. Although I have always been skeptical about the claim of “transparency” in this process, I never really questioned it. Is it possible to work with the community? In a common interest? My faith is waning.

Finally, I wanted to share with you a few images of a coyote using the two properties as a corridor to the Twin Lakes. I purchased a trail camera and set it up in the fields to see what I would “catch”. The day after I mounted the camera to a fence post, I found the coyote who probably left the scat Dave alluded to in his report. He entered the fields close to noon on Dec 6th and returned to the open space to the south of twin lakes at approximately 8:30pm the same evening. This is the animal whose habitat will be “greatly diminished” in Dave’s opinion, or in my opinion, destroyed, by developing houses on these parcels of land. Shouldn’t this have been the approach that POS should have taken? Shouldn’t POS

have accurately represented the real value of these fields to wildlife when the summarized their findings to BCHA and the County Commissioners? Do you have the heart to tell this Coyote to find a different hunting ground? The red tail hawks? The bald eagle? The owls? The fox? Or the plethora of other species that use this field that is "largely devoid of wildlife"? Or, can you begin to understand the value these properties provide to the community and the wildlife that inhabit them daily. Please restore my faith.

Sincerely,

Brian Lay
4555 Tally Ho Trail
Boulder, CO 80301
brian_m_lay@yahoo.com
617-500-7080

¹ http://study.com/articles/Job_Description_of_a_Communications_Specialist.html

Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

Memorandum

14 October 2015

To: Therese Glowacki, POS Resource Management Manager

From: Dave Hoerath, POS Wildlife Specialist

Subject: Comments on wildlife habitat values of Twin Lakes Parcels

The pair of parcels astride Twin Lakes Road, south of POS/Twin Lakes, is about 19 acres of mowed, smooth brome pasture. It is a very sterile environment from a wildlife perspective. It is a monoculture of improved pasture grasses surrounded by homes. The center is bisected (East/West) by the paved Twin Lakes Road, and each parcel is further bisected (North/South) by a local social trail. The far north and far south boundaries of each are adjacent to ditches or drainages that have some habitat value.

The north parcel is nearly 10 acres in size and has a very few trees that have escaped mowing along the Boulder and Whiterock Ditch. There is a nice pocket of trees at the far northeast corner of the parcel adjacent to the ditch. But all of the ditch vegetation is subject to clearing and burning at any time. The social trail from Twin Lakes Road (and from the south parcel) links to a large green pipe across the ditch, joining the Willows Trail/Regional Trail, immediately south of POS/Twin Lakes. There is an additional faint trail that parallels the ditch to the east, between the homes and the ditch (off the parcel). There is also a faint return trail along the eastern edge of the parcel back to Twin Lakes Road. There are no trees or shrubs within the interior of the parcel due to the mowing. The main social trail did have multiple predator scats on it (coyote, fox) and will function as a connector for them within the neighborhood. If the parcels are filled in with housing, the limited habitat value will disappear and the connector function will be greatly diminished. However, the ditch system will still function as movement corridors and connectors for terrestrial species. There were also red-tailed hawks circling during my visit. The grassy areas will also function (somewhat) as foraging habitat for birds of prey, when the areas are quiet.

The south parcel is nearly 9 acres in size and connects to the paved neighborhood trail, which dead ends, presumably at the property boundary. The social trail joins it and links the southwest corner neighborhood trail up to Twin Lakes Road, and across the street to the northern parcel trail to the green pipe/ditch crossing. This parcel is mostly the same smooth brome (mowed) pasture, but it does have a mature, tall Russian olive tree in it. The southern portion of the parcel has the remnants of some BMX bike trails and jumps that seem little used now. The far

south end of the parcel (or the adjacent parcel/dedicated green space) contains a lateral/drainage toward parcels southeast of the south parcel (POS/Johnson Trust). This area is wet much of the time and has some more mesic vegetation, including cattails, teasel, and wheatgrass. Neither parcel has any current or past signs of prairie dogs.

These parcels seem to function as an urban park of green space and trail connectors for local residents, but do not offer much in the way of wildlife habitat.

Photos are located in: <G:\WILDLIFE\MEMOS\Acquisitions\Twin Lakes Oct 2015\photos>





Page 228 of 408

Davis
Reservoir
Number 1

RED FOX HILLS
Twin Lakes Rd



Camera location and approximate orientation. In this case, anything moving to the right is entering the fields and anything moving to the left is leaving the fields

For Immediate Release – Thurs Dec 10, 2015

Coalition Launches Great Horned Owl Preserve

Key Owl Habitat Threatened by Boulder County Bulldozers



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

(Boulder, Colorado) A coalition of community, business, outdoor and spiritual groups is working to create the Boulder Great Horned Owl Preserve to protect Colorado’s most famous owl family. For nearly three decades, great horned owls have nested in a huge cottonwood tree near the Twin Lakes in northeast Boulder. Thousands of visitors from all over Colorado come each year to see the owl babies peering out from their nest and making their first flights. The parent owls regularly swoop over the 20-acre Owl Hunting Meadow, just south of the nesting tree, to bring back a morsel for the downy owlets.

“The Twin Lakes Owls are a gift to the people of Colorado. It’s amazing to see young children gazing wide-eyed at the baby owls, and to see the smiles on everyone’s faces,” says Ken Beitel, chair of Wilderness Conservation for the community group, Boulder Owl Preserve. “The Boulder Great Horned Owl Preserve will be a wonderful place for owls and people for decades to come.”

The owls, however, face an impending threat: construction bulldozers, as the Boulder County Housing Authority (BCHA) gears up to transform the Owl Hunting Meadow into high-density housing. BCHA seeks to annex the County land into the City of Boulder and then change the zoning from rural residential to allow high-density buildings—despite the vast opposition of the surrounding Gunbarrel community and Coloradans who love the owls.

Boulder County’s housing authority is actively opposing the Great Horned Owl Preserve, distributing communications that claim the area is largely devoid of wildlife in order to proceed with the housing development. This contradicts the county’s own [Twin Lakes Open Space Management Plan](#), which speaks to the area’s high wildlife value. The County is also neglecting its own Parks and Open Space acquisition criteria by seeking to develop land adjacent to existing open space.

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

“There is no reason to tear up the Owl Hunting Meadow,” Beitel says. “Alternate locations have been identified for the proposed housing development that would actually better serve people and not impact critical wildlife habitat.”

The County’s actions have also lacked transparency. Proponents of the preserve have made several Colorado Open Records Act (CORA) requests from Boulder County. Many of the documents have had significant sections blacked out.

Over the next month and a half, a series of Boulder City and County meetings will determine the fate of the Owl Preserve.

Dave Rechberger, a spokesperson for the Twin Lakes Action Group ([TLAG](http://tlag.org)), is hopeful: "Together, City Council and the County have an opportunity to protect a remarkable place for people and owls."

The City Council and Planning Board's first meeting to hear land-use-change requests takes place at 5:30 p.m. on Tuesday, Dec. 15, at 1777 Broadway Street, in Boulder, in room 1777.

A Candlelight Celebration of the owls and the proposed preserve will be held at **5:00 p.m. on Dec. 15**, prior to the city council meeting. More than 800 people have already signed a petition to create the Owl Preserve at www.BoulderOwlPreserve.org

-30-

Supporters of the Great Horned Owl Preserve to Date:

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

Media Kit

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

Media Contact:

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

Interview Opportunities

Interviews will be available via phone, or on location at the Twin Lakes Open Space in north Boulder at 11 a.m. on Thursday, Dec. 10. To attend an on-location interview session (excellent scenic B-roll), RSVP via above email is required.

A 5-minute stroll on the land bridge between the beautiful Twin Lakes with Owl Preserve spokesperson Ken Beitel will take reporters to the edge of the cottonwood forest and the Owl Hunting Meadow. A pleasant high of 60 degrees is expected. Spectacular shots of Twin Lakes against the Boulder mountains will be available.

Meeting location will be near: 4910 Nautilus Ct. Boulder, CO 80301. Specific location will be provided via your email RSVP.

From: [Spence, Cindy](#)
To: [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#)
Subject: FW: great horned owls
Date: Friday, December 11, 2015 9:54:48 AM

Another correspondence

Cindy

From: smallcircles@yahoo.com [mailto:smallcircles@yahoo.com]
Sent: Friday, December 11, 2015 9:45 AM
To: Council; boulderplanningboard
Subject: great horned owls

Hello,

I am writing to strongly encourage you to abolish the plans for new affordable housing in Twin Lakes, and instead create an Owl Preserve. Twin Lakes is such a beautiful area, with so much wildlife, in the heart of Gunbarrel. Gunbarrel has seen tremendous growth over the past year with around 500 new housing units, and we don't need any more. Perhaps some of those units **should** have been designated as affordable housing. (It kills me every time I see the sign for "luxury" apartments for rent. Like we need more luxury in the Boulder area. Truly pathetic.) Anyhow -- please, please don't be a part of destroying something beautiful, don't have that be your legacy. Encourage slow growth, green spaces, and plenty of habitat for these majestic birds.

Thank you,

Jennifer Garone
Gunbarrel, CO

From: [leni buhler](#)
To: [Boulder County Board of Commissioners; Council; Ellis, Lesli; Hyser, Courtland; Zacharias, Caitlin; Hirt, Jeff; External-Fogg-Pete; A Shannon; Steven Giang; #LandUsePlanner](#)
Subject: Spam: Open letter re: 6655 Twin Lakes Rd potential development
Date: Monday, December 14, 2015 8:54:04 PM

December 14, 2015

To Whom It May Concern:

Every morning as I walk my dog through the empty field I stop to fill my being with the splendor of the view of our magnificent mountains. That field gives an unobstructed view of the front and back range enabling me to put my finger on the approaching weather and still feel that I live outside of the hustle of Boulder City. This kind of view is almost lost now in the outskirts of Boulder.

I have lived in Gunbarrel since 1984 when I bought a home on Brandon Creek Dr., just off Twin Lakes Rd. We are the Brandon Creek HOA. The original PUD was the first work of Michael Markel who then had to undertake a mitigation project for having built the development on a wetland. He sold the last part of the development in 1991 to a company in Ohio who simply wanted to get in, build, make money, and be gone. The condos are now the Twin Lakes Condo HOA. In my interactions with residents of the Twin Lakes Condos, I have been told repeatedly that the construction of that development was a mistake. Their parking areas are sinking, cracking, and having to be replaced regularly. Their crawl spaces have water in them. At a recent BVCP meeting I asked an official who was going to pay for parking lot replacement in the affordable housing project - if it (impossibly) happens to go through? Of course, this person had no idea. Those of us in the Brandon Creek HOA have had multiple floodings in our basements. I now have 2 sump pumps in an attempt to forestall any more water damage.

As a Board member of our BCHOA I am aware of much that goes on in the neighborhood. During the downturn in the economy two of our houses were sold to affordable housing. There are a total of 42 homes in our HOA. The purchasers of the lower cost homes are fine people that we have worked with to help them make dues payments on time.....and to keep their yards well maintained. I know that people who have not owned before do not know how to care for a home.....and renters often do not care about the upkeep of the property. If you have a large development that is entirely rentersand folks who have not had a sense of pride in their neighborhood....and are often transient...the chances for the complex to deteriorate are great. It makes no sense whatsoever to create an affordable housing project where there is not a predominant element of established, caring, conscientious owners.

I would ask that you read an article from the May 28, 2015 **Boulder Weekly** entitled "Protecting Boulder's wetlands to prevent future floods" by Mollie Putzig. She is writing about our area. Covering up the wetlands cuts off the land's ability to absorb excess water which will then create flooding and damage to whatever mankind has put up to prevent Nature from taking its course. Covering up more land in our area would be a travesty of significant proportion.

Needless to say the impact of such a large number of dwellings will weigh heavily on all infrastructure. Will we need more schools? The concomitant noise, light, air, water, traffic,

distress to the land, etc. pollution will cause stress to our peaceful neighborhoods. We wish that you would love the land as we do....that you had a history with this area as we do....that you could understand the extent of the irreparable damage this development will have upon our area. How permission was ever given for the construction of the jam-packed apartments around King Soopers without a blade of grass to soften the impact is beyond my comprehension. Please don't make more mistakes.

Most sincerely,
Leni Buhler
4834 Brandon Creek Dr.

From: [Spence, Cindy](#)
To: [Ellis, Lesli](#); [Zacharias, Caitlin](#); [Hyser, Courtland](#)
Subject: FW: 6655 and 6600 Twin Lakes Rd. proposed BCHA development
Date: Wednesday, December 16, 2015 9:55:22 AM
Attachments: [PastedGraphic-1.png](#)
[pastedGraphic.png](#)

BVCP Update correspondence

Cindy

From: Lauren Bond Kovsky [mailto:laurenbkovsky@gmail.com]
Sent: Tuesday, December 15, 2015 6:06 PM
To: boulderplanningboard
Subject: 6655 and 6600 Twin Lakes Rd. proposed BCHA development

Dear Mr. Brockett, Mr. May, Mr. Putnam, Mr. Gerstle, Ms. Gray, Ms. Payton, and Mr. Bowen,

My name is Lauren Bond Kovsky and I am a professional naturalist and resident of the Twin Lakes neighborhood in Gunbarrel.

I am writing because I have some concerns about the proposed affordable housing development in my neighborhood at 6655 and 6600 Twin Lakes Rd.

I will start with a response to the “Comments on Wildlife Habitat Values of Twin Lakes Parcels” memorandum since that is my area of expertise.

1. Impact on wildlife and biodiversity (a response to the “Comments on Wildlife Habitat Values of Twin Lakes Parcels” memorandum)

I read the statement that Willa Williford wrote regarding the biodiversity of 6600 and 6655 Twin Lakes Rd. Her statement is incorrect. These properties are NOT “devoid of wildlife” and there is a variety of grass and other plant species, not a monoculture of smooth brome grass.

Three days ago, I walked through 6655 and 6600 and counted at least 6 different species of grass. There are native curlycup gumweed, and several species of native asters that are all over that property. **I would be very happy to go for a walk with you and identify the diverse species that one can find on these 2 properties.**

In the spring, I will put together a species list of what is growing and living at 6655 and 6600 Twin Lakes Rd including photographs and documentation. I will be very happy to submit this list to the appropriate parties.

This area is absolutely NOT “devoid of wildlife”. I saw a dead fox on the 6655 property 3 days ago, and saw many rabbits and voles. One of my neighbors put up a wildlife camera at the south corner of 6600 Twin Lakes Rd. and got some pretty amazing photographs of a coyote who spent the day on the property. I have also seen raccoons, skunks, red tailed hawks, northern harriers, cooper’s hawks, prairie falcons, red winged blackbirds, mallards, Canada Geese, and more on 6655 and 6600 Twin Lakes Rd.

As I am sure you are aware, there is a Great Horned Owl family that lives about 50 feet from the corner of 6655 Twin Lakes Rd. 75% of the time, when I am looking for the owls, I can find at least one of them roosting in a willow tree that hangs over 6655 Twin Lakes Rd. I have watched them catch voles, mice, rabbits, and more on the property to feed their young. I have attached 3 photos below showing the male owl roosting in the willow tree and the female owl with a vole and a rabbit caught at 6655 Twin Lakes Rd.



As far as I understand, great horned owls are a federally protected species under the Federal Migratory Bird Treaty Act. I am greatly concerned that the owls will be displaced by this housing development, in particular at 6655 Twin Lakes Rd.

In response to the comment that “There are many homes close to the nest, much closer than the parcels in question”: The concern I have is not the proximity to the nest of the development in comparison with existing houses, but the proximity of construction noise to the nest in addition to the destruction of the owls’ primary hunting ground. Construction is loud and disruptive, and would negatively impact the Great Horned Owls. In fact, I expect that there are likely federal laws resulting from the Migratory Bird Act requiring appropriate timing for construction in close proximity to owls and other federally protected birds.

For eagles, the requirement is 1/2 mile from an active nest during nesting season, and I believe the requirement is 300 feet from great blue heron rookeries. I assume the requirement is something similar for owls, though I am not a lawyer and not the best one to determine those regulations.

2. Recent condominium developments in Gunbarrel

I recently learned that the condominium developments near King Soopers have no affordable

housing because they paid a fee to allow them to be exempt from that requirement.

First, I do not think that it is appropriate to allow developers to buy their way out of the required percentage of affordable housing. I agree 100% that there is a severe shortage of affordable housing in Boulder County and, in particular, the city of Boulder. With the severe shortage that BCHA is trying to manage, developers should NOT be exempt from affordable housing requirements.

3. Annexation with Boulder

I have learned that the property will need to be annexed and rezoned to allow for the proposed housing density. I understand that for 6655, the proposed housing development could have up to 168 dwellings. I assume that a similar number will be proposed at 6600. This will require rezoning from low density to high density residential.

It is my understanding that, for this development to happen, the City of Boulder will need to annex 6655 and 6600 Twin Lakes Rd. to the city of Boulder. My neighborhood is currently just outside of the city limits and, therefore, I have not had the ability to vote on city of Boulder city council members nor referendums.

Because this would be a city of Boulder affordable housing development, I don't understand why it is legal to build outside of the city limits when the property is surrounded by unincorporated Boulder County residents who have no say in what happens in the city of Boulder. This is not right. If this is happening in our neighborhood, we should have a right to vote on the ballot issues pertaining to this development. In particular, we were not given the option to vote on referendum 300 and 301 in the last election. We were not given the option to choose what city council members we have representing the city of Boulder, because we are not in the city. Referendum 300 would have given us the right to veto the rezoning to high density residential.

4. Rural low density housing to high density residential rezoning

When my husband and I moved to Twin Lakes 6 years ago, it was for several reasons. The number one reason is that we are in a rural neighborhood that is surrounded by open space and farmlands. We hear owls outside of our window nearly every night. Coyotes howl and foxes yip. Rabbits, squirrels, voles, skunks, bald eagles, red winged blackbirds, and double crested cormorants frequent the field behind my house.

The second reason is that it was more than \$100,000 cheaper to buy a house in Gunbarrel than to buy one in Martin Acres where we were living before.

High density housing would completely change the atmosphere of the Twin Lakes neighborhood. It would severely impact the wildlife that use 6655 and 6600 Twin Lakes Road as a corridor to travel from Twin Lakes Open Space to Boulder Creek and Walden Ponds. There would be a lot more traffic on Twin Lakes Road, which is not well suited to much more traffic than we already have.

5. Walk score for 6655 and 6600 Twin Lakes Rd.

The bus service into Boulder is sorely lacking. The 205 comes every half hour on the

weekdays and takes a half hour to reach downtown. To connect to the Skip to go into South Boulder, it would take over an hour to arrive.

When I lived in Martin Acres I took the bus regularly. The Skip took me downtown in 15 minutes, and I could catch the B or the AB right from my neighborhood. I barely drove my car in the first several years that I lived in Boulder. It takes a long time to get anywhere on the bus from Twin Lakes, and it is not a convenient place to live without a car. I assume that some of the people who will live in the affordable housing in Twin Lakes will not have a car, and this is just not a good neighborhood to be in without a car. Our nearest grocery store, King Soopers, is 1.6 miles away and would take a half hour to walk to each way.

Incidentally, all of the recent condominium complexes that were just built in Gunbarrel are all within a 5 minute walk of King Soopers and right next to the bus line. Those complexes would have been much more suited to affordable housing developments.

In fact, according to <https://www.walkscore.com/score/6655-twin-lakes-rd-boulder-co-80301>, the proposed development has a score of 18 out of 100 in walkability. This is in comparison to the City of Boulder which, on average, has a walkability score of 56.

6. Flood potential

Another big concern I have in regards to the development of 6655 and 6600 Twin Lakes Rd. is the flooding that I have experienced in the time I have lived here. I am concerned that you have not taken into account that surrounding homes have had to deal with flooded basements twice in the past 2 years. The proposed development will get flooded as well, I can promise you that. The water table is simply too high to have any development below ground level. In fact, I wish I did not have a basement in this neighborhood due to the flooding we have experienced since moving here.

In September 2013, my basement flooded for 3 days after the rain stopped due to the elevated water table. The humidity has remained at 70-90% in my basement since the flood. In June 2015, a friend of mine who lives less than a block from 6655 had the water table rise again enough to soak her carpet in the basement and require a lengthy and involved mold mitigation effort to make her basement inhabitable again.

In fact, I saw a hydrology report that shows that there is a huge potential for basements to be flooded at 6655 Twin Lakes Rd. and it recommended not building basements at all there. I have attached one of the more relevant figures from that report below.



7. Conclusion

In conclusion, I think that 6655 and 6600 Twin Lakes Road should become an extension of Twin Lakes Open Space to be sure that the wildlife corridor that crosses 6600 and 6655 remains intact. If affordable housing is built on these properties, it should remain a rural low density residential zoning with special consideration to maintain a wildlife corridor to connect Twin Lakes Open Space with Boulder Creek and Walden Ponds.

Please let us have a say in what happens in our neighborhood.

If you have any questions or concerns, or would like to walk the property with me once the snow melts, please don't hesitate to contact me.

I hope to meet you someday- maybe on a walk in our neighborhood?

Thank you so much for taking the time to listen to my concerns. I look forward to a response.

Sincerely,
Lauren Bond Kovsky
Naturalist and wilderness guide
303-859-7174
laurenbkovsky@gmail.com
6394 Twin Lakes Rd.
Boulder, CO 80301

Zacharias, Caitlin

From: Spence, Cindy
Sent: Tuesday, December 15, 2015 11:13 AM
To: Ellis, Lesli; Hyser, Courtland; Zacharias, Caitlin
Subject: FW: Great Horned Owl Preserve

Importance: High

BVCP Correspondence

Cindy

From: Valerie Callis [<mailto:callis80301@gmail.com>]
Sent: Tuesday, December 15, 2015 11:08 AM
To: boulderplanningboard
Subject: Great Horned Owl Preserve
Importance: High

Dear Planning Board Members,

The Great Horned Owls have lived in the same nest, the same tree trunk, near the Twin Lakes for decades. I've been fortunate to be able to witness their yearly fledging for over 15 years and am greatly concerned about their continued survival. According to the Colorado Nature Conservancy,

“ man plays a role in threatening the population of Great Horned owls. Loss of habitat through urban sprawl decreases the owl's nesting and hunting territories. Certain agricultural practices such as the use of insecticides and pesticides can harm owls that feed on the insects and rodents, reducing their natural food supply. We do our part to protect these owls by purchasing and **conserving** land. In doing so, we provide a stable habitat for them for generations to come. You can do your part to preserve their home by **supporting** our efforts to continue to buy land.”

Please continue Boulder's tradition of protecting wildlife by supporting the Great Horned Owl Preserve.

Thank-you!

Valerie Callis
Valerie Hotz Callis, LCSW
callis80301@gmail.com

From: [Spence, Cindy](#)
To: [Ellis, Lesli](#); [Zacharias, Caitlin](#); [Hyser, Courtland](#)
Subject: FW: Boulder County Commission (commissioners@bouldercounty.org) Boulder City Council (council@bouldercolorado.gov) Boulder County Planning Commission (planner@bouldercounty.org) City of Boulder Planning Board (boulderplanningboard@bouldercolorado.gov)Boul
Date: Tuesday, December 15, 2015 10:48:49 AM

Correspondence re BVCP Update

Cindy

From: kate chandler [mailto:kacbeyond@gmail.com]
Sent: Tuesday, December 15, 2015 10:22 AM
To: boulderplanningboard
Subject: Boulder County Commission (commissioners@bouldercounty.org) Boulder City Council (council@bouldercolorado.gov) Boulder County Planning Commission (planner@bouldercounty.org) City of Boulder Planning Board (boulderplanningboard@bouldercolorado.gov)Bould...

Dear Members,

I have lived in Boulder County for almost 40 years and have owned a condo in Gunbarrel for 16 years. I am writing to express my extreme concern with the process of planning and development in Boulder and in Gunbarrel. All the efforts, money and care of many decades are being dismissed and overturned for the sake of short term goals. While the western residential areas are protected to current density, the eastern side of Boulder and Gunbarrel, most of which is unincorporated, are fair game for 3x their current density and mixed use-which means garbage trucks and UPS alarms will be outside your windows at 5 a.m. each morning. Evidently, none of you lives there.

The 3,000 new condos in Boulder's unctiguous colony in Gunbarrel are a hideous example. Last spring, 1 month free rent was offered to get renters. For the same price or lower, renters can live in condos with far less density, acres of land, and amenities in existing housing, or drive 10 minutes to Longmont and get far more for their money.

Now the City and County are working on a scheme to develop 20 acres of meadow next to the Twin Lakes Open Space to annex and double or triple the density. This land should become Open Space to protect the Twin Lakes, which is well used, as population increases. The Comprehensive Plan talks about annexation only for current use and character. The Open Space acquisition principles include first of all, protection of existing Open Space. Although an Open Space wild life employee stated that these meadows are devoid of wildlife, residents have been posting many photos of foxes, owls, coyotes, many bird species. County residents, which include the majority of Gunbarrel residents, have been paying county taxes for decades, a portion of which is designated for purchasing Open Space. Much of the Twin Lakes Open Space was purchased by developers and was called the Cottonwood Trail. The City could require developers to contribute this way, but the push just seems to be for quantity, not carefully considered quality with buy-in from existing neighborhoods. I can only believe that City and County representatives are not familiar with Gunbarrel and just don't care.

The meadows are intended for affordable housing which would be admirable except that

changing the density in this location will disrupt the existing neighborhood, degrade the Open Space, increase flood danger for all (the City has not done a site plan with hydrologic study). Gunbarrel has a tiny business area with no support services for low income or disabled and yet the % of affordable units to residential population in Gunbarrel will be far higher than in Boulder if the higher proposed number of units (360 on 20 acres goes forward. 400 units+ for 11,000 residents. The city of Boulder would need 4,000 affordable units for a population of 110,000

residents to have the same percentage, not to mention percentage of jobs. I believe Boulder currently has over 1,000 affordable units. Very politically incorrect, not to mention the whole idea of having affordable units located to minimize driving and mix with the general population.

What are you thinking. ?

All of this suggests quick careless thinking and fixes that will cancel the years of investment by the community.

Sincerely,
Kate Chandler
Powderhorn Condos
Gunbarrel

From: [Spence, Cindy](#)
To: [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#)
Subject: FW: create Boulder Great Horned Owl Preserve
Date: Tuesday, December 22, 2015 9:24:02 AM

BVCP Update correspondence

Cindy

From: AG [mailto:angelica1951@earthlink.net]
Sent: Monday, December 21, 2015 8:35 PM
To: boulderplanningboard
Subject: create Boulder Great Horned Owl Preserve

To: City of Boulder Planning Board,

In Defense of Owl, and Wildlife Habitat: The importance of maintaining the wildlife corridor on 6600 & 6655 Twin Lakes Road, & o Kalua road, 80301.

These open fields are hunting grounds for our neighborhood's Great Horned Owls who nest close to 6655 Twin Lakes Rd. These majestic birds have resided and hunted on in this area for decades. This corridor is necessary for wildlife to survive. Coyotes, foxes, hawks, kestrels, and other animals hunt and travel safely, from fields to lakes in this corridor. An ominous threat to all wildlife is real estate development that destroys habitat, crucial for their existence.

High density housing and its by-products of noise, cars, pesticides, herbicides, clothes dryer sheets, artificial lighting and more, seriously disrupt wildlife habitat. These disturbances, including the dramatically intense noise, initial disruption of building infrastructure and erecting buildings will force many species out of our neighborhood.

Twin Lakes neighborhood supports wildlife diversity due to low density housing and undeveloped land. The hundreds of additional humans, with their disruptive modern habits will greatly reduce neighborhood wildlife diversity and populations. Also our Great Horned Owl family might be driven from it's nesting site. This will reduce human appreciation and connection with nature. Also our annual observation of the Twin Lakes Owls raising their young will be terminated.

Other Concerns

Greatly increased traffic on Twin Lakes Road that will: create dangerous situations for pedestrians and other drivers; bring more noise; congestion; pollution; annoying headlights. . .

Safety of Twin Lakes open space and trails. More bikes, joggers, dogs and people on the trails will not only scare off wildlife but will make the area less safe for vulnerable residents.

Water: where will the precipitation go that currently soaks into ~20 acres of wildlife corridor? Hopefully not into Twin Lakes Condo's building foundations.

Gunbarrel Shopping Center: It's already crowded and Gunbarrel Square apartments are not yet completed.

Please legally convert 6600, 6655 Twin Lakes, and o Kalua Roads to a Great Horned Owl Preserve and thereby preserve the natural, uniquely-wild, beauty of my neighborhood.

Thank you for reading my letter.

Sincerely,

Angela Green

4895 Twin Lakes Rd #5

Boulder, 80301

Juliet Gopinath
4555 Tally Ho Trail
Boulder CO 80301

December 23, 2015

Dear Boulder Planning Board,

I am writing this letter to express my concern at your actions regarding the two 10-acre parcels of land on Twin Lakes Road. As officials selected to make decisions for Boulder and Boulder County, I expect you to: (1) make impartial, scientific decisions based on facts, not one-sided portrayals of a situation (2) listen to your constituents (3) not skew all decision-making processes to enable you to execute on your wishes. The actions concerning the Twin Lakes property violate all three of these principles. First of all, you received a two page letter from a biologist about the wildlife in the fields that was based on a cursory walk through, and chose to quote two sentences that are not representative of the situation at all. You know there are coyote, fox, raccoon, mice, owls, herons and all kinds of other animals in these fields. There was a claim that owls will not be disturbed by the new development. Surely, whoever made this statement was not considering the construction noise that will drive every animal known to man away? The open space director has said that the land is not suitable for open space, but has never visited the properties! Has a fair and impartial decision been made on the part of the open space board, or have they been pressured into a decision by the Boulder Valley Housing Authority? Secondly, the director of the Boulder County Housing Authority claimed ignorance of the biologist's report and the hundreds of condos that were built in Gunbarrel Center, with the option to opt-out of affordable housing, but then had to backpedal. Thirdly, you know that the hydrology of the fields is not suitable. The Twin Lakes area of Gunbarrel had the highest density of FEMA claims in the 2013 flood and the groundwater table is very high (based on independent hydrology report and neighboring houses to the field who needed sump pumps). But, somehow this is all ignored. Why is this ok? Because land is short, and there is a demand for affordable housing in Boulder? These are not good answers to force



Wildlife of the Twin Lakes road fields. These animals will be displaced and habitat lost. As you know, the owls are immensely popular.

300+ condos onto a 20 acre parcel that is surrounded by zoning density of 2-6 houses/acre. As a scientist, I know that my decisions have to be based on cold, hard evidence. Why cannot you adhere to these objective standards?

The land was bought with Boulder County taxpayers' money. You know that the residents are overwhelming opposed, based on the turnout at the August 2015 meeting with Willa Willaford at the Boulder Country Day School and the December 2015 meeting about the comprehensive land use plan held at the Heatherwood School. Yet, somehow our letters and comments are ignored and pushed to the back burner in favor of your agenda. It appears that the wreckage of green space, appearance of 500+ cars down a quiet neighborhood street, destruction of basements through lack of concern about hydrology, and the lack of infrastructure in Gunbarrel just do not resonate. And this is what Boulder stands for? To keep the support of the constituents, an alternate approach is absolutely necessary. This approach should include a seat at the table for residents, an adherence to fact, complete transparency, and an objective assessment of the property rather than 'affordable housing at all costs'. Many in the Twin Lakes community overwhelming would like the fields to be left undeveloped, as open space, a park, or returned to Area III lands in the comprehensive plan.

Finally, since the decision is 'affordable housing at all costs' on the Twin Lakes parcels, I feel this means that the studies to come in the future (hydrology, traffic etc.) will be necessarily tainted. I should not feel that I am dealing with the 'big and bad county and city government', but instead a body that will base decisions on objective evidence. Is this too much to ask for a fair and impartial evaluation? Those of us who moved to Gunbarrel enjoy the housing prices, the rural feel of the neighborhood, the wildlife that Boulder is so famous for, and the low traffic nature of the area. Affordable housing is much better spread out through apartment complexes, such as those in Gunbarrel Center, placed next to public transportation and social services, and put in places with proper infrastructure to handle the population. As such, the Twin Lakes two parcels are not suitable for affordable housing. Please consider the points I have made in my letter and make me a proud, rather than disappointed, citizen of my government. I would be happy to have further discussions, and as such, have listed my contact information below.

Best Regards,



Juliet Gopinath
4555 Tally Ho Trail.
Boulder CO 80301
julietgopinath@yahoo.com
617 500 7080

From: [Jeffrey D. Cohen](#)
To: [#LandUsePlanner](#)
Cc: [Susan Davis Lambert](#)
Subject: BVCP
Date: Monday, January 04, 2016 11:44:50 AM
Attachments: [image001.png](#)

Hello Planning Commission Members – I hope you all had a great New Years. I just wanted to check in to see if you have a couple days/times that works best for your schedule in January to Tour the Twin Lakes land with a couple TLAG (www.tlag.org) representatives prior to the January 26th BVCP screening hearing.

We would rally appreciate it if you could take the time to meet with us prior to the 26th.

Thanks,

Jeff



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

Managing Shareholder

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From: [Kristin Bjornsen](#)
To: [#LandUsePlanner](#)
Subject: Twin Lakes greetings on National Bird Day
Date: Tuesday, January 05, 2016 12:17:11 PM

Dear Boulder County Planners,

Ken Beitel and I, along with the 1,400+ people who have signed the Boulder Great Horned Owl Preserve petition, would like to wish you a happy National Bird Day and hope that you'll protect Colorado's most famous owls by supporting the creation of a Greater Twin Lakes Open Space and Owl Preserve on the fields at 6655 and 6600 Twin Lakes Road in Gunbarrel.

Some of the other birds that call this area home are the: American avocet, American coot, American crow, American goldfinch, American kestrel, American robin, American widgeon, Belted kingfisher, Canada goose, Common grackle, Common raven, Downy woodpecker, Black-billed magpie, Black-capped chickadee, Bullock's Oriole, Double-crested cormorant, Great blue heron, Killdeer, Mallard, Mourning dove, Red-tailed hawk, Red-winged blackbird, Tree swallow, Violet-green swallow, Yellow-rumped warbler, and the Yellow Warbler.



Kind regards,

Kristin Bjornsen
Director of Communications
Boulder Great Horned Owl Preserve
970-222-0040

From: [Christie Gilbert](#)
To: commissioners@bouldercounty.org; [Council](#); planner@bouldercounty.org; [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#); [boulderplanningboard](#)
Subject: Twin Lakes Projected Land Change
Date: Thursday, January 07, 2016 10:55:35 AM

I am writing this as yet another voice to be heard. I have sat back and taken in all of the activity over the last year and have waited a bit to express my thoughts. I live on the corner of Tally Ho Trail and Twin Lakes Road. We have an amazing view and truly love looking out at nature. It gives me peace and that is what I was looking for when we moved in right before the 2013 flood. That is my selfish motive. I was a victim of severe flooding in 2013 - we got a sub pump after that and when it rains, I'm not always sure it will stay ahead of the water. That is just frightening for me - less peace but we adapt. Anyone who is honest about this whole situation can acknowledge the negative impact the proposed development would have on wildlife, the character of a quiet neighborhood that doesn't even have street lights now - becoming noisy and crowded with cars, and of course the water issues. Many have continued to voice this and I can only hope you are listening.

But I would like to address another issue. The people we are trying to help by building affordable housing. I would like to plead with you to consider your overall strategy in meeting these needs.

I have been a volunteer over the last several years working with homeless women in our community. We help them navigate the systems to get jobs and housing. All of the people I work with don't want to live in the apartments build for low income people. They want to be integrated into communities that are not all "in need". I have worked with one woman who has been housed for almost two years. She now lives at at the Suites in Longmont. She echo's the belief that affordable housing needs to be intermingled in neighborhoods by providing units in apartments that are not all dedicated to low income. She experiences the isolation of having the "all in one place model" and that prevents her from integrating into a neighborhood and the larger community. Living there has given her the shelter she needs but limits opportunities that can improve her life, especially socially. It is so sad. She and I talked about this at length last week and we acknowledge that putting seniors and disabled people in situations like the Suites is good for those who have special needs. But to put all low income families and individuals in one development is just wrong!!! She would probably be willing to speak to you about this if I asked her to. She is working with our volunteer group to continue to advocate for homeless women as well as helping those who are newly housed. What is the county's real goal? Does the county and city care about the people or are you just trying to meet a number set as a goal for affordable housing?

High density housing on the Twin Lakes property may give people shelter, but it won't give them the quality of life they are seeking. If you would look at your strategy and include in your goals - quality of life by integrating, not segregating low income people while providing them needed services and infrastructure I believe you would have sustainable success. How great it would be to actually require the builders of the many apartments being built all over town to dedicate a percentage of the units to affordable housing. I understand they are allowed to opt out of that by paying money to the city. That's what is happening instead of doing the right thing. Then the people who need the help won't be stigmatized by living in "project type" developments. Can we start thinking long term instead of hurry up and get "these people placed"?

In a recent article regarding high density affordable housing in low density neighborhoods, the County said: "Our financing requires us to develop a certain amount of units for the economies of scale," Schevets said. "We could reduce our rental units but we would reduce our ability to compete for state and federal housing funds that could total up to \$8 million. If we could not get those funds, we would need to rely primarily on city dollars."

This is an example of no care for the character of Boulder. Those funds have requirements that don't necessarily fit with our community (putting high density in single family housing neighborhoods). What is more disturbing is why they can't rely on city dollars when developers continue to pay the city dollars instead of making affordable units available in the huge apartments being build all over town. I thought that was what those dollars are for. Additionally, some of the state and federal funds are a result of people impacted by the 2013 floods. We were one of this people. We didn't loose our house, but if high density building happens on those lots, we are at higher risk for further damage.

If you have any further questions, feel free to contact me.

Regards,
Christie Gilbert

Christie Gilbert
christieg52@gmail.com
Christie Gilbert
christieg52@gmail.com

From: [Spence, Cindy](#)
To: [boulderplanningboard](#)
Cc: [Ellis, Lesli](#); [Hyser, Courtland](#); [Hirt, Jeff](#); [Gatza, Jean](#); [Zacharias, Caitlin](#)
Subject: PLEASE RESPOND: Opposition to affordable housing proposed for Twin Lakes parcels
Date: Thursday, January 07, 2016 11:17:50 AM
Attachments: [Gopinath_TwinLakesCommentary_122315_BPBPdf](#)

Good Day Board Members,

This email was sent to the Board, however, it was also sent to me separately asking for a response. I will also forward to the BVCP Case Managers.

Thank you

Cindy

From: Juliet Gopinath [mailto:julietgopinath@yahoo.com]
Sent: Thursday, January 07, 2016 12:36 AM
To: boulderplanningboard
Cc: Juliet Gopinath
Subject: Opposition to affordable housing proposed for Twin Lakes parcels

Dear Boulder County Planning Board,

I have attached a letter stating my objections to the proposal for affordable housing on the Twin Lakes parcels. I expect you to: (1) make impartial scientific decisions based on facts (2) listen to your constituents (3) not skew decision making processes to enable you to execute on your wishes. I hope you can take the time to read my letter and respond to me.

Best Regards,

Juliet Gopinath
Boulder County Resident

From: [Jeffrey D. Cohen](#)
To: [Shannon, Abigail](#); [#LandUsePlanner](#)
Cc: [Susan Davis Lambert](#)
Subject: RE: BVCP
Date: Friday, January 08, 2016 11:11:02 AM
Attachments: [image001.png](#)

Hi Abby – Thanks very much. Can you please let the Planning Commissioners know that representatives from Twin Lakes Action Group (TLAG) are meeting individually with all 3 County Commissioners (Deb, Cindy, and Elise) next week for ½ to 1 hour tours of the Twin Lakes Land. We would respectfully request that each of the Planning Commissioners contact me to schedule similar tours of the land prior to the screening hearing on the 26th.

Thanks,

Jeff



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

Managing Shareholder

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From: Shannon, Abigail [mailto:ashannon@bouldercounty.org]
Sent: Friday, January 08, 2016 10:53 AM
To: Jeffrey D. Cohen <jeff@cohenadvisors.net>; #LandUsePlanner <Planner@bouldercounty.org>
Cc: Susan Davis Lambert <sdavis@boulder.net>
Subject: RE: BVCP

Jeff,

I apologize for not responding to you sooner. We have forwarded your invitation to the Planning Commissioners and asked that they respond to you individually if they would like to accept your offer.

Abby

Abby Shannon, AICP

Long Range Planning Manager, Boulder County Land Use

ashannon@bouldercounty.org

720.564.2623

From: Jeffrey D. Cohen [<mailto:jeff@cohenadvisors.net>]
Sent: Monday, January 04, 2016 11:45 AM
To: #LandUsePlanner
Cc: Susan Davis Lambert
Subject: BVCP

Hello Planning Commission Members – I hope you all had a great New Years. I just wanted to check in to see if you have a couple days/times that works best for your schedule in January to Tour the Twin Lakes land with a couple TLAG (www.tlag.org) representatives prior to the January 26th BVCP screening hearing.

We would rally appreciate it if you could take the time to meet with us prior to the 26th.

Thanks,

Jeff



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

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From: [Kristin Bjornsen](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: Letter on 6655 Twin Lakes Road
Date: Monday, January 11, 2016 8:27:56 PM

Dear Pete and Caitlin,

Below is a letter of comment regarding the land-use change request asking for 6655 Twin Lakes Road to be made into open space.

Would you please distribute these documents to the City and County decision makers and the four entities who will be considering these Land Use Change Requests in the near future.

Many thanks,

Kristin

Dear Members and Staff,

Resolution 93-174 requires that the Board of County Commissioners consult with municipalities within the county to set open space acquisition priorities. I urge the City Council and Commissioners to mark the fields at 6655 and 6600 Twin Lakes Road and 0 Kalua Road as high priority for Open Space. It is the last remaining wildlife corridor between outer open space and inner open space (the Twin Lakes) and diverse species depend upon it. The meadows also offer great enjoyment to the community.

Thus far, Parks & Open Space has been unwilling to conduct a comprehensive wildlife assessment of these fields' value. They have only done a brief, off-season walkthrough that included no species lists.

POS is out of touch with this area. In summer 2015, they constructed a fence that is unsafe for wildlife and has been trapping animals on either side—prompting a January 2016 Daily Camera article.

Then, at the Dec. 17 Parks & Open Space Advisory Committee meeting, two members of the public (Mike Smith and Donna George) gave presentations, urging POSAC to support the creation of a Greater Twin Lakes Open Space at 6655 and 6600 Twin Lakes Road and 0 Kalua Road.

After their testimony, Therese Glowacki, I believe the resource management manager at Parks & Open Space, offered to give the advisory committee more information on these fields.

Unfortunately, her testimony contained many factual errors. In the spirit of accuracy, I've pasted below quotes from the transcript along with a fact check.

In light of the great wildlife value and community enjoyment of these fields, I urge you to support a Greater Twin Lakes Open Space.

Best regards,

Kristin Bjornsen

12-17-2015 POSAC meeting (quotes in chronological order):

Glowacki: It's 10 acres surrounded by homes

Fact check: Actually only the east and west sides border homes. On the north side is the Twin Lakes Regional Trail Open Space. On the south side is another 10-acre field, which connects to wetlands at its southwest corner and large Open Space at its southeast corner.

Glowacki: It really was planted grass. It was not native.

Fact check: The area actually has a variety of grass and plant species, some native, according to the Twin Lakes Open Space Management Plan and Gunbarrel naturalist Lauren Bond Kovsky.

Glowacki: It's in the Boulder Valley Comp Plan as Area 3.

Fact check: It's in Area 2, along with almost all of Gunbarrel, including the Twin Lakes Open Space

Glowacki: It was purchased in '11 or '12

Fact check: It was purchased in 2013, using County General Funds.

Glowacki: We had looked at it from an open space perspective several times

Fact check: According to Parks & Open Space Communications, POS never conducted a wildlife assessment on that field during that time. The first assessment was a brief walkthrough in October 2015 after BCHA purchased it.

Glowacki: and [we] said, "No, this is not appropriate open space."

Fact check: In reality, it meets all five of POS' open-space acquisition criteria: 1) Land threatened by development that is near or adjacent to existing open space; 2) Prime agricultural land; 3) Wildlife habitat; 4) Riparian and scenic corridors; and 5) Land that could provide trail connections.

Glowacki: [The owl nest] is between the homes in Twin Lakes

Fact check: The owl nest is next to the Twin Lakes Regional Trail, on County-owned land. Although rural-residential homes are to the south, the Twin Lakes Open Space is to the north and west, and the trail, a water corridor, and more open space are to the east. The 6655 Twin Lakes Road field is just 20 meters to the southwest.

Glowacki: When there were messages on Nature Net that misrepresented Twin Lakes and the value of the open space and the county's desire to purchase it as open space.

Fact check: There actually was only one message on Nature Net, which posted a link to the Great Horned Owl Preserve petition.

Glowacki: We published the whole memo on Nature Net. The whole memo of Dave Hoerath's wildlife assessment is on Nature Net.

Fact check: This happened only after the Twin Lakes Action Group filed a CORA request to obtain the entire wildlife assessment and then published it themselves.

Glowacki: There was nothing changed about it; there was no intention to hide anything,

Fact check: Yet all positive assessments of wildlife on the field were removed and only negative assessments left in.

Glowacki: It's not the Twin Lakes Open Space that we would have to consider annexing. There's a trail that leads from the west into Twin Lakes, it's on the northern edge of these two 10-acre parcels, and it's the trail corridor that really goes between neighborhoods and that's what the City of Boulder ... That's what we may need to relinquish so that it would be contiguous.

Fact check: The trail corridor is actually the Twin Lakes Regional Trail (part of the Longmont-Boulder Trail) and the land is designated Boulder County Open Space.

Glowacki: We wouldn't be giving an open space, it would be a trail corridor that would serve that purpose.

Fact check: The area that would be annexed is County Open Space, and the Twin Lakes Regional Trail runs through it. It also contains upland grass marked as "most important for wildlife" in the Twin Lakes Open Space Management Plan.

Glowacki: As far as our criteria for open space, we usually use ... Not usually, we use the County Comprehensive Plan

Fact check: According to the POS website, they use the five criteria listed above.

<http://www.bouldercounty.org/os/openspace/pages/acquisitions.aspx>

Glowacki: And we look to see if it is significant agricultural land.

Fact check: These fields are USDA/NRCS-designated Prime/statewide importance agricultural lands.

Glowacki: There's no wetland.

Fact check: Parks & Open Space maps designate the northeast corner of the field as wetland. There also are wetlands on the southwest corner of the south field.

Glowacki: It's not a natural wetland, which is another one of the criteria we would look at.

Fact check: Parks and Open Space acquisition criteria listed on the website do not distinguish between manmade or not. The Twin Lakes themselves are manmade reservoirs.

Glowacki: It's not urban buffer shaping,

Fact check: It is exactly that. It is a wildlife corridor between outer open space and inner open space.

From: [Karyl Verdon](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: Fw: Twin Lakes development
Date: Monday, January 11, 2016 1:44:05 PM

Hello,

I am writing today 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 3 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 spot to park 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 Rd, it's about a 1/3 of a mile walk to the bust stop. This is within walking distance for most people, but no 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 URL <http://tlag.org>

Please include this letter in the packet that is to be distributed at the Comp Planning meeting on 1/26.

Thank you for reading,
Karyl Verdon
4408 Sandpiper Circle
Boulder, CO 80301

From: [Miho Shida](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: TLAG petition and comments
Date: Tuesday, January 12, 2016 8:12:47 AM
Attachments: [TLAG petition.docx](#)
[Comments from TLAG's Petition.docx](#)

Hi Caitlin and Pete,

The Twin Lakes Action Group has been collecting signatures for our BVCP Land Use Change Requests for 6655, 6600 Twin Lakes Rd. and 0 Kahlua Rd.

Attached is a copy of the petition as well as a word document containing the comments. We currently have 535 signatures, more are being added every day.

Could you please distribute these documents to the City and County entities that will be looking over the requests for the above mentioned properties?

Thank you for your help,

Miho Shida

From: [Miho Shida](#)
To: [Zacharias, Caitlin](#)
Subject: Petition coverage
Date: Thursday, January 14, 2016 2:57:11 PM
Attachments: [petitions1.png](#)

Hi Caitlin,

Sorry about this last minute addition, but can you please add the attachment I am sending to my petition comments and petition copy for the Twin Lakes parcels? This is a graphical representation which gives a better idea of the neighborhood support.

Thank you,
Miho Shida



Comments from TLAG's On-line Petition: Protect Gunbarrel's Local Wildlife Through the Creation of a Greater Twin Lakes Open Space – Stop City Annexation and High Density Growth

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

- Myrna

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

- Mike

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

- Tricia

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

- Leslie

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

- Shane

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

- Dan

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

- Shirley

I have been a resident of Red Fox Hills for 26 years and have enjoyed the properties mentioned in the petition as open space for as long. I have manage property in Boulder and Boulder County for more years, including low income housing. While I understand development, the impact that this high density low income housing will

have a negative effect on our open space, we will see an increase in crime, traffic, trash and wear and tear on the roads, just to name a few. I am also concerned about the storm sewer and the impact that the hard surfaces of this new housing will have on the natural flow of water to our general area. My home on Bugle Court has flooded four times, Our sump pump runs frequently. The actions by the City of Boulder and County of Boulder regarding this property appear to irresponsible and inconsiderate of the people that live around these areas.

- Margaret

Owl Preserve!!!

- Karen

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

- Valerie

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

- Nile

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

- Mary

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

- Jeanne

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

- Annie

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

- Barbara

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

- Gaye

No growth at all!

- Wendy

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

- Daniel

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

- Georgia

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

- Mari

Protect wildlife. Balancing the overpopulation of prairie dogs.

- Philip

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

- Ken

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

- Helen

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

- Christopher

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

- Melanie

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

- Lauren

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

- Elizabeth

No Development.

- Patrick

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

- Tauna

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

- Santiago

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

- Nicola

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

- Jonathan

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

- Karen

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

- Deborah

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

- Robert

Once open land is gone, it is gone forever. Boulder is a desirable place to live because of all the open space. Let's keep it that way and put high density housing in places which make sense (Gunbarrel Center, Boulder city - 30th and Pearl) etc. These areas are close to transportation, shopping, and social services required.

- Juliet

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

- Jacqueline

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

-Sheila

Keep the open space, Open!

- Stephen

Protect gunbarrels open space around twin lakes

- Linda

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

- Sarah

Dirt > pavement

- Ryan

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

- Klare

No annexation in gunbarrel!!

- Dave

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

- Char

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

- Kate

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

- Jasmin

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

- Kristine

This space is inappropriate for high-density housing; the infrastructure, water table, and public transport options cannot support it. Please instead consider creating a

Greater Twin Lakes Open Space for all to enjoy.

- Aubrey

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

- Jim

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

- Caolan

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

- Peter

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

- Doug

Keep open space.

- Bret

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

- Denise

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

- Tom

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

- Paolo

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

- James

Lets stop it!

- Michael

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

- John

Concerned about overcrowding.

- Bruce

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

- Jacqueline

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

- Christy

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

- Lauren

Insufficient roads to handle that density.

- Judith

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

- Jill

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

- Beth

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

- Harriet

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

- Albert

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

- Rod

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

- Stacy

This location requires a car to access necessities and jobs. Public transportation is not close enough or frequent enough to be functional. When every high density resident arrives with a car where will they park them? There will only be a negative effect on the low density neighborhood and a greater negative effect on the wild life. This development does not match Boulder's plan to reduce traffic. It just adds to more people driving in and out of Boulder!

- Margaret

This corridor is essential for animal species in the area and would be an irreplaceable loss if developed.

- Mary Ann

Please do not building housing here We enjoy riding bikes frequently through this area. A very special place for us.

- Annivk

I grew up in a house adjacent to these open spaces and the thought of not preserving them for both the animal habitat and the recreational use by local residents is abhorrent. Generations of kids have learned to fly kites, ride bikes, identify birds, flowers, and animal tracks, and walk their dogs in this open space. It's a rare "safe" open space bounded by safe and quiet neighborhoods, don't let it be taken away.

- Christopher

So thankful for the organization of this non-profit to organize our, the people who actually already live here and would be affected the greatest, voices. Thank you!

- Diana

Lived in Gunbarrel for 17 years. It would break my heart to see the wild life disappear.

- Carol

I walk my dog in this area and see a lot of wildlife.

- Molly

No more back door deals! Stop ruining my home!!!!

- Hilary

This development proposal is a bad idea on its face and is made worse by the back-door approach taken by the entities pushing for it.

- James

The proposed changes are not good for the Red Fox Hills area. It is a rural low density area for good reason, to preserve the integrity for which the area was intended. These changes impact the natural water distribution during the year. I am very concerned my basement will begin to flood year after year once this project is completed, if not sooner. I do not have confidence in the developers or the contractors.

-Debbie

What the city is considering is outrageous and it's time to stop their ability to do whatever they want to whomever they want!

-Elsie

This would be a huge detriment to the wild life and community.

-Jacqueline

Wrong place for this kind of development

-Marc

Learn from the mistakes of San Diego. This is a terrible idea.

-Kim

Save the Gems of Gubarrel: the Magnificent Great Horned Owls!!! They have brought an entire community together for over 20 years! Protect our wildlife treasures!

-Sheila

Hydrology, traffic, integrity of the neighborhood, wildlife preservation preclude the safe and/or effective building of multi-unit housing at Twin Lakes.

-Susan

I strongly oppose the BCHA's proposal to change the land-use designations for 6500

and 6655 Twin Lakes Rd and 0 Kalua Rd to allow a radical increase in housing density. It is way out of character with the surrounding low density housing and will unfairly negatively impact property values of the existing homes in the area.

-Nick

We cherish the Twin Lakes open space with its fields and dog park. This open space is an integral part off our neighborhood and should not be developed.

-Tim

Please, let's do something for the planet by discontinuing the pattern of using more resources, occupying more land, and destroying/misplacing current habitat. This mindset needs to be taken worldwide, so let's start here in Gunbarrel! Thank You.

-Emma

Further housing development in this particular area would be catastrophic to local wildlife. Please reconsider

-Geri

Let's try some math here... By 2040, Boulder could add 18,490 jobs, but "only" 6,260 housing units. With say, 2 workers per household, new housing will be provided for 12,520 workers without any need to change land-use rules. This leaves a housing shortage for 5,970 workers, or a home deficit of 2,985 units that will be needed over 25 years. So, 119 new units are needed each year. Today's DC: "Housing is top concern" is misleading. Since we have several hundred empty units sitting in Gunbarrel that were built this year, it looks like we're good for a while. Good work!

-Ted

Please keep the open space open not changed to multi-unit rental apartments. Thought our open space taxes were to be used for open space and kept open space. People will not vote for tax for open space if transferred to non-open space a promise not kept.

-Stephen

I've been enjoying the owls and waterfowl in this area for the last 5 years. Please protect it.

-Louis

Developers...bah. humbug.

-Sharon

Visiting the Owls is a highlight for me every year. One of my favorite bike rides. Please protect this area as open space.

-Suzanne

Please! Don't destroy this beautiful space shared by both humans & wildlife.

-Michelle L.

Open space and the ability to experience nature in all its wonder is what makes Colorado such a great place to live. It must be preserved.

-Michelle P.

This is a very poor idea. There is currently too much development going on in Gunbarrel at this time. Super high density housing is not what this area needs. Current infrastructure in this area can not support this kind of housing.

-Robert

Both of these locations are not suitable for building any type of affordable housing or housing for BVSD personnel. These two locations need to stay in the County and be designated as open space.

-Gary

My parents live in Gunbarrel. My parents have always enjoyed the wildlife in the area. We want to see the open space remain as it is, for the wildlife!

-Elizabeth

Not in favor of increased density in this area. Too much wildlife at risk. High water tables are a risk.

-Sharon

Why can't you build some little houses again like in Martin Acres, house people can afford and that are energy stable. Little two bedroom houses.....

-Colleen

Protect the owls!

-David

This is such a beautiful area and a wonderful place in the midst of an already developed neighborhood. Gunbarrel does not need more homes or traffic.

-Jean

It is a nice piece of unused land which also reduces the heat island effect keeping Boulder area cooler. Plenty of wildlife always out there. This neighborhood is not built for another 120-240 apartments.. That is ridiculous... This is probably one of the city or counties friends wanting to put in the housing... Either way it stinks of the peoples republic of Boulder government over exercising their power over the people yet again.

-Mike

Terrible spot for high density housing.

-Stephen

The proposed development is been done without local community input or investment in local infrastructure (bike trail, parks, rec center, parking, streets, flood control, fire and police)

-Jeff

I moved here in 1986 for the quiet semi-rural nature of the neighborhood. Twin Lakes is a great place to visit and go with the sights and rhythm of nature. There's already been some development since I've been here, but cutting off the wildlife and scenic corridor to the south with high-density housing seems unreasonable. We already have lots of apartments (both old and new) surrounding Gunbarrel Square. These either already are affordable or could be better managed for low-income housing. It's time to put more priority on the open space character of Greater Twin Lakes while we still can. While I'm here let's also remember to open up the fence more for turtle migration between the two lakes!

-Steven

Neither of the two parcels at 6655 and 6600 Twin Lakes Road are good candidates for multi-family affordable housing for many reasons, including:

- This area is a designated wetland area and home to owls, herons, foxes, coyotes and migratory wildlife; that makes it unsuitable for future development and prone to flooding.
- Poor 'walkability' score - a vehicle is needed to access the local shopping, banks, restaurants, and medical center. RTD bus service (route 205) is within walking distance for most people.
- Lack of nearby family-related services - no nearby public schools, libraries, recreational centers, or Housing and Human services.
- Access - there is only one road in and out of the Twin Lakes/Red Fox Hills subdivisions, it is not that well maintained now.
- Development of large multi-family housing structures on these parcels will violate multiple commitments of the Boulder Valley Comprehensive Plan and will seriously degrade the established, low-density, rural residential character of the Twin Lakes and Red Fox Hills neighborhoods.
- There is overwhelming opposition by affected residents in nearby neighborhoods to City annexation of and multi-family housing development on these parcels.

I've lived in Twin Lakes for over 25 years, I bought a house here as I like the rural character and space.

-Karyl

The Boulder county commissioners are incredible hypocrites who have already lost in court for wielding their power illegally over their subdivision road maintenance tax scam. Good luck fighting them!

-Robert

Under 2.06 Preservation of Rural Areas and Amenities of the Boulder Valley Comprehensive Plan it states: "The city and county will attempt to preserve existing rural land use and character in and adjacent to the Boulder Valley where environmentally sensitive areas, hazard areas, agriculturally significant lands, vistas, significant historical resources, and established rural residential areas exist. A clear boundary between urban and rural areas at the periphery of the city will be maintained, where possible." These properties are completely surrounded by unincorporated Boulder County and are not within Boulder city limits. There is no contiguity at all to the City of Boulder. They are surrounded by rural residential neighborhoods and Open Space. The county should be preserving these lands not dropping high density urban development into the middle of a rural residential area. This is in direct conflict of the preservation of rural areas and amenities under 2.06.

- Donna

This land parcel is not suitable for high density housing. Allowing this land parcel to remain in its natural state allows the land parcel to maintain its unique natural character, maintain its passive recreational use, protect and preserve wildlife, preserve and protect area wetlands, and continue to mitigate and reduce flooding in areas down gradient from the two lakes and irrigation channels.

-Mark

Protect Gunbarrel's Local Wildlife Through the Creation of a Greater Twin Lakes Open Space - Stop City Annexation and High Density Growth

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



The properties at 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road have been used for passive recreational use by the surrounding community for decades. These fields are part of a wildlife corridor that connects the Twin Lakes Open Space to other Open Space parcels to the South. They also provide habitat and food for various animal species in the surrounding area including coyotes, minks, red foxes, cranes, white pelicans, osprey, and other raptors. A pair of Great Horned Owls nests nearby year after year, utilizing the fields to hunt for food for their owlets.

These fields are an integral natural feature of the surrounding neighborhoods. They provide 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 fields and occasionally you see someone on horseback! The 2010 Boulder Valley Comprehensive Plan (BVCP) Trails Map includes a proposed trail through these properties.

Completion of this trail would be a great benefit to the community.

Boulder County Housing Authority (BCHA) and Boulder Valley School District (BVSD) have submitted proposals to the BVCP to change the land-use designations for 6655 Twin Lakes Road, 6500 Twin Lakes Road, and 0 Kalua Road to Mixed Density (6 – 18 units/acre). *If this passes, they will seek to “leapfrog annex” the properties into the City of Boulder (through a flagpole annexation or by annexing nearby County Open Space) and rezone them to a much higher density in order to build 120-240+ multi-unit rental apartments on these 20 acres!* For comparison, the Red Fox Hills subdivision is made up of 116 houses on 51 acres. This great increase in housing density will radically change the Rural/Suburban Residential character of the surrounding neighborhoods and threaten the local wildlife. Traffic, noise, light pollution, and on-street parking will increase. Lack of services (bus stop, shopping) within walking distance makes this a poor choice for high-density housing.

An independent hydrologist’s analysis in June 2015 identified 6655 Twin Lakes Road as a high groundwater area with “very limited” suitability for development. He warned that construction of large structures (buildings and parking lots) will decrease the ability of the parcel to absorb rain runoff and will significantly increase the risk of basement flooding in the adjacent homes.

According to a City of Boulder Parcel Summary Report, the BVCP land use designation for 6655 Twin Lakes Road is Low Density Residential **and Open Space!** There is also a Wetland and/or Wetland Buffer Property Tag assigned to this parcel. **We believe these lands should be designated Open Space as part of a Greater Twin Lakes Open Space.** In this capacity, they provide the following significant public benefits to the community:

- Enhance the functioning of adjacent wetlands and the wildlife that depend on them.
- Reduce flood risks and threats or costs relating to the high water table.
- Provide passive recreational use and scenic vistas to the Gunbarrel Subcommunity.
- Provide a great opportunity to reestablish a native prairie ecosystem to the

area which would further enhance the habitat of the local wildlife that frequent the nearby Twin Lakes Open Space.

For additional information visit TLAG.org.

By signing this petition, you are showing that you oppose any land use designation change or zoning change for 6655 Twin Lakes Road, 6500 Twin Lakes Road and 0 Kalua Road that would result in *increased housing density* than that which is presently allowed under their current zoning. Also by signing this petition, you are showing that you *oppose annexation* of these properties into the City of Boulder.

By signing this petition, you are also showing that you support these three land parcels being designated as County Open Space as part of a Greater Twin Lakes Open Space area.

TLAG's Privacy Policy: *TLAG will never distribute or sell your personal information or provide it to third parties. Your email address may be used only for TLAG membership purposes. You may receive an invitation to join TLAG's mailing list. Your zip code and subdivision/street address will only be used in the aggregate to show how many households in specific communities support TLAG's efforts.*

NOTE: *After signing and submitting the petition, you will be asked if you would like to make a donation to iPetitions. Unlike other sites, they do not sell your information to a third party or allow advertising. However, if you do not wish to donate, simply close the browser window, your signature will have been recorded.*

Petition Signatories

David Rechberger	Martha Farmer	Gustavo Gomez
Nancy Roussy	Tricia Dessel	Karen Looney
MRS. TRISH GEIDEL	Brian Lay	Mirabai Nagle
Lisa Sundell	vijaya subramanian	nile southern
Patrick Madden	Matt Samet	Jessica Lubbers
Miho Shida	Joyce Jenkins	Mary Cochran
Martin Streim	Colin Laughery	Paula
Kellie Coe	Sam Iannetta	David Sosnowski
George Deriso	Sandy Walczak	Joseph A. Lanzoni
Stephen Gilbert	Tom hickey	Kelley Dickson
A. Green	Amanda Jacobson	Sarah Grubb
Shirley Frewin	Nancy Thompson	Kathryn Davis
Jeffrey Cohen	Leslie Sutton	nancy podger
Dee George	summer kennedy	Adam Pastula
Jerry George	Scott Wightman	Jeannie Gunter
clayton laramie	Lois Latorra	Annie Brook
Erik Zimmerman	paul tenhompel	James Kirbach
Keely Cormier	Sandra Robertson	Rachael Kalan
Susan Davis Lambert	Cindy Green	William A. Brant
Danielle Kuhn	Beth Stevens	Barbra Weidlein
Steven Coe	Adrienne Middleton	Lara Iannetta
Grace Schmeelcke	Shane Williams	Shira Graff
Katie Powers	Jeff Hochwalt	Jonathan Graff
Dinah McKay	Dan Rabin	Jennifer Drake
Edwin Kase	Walter Pienciak	Heather M Bair
Bart Banks	clayton laramie	Gaye Franklin
Patricia Loudin	Otina Fox	Matt Kalan
Carrie Baines	Thomas T Veblen	wendy miller
Sandra Ireland	Alison Pienciak	Louisa Jenkins
Rolf Munson	Caroline Williams	William hammel
Stefanie Pabst	Karen Kinnear	Daniel Zmolek
Jill Hammel	Michele Clay	Georgia Peach
Andreas Krammer	Kelly Donovan	Susan Hilliard
Kristin Stevenson	Juliana Cohen	Melanie Larrieu
Dave Stevenson	Liz Dennison	Weatherly
Jeremy Kalan	Melissa Rabin	Anna villachica
Eliana Colunga	Shirley Frewin	Sundara Blair
Myrna Besley	Darla Pienciak	Mari Nichols
Jeffrey Cohen	Margaret Flaherty	Josh Medley
Ryan Kain	Judith Falco	Gregg Olsen
Mike Smith	Beverly Baima	Monica Paskvan
Christie Gilbert	Valerie Hotz Callis	Kirsi

Bridget Gordon	Sharon Rodemann	Christopher Economidis
Philip Himanka	Kristen Moorefield	Donna Rhodes
Danielle Zaitzew	Tauna Houghton	james duncan
Juli Ellen	Donna Martin	Tricia Dessel
Jim Lefebvre	Eric Shain Martin	Brent Schmierbach
Steve Merager	Patricia Gassaway	Philana Hutchison
Jacquelyn Wightman	Santiago Newbery	Katya Slivinskaya
Brian Pruitt	Nicola rigby	Cynthia Holappa
Evelyn Coleman	Jonathan Avallone	Audrey Elisabeth Gunn
Ce-Ce Plunkett	Nicholas	patricia kerman
Chris OBrien	stuart	George Erwin Turner
Ken Beitel	Sherry Bauer	Kathy Fredrickson
HM	Lorene Wapotich	Jack Klarfeld
Christopher Macor	John Walpole	Kim Chiarello
Caroline Hogue	Jen Murphy	Christiane Collins Pelmas
Paul Boni	Cheryl Canto	Alexa Boyes
Allison Barnett	Brett Ochs	Juliet Gopinath
Pamela J. Lemme	Lenni Duncanson	Jacqueline Hooper
Joshua Gribshaw-Beck	Dana Huskey	J Shanika
Leslie Stinson	Karen zeid	Michael Lombard
Joy Ogozelec	Kevin	Sara Wright
HEIDI MITKE	Jennifer Lennon	Larkin Barron
Beth Erlander	Carin armstrong	Terry
Vineeta Lovell	Nancy Ortenberg	SHEILA FOSTER
Brian Saeger	pamela lippe	Sheila Schwartz
Bill Smart	Jim Disinger	lisa sleeth
Janine Coughlin	Katie Seamands	Philip Karl
Julie	Ashley Harris	Althea Harris
Tara Skubella	Deborah Fels	Susan Lind
Melanie Whitehead	Alexis Halkovic	Frederick Mack
Lauren Kovsky	Megan Harries	Stephen Haydel
Elizabeth Fritzler	Rebekah Davis	David bauman
Suzanne W Bragg	Lynn Da6	Linda
David Kovsky	Ken Ellison	Brian Welconish
Patrick Bragg	rita ayer	Janet Kazmierski
Paula Zimmerman	VALERIE GRAHAM	Paul Temple
Erin Casey	Carrie OBoyle	RenÃ©e Barger
JILBA WALLACE	Heather Williams	Caitlin winkley
Elizabeth Nitz	Pacia Eitel	Jacqueline Rock
Alan Hall	Robert Collins	Nidhi
Matt Hynes-Grace	Annette Wright	Sarah Bexell
Gary Baines	Sara Koury	Beverly Hynes-Grace
Marilyn Kepes	Crystal Niedzwiadek	Ryan Balciar

Deborah Brummett	Doug Schnitzspahn	Jill Skuba
Klare Black	Kelly Pufnock	Ann Stewart Zachwieja
Kristy Kearney	Emily Lewellen	Beth Taylor
Kenneth Altshuler	Bret	Ralph Kuhl
Dean Morton	Denise Cote	Lawrence Crowley
Patricia Steen	Keith C Hoffman	Sue Fattor
Thomas Dybdahl	Michael vladeck	Kris Skiles
Becca Heins	lisa Tully	Gabriele Paul
Tim Imbrock	Adam Prager	Harriett Berry
Coco	Tom Wells	Albert R. Huck
Margaret Flaherty	Julie Naumer	Frank Karash
Nick Flaherty	John Biesecker	Diane Karash
Dave rechberger	Paul Sperry	Rod Pullmann
Char Campbell	Philana Hutchison	Sara Horn
Christine Palafox	David Lelong	Brian Dower
kate chandler	Paolo Durocher	Dan Ganousis
Lynda Shaw	John ODea	Dawn Haas
Jasmin Cori	Douglas Greenspan	Steve Rasor
Lawrence Germann	Ruth Carol & Glenn Cushm	Brian Smith
Janice V. de Ville	Cynthia Cornelius	Valerie Hotz-Callis
Liz Vanek	liliana nealon	jen murphy
Dennis Dickson	Devorah pearson	Thomas Veblen
Kristin A. White	Anne Pienciak	Daniel Furman
kristine jensen smith	Lisa Pellman	David N Kirby
Donna Olson	James McC lure	Adam Pastula
Kristin Bjornsen	Steve Levin	Otina Fox
Evan Perkins	Priscilla Madden	Leah Itoh
A Westbourne	Rebecca shoag	Kaleb Stonacek
Frank O'Neill	Susan Mahlstedt	Larry WExler
Sarah Mills	John Driver	Erhard Bochert
Cody Blair	Michael Tucker	Jolanta Bochert
Geoff Murphy	Lori DeBardelaben	phyllis tainey
Sandy wilder	Peter Mahlstedt	Stacy
Jim McHose	John Wiener	Margaret Mansfield
Eric Johnson	John Palmer	Paula Erez
Derek Lawrence	Judy Iles	mary ann bjornsen
Kristen Skuba	Bruce Hanna	Frances Rowan Murphy
Mary Wallace	Jacqueline Muller	Annivk Haller
caolan macmahon	Christy	Christopher Bochert
David Rivers	Ruth Janjic	Diana Smith
Andrea Sedlmayr	Carol Hamilton	Sonia Smith
Peter Beal	Lauren Galey	Kelly Cochran
Nancy Clairmont	Judith A Trynosky	Susan williams

Lark Latch	Kat Bradley-Bennett	Louis Green
Carol Thompson	Nick Wilson	Kathi McGee
Katherine Cantrell	Tambre Rasmussen	Sharon Diehl
Cherilyn M Lampert	Rosemary Wrzos	Joanna Nasar
James & Kathleen Miller	Amy Palmer	Fernando Boza
Jack Cochran	Erika kaufman	Melissa Bice
Megan Carnarius	Megan Mahoney	Liza Dombrowsky
Molly Smith	Linda Wishner	Suzanne Neuman
Shira Souvignier	Amy Anderson	Hildy kane
Carter Williams	Timothy Cunningham	Julie Tufo
Hilary Boslet	Judith Falco	Charlotte Bujol
James R Primock	Judith Nespoli	Jenn Moon
Sue Thomas	Amelia Lee	Michelle Lopez
Dan Thomas	Melissa Arthur	Michelle Puplava
Paul healy	Brian Ziemba	Merion Gibb
Debbie Lewis	Emma Quarterman	Katalin Messing
Cathy Dennerline	Erika M. Schreck	Dr. Janos Englander
David Hatcher	Caron trout	Sandra Petruccielli
Heather Van Dusen	Jennifer Herrington	Anna Englander
Katherine Parker	Tara Peltier	Jonathan Mills
Jeremy Kalan	Betty & Jim Stanley	Michael Parrish
Diana Kalan	Neil Purrett	George Shumate
Dana Sharp	Victoria harvey	Paul Gordon
Elsie Rivera	Wendi Hinrichs	Rick Freund
Angie Mashaw	Monika Bochert	Britt Phillips
Barbara Finkelman	Geri O'Driscoll	Julie causa
Jacqueline Hooper	Mark Paskvan	Betsy
christie gilbert	Ted	Robert Phillips
Patrick Sparks	Rose	Gary Miller
Linda Mosby	Patrick Zachwieja	Hollie Rogin
Karen Rabin	Pamela Osborn	Jane Swartley
Marc Wishner	Richard Eggers	Ben Lutton
Kate Ray	Andrzej Moseley	Elizabeth Chavez
Kim Perl	Sandra Misura	Shayna Stillman
Jala Pfaff	Stephen Reynolds	Sharon
Sheila Schwartz	marjorie Reynolds	Colleen Ostlund
Don Marcotte	Clara Li	Michael Arvey
Susan Lind	Elizabeth A Averbeck	Jennifer Banyan
Zoltan Toth	J. Rountree	Fran Katnik
Nick Jancewicz	Sharon Cascone	Kent Katnik
Carol Grant	Tricia Dessel	David Benson
Mindy Sanchez	Dana Bove	Delphine Farmer
Anne Roan	Thomas Wells	P Chan

Neil Norquest	Melissa Schmierbach	Gary Hamner
Virginia Norquest	Ellen Mains	Amanda Poole
Tricia Olson	Chuck Gregory	Renata Frenzen
Richard Cendo	Sarah Hoagland	Tana
C K Cunningham	Kerstin Barnes	Elzbieta Nolan
karen sandburg	Sarah Bexell	Maud van Tol
Lisa Sagar	Jamie Simo	Bobbie Lin
Janice A Nowicki	Chris Petersen	Joe Bartels
Nick Romceovich	Will Day	Maria Eugenia Tapia
Aaron Vaughn	Hilary Boslet	Kelsie Miller
Jean Hultkrans	Kimberley Rivero	Hagen
Marlena Rich	Elizabeth Kellogg	Forest
Donnalee Smith	Kate Sladen	Madison Musgrave
Dorsey Delavigne	Claire Martin	Harold Faletti
Jennifer Buice	Hannah Schenck	Steve smart
mike susedik	elena klaver	Erin Wemmer
JAMES LIVINGSTON	jaqui gee	Ross Temkin
Stephen Haydel	Shelly Bohin	Simon Lessing
Jeff Grantham	Jane Cummings	Mark Young
Steven Albers	Flora Pino	Margaret Mansfield
Robert Joseph	Kimberly Wiley	John Snyder
James White	Stephanie	Richard klassen
Diana	Jan Blanchard	Amber Beckman
Sam iannetta	Roberta Richardson	Shari Lesser
Robert Collins	Yvonne Lopez	Dominic Poretti
Matt Samet	Nancy Yarosis	CC COOPER
John Dennison	Erwin Yu	Wendy Smail
Patricia Nilsen	Kristin sanford	Fernando Torre
Gordy Nilsen	Deb Nastaj	Fred Breunig
Patricia Steen	Jessica Nicolella	Darren Sertik
Deborah Mizner	Siri Nicolella	Martin Koenigsberg
Emily Sewell	Linda Mosby	Nate alpers
Karyl Verdon	Karen Bordner	Schuyler Van Ark
William Smart	Mike Matzuk	Annette wright
Stephen Whitehead	Maureen Stevens	Jeanette Teigen
Chris OBrien	Karen Danko	Roberta Kimmel
Matt Hynes-Grace	Gail	Jacob Richardson
Kathleen Martin	Mark Nicolella	Kathryn
Mark George	Donald Ellis	E Frick
Donna George	Sunny Monaco	Megan Dunklee
sara koury	Judith Auer	Nancy J Cherry
James Hoagland	Gwynneth Aten	Charles Hernden
Tracy Steele	rea lachney	Alex boehler

Gil Stubbs
Daniel Goldstein
Sam Powell

From: [Melanie](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: Twin Lakes Packet
Date: Wednesday, January 13, 2016 8:49:43 AM

Hello Mr Fogg and Ms Zacharias

Here is my request to add my letter to the packet that will be distributed to the 4 governing bodies (re Twin Lakes Parcels).

This is the first letter I wrote regarding our beloved Twin Lakes fields. I have learned much since then and have written an addendum below.

I am writing to you in regards to the recent information many of us in Gunbarrel have obtained about the BCHA's proposal for the affordable housing units in the north field. I am very surprised about this and would like to make my reservations about this proposal known. Many others have written their pleas to you and the commissioners already. These letters have been eloquent and informational. I can only come from my heart.

- First and foremost is my deep concern for the abundant wildlife that is found in the Twin Lakes area. Not only is this field hunting grounds for the regal Owl family who nests here year after year, it is also territory to several species of birds, small mammals, and coyotes. It will be a sad day when this field is used for buildings rather than the wildlife that depend on it. If BCHA's plans move forward, they should, at the very least, do a study to fully understand the impact this magnitude of housing would have on the wildlife.
- The sheer beauty of this field should really speak for itself. Stand out in the middle of this field and tell me you don't feel a tingle of awe at the expanse of grasses, plant life, and views that lie before you. So few moments like this are left for us humans. Please don't take away this piece of nature connection! Maybe it's too poetic a reason to leave this field wild, but our souls need it, they need wild places. We do not need to develop every last piece of open land. Especially one so close to Open Space. This breaks my heart and I am terribly distressed about it.
- I have read the proposal is for 250 plus units. That will have a HUGE impact on this quiet community's noise levels, traffic patterns, safety, and way of life. Many people move to Gunbarrel for its peaceful refuge and laid back lifestyle. I know that is why my family did. This proposal will turn our sleepy neighborhood into a noisy, traffic filled mess. We live right on Twin Lakes Rd and can only imagine the traffic and noise that will abound. It will become dangerous for kiddos and our family. My husband and I are even starting to have the discussion about "what if we have to move?" That is NOT OK! We were looking forward to raising our family a rural neighborhood. I don't know if you are aware of this but you are scaring and pushing out families that are already here. I am sure you don't mean to come across this way but I am afraid that is what is happening.
- I know many folks have written about the high water table here in Gunbarrel. We know first hand the affects of rain in our neighborhood. Our whole basement had to be redone, as the walls were literally rotting and molding from the moisture in the earth. What will happen if you throw up a bunch of units and continue to put stress on the land? The surrounding houses will be in big trouble. And this will have been a "known" factor.
- It is very strange to me that none of the new housing units are being used for this. I am aware that the developers bought out the units to not have affordable housing available there. Why is that?
- I really question whether this is the right space for such a large development. There is little public transportation and the car traffic from sixty units crammed in that small space is very alarming. I have heard there are other places to consider. Please do consider then and do not damage our amazing neighborhood.
- This is NOT at all in line with the Boulder Valley Comprehensive Plan.

Please consider building somewhere else and keep our wild spaces wild, our neighborhoods safe, and

our community intact.

Thank you very much for taking the time to read my concerns.

Melanie Whitehead
Barnacle St.

What I have (so naively) learned since I wrote this letter months ago:

- Community voices are not as important as City officials plans
- developers can easily buy out of offering affordable housing in their buildings leaving the City to push their agenda hard in our peaceful neighborhood
- the Boulder Valley Comprehensive Plan is lip Service
- city official like to make plans without even understanding/protecting their constituents
- buildings are more important to city and open space then wildlife/habitat/open space
- transparency is non existent in city government
- facts are changed and twisted to suit the needs of the city

I thought one job of the city officials was to help and work with the population, actually listen to concerns and make responsible choices. I stand corrected. Unless this unbelievably ill conceived plan is abandoned I will have officially lost all trust and respect for Boulder City Government.

Please I implore you to let this one go. Leave our much loved neighborhood alone in peace. Leave the open spaces open. Leave the wildlife and the people who love them to continue to enjoy their quiet, safe neighborhood.

--

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

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

<http://boulderowlpreserve.org>

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

From: [Joyce Jenkins](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Cc: [Council](#); planner@bouldercounty.org; [boulderplanningboard](#); commissioners@bouldercounty.org; bvs.board@bvsd.org
Subject: Land Use Change Requests comment letter
Date: Wednesday, January 13, 2016 1:37:26 PM
Attachments: [Ladies and Gentlemen.docx](#)

Dear Caitlin and Pete,

Attached is my letter of comment regarding Land Use Change Requests for 6655 and 6600 Twin Lakes Road and 0 Kalua Road.

Would you please distribute this document to the City and County decision makers and the four entities who will be considering these Land Use Change Requests in the near future?

Regards,

Joyce Jenkins
4848 Brandon Cr. Dr.
Boulder, CO 80301
720-431-2547
joycejenkins@msn.com

commissioners@bouldercounty.org

1/13/16

council@bouldercolorado.gov

planner@bouldercounty.org

boulderplanningboard@bouldercolorado.gov

bvs.board@bvsd.org

Ladies and Gentlemen:

I write to add my voice to the dozens of other communications you have received which detail objections to high density development of 6655 and 6600 Twin Lakes Road and 0 Kalua Road in Gunbarrel. High density development of these parcels is a bad idea because it would be an extremely poor fit with the surrounding low density neighborhoods. As others have laid out for you, and as set forth in the Twin Lakes Action Group's (TLAG's) Position Paper, this is true for a number of reasons, including but certainly not limited to, burdens on traffic flow, wildlife and the hydrology of the area. And please make no mistake—this dispute is about housing density, not low-income housing. This conundrum is directly due to the City of Boulder's failure to follow its own set aside rule for low-income units in housing developments.

Governmental efforts to discuss use of the subject parcels with citizens unfortunately have been filled with misinformation. At the first public meeting in Gunbarrel last summer, for example, the Boulder County Housing Authority (BCHA) representative told the hundred people there that BCHA was just another landowner (once the 6655 parcel had been conveyed to it by the County Commissioners) and that there were no plans to develop the site and no decision to do so had been made. However, an ill-conceived survey had to be discarded when citizens at the meeting objected to its loaded questions which presumed that development would occur. A few months later, 2-year-old renderings were produced pursuant to a CORA request which showed that high density development for the 6655 parcel had been under consideration for at least that long. Now the BCHA and Boulder Valley School District seek to change the parcels' zoning to mixed use and eventually to have them annexed into the City of Boulder. So much for no development plans.

TLAG has requested a change to an open space designation for the parcels which are contiguous with already existing open space, including that surrounding the Twin Lakes themselves. However, Boulder County Parks and Open Space (BCPOS) demurs, stating among other things, that the area is urban and not a significant wildlife habitat. Such blatant misstatements are readily disproved by simply visiting the area.

Because of the misinformation which surrounds these issues and the resulting lack of trust by citizens, I suggest that all requests for changes in zoning and for annexation be tabled at this time. Further investigation is needed before any changes are made, in my view. This requires at a minimum that objective and thorough studies of the hydrology, wildlife and plant life in and around the parcels in question be agreed upon and conducted. Only in this way can appropriate land uses be ascertained.

Yours very truly,

Joyce Jenkins
4848 Brandon Cr. Dr.
Boulder, CO 80301
720-431-2547
joycejenkins@msn.com

From: [Kristin Bjornsen](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: Letter on 6655 and 6600 Twin Lakes Road
Date: Thursday, January 14, 2016 12:24:06 PM
Attachments: [BCCP_conflicts_official.pdf](#)

Dear Pete and Caitlin,

Would you please distribute the attached letter to the City and County decision makers and the four entities who will be considering these Land Use Change requests in the near future?

Thanks!

Kristin Bjornsen

Dear elected officials and planners,

An examination of the Boulder County Comprehensive Plan reveals that the BCCP conflicts greatly with building high-density housing on 6655 and 6600 Twin Lakes Road, and it resoundingly supports creating a Greater Twin Lakes Open Space.

Along with being home to 5 to 11 BCCP Special Species of Concern and also connecting to Critical Wildlife Habitat #27, these fields also uphold Boulder County open space values, including:

- Enlarging existing open space
- Preserving community buffers and scenic corridors
- Supporting trail linkages
- Protecting agricultural lands (these fields are USDA/NRCS-designated Prime/statewide importance agricultural lands)
- Protecting wildlife and riparian zones

Please see below for specifics.

Sincerely,

Kristin Bjornsen
Kristinbjornsen@gmail.com

BCCP Wildlife Species of Special Concern

The Twin Lakes area is home to at least five—possibly 11—species that are on the BCCP's Wildlife Species of Special Concern list. Several of these use the fields' wetlands and grasslands.

American Avocet ((ponds and marshy areas))

Belted Kingfisher ((riparian stands))

Double-crested cormorant ((trees near or over water))

Garter snake ((meadows, wetlands))

Great blue heron—which we have photos of on the north field! **“Great Blue Heron are sensitive to the loss of nest site trees or excessive site encroachment”**

Other birds of special concern that may frequent the Twin Lakes, according to the Twin Lakes Open Space Management Plan:

Northern harrier

Long-eared owl

Short-eared owl

Lark bunting

American bittern ((ponds and marshy areas))

Great egret ((ponds and marshy areas))

<http://www.bouldercounty.org/doc/landuse/bccp-wssc.pdf>

<http://www.bouldercounty.org/os/parks/pages/twinlakes.aspx>
<http://www.bouldercounty.org/doc/parks/twinlakesmplan.pdf>

Critical Wildlife Habitat #27

The Twin Lakes fields connect to BCCP Critical Wildlife Habitat #27.



Common Name: Lower Boulder Creek Riparian Area Critical Wildlife Habitat
Criteria:

Location (General): Located between N 75th St. and US287, including creek and riparian lands around Boulder Creek.

Designation Description: Riparian area with cottonwoods along Boulder Creek that provides nesting habitat for many avian species, including Bald Eagle nesting and foraging areas, and Great Blue Heron nesting east of 95th Street. This is only the second known heronry in the county, containing at least 200 nests historically (25 currently), and has been active for over 60 years. Historical Great Egret nesting. Breeding habitat for Northern Leopard Frog and confirmed presence of River Otter.

Connectivity Between Environmental Conservation Areas

Conservation Areas need to function as part of an integrated system of wildlife habitat and plant communities. **Wide-ranging animals will need to move throughout the landscape of the County.** ECA's function as source areas for species that find optimal habitat within undeveloped landscapes. Individuals of these species will generally migrate out of the ECA and occupy suitable, but less than optimal, areas. If a major disturbance or disease eliminates a particular

species from an ECA, individuals from other source areas will need a pathway to the vacant habitat for recolonization.

<http://www.bouldercounty.org/doc/landuse/bccp-eca-criteria.pdf>

BCCP Guiding Principles

The high-density plans breach four to five of the County's Guiding Principles.

In shaping and navigating our future, Boulder County supports the following Guiding Principles:

1. Consider and weigh the interconnections among social, environmental, and economic areas in all decisions.
2. Encourage and promote the **respectful stewardship and preservation of our natural systems** and environment by pursuing goals and policies that achieve significant reductions in our environmental footprint.
3. Create policies and make decisions that are responsive to issues of social equity, fairness, and **access to community resources** for all county residents.
4. Encourage and support a dynamic, stable, and flexible local economy that distinguishes between urban and rural economies, and directs uses to appropriate locations.
5. **Maintain the rural character and function of the unincorporated area of Boulder County by protecting environmental resources, agricultural uses, open spaces, vistas, and the distinction between urban and rural areas of the county.**
6. Encourage and promote regional cooperation and coordination in working with other entities and jurisdictions.
7. **Actively engage the public in the planning process.**

http://www.bouldercounty.org/doc/landuse/pc_approved_%20guiding%20principles_01192012.pdf

Environmental Resources Element

The BCCP does not identify all environmentally important areas

“While this Element calls specific attention to the aforementioned designated environmental resources (Environmental Resources), it also recognizes that these are not the only environmental resources of significance and importance that should be considered in land use decisions and cared for through management practices. With this in mind, Boulder County’s overarching intention is to maintain the overall health and integrity of our rich and diverse environment to the greatest extent possible as our knowledge and understanding of environmental functions and interconnections evolves.”

Also, the BCCP states that Boulder County will use science and collaboration to identify new environmental resources

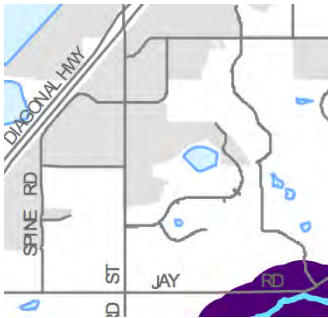
“Boulder County shall continue to identify and designate environmental resources that have significance to Boulder County. Such designations, and attendant maps, will be based on criteria that use science, collaboration with experts, and

on-the-ground verification to the extent practicable. Boulder County may periodically reevaluate such criteria and designations.”

<http://www.bouldercounty.org/doc/landuse/bccp-ere-goals.pdf>

BCCP Maps (adopted 10/14/2014)

All seven of the BCCP maps show the Twin Lakes as one lake and six of the seven don't show Williams Fork Road or all of Spine. These maps seem outdated and inadequate and should not be solely used to determine wildlife value. Rather a comprehensive independent wildlife assessment should be done.



Open Space Element

When acquiring real estate, Boulder County is supposed to consider open space values—such as enlarging existing open space, protecting wildlife, agriculturally important lands, and more. They're also supposed to seek public input about acquisitions. The Gunbarrel community and others on the Front Range would enthusiastically welcome a Greater Twin Lakes Open Space.

Boulder County values and preserves open space for its contribution to an exceptional quality of life.

1.01 Boulder County supports all conservation efforts that uphold open space values.

1.02 Boulder County shall utilize its Open Space program as an important tool for preserving the county's open space values.

1.03 Open space values, and impacts to county Open Space, shall be considered in the review of development proposals submitted through the Land Use Department.

2. Boulder County conserves the rural character of the unincorporated county by protecting and acquiring lands and waters of significant agricultural, cultural, environmental, open space, recreational, and scenic value.

2.01 Boulder County acquires real estate interests in land, water, and minerals through appropriate real estate methods such as fee title, conservation easements and trail easements.

2.02 Boulder County considers open space values when acquiring an interest in real property rights, including the following, in no particular order:

- Establishment and preservation of community buffers and scenic corridors.
- Preservation of lands or features designated in other Boulder County Comprehensive Plan Elements.
- Protection and preservation of agricultural lands, especially agricultural lands of local, statewide, and national importance.
- Protection and management of water resources, including agricultural water and instream flows.
- Creation and establishment of public access on open space properties and trail linkages between properties.
- Protection and restoration of native plants, wildlife, ecological processes, and significant habitats including riparian zones, wetlands, stream corridors, grasslands, shrublands, and forests.
- Protection and restoration of historic and cultural resources.
- Enlarging existing open space properties and protections.

4 Boulder County shall seek and consider public input about open space acquisitions and management through a variety of informal and formal engagement tools.

4.04.01 Open Space land acquisitions, the capital improvement plan (CIP), and management plans and policies require approval by the Board of County Commissioners, after a public hearing and after review and input by the Parks and Open Space Advisory Committee.

5.03 Boulder County shall annually solicit input from municipalities and stakeholders on open space preservation and trail priorities.

<http://www.bouldercounty.org/doc/landuse/bccp150001-ose-goals.pdf>

From: [Brian Lay](#)
To: [Zacharias, Caitlin](#); [External-Fogg-Pete](#); [Juliet Gopinath](#); [Brian Lay](#)
Subject: Supplemental documentation for Lay and Gopinath land use change requests (twin lakes)
Date: Thursday, January 14, 2016 5:17:25 AM
Attachments: [6655TLR_6600TLR_OKR_Lay_Gopinath_supplement.pdf](#)

Caitlin and Peter,

Attached you will find our supplemental information for the land use change requests we submitted for 6655 Twin Lakes Road, 6600 Twin Lakes Road, and 0 Kalua Road. We would like this to get into the packets for the following meetings:

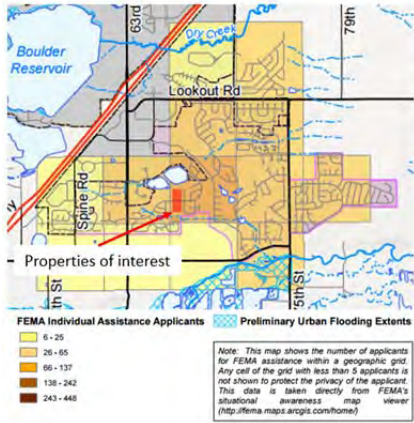
1/26 Boulder County Commissioners / Planning Commission

2/2 Boulder City Council / Planning Board

Please confirm that you have received the file and you have no problems with it.

Thank you very much,

Brian Lay and Juliet Gopinath



Supporting documentation for land use requests of
 6655 Twin Lakes Road,
 6600 Twin Lakes Road,
 and 0 Kalua Road

Brian Lay and Juliet Gopinath
 4555 Tally Ho Trail
 Boulder, CO 80301

Prepared for:

01/26/2016 Boulder County Commission and Planning Commission Meeting
 02/02/2016 Boulder City Council and Planning Board Meeting



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Overview

Brian Lay and Juliet Gopinath have each submitted a land use change request for the three properties located at 6655 Twin Lakes Road, 6600 Twin Lakes Road and 0 Kalua Road. We strongly encourage that these properties either be converted to open space or retain their current land designations of low density residential and public. We also support similar requests that were submitted as part of the 2015 Boulder Valley Comprehensive Plan (BVCP) update to change the land use designation from Area II to Area III.

In this document, we will explain:

- **The ideal nature of the properties as open space**
 - *The property satisfies the five criteria for suitable open space properties on the Parks and Open space website.¹*
- **Challenges associated with increasing density**
 - **High flood risk & high water table**
 - a. High water table makes properties unsuitable for development
 - b. 2013 FEMA claims were highest in this area of Gunbarrel
 - **Inconvenient public transportation**
 - a. The parcels have a walk score² of 12/100 (car dependent)
 - b. Nearest bus stop is 0.6 miles one way
 - **Sub-community planning (loss of green space)**
 - a. High-density developments in Gunbarrel Center are creating problems
 - b. Many services are lacking in Gunbarrel
 - c. Rural character of area requires undeveloped land
 - **Significant traffic increase**
 - a. Single entry/exit road is not sufficient
 - b. Pedestrian/bicycle/vehicle interactions will increase
 - **Destruction of wildlife habitat**
 - a. Animal and riparian corridors will be bull-dozed
 - b. Wildlife will be displaced
- **Alternative uses of these properties**
 - Convert to parks and open space
 - Soccer field
 - Community gathering space
- **Strong public support of open space proposal**
 - TLAG petition has >550 signatures
 - Owl preserve petition has >1400 signatures

Ideal nature of properties as open space

According to the County description of the existing Open Space:

In the 1960s, thanks to the nearby IBM plant and other commercial attractions, the Gunbarrel residential area grew up around the lakes. The lakes have been central to the Gunbarrel community from the beginning.

As the community has grown, the need for open space has increased. Now is the time to protect these properties and expand existing Open Space.

There are five criteria that Boulder County Parks and Open use to evaluate future acquisitions. The properties of interest satisfy all of these requirements¹:

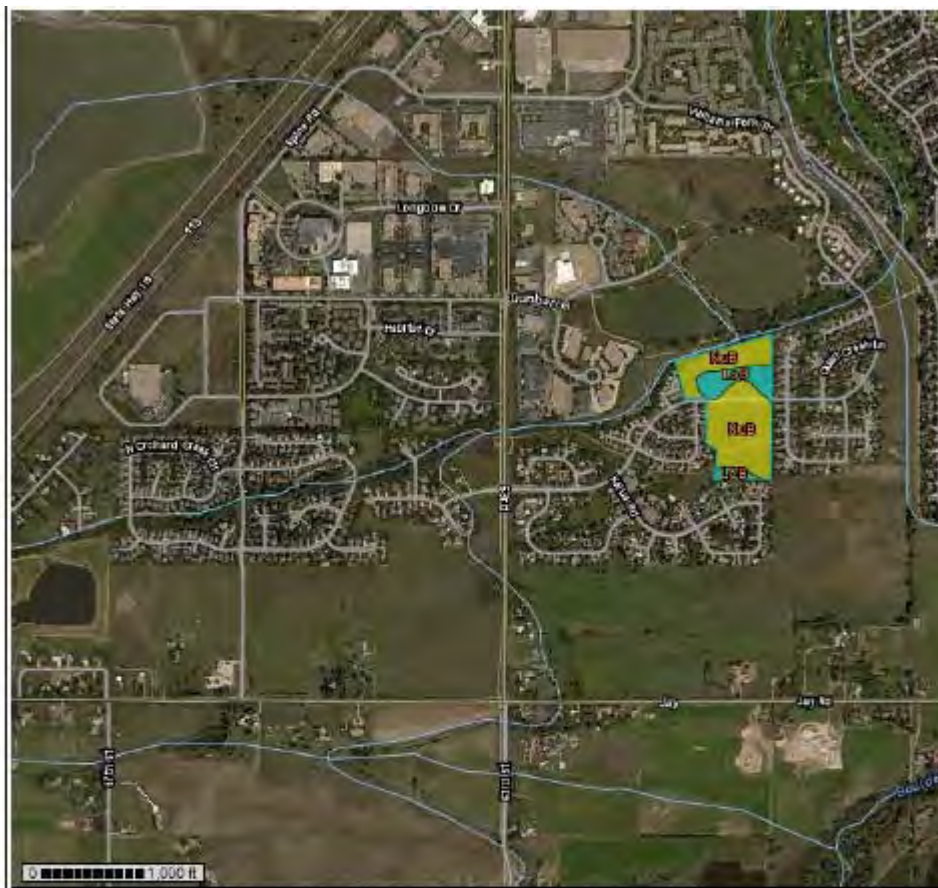
- 1. Land threatened by development that is near or adjacent to existing open space**
 - The land on the south side of Twin Lakes Road abuts the Johnson Trust Open Space, and on the north side, the Twin Lakes Open Space. Proposals to develop the land exist, as documented on the Boulder County Housing Authority website.
- 2. Prime agricultural land**
 - These properties have been designated as prime agricultural land by the United States Department of Agriculture.
- 3. Wildlife habitat**
 - These properties have a large diversity of wildlife, ranging from apex predators like fox, coyote, and owls to raccoons, mice, herons, hawks etc. This land provides the only remaining corridor to the Twin Lakes Open Space.
- 4. Riparian and scenic corridors**
 - These parcels have a wetlands designation and offer spectacular views of the Flatirons. Clearly, given the high water table and proximity to Twin Lakes, the area contains riparian corridors.
- 5. Land that could provide trail connections.**
 - These properties could easily be integrated with the existing Twin Lakes Open Space. Spur trails can provide easy access to the LoBo trail from the south.

Land threatened by development that is near or adjacent to existing open space

BCHA and BVSD have submitted land use change requests as part of the 2015 BVCP update. They request that this land be used for mixed use residential housing, thereby threatening these properties with development. In addition, this land is abutted to the north by the Greater Twin Lakes Open Space and to the southeast, by the Johnson Trust. **This criterion is fully satisfied.**

Prime agricultural land

The land has been designated as prime agricultural land, has a high water table, and has a wetland tag on both the northern and southern parcels. Figure 1 shows the soil composition of these parcels. **The majority of this land, 78.7%, consists of Nunn B clay loam which is rated prime agricultural land. This criterion is satisfied.**



Tables – Farmland Classification – Summary By Map Unit

Summary by Map Unit – Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Farmland of statewide importance	4.5	21.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Prime farmland if irrigated	16.6	78.7%
Totals for Area of Interest			21.1	100.0%

FIGURE 1. MAP SHOWING THE FARMLAND DESIGNATION FOR THE PROPERTIES OF INTEREST³. THIS AREA IS COMPRISED OF PRIME FARMLAND AND FARMLAND OF STATEWIDE IMPORTANCE. LOB REFERS TO LONGMONT B CLAY SOILS AND NUB REFERS TO NUNN CLAY LOAM.

Wildlife Habitat

Boulder County describes the existing Twin Lakes Open Space as “a haven for wetland wildlife, a hidden gem in the heart of Gunbarrel area.”⁴ The popular great-horned owl nest, in the existing Twin Lakes open space, is less than 100 feet from the northeast border of these properties. The owl pair has nested in the tree for at least 25 years and uses these fields for hunting. The fields provide grassland that abuts the Twin Lakes, enabling a wildlife corridor. An inspection of the fields confirms this.

To document the wildlife, we set up a wildlife camera. Figure 2 shows some of the images captured with a single Moultrie Game Spy M-990i camera in just one month. **Clearly, these fields represent an active wildlife area that should be high on Parks and Open Space priority list.**



FIGURE 2 – WILDLIFE USING THE PROPERTIES THAT ARE THREATENED BY DEVELOPMENT. A) COYOTE ENTERING FROM THE JOHNSON TRUST PROPERTY AT 11:41AM (SOUTH FIELD) B) COYOTE RETURNING TO JOHNSON TRUST PROPERTY AT 8:32PM (SOUTH FIELD) C) COYOTE ENTERING FROM JOHNSON TRUST PROPERTY (SOUTH FIELD) D) RACCOON ENTERING FROM JOHNSON TRUST PROPERTY (SOUTH FIELD) E) COYOTE IN NORTH FIELD F) COYOTE ENJOYING CHRISTMAS (NORTH FIELD) G) BLUE HERON (NORTH FIELD) H) RABBIT (NORTH FIELD) I) BELIEVED TO BE A FOX (NORTH FIELD) J) RACCOON (NORTH FIELD)

Riparian and scenic corridors

The Twin Lakes Management Plan⁴ created by Parks and Open Space acknowledges the following:

Wetland fringe, forested riparian, and upland grass communities comprise the vegetation surrounding Twin Lakes. These communities are heavily disturbed and the predominant vegetative covering is weedy species and pasture grasses.

Lauren Bond Kovsky, a professional naturalist, with an MA in environmental leadership and a BA in Animal Behavior and Environmental Studies, frequents these properties and provided the following perspective.

“The properties of interest are grasslands adjacent to two wetland areas. To the north of 6655 Twin Lakes Road, the Boulder and White Rock Ditches flow along the border of the property. Further north, is the Twin Lakes Open Space, which is comprised of several ditches and two man-made lakes. The Boulder County Open Space website, describes the Twin Lakes Open Space as ‘Wetland habitats, nestled within the surrounding Great Plains, support aquatic plant and animal life and serve to lure in large numbers of migrating bird species. With grasses, wildflowers and trees surrounding the wetlands, these areas are biologically diverse both in and out of the water.’⁵

The website lists the species that frequent the Twin Lakes Open Space (Table 1). In addition, I have observed several other species, including: voles, mice, prairie falcon, cooper’s hawks, sharp shinned hawks, kestrels, widgeons, western Grebe, blue jays, Eurasian collared doves, and northern flickers.

<i>Mammals</i>	<i>Birds</i>	<i>Amphibians & Reptiles</i>
Coyote	American avocet	Bullsnake
Eastern cottontail	American coot	Garter snake
Fox squirrel	American crow	Snapping turtle
Little Brown Bat	American goldfinch	
Raccoon	American kestrel	
Red fox	American robin	
Striped skunk	American widgeon	
	Belted kingfisher	
	Canada goose	
	Common grackle	
	Common raven	
	Downy woodpecker	
	Black-billed magpie	
	Black-capped chickadee	
	Bullock’s Oriole	
	Double-crested cormorant	
	Great blue heron	
	Great Horned Owl	
	Killdeer	
	Mallard	
	Mourning dove	
	Red-tailed hawk	
	Red-winged blackbird	
	Tree swallow	
	Violet-green swallow	
	Yellow-rumped warbler	
	Yellow Warbler	

TABLE 1 - LIST OF WILDLIFE THRIVING IN THE TWIN LAKES OPEN SPACE

6655 Twin Lakes Road is just to the south of Twin Lakes Open Space and is adjacent to the Boulder and White Rock ditch. The riparian corridor that follows the ditch extends onto the property at 6655 Twin Lakes Road.

Because of this, many of the species listed in Table 1 are also present on the northern part of 6655. On this property, I have observed: great horned owls, red tailed hawks, kestrels, cooper’s hawks, bull snakes, garter snakes, red winged blackbirds, mourning doves, Eurasian collared doves, voles, eastern cottontails, fox squirrels, mallards, Canada geese, fox, coyote, skunk, and raccoon.

Though the property is primarily upland prairie, the species that thrive in the riparian zone on the northern edge are sustained by the many species of grasses, plants, and small mammals that thrive in the grassland.

The other wetland area is on the southern part of 0 Kalua Road. This small wetland is predominantly comprised of cattails and has a resident population of red winged blackbirds. These blackbirds move between the wetland at 0 Kalua Rd. and the small wetland and pond at 6495 Twin Lakes Rd. Many of the species listed above have also observed at 6600 Twin Lakes Rd. and 0 Kalua Rd.

While it is true that there are many weedy species in all three of these properties, I see many native species as well.”

The riparian and scenic corridors, with sweeping views of the Flatirons, on the properties of interest provide a haven for wildlife and should be protected from development.

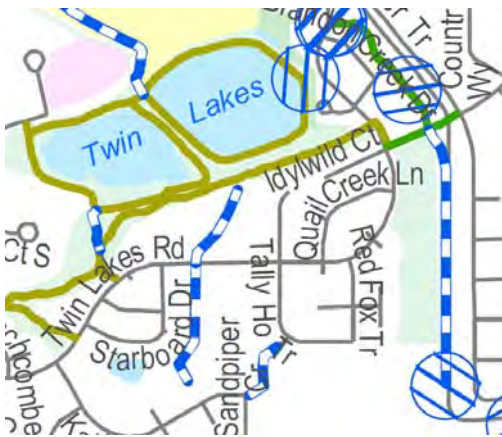


FIGURE 3 – 2010 BOULDER VALLEY COMPREHENSIVE PLAN TRAIL MAP SHOWING TRAILS THAT ARE IN ALIGNMENT WITH PUBLIC ENTITIES. TWO SUCH TRAILS, DESIGNATED BY DASHED LINES, CROSS THROUGH THE PROPERTIES OF INTEREST.

Land that could provide trail connections

The land is perfectly suited for trail connections, both to the north and the south. These properties could be easily integrated with the existing Twin Lake Open Space with a bridge over the irrigation ditch. Currently, social trails exist on all of the properties of interest and could be used to determine appropriate paths. In fact, **in the 2010 Boulder Valley Comprehensive Plan update, these trails are clearly acknowledged as “a more definite trail alignment accepted by the public entities involved”⁶**. Figure 3 shows proposed trails on the properties of interest.

Adding a bridge over the irrigation ditches would make this property very similar to the Pella Crossing Open Space. Pella Crossing has two lakes on the east side of 75th street and spur trails that cover the western side. Additionally, these properties, in conjunction with the Johnson Trust, could be used for an extension of the LoBo trail from Longmont to Boulder avoiding the need for travel on 63rd Street or Jay Road.

Challenges associated with increasing density

High flood risk and high water table

Overview

In September 2013, a 100-year flood devastated Boulder County. The three properties of interest were underwater. We recall driving between these fields on the way home, and thinking that Twin Lakes Road was a

bridge over two lakes in the northern and southern fields. These fields were flooded again in the Spring of 2015. **Increasing the density on these properties will put future residents of these properties at risk. In addition, developing these properties will increase the water table of the surrounding neighborhoods, and further exacerbate the flooding issues experienced in 2013.**

2013 Gunbarrel FEMA maps

Figure 4 shows the number of applicants who applied for FEMA assistance following the 2013 floods. **The properties of interest are inside the zone most impacted by the floods in all of Gunbarrel.** Had the density of housing been increased, the number of people affected would have been much higher. These properties could

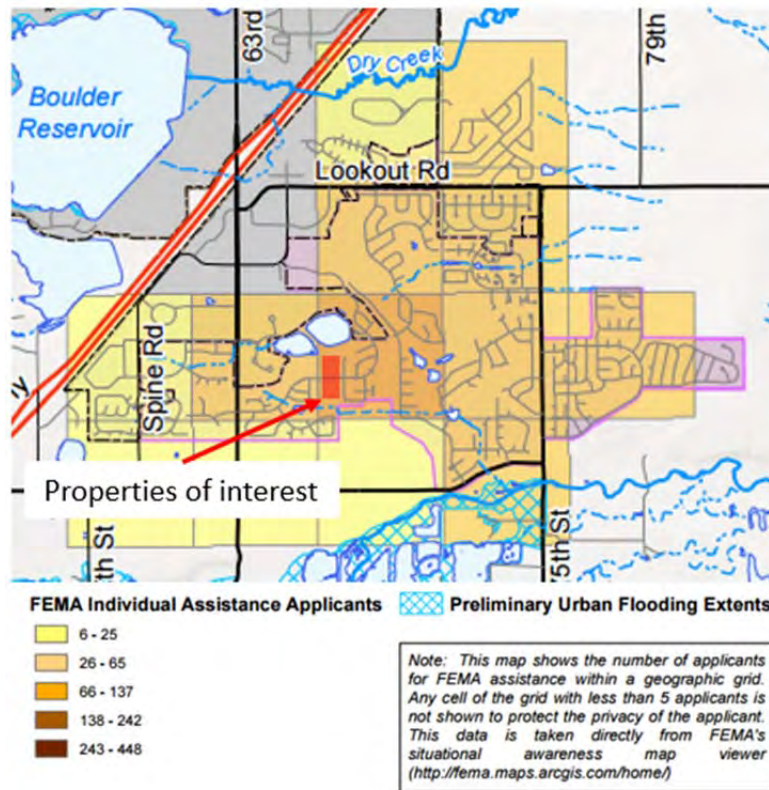


FIGURE 4 – MAP SHOWING THE PROPERTIES OF INTEREST DIRECTLY INSIDE THE QUADRANT MOST NEGATIVELY IMPACTED BY THE 2013 FLOODS IN ALL OF GUNBARREL, MEASURED BY THE NUMBER OF APPLICANTS WHO APPLIED FOR FEMA ASSISTANCE.⁷

have been among the most negatively impacted in all of Boulder County. The interesting thing is that there are no rivers flowing through the area. The Boulder Creek is a mile south and downhill of these properties. **The flooding in the area is caused by the high water table!**

Hydrology

The flooding impact in this area was due to the complex hydrology. The Twin Lakes are man-made dams that store water for an extensive network of irrigation ditches. Since the water stored in these dams is above ground level, the water table in the surrounding area is naturally higher. Twin Lakes Action Group (TLAG) commissioned an independent assessment of the hydrology for these properties⁸. **These reports express great concern over the development of these parcels of land and the effect this will have on the surrounding neighborhoods.** These reports should not be ignored.

Figure 5 shows the high water table in the basement of a Red Fox Hills home abutting the properties of interest in a dry month. Any increase to this water table will have significant impacts on surrounding houses. Digging basements and foundations in these fields would displace more water and increase the water table further. Paving large parking lots would displace all the runoff into surrounding neighborhoods, causing property damage to neighboring developments. It would be irresponsible to increase the land use designation density of these properties without fully understanding the effects on the water table.

Dam inspection report

The Twin Lake dams abut these properties on the northern edge. In 2013 Ryan Schoolmeesters, a Dam safety engineer with the Colorado Division of Water Resources inspected both Twin Lake dams. The inspection report for Davis No. 1 (the eastern dam) is included. The overall condition of the dam was listed as conditionally satisfactory with several areas listed as poor, including: upstream slope, seepage, monitoring, and maintenance and repairs. The western dam, Davis No. 2, received similar comments. Figure 6 shows the water overflowing the Davis No. 2 dam during the Sept. 2013 floods. If you visit the property today, this damage is still apparent.

Inconvenient public transportation

The BVCP core values include “An all-mode transportation system to make getting around without a car easy and accessible to everyone” as well as “environmental stewardship and climate action”⁹. Increasing the density



FIGURE 5 – RED FOX HILLS HIGH WATER TABLE A 9 INCHES BELOW THE TOP OF THE BASEMENT SLAB (TAKEN 11/9/2015)



FIGURE 6 – DAVIS NO. 2, WESTERN TWIN LAKES DAM, OVERFLOWING DURING THE 2013 FLOODS. ARROW SHOWS PATH OF WATER FROM THE NE CORNER OF THE WESTERN DAM.

of a land use designation should take these values into account. Is the property close to public transportation? Will the future occupants be near their workplaces? Will a car be required?

These questions need to be answered in the framework that BCHA is proposing that this land be developed as permanently affordable housing. Figure 7 shows the highest density plan of two architectural drawings that exist for the property located at 6655 Twin Lakes Road¹⁰. The two plans call for between 60-70 units of senior housing and 76-98 townhome units for a total of 136-168 units on one of the three properties of interest. Assuming the two southern properties are developed with similar densities, there would be a total of 272-336 units, 120-140 designated for seniors and 152-196 as townhome units. The majority of these tenants would work in the City of Boulder and would need to commute approximately eight miles to the center of Boulder.



Twin Lakes Property COPYRIGHT © 2013
 DESIGN OPTION
B

6655 Twin Lakes Road
 ISH Project No. 181717
 DATE: FEBRUARY 27, 2013

BOULDER COUNTY HOUSING AND HUMAN SERVICES
 250 15TH STREET, 4TH FLOOR
 BOULDER, COLORADO

Short Elliott Hendrickson, Inc.
 2000 South Colorado Boulevard
 Lower Circle, Suite 300
 Denver, Colorado 80222
 720.445.0800

SEH

3/11/2013 3:01:56 PM

FIGURE 7 – HIGHEST DENSITY ARCHITECTURAL PROPOSAL FOR 6655 TWIN LAKES ROAD¹⁰

Alternative transportation options that exist for these properties include walking, cycling, or bus transportation. Clearly, walking eight miles is not a feasible option to get to the City. Cycling is seasonal and would not be suitable for many seniors housed at these properties. Additionally, for shift workers, biking 63rd Street or Jay Road at night is also not a sustainable option. A logical objective analysis concludes that, for the majority of tenants, taking the bus will be the only form of alternative transportation.

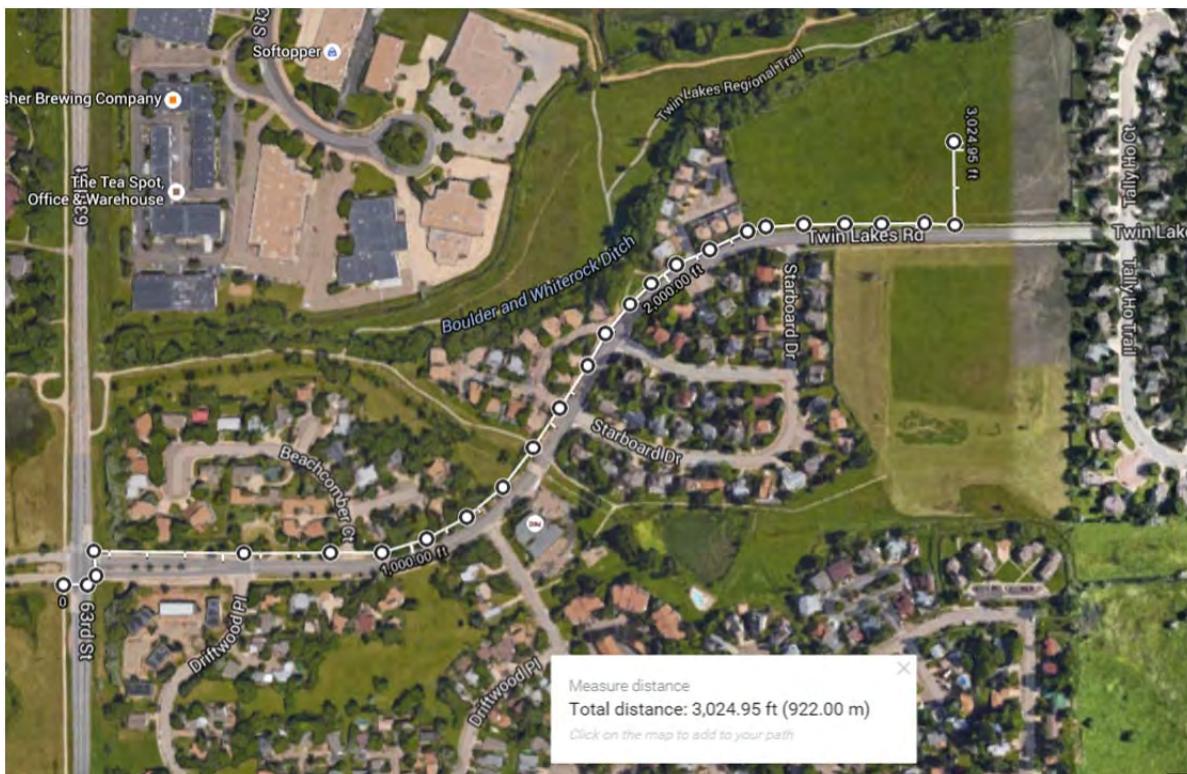


FIGURE 8 – MEASUREMENT SHOWING THAT THE DISTANCE FROM 6655 TWIN LAKES ROAD TO NEAREST 205 BUS STOP IS APPROXIMATELY 3025 FEET (0.6 MILES)

Figure 8 shows that the nearest bus stop that services these properties is the 205 and is 3025 feet (approximately .6 miles) from these properties. The bus runs approximately every 30 minutes from 6:25am to 11:35pm¹¹. The 0.6-mile one-way walk can be challenging for seniors and the schedule can be an issue for shift workers.

An example is a recent Daily Camera article titled, “Imminent Longmont bus reroute making waves at Suites.”¹² This article discusses moving the Longmont 323 bus stop from the Diagonal to Hover road to accommodate the redevelopment of the Twin Peaks Mall. “The Suites is a former hotel that the Longmont Housing Authority converted into 70 apartment units for low-income residents. Some of the residents at The Suites are elderly, disabled or both and many do not have a car”. The article details the burdens these tenants will have to endure as a result of moving the bus stop. The old bus stop that serviced The Suites was 1555 feet away from the front door and will be relocated 2176 feet from the front door. To put this in perspective, the bus that services the Twin Lakes properties is 3024 feet away from the property (39% further than the distance of the new bus stop to the Suites). **Based on the similarities, the distance to the nearest bus stop servicing the Twin Lake properties will not satisfy the needs of future tenants.**

The lack of alternative transportation servicing the properties of interest will leave tenants no choice but to drive, violating a core value of the BVCP. Taking a closer look at Figure 7 confirms this fact. The parking requirement calculation, performed by Short Elliott Hendrickson, accounts for 1 car for each senior unit and three or four cars respectively for each 2 or 3 bedroom units. Clearly, this is not an accessible location for affordable housing. This problem is further exacerbated when you consider proximity to the grocery store, health services, and Gunbarrel Center.

Sub-community planning (loss of green space)

Gunbarrel has added a significant amount of housing in the last two years. Figure 9 shows the approximate size and location of three large apartment complexes have been built recently in Gunbarrel Center. The largest two developments are still not 100% occupied. Have you tried shopping at King Scoopers on a weekend? Getting gas at the only service station in town? Joined the lunch crowds in Gunbarrel Center on a weekday? Needless to say, all of these tasks have become increasingly more difficult. Adding more high density housing to Gunbarrel will stress these commercial spaces further. **A key component missing from the Boulder Valley Comprehensive Plan (BVCP) update is sub-community planning.** Commercial services must be considered before changing land use designations. Neglecting this aspect of neighborhood planning can cause residents to drive further to satisfy their needs. Lisa Morzel, a Boulder City Council Member, lamented that the Palo Parkway



FIGURE 9 – RECENT HIGH DENSITY HOUSING COMPLEXES BUILT IN GUNBARREL CENTER. THE DEVELOPMENTS HIGHLIGHTED IN RED ARE NOT CURRENTLY FULLY OCCUPIED. THE DEVELOPMENT HIGHLIGHTED IN GREEN IS FULLY OCCUPIED.

area was not planned well and it was now entirely housing with no commercial development nearby¹³. We should not look back at the Gunbarrel area in 20 years with the same sentiments. **Gunbarrel Center will not support a fourth high density housing development and as such, the land in question should change to open space or remain status quo.**

Significant traffic increase

Increasing the density of the land use designation for these properties will increase the traffic on Twin Lakes Road. These streets are quiet residential streets that are unlit at night. The BCHA plan, in Figure 7, provides 336 parking places. Assuming the southern property would provide a similar number, a fair approximation would conclude that these properties would add an addition 672 vehicles to Twin Lakes Road.

To put this in perspective, Red Fox Hills subdivision contains 116 single family homes¹⁴. The average number of cars per household in Boulder County, based on 2010-2013 Census Bureau data¹⁵, is 1.6. Using a conservative estimate of 2.1, Red Fox hills has approximately 232 automobiles. Figure 10 shows a drastic difference in density between the proposed development and Red Fox Hills. Entry to these properties is limited to two access points; to the west, 63rd Street, and to the north, Spine Road. Every additional vehicle associated with these properties will need to traverse Twin Lakes Road (which turns into Williams Fork Trail) either to the north or to the west through several rural neighborhoods.



FIGURE 10. AUTOMOTIVE DENSITY COMPARISON BETWEEN RED FOX HILLS AND THE PROPOSED DEVELOPMENT. ARROWS SHOW SINGLE ENTRY POINT TO THE NORTH AND TO THE WEST.

LOBO trail for cyclists and pedestrians

Concerns arise due to increased traffic including pedestrian and cyclist safety. On the east side of the Twin Lakes, the LOBO bike trail intersects Twin Lakes Road. An on-street connection traverses Twin Lakes Road, William Forks Trail, Spine Road, and Gunpark Drive before rejoining the off-street trail. The properties of interest will increase traffic density on the Twin Lakes Road, the Williams Forks Trail, and Spine Road resulting in more car / bicycle interactions. Figure 11 shows the portion of the LOBO trail that shares an on-street connection with



FIGURE 11 – MAP OF LOBO TRAIL TRAVERSING GUNBARREL¹⁶. THE ON-STREET CONNECTION COINCIDES WITH TWIN LAKES ROAD AND WILLIAM FORKS TRAIL. INCREASING TRAFFIC WILL PUT MORE CYCLISTS AND PEDESTRIANS AT RISK.

Twin Lakes Road and Williams Fork Trail. In the area highlighted in blue, there will be an increase in the number of car /bicycle interactions. There is an ongoing study concerning the relocation of the on-street portion of this trail. We do not believe it will address the significant gap in the sidewalk on Williams Fork Trail, forcing pedestrians to walk on the street from the properties of interest to Gunbarrel Center. **The increased density of cars will put both cyclists and pedestrians at risk.**

Alternative uses of these properties

These properties have significant value to the community. Alternative uses that will preserve the rural residential look and feel of our neighborhoods, minimize perturbation to hydrology, serve the greater community, mitigate traffic concerns, and preserve the land for the wildlife could include:

Convert to parks and open space

These parcels of land are enjoyed by many as open space today. Changing their land use designation as such would preserve these properties for future generations.

Alleviate congestion at the Pleasant View soccer fields

These properties could potentially alleviate the congestion occurring at the Pleasant View Soccer Fields. Creating a small parking lot (potentially gravel to reduce the impact on the area hydrology), and creating a limited number of soccer fields would mitigate concerns expressed in this document and service the broader Boulder Community. Any unused space could remain as native grasslands.

Create a community gathering space similar to Erie

Gunbarrel lacks a gathering space for residents to come together and create a sense of community. Erie has a wonderful park in the center of town near the Erie Community Center. It has a small parking lot and a large soccer field surrounded by a paved running path. As you walk around the loop, there are two separate areas with playground equipment for toddlers and older kids, a baseball field, and a skateboard park for the teenagers. It truly has an area that can serve the entire community both young and old.

This location is ideal for a community park such as the one just described. Having the LOBO trail nearby allows easy alternative transportation options for nearby residents. Such a project would fit the character of the neighborhood and provide a community area for greater Gunbarrel.

Strong public support of open space proposal

There is significant public support for the positions expressed in this document. TLAG created a petition¹⁷ to preserve these properties for the benefit of the Gunbarrel Community. As of 1/13/2016, that petition has over 550 signatures. A second petition advocating the creation of a Great Horned Owl Preserve, as of 1/13/2016, has over 1400 signatures¹⁸. To put this in perspective, the Boulder Valley Comprehensive Survey had only 937 participants when over 6000 were invited¹⁹. Based on community input, it should be high priority for our government to preserve these properties by converting them to Open Space.

Conclusion

We urge you to support our land use change requests to convert 6655 Twin Lakes Road, 6600 Twin Lakes Road, and 0 Kalua Road to open space or preserve their current low density residential and public designations. These properties clearly satisfy the criteria stated by Parks and Open Space for acquisition.

Increasing the density of these properties will have severe effects on the hydrology of the area, ignore the BVCP due to the proximity of public transportation, neglect sub-community planning, significantly increase the traffic congestion in our rural neighborhoods, and will have a detrimental effect on the wildlife.

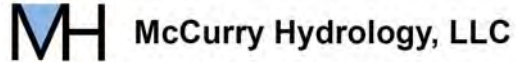
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11. – 205 Bus schedule. <http://www3.rtd-denver.com/schedules/getSchedule.action?routeId=205>
12. – Daily Camera Article about transportation accessibility of the Suites. http://www.dailycamera.com/top-stories/ci_29323466/imminent-longmont-bus-reroute-making-waves-at-suites
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19. – Boulder County Comprehensive Plan survey results. <https://bouldercolorado.gov/planning/bvcp-survey>

List of Attachments

The following lists of documents are attached for your convenience:

- 1) 6655 Twin Lakes Road - preliminary hydrology report performed by McCurry Hydrology, LLC.
- 2) 6600 Twin Lakes Road / O Kalua Road – preliminary hydrology report performed by McCurry Hydrology, LLC.
- 3) Davis No. 1, 2013 Dam Inspection Report.
- 4) Daily Camera article concerning public transportation accessibility at the Suites; a Longmont Housing Authority Property.
- 5) Farmland classification rating of these properties showing suitability as prime farmland.



Memorandum

To: Mr. David Rechberger, Twin Lakes Action Group
 From: Gordon McCurry, Ph.D.
 Date: June 24, 2015
 Subject: Preliminary Hydrologic Analysis of the BCHA Property at 6655 Twin Lakes Road

The Boulder County Housing Authority (BCHA) purchased a 10-acre parcel located at 6655 Twin Lakes Road in May 2013 with the goal of developing this undeveloped land to provide affordable housing. Residents of the surrounding community are concerned that developing this land could lead to an increase in basement flooding problems in this high-groundwater area. This memorandum presents my preliminary analysis of the hydrology of the subject property and surrounding areas, and provides recommendations on how to reduce flooding-related impacts related to developing the BCHA property.

Site Environmental Setting

The BCHA property is located northeast of the City of Boulder in unincorporated Boulder County in the south-central portion of Section 11 of Township 1 North, Range 70 West. The land is undeveloped with a native grass cover (Figure 1). The property ranges in elevation from approximately 5175 to 5160 feet and slopes gently to the southeast towards Boulder Creek. The northern edge of the BCHA property corresponds approximately to the surface water drainage divide separating the Dry Creek drainage to the north and a portion of the Boulder Creek drainage to the south, within which the property lies. South of the property are several small intermittent eastward-flowing streams that drain into Boulder Creek. Soils in the area consist of clay loam and clay, defined by the USDA Natural Resources Conservation Service as Nunn B and Longmont B soils (NRCS, 2015). The BCHA property contains about equal areas of both soil types (Figure 2). Underlying the soils is the Pierre Shale, a regionally extensive and low-permeability bedrock layer (USDA, 1975). Borehole logs from wells drilled in the vicinity of the BCHA property and the Twin Lakes neighborhood indicate that the depth to bedrock is approximately 10 to 15 feet below ground surface. A shallow aquifer exists within the soils that overlie the shale bedrock.

Hydrology Near the BCHA Property

Several man-made features exist in the area that dominates the hydrology of the BCHA and surrounding properties. North of the property are two lakes and three regional irrigation ditches. The West and East lakes are part of a 42-acre County Open Space Twin Lakes property. The lakes have been in use since 1910 to store water used for agricultural purposes (BCPOS, 2004). Portions of both lakes are adjacent to the northern edge of the BCHA property. The West and East lakes cover areas of approximately 16 and 11 acres, respectively, and have a combined storage capacity of 218 acre-feet (approximately 71 million gallons). The embankments for the

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lakes consist of compacted earth fill (GEI Consultants, 2014). Wetlands exist around the lakes as a result of seepage through the lake bed and berms, creating shallow groundwater conditions (BCPOS, 2004).

In 2014 the Boulder and Left Hand Ditch Company sponsored a study of potential impacts of dam breaches of two of its reservoirs (GEI Consultants, 2014). One of these reservoirs is referred to in this report as the East Lake of the Twin Lakes open space. The impoundment for the East Lake has a State dam safety rating indicating there could be significant property damage if there is a dam failure (BCPOS, 2004). A hypothetical breach of the East Lake's dam was modeled and inundation maps were generated. The dam for this lake, Davis No. 1 Dam, is constructed as a dike that rings the eastern portion of the lake. Failure scenarios were modeled for both a northern and a southern dam breach. The southern breach scenario was felt to be smaller in magnitude than the northern breach. A portion of the hypothetical southern breach would discharge to the southeast, across the eastern portion of the BCHA property and through the neighborhoods southeast of the East Lake as water flows to Boulder Creek (GEI Consultants, 2014). The modeled southern breach had a peak flow of 600 cfs, roughly equivalent to high spring-time flows of Boulder Creek through town. Maximum flow depths to the southeast were modeled to be approximately one foot (Figure 3).

Located between the two lakes and the BCHA property are the North Boulder Farmer's Ditch, the Boulder and Left Hand Ditch, and the Boulder and White Rock Ditch. The former two ditches merge beginning west of 63rd Street and then the resulting two ditches run parallel to each other, traversing south of the West and East lakes and continuing to the east (Boulder County, 2000). The Boulder and Left Hand Ditch Irrigation Company retains the right to use the West and East lakes for storage purposes (BCPOS, 2004). Over the past 20 years an average of approximately 145 acre-feet per year has flowed through the ditches to supply the lakes. Like most ditches, these are unlined and likely leak a portion of their water to the underlying soils and shallow groundwater system, supporting the wetlands vegetation and lush growth around them.

Another hydrologic feature of note for the Twin Lakes community is the Boulder Supply Canal. This is a large-capacity canal located west of the Boulder Country Club neighborhood, adjacent to Carter Court and Carter Trail that define the west side of that neighborhood. The Boulder Supply Canal allows excess water in Boulder Reservoir to discharge to Boulder Creek (DWR, 2005). Although concrete-lined, it was built in 1955 and so it is likely that some leakage occurs through joints, cracks and areas of degraded concrete whenever it is in use.

Within and south of the residential areas south of Twin Lakes Road is a small lake and an intermittent stream that includes several areas containing wetlands-type vegetation. These water features also provide water to the underlying shallow aquifer system. The wetlands are an indication of shallow groundwater conditions in this portion of the residential area south of the BCHA property.

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Hydraulic Limitations in the Vicinity of the BCHA Property

Twin Lakes, two irrigation ditches, and to a lesser extent a supply canal are all located hydraulically upgradient of and in close proximity of the BCHA property and surrounding residential areas. Collectively these provide ample sources of water to feed the area's shallow groundwater system. The water table of the shallow groundwater system is located relatively close to the land surface as shown by the commonly-occurring wetlands present in the area. The shallow depth to bedrock helps support and maintain the shallow aquifer. In addition, many homes in the Twin Lakes neighborhoods have sump pumps which are further evidence of shallow groundwater.

The USDA Natural Resources Conservation Service has compiled soils data and developed an interactive web-based graphical database that allows the user to examine the suitability of a given area to a set of potential uses (NRCS, 2015). The suitability analyses are based on geotechnical and engineering properties of the soils. The soils beneath the BCHA property (Figure 2) were evaluated as part of this preliminary hydrologic analysis as to their suitability for the construction of dwellings. Dwellings are defined by the NRCS as single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of approximately 7 feet. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

Each soil type is assigned a suitability rating based on the limitations posed by individual soil properties. Two sets of criterion are applicable to dwellings: (1) properties that affect the ability of the soil to support a load without movement and (2) properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (inferred from the Unified Soil Classification System classification of the soil). The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Ratings indicate the extent to which the soils are limited by each of the applicable soil properties that affect the specified use, in this case the construction of dwellings. Numeric ratings are provided and indicate the severity or degree with which a given soil property contributes to the overall suitability rating. An assigned rating of "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. An assigned rating of "Somewhat limited"

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indicates that the soil has features that are moderately unfavorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. An assigned rating of "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected (NRCS, 2015).

The suitability of soils for accommodating dwellings on and near the BCHA property was found to be somewhat limited to very limited for dwellings with basements (Figure 4). The main reasons were due to flooding potential and shallow depth to groundwater, and the shrink-swell potential of the soils. The flooding potential and shallow depth to groundwater are expected outcomes given the number and proximity of water sources in the immediate vicinity. The shrink-swell potential is associated with the shrinking of soil when dry and the swelling when wet – a common feature of many clay-rich soils. Shrinking and swelling of soil can damage roads, dams, building foundations, and other structures (NRCS, 2015). The suitability to accommodate dwellings without basements on and near the BCHA property was found to be very limited, for the same reasons.

To minimize the impacts from flooding potential, shallow groundwater and shrink-swell of the site soils, dwellings built on the BCHA property may require additional design components. These may include addition foundation footers, exterior tile drains around the foundations, sump pumps in basements and crawl spaces, setbacks for landscaping, and gutter downspouts that extend beyond a critical setback distance from the dwellings.

Hydrologic Concerns Associated with Development of the BCHA Property

The preceding discussion suggests potential limitations associated with constructing dwellings on the BCHA property and offers general guidelines to mitigate those limitations. However, it does not address potential hydrologic impacts to adjacent residential buildings associated with development of the property. The key impacts are:

- higher risk of basement flooding,
- increases in the frequency and/or volume required to be pumped from homes with existing sump pump systems, and
- the need for homes to install and operate sump pump systems that historically have not had to do so.

The causes of these potential impacts relate to constructing dwellings, dwelling foundations and foundation footers, and even the sump or drain systems that might be installed for the new homes. Dwellings typically are constructed so that the soil beneath the building foundation supports some of the weight of the building, with the remaining load supported by foundation

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footers. The weight of a structure compresses the underlying soil. Sand- and gravel-rich soils have very little compressibility but the clay-rich soils beneath the BCHA property are likely to have a relatively high compression potential. In the northern portion of the BCHA property where shallow depth to groundwater is more likely due to the nearby lakes and irrigation ditches, it is possible that compressed soils could extend below the water table. If this were to occur, the groundwater previously occupying those pore spaces in the soil would be displaced and would migrate elsewhere. Depending on the density of building construction and how close those buildings were to existing residences, at least some of the displaced groundwater would migrate toward the existing residences with a resulting rise in the water table and increased risk of basement flooding. Deep foundation footers or foundations that extended to the underlying bedrock would similarly displace existing groundwater.

In addition, sump or drain systems that might be installed in new dwellings could also pose an addition hydrologic risk to nearby homes. It is common for water extracted from sump/drain systems to be discharged into nearby gutters or storm drains. Depending on how the storm drain system for the new dwellings is designed, the extracted water may end up infiltrating along the edges of the BCHA property which would lead to higher groundwater conditions for the adjacent residences.

An additional hydrologic concern associated with development of the BCHA property, which one hopes never occurs, is the impact of a dam breach of the East or West lakes on the Twin Lakes property. The hydraulic analyses conducted for the East Lake indicates a portion of the discharge from a hypothetical southern breach would traverse the east side of the BCHA property. Should homes be constructed in that area, their presence would divert the flows caused by the breach and, based on the inundation analyses, most of that diverted water would be routed to the neighborhood to the east. No analysis was performed for a breach of the West Lake, but it is reasonable to assume that newly built dwellings on the BCHA property would also divert some of the released lake water into adjacent neighborhoods.

Conclusions

Before any dwellings are built on the BCHA property the developer must take into account the shallow groundwater conditions that likely exist in the region so that existing homes are not adversely affected. Any homes that are built should be designed to overcome the limitations posed by flooding potential, shallow depth to water, and shrink-swell conditions of the soil. Installing wells on the property and instrumenting them to characterize the depth to groundwater in the shallow aquifer, over the course of at least one year, and performing geotechnical testing on soils are both necessary to better characterize the hydraulic properties and gain a better understanding of potential impacts to adjacent residences.

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Figure 1. View looking northwest at the BCHA property from Twin Lakes Road.



Figure 2. Soils in the vicinity of the BCHA property.

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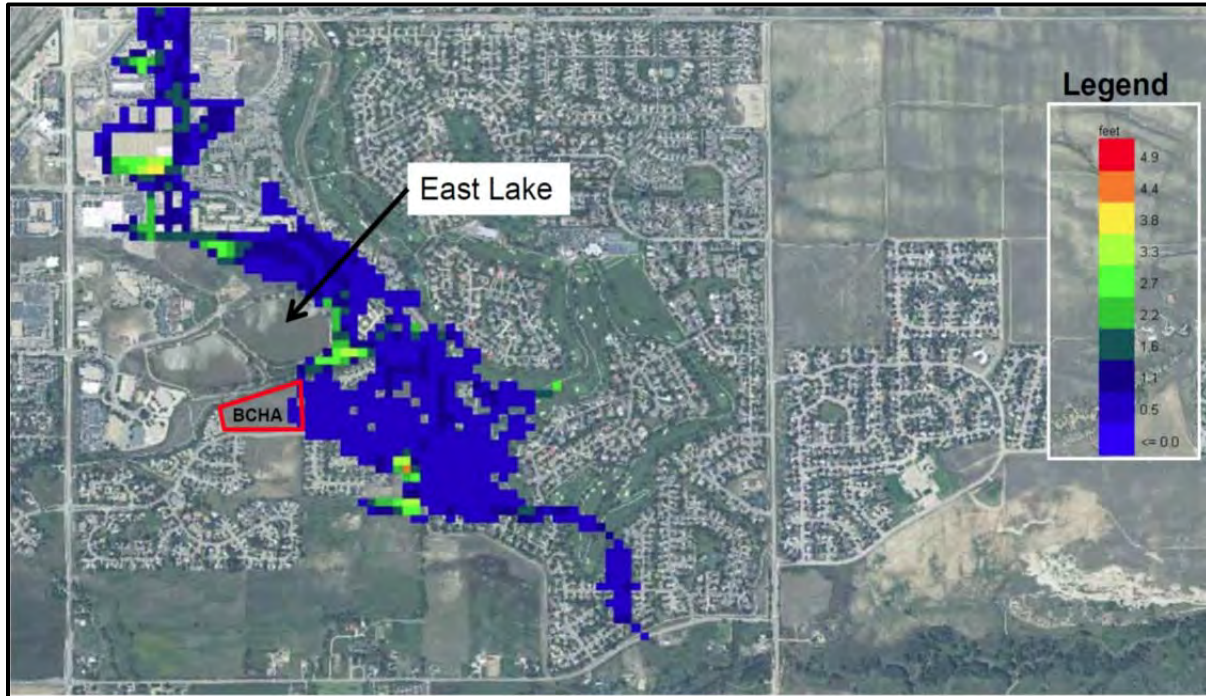


Figure 3. Inundation area and maximum flow depths for a dam breach of the East Lake.

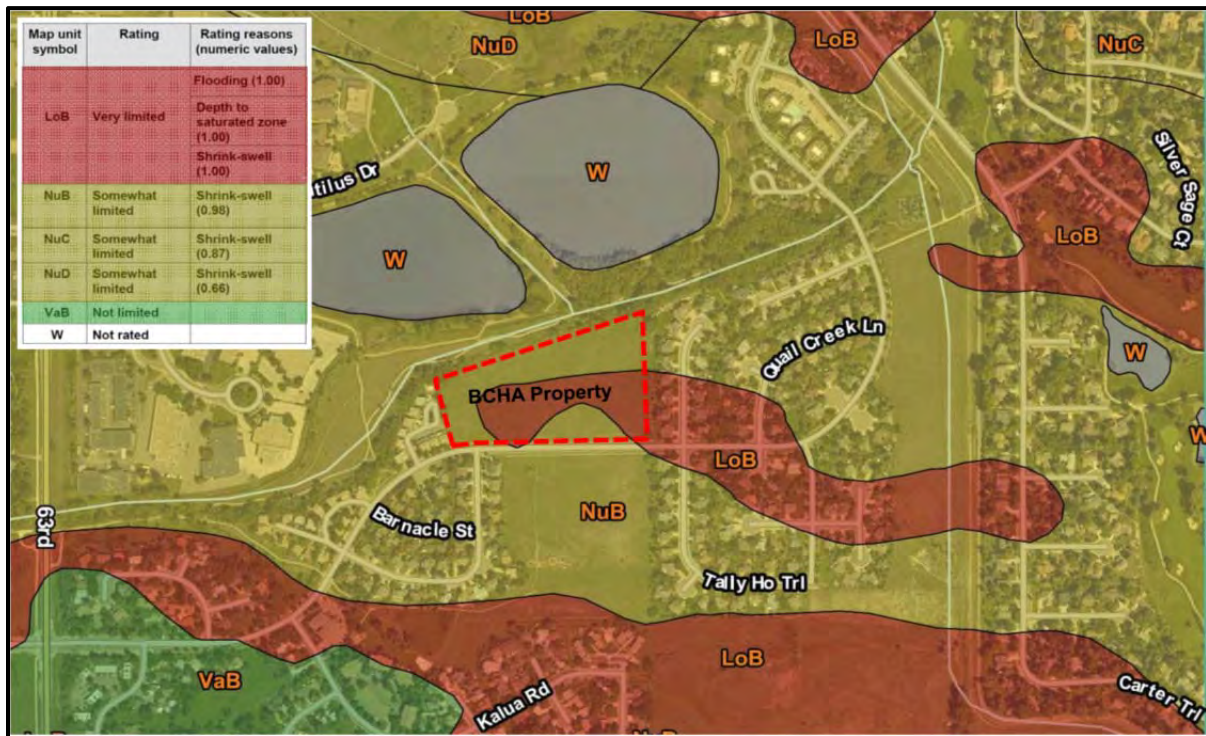
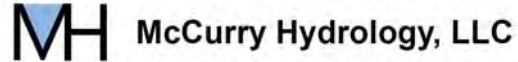


Figure 4. Limitations for construction of dwellings with basements.



Memorandum

To: Mr. David Rechberger, Twin Lakes Action Group
From: Gordon McCurry, Ph.D.
Date: November 16, 2015
Subject: Preliminary Hydrologic Analysis of the BVSD Properties at 6600 Twin Lakes Road

The Boulder Valley School District RE-2 (BVSD) owns a pair of undeveloped parcels totaling 10 acres located at approximately 6600 Twin Lakes Road. The northern property is 3.95 acres in area and is located on the south side of Twin Lakes Road while the adjacent southern property is 6.08 acres in area with an address of 0 Kalua Road (Figure 1). The BVSD has reportedly filed a request to change the land use designation of these parcels from Rural Residential to Mixed Use Residential. Residents of the surrounding community are concerned that developing the BVSD properties land could lead to an increase in basement flooding or other hydrologic impacts. This memorandum presents my preliminary analysis of the hydrology of these BVSD properties and surrounding areas, and provides recommendations on how to reduce flooding-related impacts related to their development.

Site Environmental Setting

The BVSD properties are located northeast of the City of Boulder in unincorporated Boulder County, in the south-central portion of Section 11 of Township 1 North, Range 70 West. The land is undeveloped with a native grass cover (Figure 2). The property ranges in elevation from approximately 5165 to 5150 feet and slopes gently to the southeast towards Boulder Creek. South of the southern property are several small intermittent eastward-flowing streams that drain into Boulder Creek. Soils in the area consist of clay loam and clay, defined by the USDA Natural Resources Conservation Service as Nunn B clay loam and Longmont B clay soils (NRCS, 2015). The BVSD properties are predominantly Nunn clay loam with the southern portion containing Longmont clay soil types (Figure 3). Underlying the soils is the Pierre Shale, a regionally extensive and low-permeability bedrock layer (USDA, 1975). Borehole logs from wells drilled in the vicinity of the BVSD properties and the Twin Lakes neighborhood indicate that the depth to bedrock is approximately 20 to 25 feet below ground surface. A shallow aquifer exists within the soils that overlie the shale bedrock.

Hydrology Near the BVSD Properties

Several man-made features exist in the area that influence the hydrology of the BVSD and surrounding properties. Approximately 700 feet north of the northern property are two lakes on the 42-acre County Open Space Twin Lakes property and three regional irrigation ditches. The lakes have a combined area of 27 acres and storage capacity of 218 acre-feet. They have been in use since 1910 to store water used for agricultural purposes (BCPOS, 2004). The embankments for the lakes consist of compacted earth fill (GEI Consultants, 2014). Wetlands exist around the

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lakes as a result of seepage through the lake bed and berms, creating shallow groundwater conditions (BCPOS, 2004).

Several ditches exist west and north of the BVSD property and contribute to shallow groundwater conditions in the area. The North Boulder Farmer's Ditch, the Boulder and Left Hand Ditch, and the Boulder and White Rock Ditch flow into the Twin Lakes. The first two of these ditches flow towards Twin Lakes from the southwest and cross 63rd Street several times. The North Boulder Farmer's Ditch and Left Hand Ditch merge west of 63rd Street just north of Twin Lakes Road and then the resulting two ditches run parallel to each other, traversing east toward the Twin Lakes and continuing to the east (Boulder County, 2000). Over at least the past 20 years an average of approximately 145 acre-feet per year has flowed through the ditches to supply the lakes (BCPOS, 2004). Like most ditches, these are unlined and leak a portion of their water to the underlying soils and shallow groundwater system, supporting the wetlands vegetation and lush growth around them.

Leakage from these ditches helps sustain the small pond and wetlands located south of Twin Lakes Road and east of Kalua Road. Seasonal outflow from this pond flows east and traverses the southern border of the southern BVSD property (Figure 1). The pond and intermittent outflow drainage also provide water to the underlying shallow aquifer system. The wetlands associated with the pond are an indication of shallow groundwater conditions in this portion of the residential area south of the BVSD property.

Hydrologic Limitations in the Vicinity of the BVSD Properties

Twin Lakes to the north, the two irrigation ditches to the west and north, and the pond with its outflow to the west and south are all located hydraulically upgradient of and in close proximity of the BVSD properties and surrounding residential areas. Collectively these provide much more water to feed the area's shallow groundwater system than occurs in other areas. The water table of the shallow groundwater system is located relatively close to the land surface as shown by the wetlands present in the area. The depth to impermeable bedrock is relatively shallow and this helps support and maintain the shallow aquifer overlying the bedrock. Many homes in the Twin Lakes neighborhoods have sump pumps which are further evidence of shallow groundwater. Future development of the BVSD properties must take these hydrologic factors into account to minimize impacts both on surrounding properties and on buildings that would be constructed.

Conducting site-specific investigations will be necessary to evaluate potential limitations to development that may exist on the BVSD properties. Prior to doing so, an assessment of site soils and their suitability to different uses of the properties provides insight into those limitations.

The USDA Natural Resources Conservation Service has compiled soils data and developed a web-based graphical database that allows the user to examine the suitability of a given area to a

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set of potential uses (NRCS, 2015). The suitability analyses are based on geotechnical and engineering properties of the soils. The soils beneath the BVSD properties (Figure 3) were evaluated as part of this preliminary hydrologic analysis as to their suitability for the construction of dwellings, both including and not including basements. Dwellings are defined by the NRCS as single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of approximately 7 feet. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

Each soil type in the area of interest is assigned a suitability rating based on the limitations posed by individual soil properties. Two sets of criterion are applicable to dwellings: (1) properties that affect the ability of the soil to support a load without movement and (2) properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (inferred from the Unified Soil Classification System classification of the soil). The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Ratings indicate the extent to which the soils are limited by each of the applicable soil properties that affect the specified use, in this case the construction of dwellings. Numeric ratings are provided and indicate the severity or degree with which a given soil property contributes to the overall suitability rating. An assigned rating of "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. An assigned rating of "Somewhat limited" indicates that the soil has features that are moderately unfavorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. An assigned rating of "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected (NRCS, 2015).

The suitability of soils for accommodating dwellings on and near the BVSD properties was found to be somewhat limited for dwellings with basements in all but the southwest corner, where the suitability is very limited (Figure 4). The main reasons were due to the shrink-swell potential of the soils, flooding potential and shallow depth to groundwater. The shrink-swell limitation is associated with the shrinking of soil when dry and the swelling when wet. This is a common feature of many clay-rich soils, including those that comprise most of the properties. Shrinking and swelling of soil can damage roads, dams, building foundations, and other

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structures (NRCS, 2015). The flooding potential and shallow depth to groundwater are expected outcomes given the number and proximity of water sources in the immediate vicinity.

Perhaps more important is that the suitability of the soils to accommodate dwellings without basements was found to be very limited, for the same reasons of shrink-swell potential, flooding and shallow depth to groundwater.

Hydrologic Concerns Associated with Development of the BCHA Property

The preceding discussion suggested potential limitations associated with constructing dwellings on the BVSD properties but did not address potential hydrologic impacts to adjacent residential buildings associated with development of the property. Homes located adjacent to the BVSD properties are most likely to experience impacts from development and includes homes south of Twin Lakes Road along Tally Ho Trail and Starboard Drive, and homes in the eastern end of Kalua Road. Possible impacts include:

- a higher risk of basement flooding,
- increases in the frequency and/or volume needed to be pumped by existing sump pump systems, and
- the need for homes to have sump pump systems installed that previously have not had them.

The causes of these potential impacts relate to increases in groundwater levels associated with constructing buildings, building foundations and foundation footers, and the sump or drain systems that might be installed for the new buildings. Typically the soil beneath a building foundation supports some of the weight of that building with the remaining load supported by foundation footers. The weight of a structure compresses the underlying soil. The clay-rich soils beneath the BVSD properties are likely to have a relatively high soil compression potential. It is possible that compressed soils could extend below the water table in areas of shallow groundwater. If this were to occur, the groundwater previously occupying the pore spaces in the soil would be displaced and would migrate elsewhere. Depending on the density of building construction and how close those buildings were to existing residences, at least some of the displaced groundwater could migrate toward existing residences with a resulting rise in the water table and an increased risk of basement flooding. Deep foundation footers or foundations that extended to the underlying bedrock would displace existing groundwater and force it to flow into adjacent areas, also potentially increasing the risk of basement flooding to nearby homes.

Sump or drain systems that might be installed in new buildings could also pose an addition hydrologic risk to nearby homes. It is common for water extracted from sump/drain systems to be discharged into nearby gutters or storm drains. Depending on how the storm drain system for

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the new buildings is designed, the extracted water may end up infiltrating along the edges of the BVSD properties which would lead to higher groundwater conditions for the adjacent residences.

Conclusions

Before any structures are built on the BVSD properties the developer must undertake appropriate site-specific studies and monitoring to characterize soil properties and the shallow groundwater conditions that likely exist in the region so that existing homes are not adversely affected. Any structures built should be designed to overcome the limitations posed by shrink-swell conditions of the soil, flooding potential, and shallow depth to water. Installing monitoring wells on the properties and instrumenting them to characterize the depth to groundwater in the shallow aquifer, over the course of at least one year, and performing geotechnical testing on soils are necessary to gain a better understanding of potential impacts to adjacent residences.

Structures built on the BVSD properties may require additional components to minimize the impacts posed by the site soils and shallow groundwater conditions. These may include:

- addition foundation footers,
- exterior tile drains around the foundations,
- sump pumps in basements and crawl spaces or elimination of basements,
- setbacks for landscaping, and
- gutter downspouts that extend beyond a critical setback distance from the buildings.

Results of the field investigations and the size, number and density of proposed buildings would affect the need for these components but some would likely be needed and should be factored into early planning should the BVSD properties be developed.

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Preliminary Hydrologic Analysis, BVSD Properties
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Figure 1. Map showing the BVSD and surrounding properties.



Figure 2. View looking southwest at the BVSD properties from Twin Lakes Road.

Preliminary Hydrologic Analysis, BVSD Properties
 November 16, 2015
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Figure 3. Soils in the vicinity of the BVSD properties.

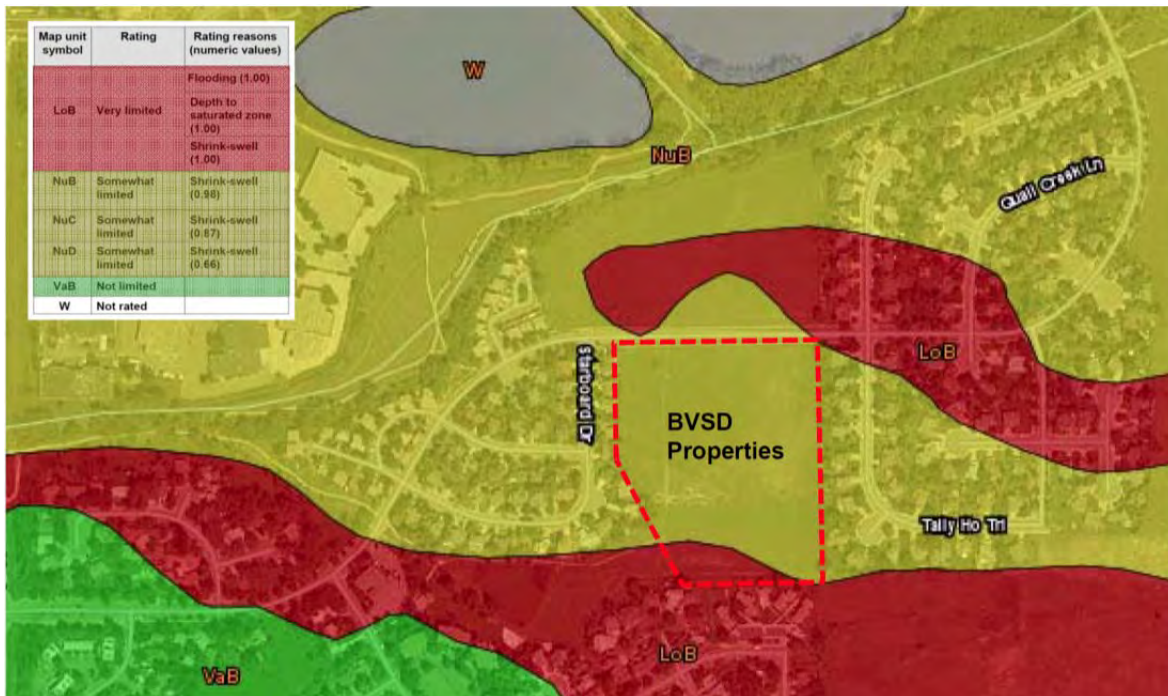


Figure 4. Limitations for construction of dwellings with basements.

ENGINEER'S INSPECTION REPORT

INSPECTOR: RDS

OFFICE OF THE STATE ENGINEER - DIVISION OF WATER RESOURCES - DAM SAFETY BRANCH

1313 SHERMAN STREET, ROOM 818, DENVER, CO 80203, (303) 866-3581

DAM NAME: DAVIS NO. 1	T: 010N R: 0700W S: 11	COUNTY: BOULDER	DATE OF INSPECTION: 5/23/2013
DAM ID: 060111 YRCompl: 1910	DAM HEIGHT(FT): 12.7	SPILLWAY WIDTH(FT): 13.0	PREVIOUS INSPECTION: 10/19/2011
CLASS: Significant hazard	DAM LENGTH(FT): 3263.0	SPILLWAY CAPACITY(CFS): 84.0	NORMAL STORAGE (AF): 138.0
DIV: 1 WD: 6	CRESTWIDTH(FT): 15.0	FREEBOARD (FT): 3.0	SURFACE AREA(AC): 17.0
EAP: 8/1/2007	CRESTLEV(FT): 5174.0	DRAINAGE AREA (AC.): 65.0	OUTLET INSPECTED: 4/30/2001

CURRENT RESTRICTION: -- NONE --

OWNER: BOULDER & LEFTHAND IRRIGATION COMPANY	OWNER REP.: JOHN BRUNNER
ADDRESS: 7437 N. 95TH ST.	CONTACT NAME: JOHN BRUNNER
LONGMONT CO 80501-0000	CONTACT PHONE: (303) 652-3124

INSPECTION PARTY: Bob Juhl
 REPRESENTING: Boulder & Lefthand Irrigation Company

FIELD CONDITIONS OBSERVED	WATER LEVEL: BELOW DAM CREST <u>2.9</u> FT. Above Spillway <u>0.1</u> FT. GAGE ROD READING <u>5171</u>
	GROUND MOISTURE CONDITION: <input type="checkbox"/> DRY <input checked="" type="checkbox"/> WET <input type="checkbox"/> SNOWCOVER OTHER <u>cool (40's), breezy, cloudy</u>

DIRECTIONS: MARK AN X FOR CONDITIONS FOUND AND UNDERLINE WORDS THAT APPLY

UPSTREAM SLOPE

PROBLEMS NOTED (0) NONE (1) RIPRAP - MISSING, SPARSE, DISPLACED, WEATHERED (2) WAVE EROSION - WITH SCARPS
 (3) CRACKS WITH DISPLACEMENT (4) SINKHOLE (5) APPEARS TOO STEEP (6) DEPRESSION OR BULGES (7) SLIDES
 (8) CONCRETE FACING - HOLES CRACKS, DISPLACED, UNDERMINED (9) OTHER

Upstream riprap consisted primarily of concrete rubble ranging in size from 12 inch blocks to 6-8 foot long curb and gutter sections with no evidence of any bedding material. Riprap placement was sparse, with exposed embankment observed in numerous locations. Wave erosion has resulted in riprap sloughing down the slope and has generated a near vertical scarp of varying height from 1- to 4-feet high that is present across most of the embankment. Grassy vegetation is present across most of the upstream slope.

Trees and shrubs of varying sizes (<1 inch diameter to >24 inch diameter) are present on at least half of the upstream slope. Trees have fallen into the reservoir in a few locations, of which some are dead and some are still living, and in some cases the trees exist 15 to 20 feet within the reservoir boundaries. Undermining of tree foundations along the reservoir rim was observed in numerous locations, particularly along the north embankment.

CONDITIONS OBSERVED: Good Acceptable Poor

CREST

PROBLEMS NOTED (10) NONE (11) RUTS OR PUDDLES (12) EROSION (13) CRACKS - WITH DISPLACEMENT (14) SINKHOLES
 (15) NOT WIDE ENOUGH (16) LOW AREA (17) MISALIGNMENT (18) IMPROPER SURFACE DRAINAGE (19) OTHER

The crest appeared to be in good condition, free from cracks, rutting, low areas, or other irregularities. A light gravel surface course was present around the entire perimeter, approximately 8- to 10-feet wide.

CONDITIONS OBSERVED: Good Acceptable Poor

DOWNSTREAM SLOPE

PROBLEMS NOTED (20) NONE (21) LIVESTOCK DAMAGE (22) EROSION OR GULLIES (23) CRACKS - WITH DISPLACEMENT (24) SINKHOLE
 (25) APPEARS TOO STEEP (26) DEPRESSION OR BULGES (27) SLIDE (28) SOFT AREAS (29) OTHER

Downstream face was generally uniform in slope, though steep (~1.5H: to 2.5H:1V). Recent rainfall has aided in establishment in uniform grassy vegetation greater than 1 foot high, which made it somewhat challenging to identify any minor irregularities on the embankment slope. Trees, depressions and rodent holes were observed in several locations as discussed in the Maintenance and Repairs section of this report.

CONDITIONS OBSERVED: Good Acceptable Poor

ENGINEER'S INSPECTION REPORT
DAM NAME: DAVIS NO. 1DATE: 5/23/2013
DAM I.D.: 060111**SEEPAGE**

- PROBLEMS NOTED (30) NONE (31) SATURATED EMBANKMENT AREA (32) SEEPAGE EXITS ON EMBANKMENT
 (33) SEEPAGE EXITS AT POINT SOURCE (34) SEEPAGE AREA AT TOE (35) FLOW ADJACENT TO OUTLET (36) SEEPAGE INCREASED / MUDDY
 DRAIN OUTFALLS SEEN No Yes Show location of drains on sketch and indicate (37) FLOW INCREASED / MUDDY (38) DRAIN DRY / OBSTRUCTED
 (39) OTHER

No seepage collection system is present at this facility.

Standing water and marshy areas were present along most of the downstream toe, and cattails were present along the north and east embankment toes. No seepage point sources were observed at any of the saturated areas, and the water was generally stagnant except at a point at the northeast where the surface water drains into the spillway discharge channel. The standing water along the south embankment toe was bounded to the south by the Boulder and Lefthand bypass ditch. Though recent rainfall has contributed to these wet areas, it is presumed that seepage from the reservoir and possibly the bypass ditch are also contributing sources. A system for measuring seepage was discussed during the inspection, and should be implemented as soon as possible. Close monitoring and measurement of seepage and surface water flows in the downstream areas should be performed to identify potential trends between these areas, rainfall, and reservoir storage/water surface levels. A preliminary template for measurement and monitoring will be provided.

CONDITIONS OBSERVED: Good Acceptable Poor**OUTLET**

- PROBLEMS NOTED (40) NONE (41) NO OUTLET FOUND (42) POOR OPERATING ACCESS (43) INOPERABLE
 (44) UPSTREAM OR DOWNSTREAM STRUCTURE DETERIORATED (45) OUTLET OPERATED DURING INSPECTION YES NO
 INTERIOR INSPECTED (120) NO (121) YES (46) CONDUIT DETERIORATED OR COLLAPSED (47) JOINTS DISPLACED (48) VALVE LEAKAGE
 (49) OTHER

The outlet and spillway structure was new in 2001 and appears to be in good condition. Both the low level outlet and the spillway were in operation at the time of the inspection. The outlet gate operates through a full cycle at least annually. The outlet conduit is overdue for an internal inspection.

CONDITIONS OBSERVED: Good Acceptable Poor**SPILLWAY**

- PROBLEMS NOTED (50) NONE (51) NO EMERGENCY SPILLWAY FOUND (52) EROSION WITH BACKCUTTING (53) CRACK - WITH DISPLACEMENT
 (54) APPEARS TO BE STRUCTURALLY INADEQUATE (55) APPEARS TOO SMALL (56) INADEQUATE FREEBOARD (57) FLOW OBSTRUCTED
 (58) CONCRETE DETERIORATED / UNDERMINED (59) OTHER

Some sticks and debris were present on, and should be cleared from, the trashrack to prevent flow obstruction.CONDITIONS OBSERVED: Good Acceptable Poor**MONITORING**

- EXISTING INSTRUMENTATION FOUND (110) NONE (111) GAGE ROD (112) PIEZOMETERS (113) SEEPAGE WEIRS / FLUMES
 (114) SURVEY MONUMENTS (115) OTHER
 MONITORING OF INSTRUMENTATION (116) NO (117) YES PERIODIC INSPECTIONS BY: (118) OWNER (119) ENGINEER

It is unclear when the last movement monument survey was performed. The latest survey data should be submitted at the earliest convenience.

A monitoring program for the saturated areas along the downstream toe needs to be developed and implemented. More information in this regard will be provided.

CONDITIONS OBSERVED: Good Acceptable Poor**MAINTENANCE AND REPAIRS**

- PROBLEMS NOTED (60) NONE (61) ACCESS ROAD NEEDS MAINTENANCE (62) LIVESTOCK DAMAGE
 (63) BRUSH ON UPSTREAM SLOPE, CREST DOWNSTREAM SLOPE, TOE (64) TREES ON UPSTREAM SLOPE, CREST DOWNSTREAM SLOPE, TOE
 (65) RODENT ACTIVITY ON UPSTREAM SLOPE, CREST DOWNSTREAM SLOPE, TOE (66) DETERIORATED CONCRETE - FACING, OUTLET SPILLWAY
 (67) GATE AND OPERATING MECHANISM NEED MAINTENANCE (68) OTHER

Numerous large and small trees and shrubs are present on all faces of the dam and along the downstream toe. All shrubs and small trees should be removed immediately and prevented from establishing in the future. A program for removing large trees should be developed and implemented as soon as possible. Guidance for vegetation management will be provided.

Numerous burrowing rodent holes were present throughout the embankment and downstream toe. Several large, dry depressions (~1 sq. yd. x 1-2 ft deep each) were observed on the downstream slope near the southeast embankment, which appeared to be the result of historic tree removals that were not properly backfilled and compacted. All depressions and rodent holes should be backfilled and compacted immediately. Guidance for managing burrowing rodents will be provided.

CONDITIONS OBSERVED: Good Acceptable Poor

Go to next page for Overall Conditions and Items Requiring Actions

ENGINEER'S INSPECTION REPORT
 DAM NAME: DAVIS NO. 1

DATE: 5/23/2013
 DAM I.D.: 060111

OVERALL CONDITIONS

The dam is in moderate to poor condition. A priority list for improving the safety conditions at this dam will be provided.

The EAP was last updated in 2007, is outdated, and lacks inundation maps. An EAP template and information regarding grant money for inundation map development will be provided.

Based on this Safety Inspection and recent file review, the overall condition is determined to be:

(71) SATISFACTORY

(72) CONDITIONALLY SATISFACTORY

(73) UNSATISFACTORY

ITEMS REQUIRING ACTION BY OWNER TO IMPROVE THE SAFETY OF THE DAM

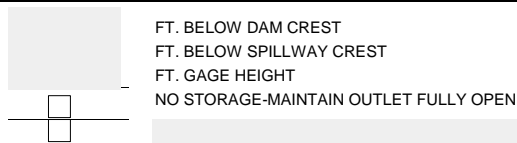
The State Engineer, by providing this dam safety inspection report, does not assume responsibility for any unsafe condition of the subject dam. The sole responsibility for the safety of this dam rests with the reservoir owner or operator, who should take every step necessary to prevent damages caused by leakage or overflow of waters from the reservoir or floods resulting from a failure of the dam.

MAINTENANCE - MINOR REPAIR - MONITORING

- (80) PROVIDE ADDITIONAL RIPRAP: **and repair eroded areas on the upstream slope to prevent further erosion**
 - (81) LUBRICATE AND OPERATE OUTLET GATES THROUGH FULL CYCLE
 - (82) CLEAR TREES AND/OR BRUSH FROM: **upstream and downstream slopes in accordance with approved tree removal program**
 - (83) INITIATE RODENT CONTROL PROGRAM AND PROPERLY BACKFILL EXISTING HOLES:
 - (84) GRADE CREST TO A UNIFORM ELEVATION WITH DRAINAGE TO THE UPSTREAM SLOPE:
 - (85) PROVIDE SURFACE DRAINAGE FOR:
 - (86) MONITOR: **saturated areas along downstream toe**
 - (87) DEVELOP AND SUBMIT AN EMERGENCY ACTION PLAN: **Update contacts and develop inundation maps; an EAP template has been provided**
 - (88) OTHER **Mow vegetation on upstream and downstream slopes and maintain between 6-10 inches**
 - (89) OTHER **Install seepage measuring device at surface drainage point adjacent to spillway discharge channel**
- ENGINEERING - EMPLOY AN ENGINEER EXPERIENCED IN DESIGN AND CONSTRUCTION OF DAMS TO:** (Plans and Specifications must be approved by State Engineer prior to construction.)
- (90) PREPARE PLANS AND SPECIFICATIONS FOR REHABILITATION OF THE DAM:
 - (91) PREPARE AS-BUILT DRAWINGS OF:
 - (92) PERFORM A GEOTECHNICAL INVESTIGATION TO EVALUATE THE STABILITY OF THE DAM:
 - (93) PERFORM A HYDROLOGIC STUDY TO DETERMINE REQUIRED SPILLWAY SIZE:
 - (94) PREPARE PLANS AND SPECIFICATIONS FOR AN ADEQUATE SPILLWAY:
 - (95) SET UP A MONITORING SYSTEM INCLUDING WORK SHEETS, REDUCED DATA AND GRAPHED RESULTS: **for saturated areas along downstream toe; a template worksheet will be provided**
 - (96) PERFORM AN INTERNAL INSPECTION OF THE OUTLET: **and submit results to this office**
 - (97) OTHER:
 - (98) OTHER:
 - (99) OTHER:

SAFE STORAGE LEVEL: RECOMMENDED AS A RESULT OF THIS INSPECTION

- (101) FULL STORAGE
- (102) CONDITIONAL FULL STORAGE
- (103) RECOMMENDED RESTRICTION
- (104) CONTINUE EXISTING RESTRICTION



REASON FOR RESTRICTION

ACTIONS REQUIRED FOR CONDITIONAL FULL STORAGE ~~OR CONTINUED STORAGE AT THE RESTRICTED LEVEL~~

Progress on items (80), (82), (87), (89), and (95) is required prior to next inspection or a restriction will be warranted.

Engineer's Signature _____ INSPECTED BY _____ Owner's Signature _____ OWNER/OWNER'S REPRESENTATIVE _____ DATE: / /

ENGINEER'S INSPECTION REPORT
DAM NAME: DAVIS NO. 1

DATE: 5/23/2013
DAM I.D.: 060111

GUIDELINES FOR DETERMINING CONDITIONS

CONDITIONS OBSERVED - APPLIES TO UPSTREAM SLOPE, CREST, DOWNSTREAM SLOPE, OUTLET, SPILLWAY

GOOD

In general, this part of the structure has a near new appearance, and conditions observed in this area do not appear to threaten the safety of the dam.

ACCEPTABLE

Although general cross-section is maintained, surfaces may be irregular, eroded, rutted, spalled, or otherwise not in new condition. Conditions in this area do not currently appear to threaten the safety of the dam.

POOR

Conditions observed in this area appear to threaten the safety of the dam.

CONDITIONS OBSERVED - APPLIES TO SEEPAGE

GOOD

No evidence of uncontrolled seepage. No unexplained increase in flows from designed drains. All seepage is clear. Seepage conditions do not appear to threaten the safety of the dam.

ACCEPTABLE

Some seepage exists at areas other than the drain outfalls, or other designed drains. No unexplained increase in seepage. All seepage is clear. Seepage conditions observed do not currently appear to threaten the safety of the dam.

POOR

Seepage conditions observed appear to threaten the safety of the dam. Examples:
1) Designed drain or seepage flows have increased without increase in reservoir level.
2) Drain or seepage flows contain sediment, i.e., muddy water or particles in jar samples.
3) Widespread seepage, concentrated seepage, or ponding appears to threaten the safety of the dam.

CONDITIONS OBSERVED - APPLIES TO MONITORING

GOOD

Monitoring includes movement surveys and leakage measurements for all dams, and piezometer readings for High hazard dams. Instrumentation is in reliable, working condition. A plan for monitoring the instrumentation and analyzing results by the owner's engineer is in effect. Periodic inspections by owner's engineer.

ACCEPTABLE

Monitoring includes movement surveys and leakage measurements for High and Significant hazard dams; leakage measurements for Low hazard dams. Instrumentation is in serviceable condition. A plan for monitoring instrumentation is in effect by owner. Periodic inspections by owner or representative. OR, NO MONITORING REQUIRED.

POOR

All instrumentation and monitoring described under "ACCEPTABLE" here for each class of dam, are not provided, or required periodic readings are not being made, or unexplained changes in readings are not reacted to by the owner.

CONDITIONS OBSERVED - APPLIES TO MAINTENANCE AND REPAIR

GOOD

Dam appears to receive effective on-going maintenance and repair, and only a few minor items may need to be addressed.

ACCEPTABLE

Dam appears to receive maintenance, but some maintenance items need to be addressed. No major repairs are required.

POOR

Dam does not appear to receive adequate maintenance. One or more items needing maintenance or repair has begun to threaten the safety of the dam.

OVERALL CONDITIONS

SATISFACTORY

The safety inspection indicates no conditions that appear to threaten the safety of the dam, and the dam is expected to perform satisfactorily under all design loading conditions. Most of the required monitoring is being performed.

CONDITIONALLY SATISFACTORY

The safety inspection indicates symptoms of structural distress (seepage, evidence of minor displacements, etc.), which, if conditions worsen, could lead to the failure of the dam. Essential monitoring, inspection, and maintenance must be performed as a requirement for continued full storage in the reservoir.

UNSATISFACTORY

The safety inspection indicates definite signs of structural distress (excessive seepage, cracks, slides, sinkholes, severe deterioration, etc.), which could lead to the failure of the dam if the reservoir is used to full capacity. The dam is judged unsafe for full storage of water.

SAFE STORAGE LEVEL

FULL STORAGE

Dam may be used to full capacity with no conditions attached.

CONDITIONAL FULL STORAGE

Dam may be used to full storage if certain monitoring, maintenance, or operational conditions are met.

RESTRICTION

Dam may not be used to full capacity, but must be operated at some reduced level in the interest of public safety.

HAZARD CLASSIFICATION OF DAMS

High hazard

Loss of human life is expected in the event of failure of the dam, while the reservoir is at the high water line.

Significant hazard

Significant damage to improved property is expected in the event of failure of the dam while the reservoir is at the high water line, but no loss of human life is expected.

Low hazard

Loss of human life is not expected, and damage to improved property is expected to be small, in the event of failure of the dam while the reservoir is at high water line.

NPH hazard - No loss of life or damage to improved property, or loss of downstream resource is expected in the event of failure of the dam while the reservoir is at the high water line.

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IMPORTANT INFO

Imminent Longmont bus reroute making waves at Suites

By Karen Antonacci

Staff Writer

POSTED: 12/29/2015 07:15:47 PM MST | UPDATED: 14 MIN. AGO



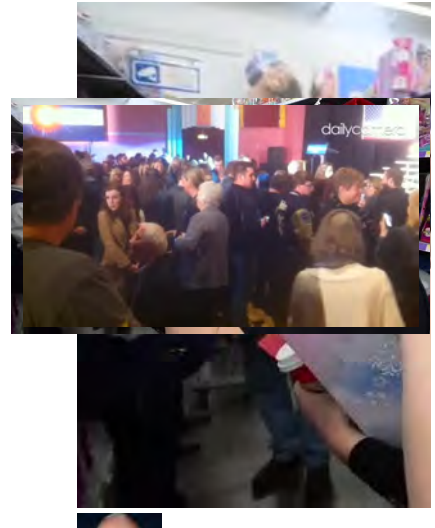
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The RTD has ended service to the bus stop near Sunset Street and Ken Pratt Boulevard that serves the Suites, home to many senior citizens and disabled people. (*Matthew Jonas / Staff Photographer*)

[The local 323 bus route](http://www.3.rtd-denver.com/schedules/getSchedule.action?runboardId=153&routeType=15&routeId=323&serviceType=3) (<http://www.3.rtd-denver.com/schedules/getSchedule.action?runboardId=153&routeType=15&routeId=323&serviceType=3>) will make a slight change in order to serve the new Village at the Peaks mall, but the change, however slight, comes with real consequences for people at The Suites, according to one resident.

The Suites is a former hotel that the Longmont Housing Authority converted into 70 apartment units for low-income residents. Some of the residents at The Suites are elderly, disabled or both and many don't have a car, said Joshua Ferrell, a resident.

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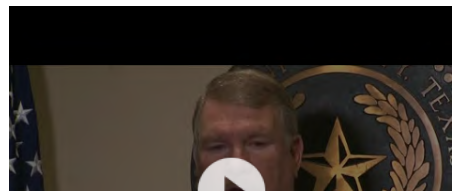
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Ferrell said he is concerned that his neighbors will have a harder time getting from the new bus stop to their home after Monday, when the local 323 route changes.

The 323 bus currently passes on the southeast side of the Village at the Peaks mall before heading north on Sunset Street and west on Nelson Road. Starting Monday the bus will head north on Hover from Pike Road in order to pass on the west side of the mall.

Ferrell, who gets around Longmont by walking or taking the various buses, said he is able to make the longer walk, but worries about his neighbors.

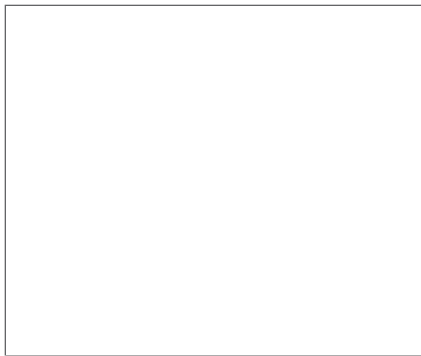
"We need to care for people who are disabled a lot better," Ferrell said. "They're human beings like everyone else and they deserve, in this case, a good bus system."



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Lloyd Travelstead, of Lafayette, gets on a RTD bus near Sunset Street and Ken Pratt Boulevard on Tuesday. Changes to this RTD could leave seniors and the disabled stranded. (Matthew Jonas / Staff Photographer)

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Ferrell said the route changes means the elimination from the stops in front of Taco Bell and the House of Q off of Ken Pratt Boulevard. Instead, Suites residents would need to get off the bus on Hover Road and go through the Village at the Peaks mall to get home. There's a roughly 4-foot hill between the Suites parking lot and the mall parking lot and Ferrell said it can be hard to traverse for people with mobility problems, especially when it's covered in snow. Kline Drive can be used to avoid the hill, but it still requires walking through the mall's parking areas to get to it.

"I remember watching somebody in front of Taco Bell in a wheelchair trying to get down that hill and it's not easy," Ferrell said. "With the new move to Hover, I can't imagine how people who are elderly and in wheelchairs are going to do it."

Phil Greenwald, Longmont's transportation planner, said the city asked RTD to rejigger the route to better serve the new mall, because it will likely serve as a high-traffic area. RTD took the request and came up with the new route, Greenwald said.

"It's more up to RTD to make the call (on the route) than it is for the city," Greenwald said. "They need to make their service runs and their time points and all that, they have to meet up at Eighth and Coffman at a certain time and they need to be able to give their drivers breaks."

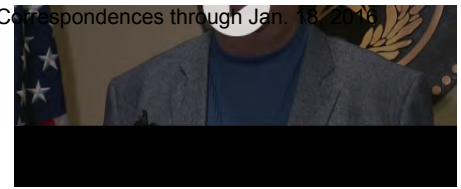
Greenwald said RTD and the city try not to change routes in Longmont too much because they know it can affect commutes, but said Ferrell has a point.

"The idea was that people could access The Suites basically by walking through the mall area or walking north to Nelson, but I'm not sure if we thought of the severe impact to the The Suites," Greenwald said. "I can't recall all the discussions."

Ferrell said he didn't know about the change in route until a few days ago, when he saw a sign on the stops off of Ken Pratt Boulevard notifying riders they would no longer be a part of the 323 route.

Greenwald said RTD held three public meetings about the route change in October, but they were all in Denver and included information about other fare and route changes. RTD spokeswoman Julia Mason said that was correct, but RTD also advertised the route changes on their buses and on their website.

Ferrell added he didn't know why the buses can't continue their route north up Sunset Street and turn around at Korte Parkway, in order to pass close to both the new mall and The Suites. Greenwald said that is an intriguing possibility, and he would suggest it to RTD to see if it could dovetail with their timetables and other logistical requirements.



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"We can make the requests to RTD because we certainly don't want people who were using the bus before to be negatively impacted," Greenwald said. "If this is something where we lose a number of riders because of a reroute and there's a number of people riding the buses and using those stops that RTD has some data for, we'd want to get those stops back online."

Karen Antonacci: 303-684-5226, antonaccik@times-call.com (<mailto:antonaccik@times-call.com>) or twitter.com/ktonacci (<http://twitter.com/ktonacci>)

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Barbara Walters Is Looking Great & More Youthful Than Ever. How Does She Do It?
Joan Lunden
(<http://joanlundenlifestyle.com/category/13/they-are-not-just-pretty-when-you-are-older>)



Living sober at CU-Boulder: New residential community serves students in recovery
Boulder DailyCamera.com: Colorado, News, Business, Sports, Homes, Jobs, Cars & Information - Boulder Daily Camera
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From: [Karen Looney](#)
To: commissioners@bouldercounty.org; [Council](#); planner@bouldercounty.org; boulderplanning@bouldercolorado.gov; [Ellis, Lesli](#); [Hyser, Courtland](#); [Zacharias, Caitlin](#); [Hirt, Jeff](#); [External-Fogg-Pete](#); [A Shannon](#); [Steven Giang](#)
Subject: Land Use Change Requests comment letter
Date: Thursday, January 14, 2016 3:52:55 PM
Attachments: [TwinLakesLetterstoCommissions20150114_KarenLooney.docx](#)

January 14, 2016

From: Karen Looney

6495 Kalua Road, Unit 201

Boulder, CO 80301

To: Boulder County Commission (commissioners@bouldercounty.org)

Boulder City Council (council@bouldercolorado.gov)

Boulder County Planning Commission (planner@bouldercounty.org)

City of Boulder Planning Board (boulderplanning@bouldercolorado.gov)

Boulder Valley Comprehensive Plan Staff (ellisl@bouldercolorado.gov,
HyserC@bouldercolorado.gov, ZachariasC@bouldercolorado.gov,
hirtj@bouldercolorado.gov, pfogg@bouldercounty.org, ashannon@bouldercounty.org,
sgiang@bouldercounty.org)

Dear Members and Staff:

I am writing you today in strong opposition to the Boulder Valley Comprehensive Plan (BVCP) Land Use Designation Change Requests that are being proposed by the Boulder County Housing Authority (BCHA), and the Boulder Valley School District (BVSD), in preparation for leapfrog annexation by the City of Boulder. I oppose any rezoning for increased density that could lead to high density development on any of the 3 parcels around 6655 Twin Lakes Road.

From Willa Williford's email dated today, 1/14/2016, the land use needs to be "reflective of the surrounding neighborhoods, respectful of the environment, and mindful of the concerns of community members". The BCHA and BVSD proposals violate the sentiment expressed here by Ms. Williford by jeopardizing the rural residential look at feel of our neighborhood, as well as putting the high water table environment at risk. Protection of these parcels as open space would benefit the resiliency of the Gunbarrel community during these times of Climate Change

disruption.

I would like to support Land Use Change Requests that would change the status of these 3 parcels from Area II to Area III, in order to preserve the active wildlife corridor and owl hunting meadow. I have watched this owl couple for about 8 years now, as their young pop out of the nest and use the Northeast corner nearest their nest as they learn to hunt and fly. Any development in this area would be harmful to these babies as they grow and go out on their own.

Furthermore, I moved to this Twin Lakes neighborhood specifically for the rural look and feel, because I enjoyed the openness and easy accessibility to nature and wildlife viewing. I moved here from an Thistle affordable rental in Boulder, where I lived for 10 years. I bought a very affordable condo out here in Twin Lakes, since I could not afford to buy through the City of Boulder Affordable purchase program, even though I was fully approved. I greatly enjoy the low-key affordability of the Twin Lakes neighborhood and the quiet rural community. I strongly prefer to see these 3 parcels remain as open space or parks, so that Twin Lakes can enjoy the greenway areas that so many City and County neighborhoods have available to them.

I encourage all of you to seriously consider allowing these parcels on Twin Lakes Road to become Area III open space, which the Gunbarrel Improvement District can then purchase to preserve these lands in a way that is “reflective of the surrounding neighborhoods, respectful of the environment, and mindful of the concerns of community members”.

Sincerely,

Karen Looney

Kslooney.ee@gmail.com

From: [Lisa Sundell](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: Information for January 26th BVCP meeting
Date: Thursday, January 14, 2016 3:20:44 PM
Attachments: [TLAG Membership Information.pdf](#)

Hi Peter and Caitlin,

Attached is a information document that Twin Lakes Action Group would like to be added to the packet for the BVCP meeting on January 26th.

Thank you!
Lisa Sundell
TLAG - Communications Committee

January 14, 2016

Dear Boulder City and County Officials and Staff,

Six months ago, a group of Gunbarrel residents formed the Twin Lakes Action Group (TLAG). Our mission is to preserve the rural residential look and feel of our neighborhoods and the surrounding areas.

As of today, 1/14/2016, TLAG has 165 members on our Google Group; 203 followers on our [Facebook Page](#); and 585 signatures on our petition ([**Protect Gunbarrel's Local Wildlife Through the Creation of a Greater Twin Lakes Open Space - Stop City Annexation and High Density Growth**](#))

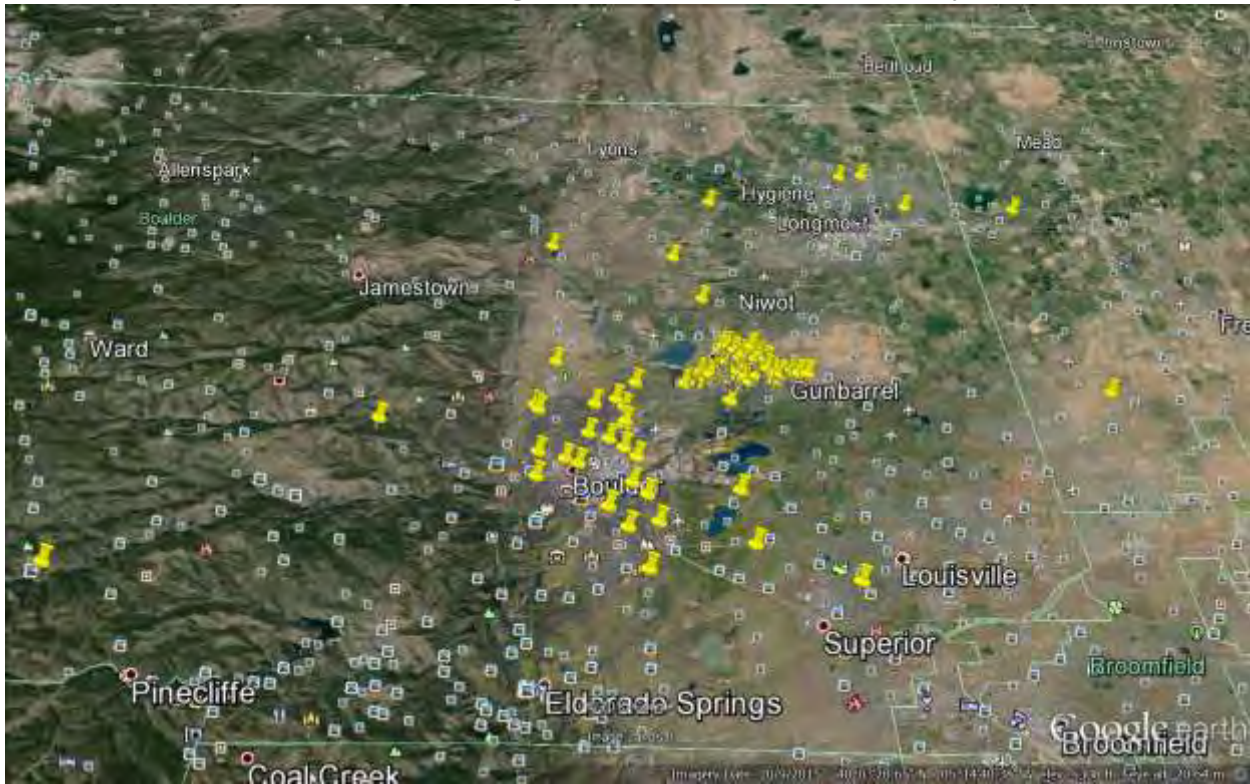
TLAG's membership includes residents in over 14 neighborhoods – including:

- Brandon Creek
- Country Club Estates
- Fountain Greens
- Gunbarrel Green
- Heatherwood
- Orchard Creek
- Portal Estates
- Portal Village
- Red Fox Hills
- Snug Harbor Condominiums
- The Willows
- Twin Lakes Condominiums
- Twin Lakes Subdivision
- Willow Brook

Below are two graphics showing where signers of our petition live. The first graphic is a county-wide view, the second zooms into the local area and shows the concern people throughout Gunbarrel have with the proposal of changing the land-use designation of this area.

Best Regards,
Lisa Sundell
Twin Lakes Action Group – Communications Committee

TLAG Petition Signer's Location – County-Wide View



TLAG Petition Signer's Location – Gunbarrel



From: [Lisa Sundell](#)
To: [External-Fogg-Pete](#); [Zacharias, Caitlin](#)
Subject: Letter for the City and County BVCP meetings
Date: Thursday, January 14, 2016 3:46:04 PM
Attachments: [LisaSundell BVCP Letter.pdf](#)

Hi Peter and Caitlin,

Attached is a personal letter that I would like to be included in the packets for the BVCP City and County meetings on January 26th and February 2nd.

Thank you!
Lisa Sundell

January 14, 2016

Dear Boulder County and City Officials and Staff,

I am a long-term Gunbarrel resident of 18 years and live adjacent to the open fields on Twin Lakes Road. I am very concerned with the proposed high-density development at 6655 and 6600 Twin Lakes Road. Many other people have already expressed their concerns regarding the high water table in the area; the use of this land as a wildlife hunting ground and corridor; and the lack of infrastructure to support new residents. I share these concerns, but instead of discussing what you have already heard, I would like to ask you to take a look at the goals of the Boulder Valley Comprehensive Plan and follow through with “collaborat[ing] with our community and colleagues to create a truly great and sustainable city, worthy of its setting”ⁱ when considering land-use changes in Gunbarrel. If you vote early in this process, before full analysis has been done on this property, to increase the density allowed in this area you will create a long-term wedge between the Gunbarrel and Boulder.

As you know well by now, the middle-class residents Gunbarrel are concerned with possible additional high-density development. What you might not know is that in the past year Gunbarrel has experienced explosive growth. The area near Lookout Road and Gunpark Drive, called Gunbarrel Center, when completed will add over 500 new units – which is approximately 1,000 new residents and cars on the roads. As of now, we have not seen infrastructure changes or improvements to the Gunbarrel area to support the added growth in our community. The original “City-Wide Goals and Objectives” of Gunbarrel Square includedⁱⁱ:

- Create a pedestrian-friendly and community-oriented retail district with an identifiable “main street.”
- Provide a central public open space area that will be a focus of the village center and encourage community-wide activities.
- Provide an appropriate mix of housing densities and types that is compatible with the surrounding neighborhoods and provides affordable housing to workers in the area.

These goals were not met. What ended up being developed in Gunbarrel Center was high-end, high-density rental apartments with a few retail pads. No open spaces or parks (besides a very small playground), no civic uses, no “main street”, no evening activities, no mix of housing densities and types, and no affordable housing for workers.

The definition of the word “listen” is: “to hear something with thoughtful attention : give consideration”ⁱⁱⁱ. Yes, in the community listening sessions; the countless letters you have received; and the speakers that you will hear in upcoming meetings you have listened – and I thank you. In addition, I ask you to follow-through with the second part of listening – “give consideration”. The first two missions of the Boulder Valley Comprehensive Plan are:

- Working with the Boulder community to articulate a shared vision for the city's future;
- Promoting long-term sustainability, resilience and community quality through comprehensive, strategic planning and application of the community's values and sustainability principles in guiding preservation, new development and redevelopment in the city;^{iv}

I ask you to look at the communities surrounding 6655 and 6600 Twin Lakes road and ask yourself if a land-use change to “mixed-density” fits in with the current character of the community.

- Is adding 240 units between the two properties (approximately 500 additional residents and cars) appropriate for this area with a single 2-lane road access?
- Does adding 3-story rental apartment complexes fit in with the surrounding community that includes 2-story single family homes and townhomes?
- If the request to increase the density for this area was being presented by a general developer for high-end units, would it be approved?

I hope you will listen to current residents and create a **shared vision** of Gunbarrel using our **community’s values**. **If Boulder city and County does not listen with “thoughtful attention” and address Gunbarrel resident’s concerns it will drive a wedge between Gunbarrel and Boulder that will take a generation to heal.**

Thank you,
Lisa Sundell
4697 Tally Ho Court, Boulder, 80301
lisa_sundell@yahoo.com

ⁱ <https://bouldercolorado.gov/planning>

ⁱⁱ <https://www-static.bouldercolorado.gov/docs/gunbarrel-community-center-plan-1-201305151135.pdf>

ⁱⁱⁱ <http://www.merriam-webster.com/dictionary/listen>

^{iv} <https://bouldercolorado.gov/planning>

Zacharias, Caitlin

From: Spence, Cindy
Sent: Friday, January 15, 2016 8:49 AM
To: Hyser, Courtland; Zacharias, Caitlin
Subject: FW: Gunbarrel Affordable Housing Update

BVCP correspondence.

Cindy

From: Willa Williford [mailto:wwilliford@bouldercounty.org]
Sent: Thursday, January 14, 2016 3:00 PM
To: boulderplanningboard
Subject: Gunbarrel Affordable Housing Update

Updated Informational Site for 6655 Twin Lakes Road; Upcoming Hearings and Meetings on the Boulder Valley Comprehensive Plan

Good afternoon,

Over the past two months we have received additional questions about 6655 Twin Lakes Road, our assessment of it, and other related information, and **we have updated our informational site** drawn from those frequently asked questions. It is available at [this link](#) at OurBoulderCounty.org



With 2016 underway, the rescheduled Boulder Valley Comprehensive Plan meetings will soon be upon us. A range of organizations and community members have submitted Land Use Designation Change Requests that will be considered by four decision-making bodies over the next few months: The City of Boulder Planning Board, Boulder City Council, Boulder County Commission, and Boulder County Planning Commission.

6655 Twin Lakes Rd - Adjacent Dwelling Units per Acre (du/ac)



We want to be sure you're aware of the dates for some of the upcoming Boulder Valley Comprehensive Plan meetings during which the change requests, including those for 6655 Twin Lakes Road, will be discussed.

The first of these meetings will be held on **Tuesday, January 26 at 5 p.m.**, as a joint public hearing with the Boulder County Commissioners and Planning Commission on Area I, Area II, and Area III property requests. Here is [a list](#) of those requests. At this meeting, Planning staff will present on planning topics and the results of a survey of county residents on the Boulder Valley Comprehensive Plan. A question-and-answer session for the elected and appointed officials will be included. Also, anyone who has submitted a change request will have an opportunity to speak, and the public will have opportunity to comment on the requests. This will be followed by deliberation by the Boulder County Planning Commission and motions on which of the change requests to recommend for further study.

The following day, **Wednesday, January 27 at 11 a.m.**, Boulder County Commissioners will review and take action on the Planning Commission's recommendations on Area II and Area III Land Use Designation Change Requests. There will not be an opportunity for public comment at this meeting.

Then, on **Tuesday, February 2 at 6 p.m.**, the Boulder City Council and City of Boulder Planning Board will hold a joint hearing to consider all Area II and Area III Land Use Designation Change Requests. Planning staff will present the requests, and public comment will be taken about them. During this meeting, the Boulder City Council will consider and make motions on the requests in the Council Chambers, while the Planning Board deliberates and makes motions on the requests downstairs in Municipal Building Room 1777. Please note: as of this writing, it is possible that Boulder City Council will elect to hold a vote on a separate day. This may be decided next week.

It's important to note that there will be no final decisions made about whether to approve specific Land Use Designation Change Requests until all four bodies meet jointly at some point later in **spring 2016**.

Here is a table of the meetings and locations:

Date/Time	Organization	Location	Public Comment Taken?
Tue., Jan. 26, 5 p.m.	Boulder County Commissioners and Boulder County Planning Commission	Boulder County Commissioners' Hearing Room, Boulder County Courthouse, 1325 Pearl Street, Boulder	Yes
Wed., Jan. 27, 11 a.m.	Boulder County Commissioners	Boulder County Commissioners' Hearing Room, Boulder County	No

		Courthouse, 1325 Pearl Street, Boulder	
Tue., Feb. 2, 6 p.m.	Boulder City Council*, City of Boulder Planning Board *City Council may vote at later date	Boulder City Council Chambers, Boulder Municipal Building, 1777 Broadway, Boulder	Yes
spring 2016	Boulder City Council, City of Boulder Planning Board, Boulder County Commissioners, Boulder County Planning Commission	To be determined	TBD

The Boulder County Housing Authority (BCHA) has submitted a Land Use Designation Change Request application for 6655 Twin Lakes Road to Mixed Density Residential designation. BCHA is seeking the opportunity to design and build between 60 and 120 units of affordable housing on the property. We believe our application helps satisfy many of the environmental, social, and economic sustainability goals of the Boulder Valley Comprehensive Plan. Should the BVCP change move forward, our proposed timeline includes extensive opportunities for study of the site and engagement with neighbors. We are aware that hydrology, wildlife, traffic, and the need for thoughtful sensitive neighborhood designs are major concerns for current and future residents in Twin Lakes.

We remain committed to helping the tens of thousands of people in Boulder County who are struggling each month with the high cost of housing, while at the same time helping ensure our work is reflective of the surrounding neighborhoods, respectful of the environment, and mindful of the concerns of community members.

If you have questions not addressed at our [informational site](#), please contact Maggie Crosswy at mcrosswy@bouldercounty.org.

Sincerely,
Willa Williford, Director, Boulder County Housing Authority

Please share this with your neighbors and encourage them to [sign up](#) for email updates!

And if you're interested in living in a potential Gunbarrel affordable housing development, please [sign up here](#).

You can also [visit our web site](#) for more information.



The banner features a blue header with seven white icons and their corresponding service names: Family & Children Services (family icon), Housing (house icon), Food Assistance (apple icon), Financial Assistance (dollar sign icon), Elder Services (elderly person with cane icon), Health Coverage (first aid kit icon), and Education & Skill Building (person reading icon). Below the header, the text reads "Hope for the future, help when you need it." To the right of the text is the Boulder County Housing & Human Services logo, which includes a stylized house icon and the Boulder County seal.



Boulder County Housing and Human Services, 3400 Broadway, Boulder, CO 80304

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Hydrology Survey - Water Issues in our Neighborhood

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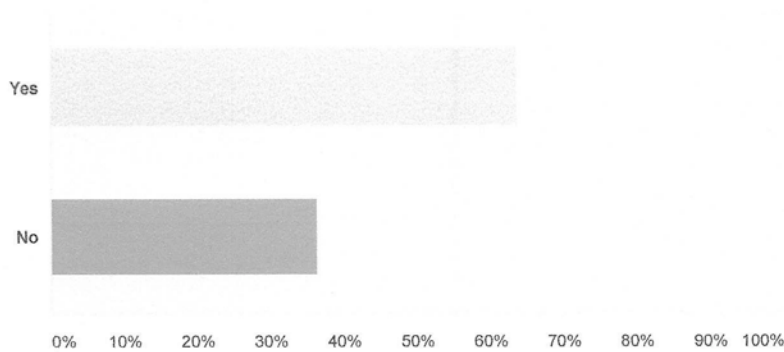
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Q1

Have you had any home/property damage due to water?

Answered: 91 Skipped: 3



Answer Choices	Responses	Count
Yes	63.74%	58
No	36.26%	33
Total		91

Comments (50)

94 responses

213 days (6/16/2015 - now)

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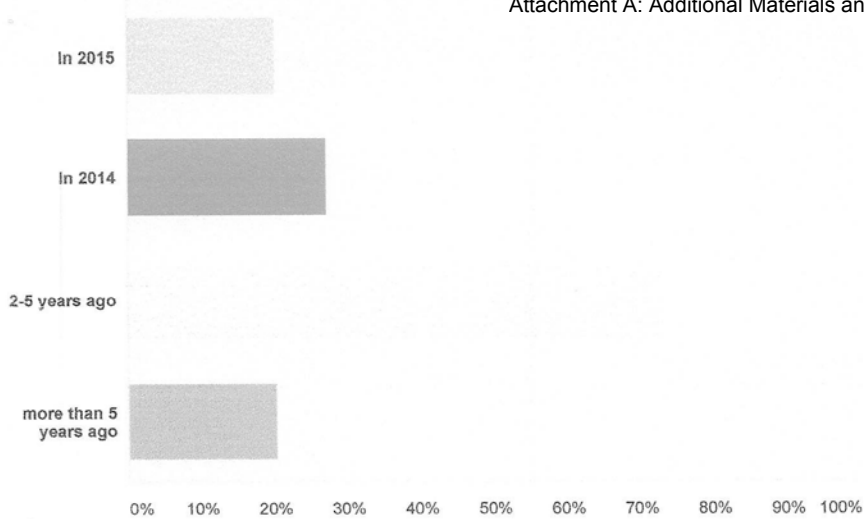
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Q2

What was the timeframe of the damage?

Answered: 59 Skipped: 35



Answer Choices	Responses
In 2015	20.34% 12
In 2014	27.12% 16
2-5 years ago	72.88% 43
more than 5 years ago	20.34% 12

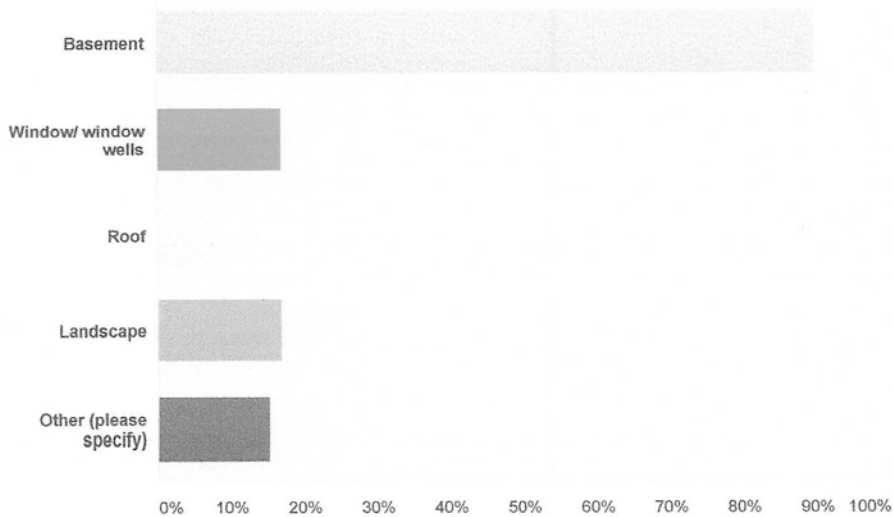
Total Respondents: 59

Comments (18)

Q3

Where did the damage occur?

Answered: 59 Skipped: 35



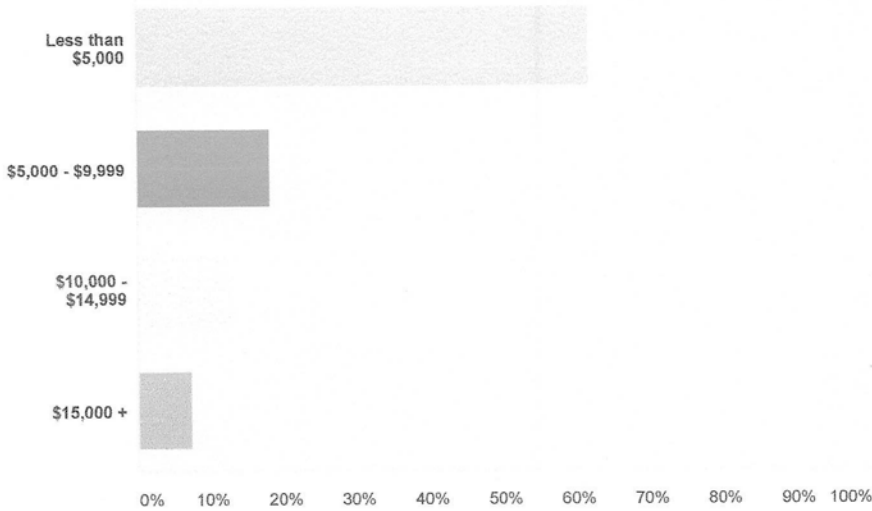
Answer Choices	Responses
Basement	89.83% 53
Window/window wells	16.95% 10
Roof	8.47% 5
Landscape	16.95% 10

Total Respondents: 59

Q4

If you experienced flooding what was the estimated cost of the damage?

Answered: 55 Skipped: 39

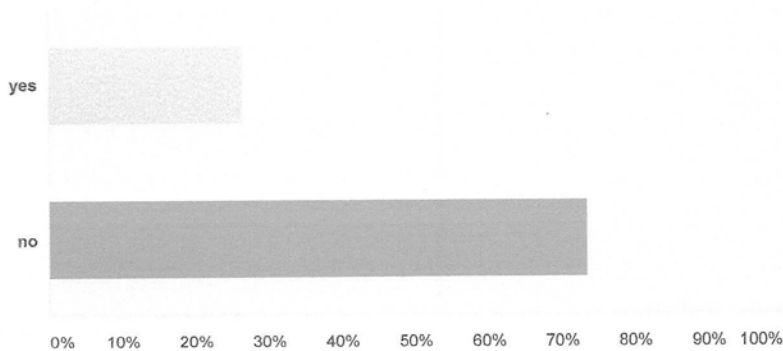


Answer Choices	Responses	Count
Less than \$5,000	61.82%	34
\$5,000 - \$9,999	18.18%	10
\$10,000 - \$14,999	12.73%	7
\$15,000 +	7.27%	4
Total		55

Q5

If you experienced flooding, were you able to get FEMA assistance?

Answered: 49 Skipped: 45



Answer Choices

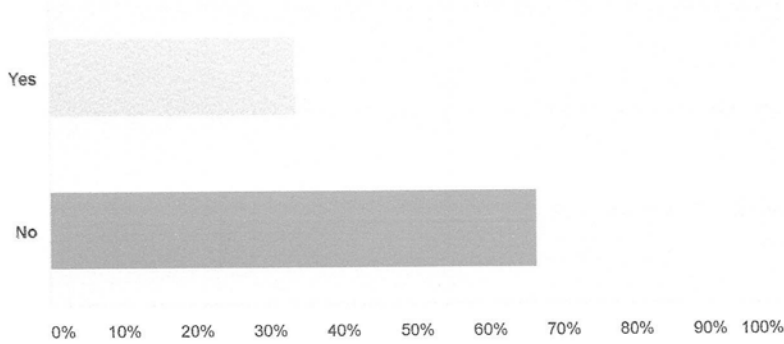
Responses

yes	26.53%	36
no	73.47%	49
Total		49

Q6

Do you have a sump pump?

Answered: 89 Skipped: 5

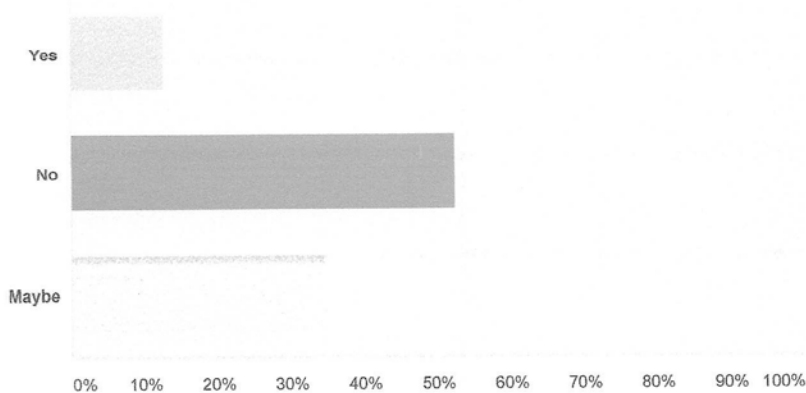


Answer Choices	Responses	
Yes	33.71%	30
No	66.29%	59
Total		89

Q7

Are you considering installing a sump pump?

Answered: 63 Skipped: 31

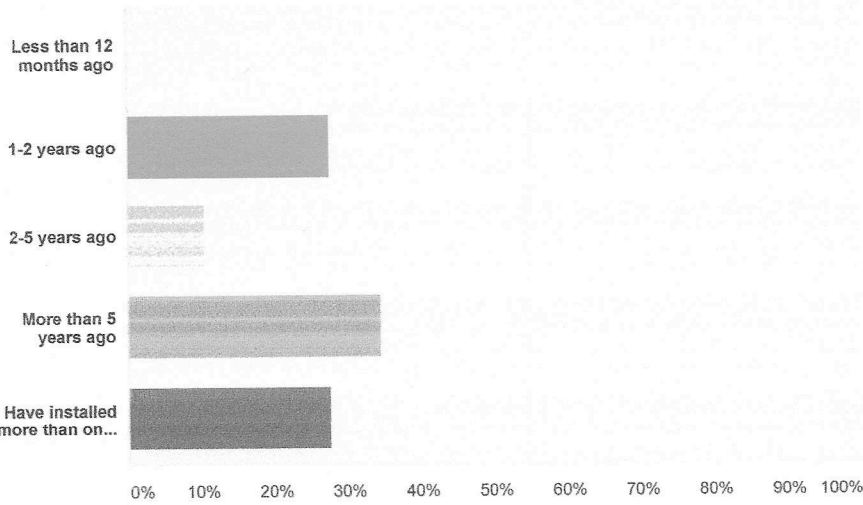


Answer Choices	Responses	
Yes	12.70%	8
No	52.38%	33
Maybe	34.92%	22
Total		63

Q8

When was your sump pump installed?

Answered: 29 Skipped: 65

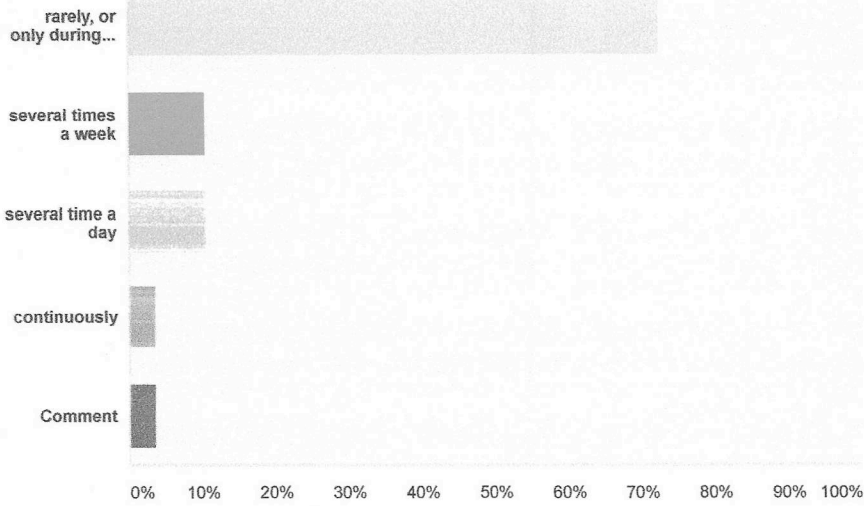


Answer Choices	Responses	
Less than 12 months ago	0.00%	0
1-2 years ago	27.59%	8
2-5 years ago	10.34%	3
More than 5 years ago	34.48%	10
Have installed more than one sump pump over time	27.59%	8
Total		29
Comments (17)		

Q9

How often does the sump pump run?

Answered: 29 Skipped: 65



Answer Choices	Responses	Count
rarely, or only during heavy rains	72.41%	21
several times a week	10.34%	3
several time a day	10.34%	3
continuously	3.45%	1
Comment	3.45%	1
Total		29

Q10

What steps have been taken to mitigate water issues in and around your house? For example, Interior or Exterior French Drains, berms, foundation work, landscape modifications. Please share all the steps taken to protect your home.

Answered: 77 Skipped: 17

Repaired hole in concrete behind shower in basement. Clean gutters regularly. Added tubing to downspots to direct water away from foundation of home
7/6/2015 7:08 PM

sump pump installed, water from gutters diverted so it goes out to the twin lakes how open space instead of puddling along the house, trench dug directing water away from house, landscape changed so water flows away from house.
7/1/2015 1:24 PM

caulking in basement between floor and walls
6/29/2015 7:47 AM

landscape, french drains
6/28/2015 10:44 PM

We had to do re-landscaping on that side of the house where the flooding to the basement via the window well occurred and extend drain piping away from the house and onto the lawn areas.
6/28/2015 11:28 AM

We are in the process of mitigating all the water that continues to seep into our home. Not sure what steps we will take but it's going to be a lot

Q11

Please provide any additional comments

that you believe would provide more insight regarding your flooding or flood mitigation.

Answered: 42 Skipped: 52

my good friend just had her basement flood a month ago and now she is dealing with serious mold mitigation efforts. She lives only a minute walk from the open space where the development is proposed. We have noted any flooding since we installed the sump pump, but we usually have at least an inch and sometimes up to 3" of water in the sump pit. The humidity in our basement has been at 70-90% since september 2013. This is concerning.

7/1/2015 1:24 PM

The heavy rains bring most of the problems on and one has to be extra alert to check all areas when this is happening as you never know when something else will develop

6/28/2015 11:28 AM

We are afraid of any development in Gunbarrel that would increase our risk of flood. It seems like building 60 units on the wetlands near Twin Lakes would definitely increase our risk of flood. Please do not rezone the "north parcel" near Twin Lakes for high density residential construction. There would be significant environmental and residential damage inflicted by that irresponsible move.

6/28/2015 12:15 AM

We were shocked to see how many water issues we have had since moving here. Groundwater levels must be quiet high.

6/26/2015 10:40 AM

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From: [Michael Cutter](#)
To: [boulderplanningboard](#)
Subject: Great Horned Owls and their friends in Gunbarrel need your help
Date: Sunday, January 17, 2016 10:07:33 PM

I am writing on behalf of the owls that live at the site of the proposed Great Horned Owl Preserve in Gunbarrel. Have you seen these magnificent animals? They represent and are symbolic of a part of humanity that is uncommon to find these days. It's called wisdom. These birds live and nest in the trees on the site of the proposed Great Horned Owl Preserve in Gunbarrel. It is my understanding that there are aggressive plans being made to develop this site into a housing development under the cover of false public statements that they are only in an 'initial' planning stage. It is currently mating season for the owls and soon there will be chicks that will be visited by thousands of people. This has happened in this location for over 30 years and is a true gem in northeast boulder as well as a favorite site of many locals for many many years due to the owl nesting site. It is also believed that this mating pair is responsible for building much of the owl population in the near and not so near vicinity.

Very significant decisions are being made right now that impact the lives of many people, birds, and the local ecosystem of the twin lakes area open space parks. I would like to ask you to help the owls, the people who visit and love them every year, the local ecosystem, but even more, I ask you to go there and see them, and see the proposed site for yourselves, and then follow your own hearts decision as to what is important to you. That is probably an unrealistic expectation of you, but what does it hurt to suggest it? After all, you do care about these things do you not?

I am aware that to you, this may be an insignificant issue but for many this is very important. I ask you to please help to guide the decision to NOT develop this into housing but to develop this into an owl preserve. If my approach of touching your heart has not done its task then consider this: Which would look better on the resume of the city of Boulder? 1.) Another high density housing development, or 2.) THE FIRST (one and only) Great Horned Owl Preserve IN THE UNITED STATES located right here in Boulder, Colorado.

With hope and sincerity,

Michael Cutter

From: [catherine harley](#)
To: [boulderplanningboard](#)
Subject: the Owls in Gunbarrel
Date: Monday, January 18, 2016 8:36:46 PM

Please do not let them take away the Owls home in Gunbarrel. I experienced these wonderful birds when I lived there 1999 to 2004. They have been there for a long time . It is their home.
Catherine Harley
The Hostess of the Funeral for the trees at 75th street.

Don't quit 5 min. before the miracle happens.

From: [Peggy Mansfield](#)
To: [boulderplanningboard](#)
Subject: Great Horned Owl Preserve
Date: Monday, January 18, 2016 2:08:03 PM

Please create. The Owls have been there a long time.
It's what makes Boulder the community it is.
Give a hoot...
Peggy Mansfield

Soil and Farmland Classifications for 6655 Twin Lakes Road, 6600 Twin Lakes Road, 0 Kahlua Road

January 18, 2015

Dear County Commissioners, County Panning Commission, City Council members, and City Planning Commission,

I am sending to you documents reflecting data from reports run from the U.S. Department of Agriculture / Natural Resource Conservation Services website regarding soil and farmland classifications for 6655 Twin Lakes Road, 6600 Twin Lakes Road, and 0 Kahlua Road.

I would like to start by noting the philosophy of the Boulder County Comprehensive Plan:

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

The accompanying reports address the second point of the BVCP philosophy: “*Agricultural lands should be protected*”. High soil designation and farmland classifications are very important to consider whenever development is being discussed.

These reports reflect two types of data: *Soil classification* and *Farmland classification*. The first set of survey data, “Soil Classification”, or land capability classification, shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels – capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require

special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

As you will see, over 62% of 6655 Twin Lakes Road is *Soil Class 2*. Almost 92% of 6600 Twin Lakes Road/0 Kahlua Road is *Soil Class 2*. These ratings show that these lands are valuable agricultural lands that have a soil classification that is second highest in importance, and therefore well worth protecting. These classifications do not reflect whether the soil has ever been farmed or will ever be farmed; they speak to the potential of the soil – its fertility.

The second set of survey data concerns “*Farmland Classification*”. According to the Department of Agriculture/Natural Resources Conservation Services Division, “Important farmlands consist of Prime Farmland, Unique Farmland, and Farmland of Statewide (or local) Importance. Prime Farmland is of major importance...because the supply of high-quality farmland is limited. The U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation’s prime farmland.

Prime Farmland, as defined by the U.S.D.A., is land that has the best combination of physical and chemical characteristics for producing food. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. A recent trend in land use in some areas has been the loss of Prime Farmland to industrial or urban uses.”

In some areas, land that does not meet the criteria for Prime or Unique Farmland is considered to be *Farmland of Statewide Importance*. “Generally, this land includes areas of soils that nearly meet the requirements for Prime Farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as Prime Farmland if conditions are favorable.”

From the accompanying charts, you'll see the Farmland Classification results are strong: approximately 62% of 6655 Twin Lakes is "*Prime Farmland if Irrigated*", and approximately 92% of 6600 Twin Lakes/0 Kahlua Road is "*Prime Farmland if Irrigated*". The remaining percentages are "*Farmland of Statewide Importance*". The Prime Farmland classification is the highest, best farmland classification, which makes it very important to protect and preserve. The Farmland of Statewide Importance classification is second in importance. What this means to us is that this type of land is

disappearing quickly due to development, whether it's farmed or not, and the federal government has taken steps to protect it. They strongly encourage state and local governments to take responsible measures to protect these quickly disappearing lands. Again, these classifications speak to the *potential and fertility* of the land, not whether it's been or ever will be farmed.

These classifications have been used before in Boulder County to protect rural, undeveloped lands. Back in the early 1990s, Boulder County, who was working alongside the City and the Gunbarrel Neighborhood Alliance, pulled and presented these very soil and farmland classifications as a key criteria for protection and preservation for the Gunbarrel General Improvement District (GGID) parcels as a means of preserving them. They were a key component of their pooled arguments for no development of these lands. The Gunbarrel Neighborhood Alliance never knew these classifications even existed — it was the County who did, and said they were very important when considering which land parcels to develop and which to leave undeveloped, because once developed, this class of land can never be regained. It's gone forever.

I would ask you to consider this information heavily, and weigh the importance of preserving these few remaining undeveloped lands of agricultural importance in Boulder County against the sprawl of development that has been and is occurring in Boulder County at an alarming rate. Our valuable local rural character is disappearing quickly, and we are losing the overall character that Boulder once had. As the Boulder Valley Comprehensive Plan wisely states, these lands are so important to protect and preserve that it is one of only three key criteria in their philosophy.

Best regards,

Susan Lambert
TLAG Soils/Hydrology Committee

4696 Quail Creek Lane
Boulder, CO 80301
303-530-7151

Hydrology as related to 6655 Twin Lakes Road, 6600 Twin Lakes Road, 0 Kahlua Road

Dear County Commissioners, County Planning Commission, City Council members, and City Planning board,

Please find several documents submitted with this letter regarding the extreme hydrology issues associated with the properties at 6655 Twin Lakes Road, 6600 Twin Lakes Road, and 0 Kahlua Road.

TLAG as a group commissioned Gordon McCurry, principal hydrologist with McCurry Hydrology, LLC, to draw up an evaluation and produce a hydrology report for 6655 Twin Lakes Road. Gordon has submitted to us his initial report, and later a memorandum to that report. Both of these documents have been submitted to all of you for review. In addition, I am submitting report information generated from the USDA/NRCS stating the high risk of construction on all three parcels, along with points from two phone interviews with the City Water Systems Maintenance Division regarding all three properties.

Speaking as a resident of Red Fox Hills for over 16 years, we have fought the negative hydrology here on an on-going basis. I have many neighbors with sump pumps running most all the time, and many others have two sump pumps running 24/7. French drains were built around almost all homes, and an outer drain surrounds the neighborhood. Our water table is extremely high, that is known, and I have learned in recent years, long before this conflict ever started, that Red Fox Hills was originally built on wetlands. As a consequence, our entire neighborhood has collectively spent hundreds of thousands of dollars mitigating the water that continually seeps into our homes, rain or shine, drought or flood. I'm sure we will continue to do so, because the ground water is what it is. Our neighborhood probably should never have been built, knowing what we know now about the hydrology. I can't speak for the original developer; however, I can tell you now that it would be unwise to underestimate this information and its implications.

The harm to neighboring property owners that would occur if adequate mitigation cannot be achieved is great. This is an unusual, flood-prone area for which possible inability or extreme difficulty to do adequate mitigation is supported by documentation showing:

- More than 50 nearby residences have experienced, and/or continue to experience, flooding/ground-water problems. Development of any kind will increase need for new drainage systems around homes to reduce flood risk.
- Known difficulties in maintaining City/County road and utility lines along Twin Lakes Road.
- Extensive regions of high water table (24"-30" depth below surface) throughout the subject and adjoining residential areas.
- The adjacent Twin Lakes sit higher than the BCHA/BVSD properties and are a significant source of artificial recharge to the existing aquifer underneath the BCHA/BVSD properties.

- NRCS ratings of Very Limited possibilities for building construction, implementation of utilities, and/or drainage infrastructure in much of the subject area.
- Unknown consequences of extensive compression- or construction-blockage of the deeper aquifer that lies above the 10'-15' deep shale layer (as possibly exacerbated by increased hydrostatic pressure due to the elevated Twin Lakes storage reservoirs).
- Shallow groundwater took decades to evolve and is an ongoing, year-round issue.
- When the County recently repaved Twin Lakes Road along the parcels in question, they used a special water mitigation barrier underneath the paving because they knew about the shallow ground water and its negative effects on roads.
- The impacts of any development will increase groundwater levels, increasing risk of flooding, especially to Red Fox Hills residences. Rainfall compounds the problem, as seen from spring of 2015.
- Existing storm water/storm sewer infrastructure known to be in poor condition and unlikely to be sized to accommodate new drainage flows, which may pose a public safety hazard.
- Undetermined routes and infrastructure for storm and/or ground water drainage.
- Drainage systems in any new development will deplete flows to wetlands south of BVSD property, thereby drying them up.
- Development of these properties will increase risk of basement flooding to existing residences. The data supporting the risk of flooding as a known threat to adjacent residences will have been supplied to BCHA/BVSD before any ground is broken, thereby leaving the decision to go forward with development a risky road to travel down.

In short, If BCHA mitigates the water in the high water table, they may, a) flood the existing drainage system infrastructure by overloading it, and b) dry up the south parcel ephemeral wetlands. Result: the cost will be significant and on-going; they may violate laws regarding wetlands; they may cause damage to existing City infrastructure for which they would be responsible for repairing/replacing.

And if BCHA does not mitigate the water in the high water table, they will cause flooding/displacement of ground water to the east and south, mainly into Red Fox Hills due to the slope of both north and south parcels. Result: the risk of potential lawsuits/liability because the ground water issues were made known to BCHA before they broke ground. In addition, their structures/foundations would not be adequately built to avoid the same water mitigation/flooding issues the current residents are dealing with on a day-to-day basis. They would suffer the same expensive consequences of the high water table that current residents do. Maintenance costs for the development would almost surely be higher or much higher than expected, just as we have to pay for our private home water mitigation on an on-going basis.

Please study these materials carefully, and consider the risks and consequences of taking these risks, should development of these parcels take place. Please feel free to contact me with any questions or comments regarding any of this material.

Best regards,

Susan Lambert

TLAG Hydrology Committee

4696 Quail Creek Lane
Boulder, CO 80301
303-530-7151

Hydrology Facts as Related to Construction on: 6655 Twin Lakes Rd. (BCHA), 6600 Twin Lakes Rd., and 0 Kahlua Rd. (BVSD)

The following data reflects reports run through the U.S. Department of Agriculture, Natural Resource Conservation Services Division. Each report has been run for the individual parcels identified (and as shown on the accompanying PDF report maps) along with the soil type for that particular parcel area and the rating for each selected area of interest. Rating class terms indicate the extent to which the soils are limited by all of the soil features that effect specified use. “Not Limited” indicates that the soil has features that are very favorable for the specified use. “Somewhat Limited” indicates that the soil has features that are moderately favorable for the specified use. “Very Limited” indicates that the soil has one or more features that are unfavorable for the specified use, and the limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected for “Very Limited” areas.

References: McCurry, G. Preliminary Hydrologic Analysis of the BCHA Parcel; 6655 Twin Lakes Rd; 2015
 McCurry, G. Preliminary Hydrologic Analysis of the BVSD Parcel; 6600 Twin Lakes Rd; 2015
 NRCS Web Soil Survey 2015
 NOAA Atlas 14, Volume 8, Version 2, Location: Boulder, Colorado,

6655 Twin Lakes Road (BCHA Property):

- Dwellings with Basements: NRCS Rating, VERY LIMITED 38%, SOMEWHAT LIMITED 62%.
- Dwellings without Basements: NRCS Rating, VERY LIMITED; LoB and NuB Soils 100%.
- Roads and Streets: NRCS Rating, VERY LIMITED; LoB and NuB Soils 100%.
- Corrosion of Steel in Soil: NRCS Rating, HIGH, LoB and NuB Soils –100%.
- Corrosion of Concrete in Soil: NRCS LoB Soils –HIGH, 38% (75% of south half).
- Shallow Excavations: NRCS Rating, VERY LIMITED, LoB Soils (75% of south half).
- Poorly Drained, High Water Table (20”-30” below surface): NRCS LoB Soils, (75% of south half).
- Storm Drainage — VERY LIMITED: Excavation, Water Transmission and Storage in LoB Soils, south half and extended area East along Twin Lakes Rd:
 - Increased Flood Threat to existing residences, HIGH, LoB Soils; Tally Ho Trail, Red Fox Trail, Quail Creek Ln.
 - Residences subject to 2.5-7.5 acre-feet storm runoff for 6-24-hr duration and 25 – 500-year interval.

6600 Twin Lakes Road & 0 Kahlua Road:

- Dwellings without Basements: NRCS Rating, VERY LIMITED LoB and NuB Soils 100%
- Roads and Streets: NRCS Rating, VERY LIMITED; LoB and NuB Soils 100%
- Small Commercial Buildings: NRCS Rating, VERY LIMITED LoB and NuB Soils 100%
- BVSD-Corrosion of Steel in Soil: NRCS Rating, HIGH, LoB and NuB Soils –100%
- BCHA/BVSD-Storm Drainage: LoB Soils bounding parcel on south, extended east and west:
 - Increased Flood Threat to existing residences, HIGH, LoB Soils; Kahlua Rd, Sandpiper Circle, Tally Ho Trail, Red Fox Trail, Quail Creek Ln.
 - Residences subject up to 5-15 acre-feet storm runoff, 6-24 hr, 25-500 year.

Search

Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

Corrosion of Concrete

View Description View Rating

View Options

Map

Table

Description of Rating

Rating Options

Detailed Description

Advanced Options

View Description View Rating

Corrosion of Steel

Dwellings With Basements

Dwellings Without Basements

Lawns, Landscaping, and Golf Fairways

Local Roads and Streets

Shallow Excavations

Small Commercial Buildings

Unpaved Local Roads and Streets

Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Military Operations

Recreational Development

Sanitary Facilities

Vegetative Productivity

Waste Management

Water Management

Map — Corrosion of Concrete

Legend

Scale (not to scale)

Tables — Corrosion of Concrete — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	High	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Low	9.0	91.7%
Totals for Area of Interest			9.8	100.0%

Description — Corrosion of Concrete

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer.

The risk of corrosion is expressed as "low," "moderate," or "high."

Rating Options — Corrosion of Concrete

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Search

Suitabilities and Limitations Ratings

Open All | Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements**

View Description | View Rating

View Options

Map

Table

Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

Rating Options

Detailed Description

Advanced Options

View Description | View Rating

- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings
- Unpaved Local Roads and Streets
- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Dwellings Without Basements

Legend Scale (not to scale)

Tables — Dwellings Without Basements — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Flooding (1.00) Shrink-swell (1.00) Depth to saturated zone (0.07)	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Very limited	Nunn (80%)	Shrink-swell (1.00)	9.0	91.7%
Totals for Area of Interest					9.8	100.0%

Table — Dwellings Without Basements — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Very limited	9.8	100.0%
Totals for Area of Interest	9.8	100.0%

Description — Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options — Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

Search

Suitabilities and Limitations Ratings

Open All | Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings
- Unpaved Local Roads and Streets

Construction Materials

Disaster Recovery Planning

Land Classifications

- Conservation Tree and Shrub Group
- Ecological Site ID
- Ecological Site Name

Farmland Classification

View Description | View Rating

View Options

- Map
- Table
- Description of Rating
- Rating Options
 - Detailed Description

Advanced Options

View Description | View Rating

- Hydric Rating by Map Unit
- Irrigated Capability Class
- Irrigated Capability Subclass
- National Commodity Crop Productivity Index v2
- NH Forest Soil Group
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Farmland Classification

Legend

Scale (not to scale)

Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Farmland of statewide importance	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Prime farmland if irrigated	9.0	91.7%
Totals for Area of Interest			9.8	100.0%

Description — Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options — Farmland Classification

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Search

Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways

Local Roads and Streets

View Description View Rating

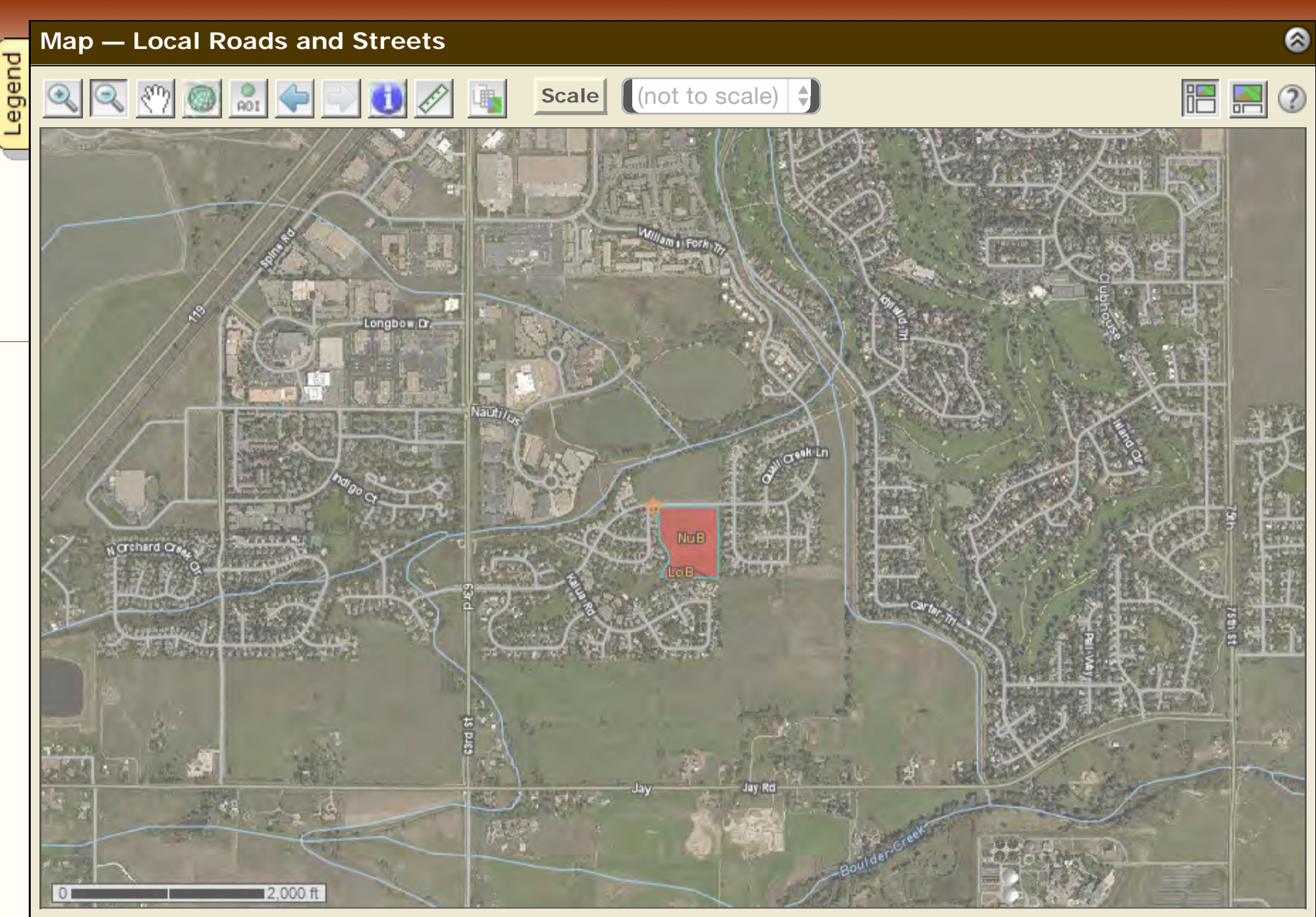
View Options

- Map
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 - Component Breakdown and Rating Reasons
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- Description of Rating
- Rating Options
 - Detailed Description

Advanced Options

View Description View Rating

- Shallow Excavations
- Small Commercial Buildings
- Unpaved Local Roads and Streets
- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management



Tables — Local Roads and Streets — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Shrink-swell (1.00) Flooding (1.00) Low strength (1.00) Depth to saturated zone (0.04)	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Very limited	Nunn (80%)	Shrink-swell (1.00) Low strength (1.00)	9.0	91.7%
Totals for Area of Interest					9.8	100.0%

Table — Local Roads and Streets — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Very limited	9.8	100.0%
Totals for Area of Interest	9.8	100.0%

Description — Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options — Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

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Suitabilities and Limitations Ratings

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- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
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- Local Roads and Streets

Shallow Excavations

[View Description](#) [View Rating](#)

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Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

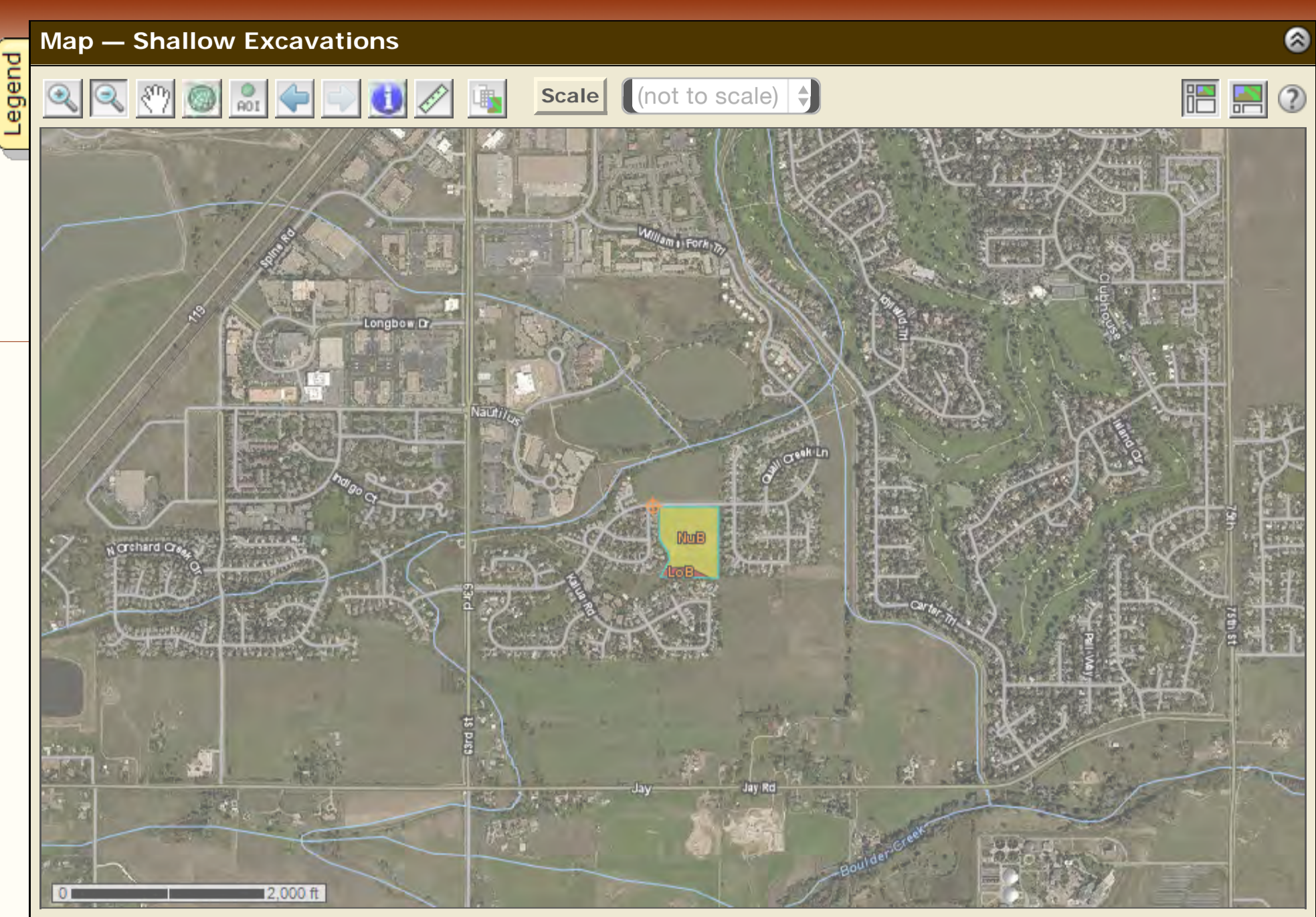
Rating Options

Detailed Description

Advanced Options

[View Description](#) [View Rating](#)

- Small Commercial Buildings
- Unpaved Local Roads and Streets
- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management



Tables — Shallow Excavations — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Depth to saturated zone (1.00) Flooding (0.60) Unstable excavation walls (0.51) Too clayey (0.50) Dusty (0.46)	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Somewhat limited	Nunn (80%)	Dusty (0.39) Too clayey (0.13) Unstable excavation walls (0.01)	9.0	91.7%
Totals for Area of Interest					9.8	100.0%

Table — Shallow Excavations — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Somewhat limited	9.0	91.7%
Very limited	0.8	8.3%
Totals for Area of Interest	9.8	100.0%

Description — Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance

and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options — Shallow Excavations

Aggregation Method: Dominant Condition
Component Percent Cutoff: *None Specified*
Tie-break Rule: Higher

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- Local Roads and Streets
- Shallow Excavations

Small Commercial Buildings

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View Options

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Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

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Map — Small Commercial Buildings

Legend Scale (not to scale)

Tables — Small Commercial Buildings — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Flooding (1.00) Shrink-swell (1.00) Depth to saturated zone (0.07)	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	Very limited	Nunn (80%)	Shrink-swell (1.00)	9.0	91.7%
Totals for Area of Interest					9.8	100.0%

Table — Small Commercial Buildings — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Very limited	9.8	100.0%
Totals for Area of Interest	9.8	100.0%

Description — Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options — Small Commercial Buildings

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

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Construction Materials

Disaster Recovery Planning

Land Classifications

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- Ecological Site ID
- Ecological Site Name
- Farmland Classification
- Hydric Rating by Map Unit

Irrigated Capability Class

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Description of Rating

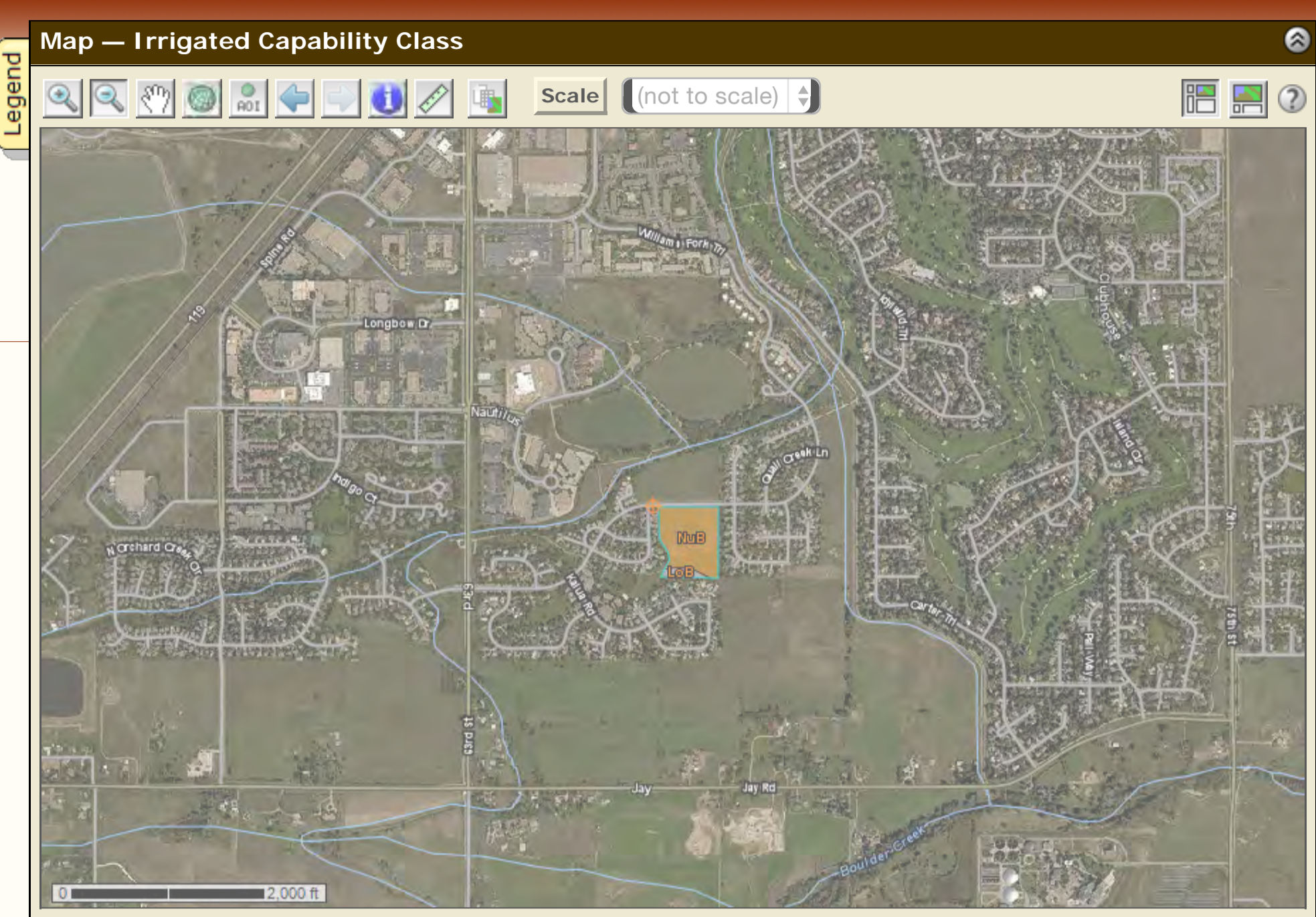
Rating Options

Detailed Description

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- Irrigated Capability Subclass
- National Commodity Crop Productivity Index v2
- NH Forest Soil Group
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management



Tables — Irrigated Capability Class — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes		0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	2	9.0	91.7%
Totals for Area of Interest			9.8	100.0%

Description — Irrigated Capability Class

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

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Building Site Development

- Corrosion of Concrete
- Corrosion of Steel**

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- Shallow Excavations
- Small Commercial Buildings
- Unpaved Local Roads and Streets
- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Corrosion of Steel

Legend

Scale (not to scale)

Tables — Corrosion of Steel — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	High	0.8	8.3%
NuB	Nunn clay loam, 1 to 3 percent slopes	High	9.0	91.7%
Totals for Area of Interest			9.8	100.0%

Description — Corrosion of Steel

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer.

The risk of corrosion is expressed as "low," "moderate," or "high."

Rating Options — Corrosion of Steel

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher



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Disaster Recovery Planning

Land Classifications

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- Ecological Site Name

Farmland Classification

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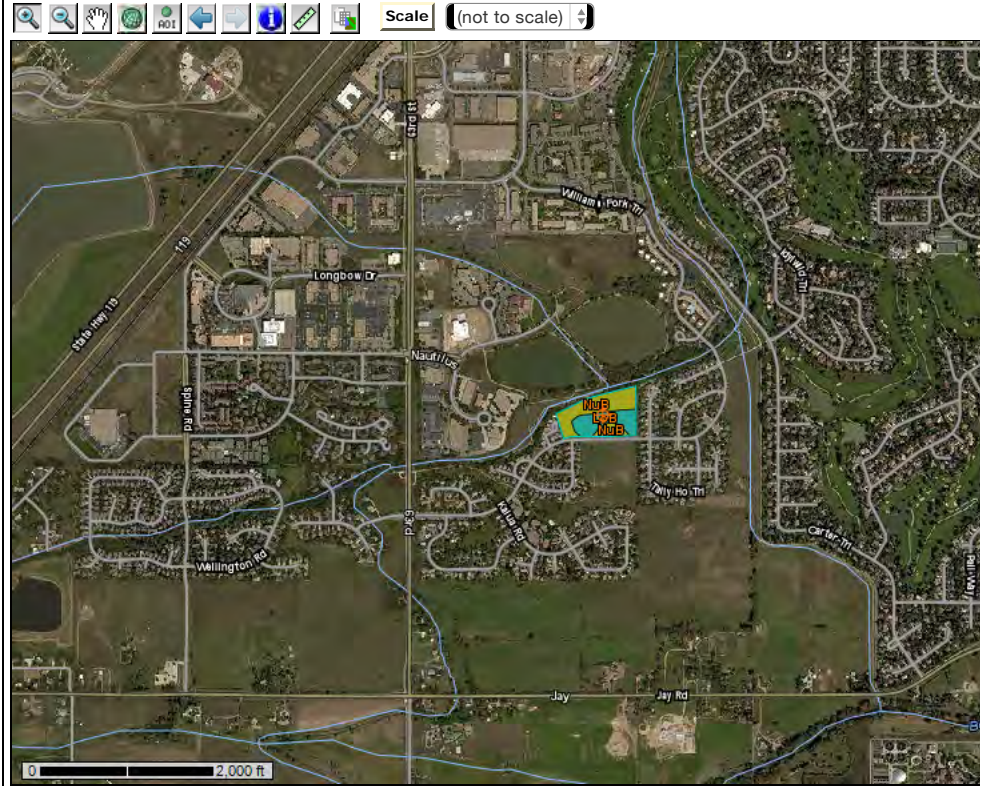
Advanced Options

[View Description](#) | [View Rating](#)

- Hydric Rating by Map Unit
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- Irrigated Capability Subclass
- National Commodity Crop Productivity Index v2
- NH Forest Soil Group
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification

- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
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Map — Farmland Classification



Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Farmland of statewide importance	3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	Prime farmland if irrigated	5.8	62.3%
Totals for Area of Interest			9.3	100.0%

Description — Farmland Classification

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options — Farmland Classification

Aggregation Method: No Aggregation Necessary
Tie-break Rule: Lower



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Construction Materials

Disaster Recovery Planning

Land Classifications

- Conservation Tree and Shrub Group
- Ecological Site ID
- Ecological Site Name
- Farmland Classification
- Hydric Rating by Map Unit

Irrigated Capability Class

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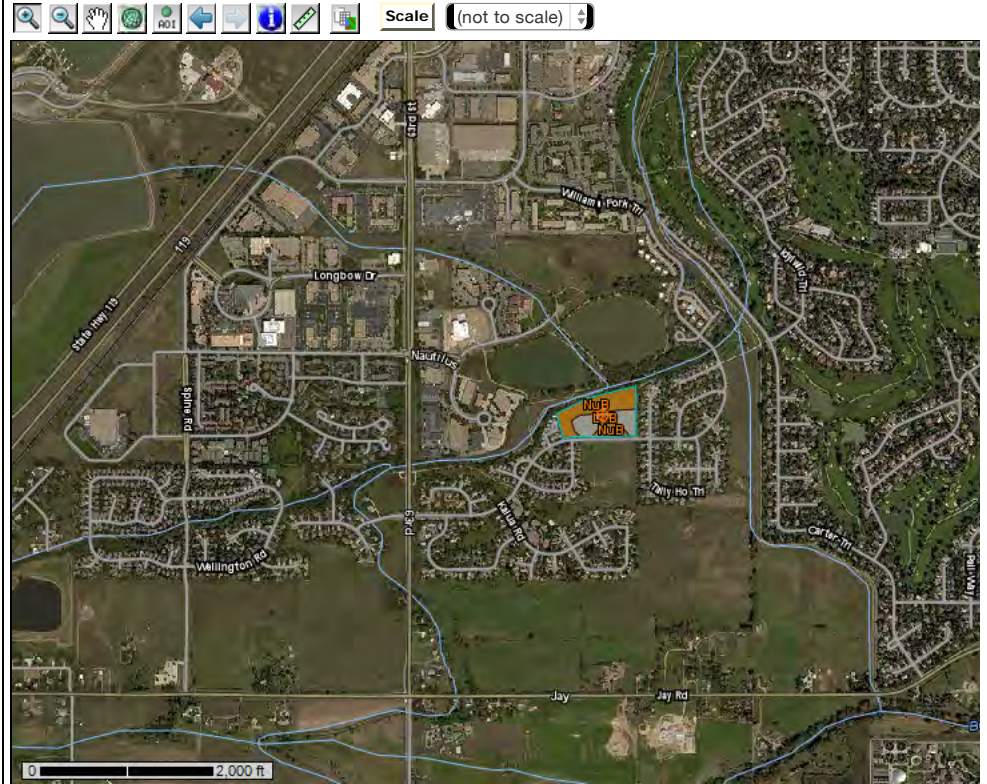
[View Description](#) | [View Rating](#)

- Irrigated Capability Subclass
- National Commodity Crop Productivity Index v2
- NH Forest Soil Group
- Nonirrigated Capability Class
- Nonirrigated Capability Subclass
- Soil Taxonomy Classification

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- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Irrigated Capability Class



Tables — Irrigated Capability Class — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes		3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	2	5.8	62.3%
Totals for Area of Interest			9.3	100.0%

Description — Irrigated Capability Class

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

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Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

<p>Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.</p> <p>Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.</p> <p>Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.</p> <p>Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.</p> <p>Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.</p>
Rating Options — Irrigated Capability Class
Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher



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Building Site Development

Corrosion of Concrete

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Corrosion of Steel

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Local Roads and Streets

Shallow Excavations

Small Commercial Buildings

Unpaved Local Roads and Streets

Construction Materials

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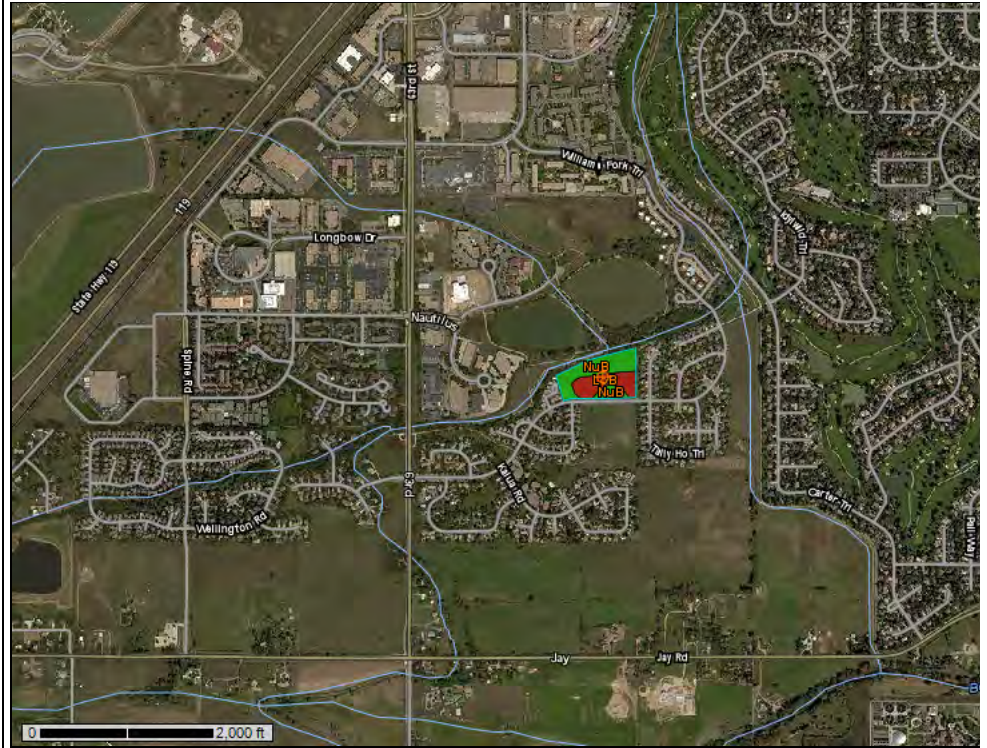
Vegetative Productivity

Waste Management

Water Management

Map — Corrosion of Concrete

Scale (not to scale)



Tables — Corrosion of Concrete — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	High	3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	Low	5.8	62.3%
Totals for Area of Interest			9.3	100.0%

Description — Corrosion of Concrete

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer.

The risk of corrosion is expressed as "low," "moderate," or "high."

Rating Options — Corrosion of Concrete

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher



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Dwellings With Basements

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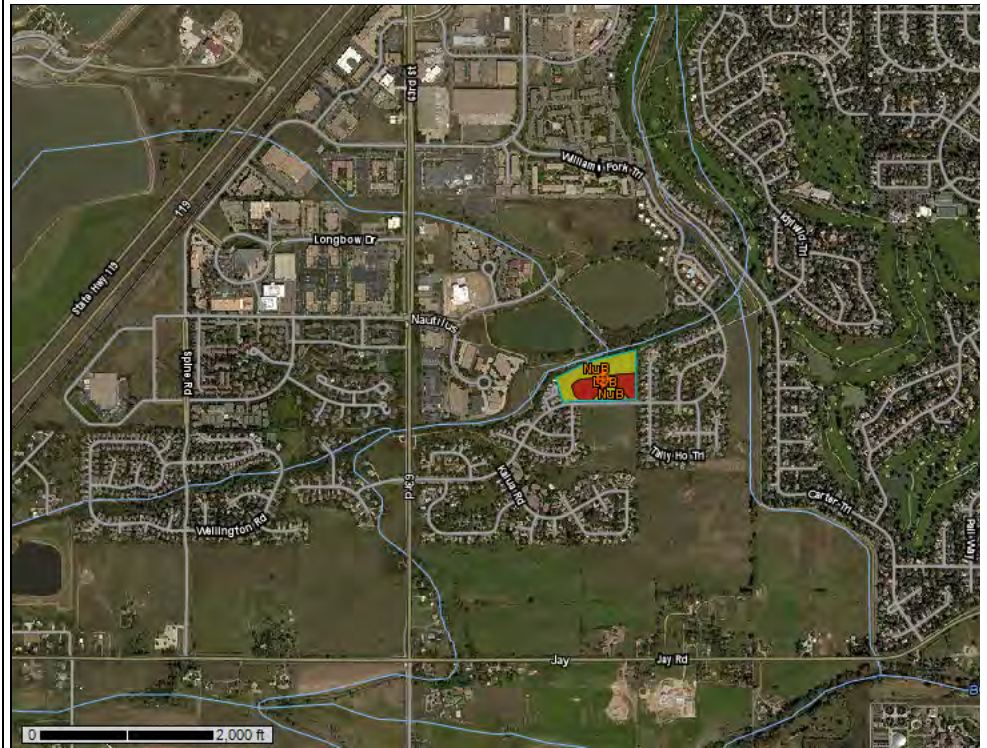
Vegetative Productivity

Waste Management

Water Management

Map — Dwellings With Basements

Scale (not to scale)



Tables — Dwellings With Basements — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Flooding (1.00) Depth to saturated zone (1.00) Shrink-swell (1.00)	3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	Somewhat limited	Nunn (80%)	Shrink-swell (0.98)	5.8	62.3%
Totals for Area of Interest					9.3	100.0%

Table — Dwellings With Basements — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Somewhat limited	5.8	62.3%
Very limited	3.5	37.7%
Totals for Area of Interest	9.3	100.0%

Description — Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that

affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

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Rating Options — Dwellings With Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements

View Description View Rating

View Options

- Map
- Table
 - Component Breakdown and Rating Reasons
 - Numeric Values
- Description of Rating
- Rating Options
 - Detailed Description

Advanced Options

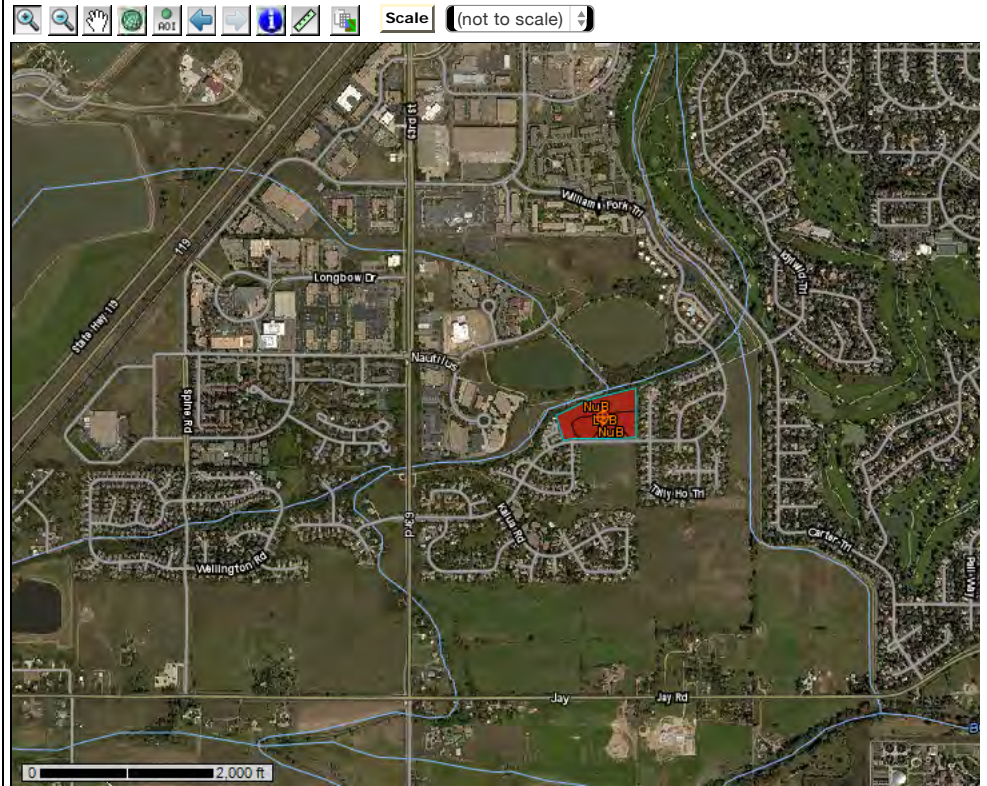
View Description View Rating

- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets
- Shallow Excavations
- Small Commercial Buildings
- Unpaved Local Roads and Streets

Construction Materials

- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Dwellings Without Basements



Tables — Dwellings Without Basements — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Flooding (1.00) Shrink-swell (1.00) Depth to saturated zone (0.07)	3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	Very limited	Nunn (80%)	Shrink-swell (1.00)	5.8	62.3%
Totals for Area of Interest					9.3	100.0%

Table — Dwellings Without Basements — Summary by Rating Value

Summary by Rating Value

Rating	Acres in AOI	Percent of AOI
Very limited	9.3	100.0%
Totals for Area of Interest	9.3	100.0%

Description — Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified

classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

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Rating Options — Dwellings Without Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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Suitabilities and Limitations Ratings

Open All Close All

Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways

Local Roads and Streets

View Description View Rating

View Options

- Map
- Table
 - Component Breakdown and Rating Reasons
 - Numeric Values
- Description of Rating
- Rating Options
 - Detailed Description

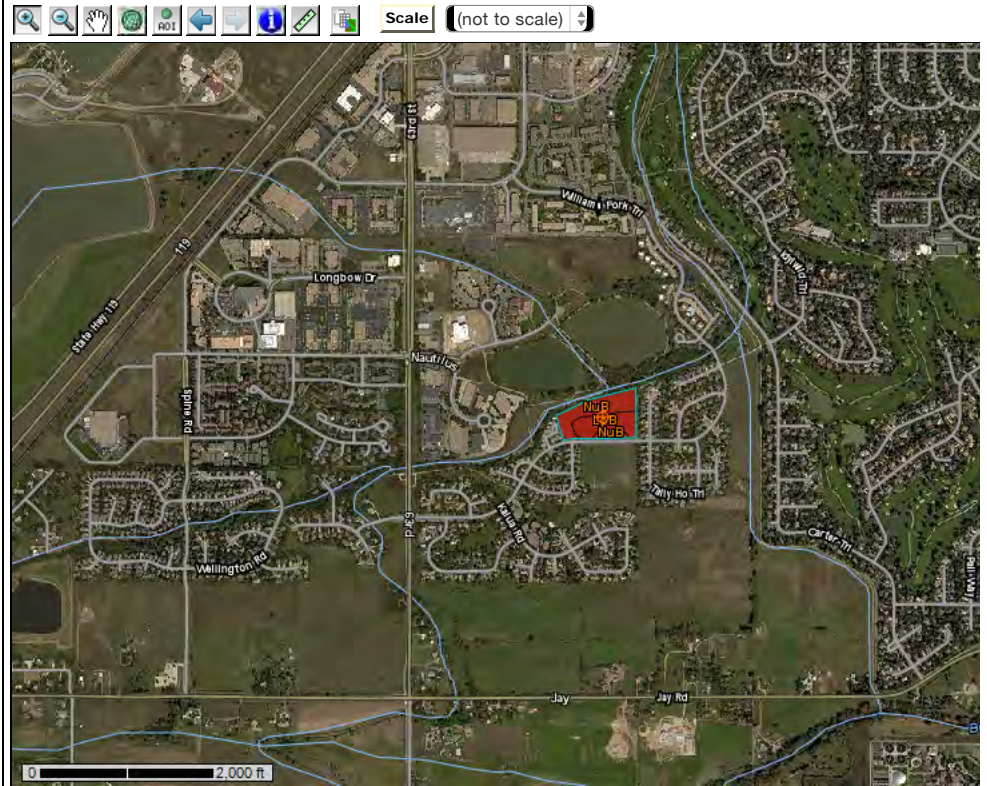
Advanced Options

View Description View Rating

- Shallow Excavations
- Small Commercial Buildings
- Unpaved Local Roads and Streets

- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Local Roads and Streets



Tables — Local Roads and Streets — Summary By Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Shrink-swell (1.00) Flooding (1.00) Low strength (1.00) Depth to saturated zone (0.04)	3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	Very limited	Nunn (80%)	Shrink-swell (1.00) Low strength (1.00)	5.8	62.3%
Totals for Area of Interest					9.3	100.0%

Table — Local Roads and Streets — Summary by Rating Value

Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	9.3	100.0%
Totals for Area of Interest	9.3	100.0%

Description — Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount

of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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Rating Options — Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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Suitabilities and Limitations Ratings

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Building Site Development

- Corrosion of Concrete
- Corrosion of Steel
- Dwellings With Basements
- Dwellings Without Basements
- Lawns, Landscaping, and Golf Fairways
- Local Roads and Streets

Shallow Excavations

[View Description](#) [View Rating](#)

View Options

- Map
- Table
 - Component Breakdown and Rating Reasons
 - Numeric Values
- Description of Rating
- Rating Options
 - Detailed Description

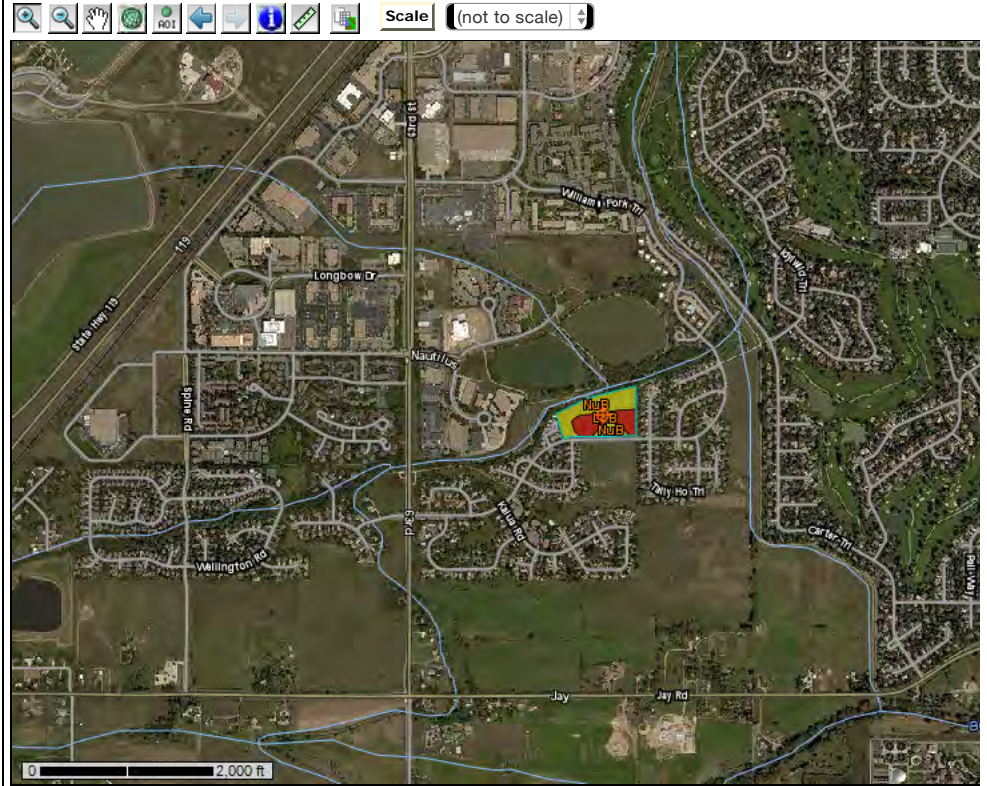
Advanced Options

[View Description](#) [View Rating](#)

- Small Commercial Buildings
- Unpaved Local Roads and Streets

- Construction Materials
- Disaster Recovery Planning
- Land Classifications
- Land Management
- Military Operations
- Recreational Development
- Sanitary Facilities
- Vegetative Productivity
- Waste Management
- Water Management

Map — Shallow Excavations



Tables — Shallow Excavations — Summary by Map Unit

Summary by Map Unit — Boulder County Area, Colorado (CO643)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
LoB	Longmont clay, 0 to 3 percent slopes	Very limited	Longmont (80%)	Depth to saturated zone (1.00) Flooding (0.60) Unstable excavation walls (0.51) Too clayey (0.50) Dusty (0.46)	3.5	37.7%
NuB	Nunn clay loam, 1 to 3 percent slopes	Somewhat limited	Nunn (80%)	Dusty (0.39) Too clayey (0.13) Unstable excavation walls (0.01)	5.8	62.3%
Totals for Area of Interest					9.3	100.0%

Table — Shallow Excavations — Summary by Rating Value

Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Somewhat limited	5.8	62.3%
Very limited	3.5	37.7%
Totals for Area of Interest	9.3	100.0%

Description — Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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Rating Options — Shallow Excavations

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Susan Lambert, TLAG Hydrology Committee
4696 Quail Creek Lane
Boulder, CO 80301

Re: Informational Requests to the City Water Systems
Maintenance Division

Nov. 24, 2015

As a result of two requests to the City Water Systems Maintenance Division asking for any information regarding the water/sewage infrastructure condition of 1) Red Fox Hills, and 2) the section of Twin Lakes Road that runs along 6655 Twin Lakes Road, I received two calls on 11/24/2015 from the City Water Systems Maintenance Division. Phone interviews were conducted by me with each of the two City Water Systems Maintenance Division representatives, the first from Josh Meck, in City Water Systems Maintenance, and the second from Steve Buckbee, City Engineering Group. Following are my notes from each conversation:

Josh Meck:

- Confirmed Quail Creek Lane has had six water main breaks (he was here working on them as foreman of the job).
- Department is fully aware of the acute water/sewage infrastructure issues we have in RFH and Twin Lakes. Also mentioned Gunbarrel as a whole is very problematic, due to our extremely high water table and the corrosive soil (clay loam).
- Says their department map shows the stretch of Twin Lakes Road running along 6655 and through Red Fox Hills has PVC piping, but he knows for a fact it does not, the map is incorrect, because he's been out here on jobs digging up the old ductile iron piping that has failed, replacing it with PVC. Result is a scattered patchwork of primarily ductile iron piping with replacement pieces of PVC.
- Quail Creek Lane, end to end, has been moved up toward the top of the list for capital improvements for full replacement of water/sewage pipes, due to their poor condition. Project will begin in 2016. Moved up due to severity and frequency of water main breakages. Water

problems here have been discussed frequently within the department. Hot-button issue, because of road paving costs.

- To his knowledge, no water/sewage utilities report, assessment, evaluation or request has been processed or received by their department, regarding the BCHA properties of 6655 Twin Lakes Road, or the BVSD properties of 6600 Twin Lakes Road, and 0 Kahlua Road.

- Evaluating the water line infrastructure along 6655 Twin Lakes Road, as well as through Red Fox Hills, is tricky, because the County recently repaved Twin Lakes Road (using a special water-mitigation water barrier sheet under the pavement, due to known high water table problems). That would've been the ideal time to assess the infrastructure, but they did not. So, the surface of the road is County, the water/sewage infrastructure under the road is City. If the City digs up/disturbs a certain % of Twin Lakes Road in order to evaluate the infrastructure of their water system, the County will ask for money for the repaving.

- The only other good opportunity to assess the underground water infrastructure along 6655 Twin Lakes Road or in Red Fox Hills is actually during a water main break. They can run scopes through the pipes, etc. This has not ever been done here, to his knowledge.

- Personally, in his opinion, based on his working knowledge and on-site experience working along Twin Lakes Road on repairs, water main breaks, etc., the Mixed Density Residential development proposed for 6655 Twin Lakes, as well as the BVSD properties, is "crazy", as he put it. He said, "the water underneath those properties has to go somewhere, probably into your neighborhood [Red Fox Hills]".

Steve Buckbee:

- No water main breaks reported on Tally Ho Court, mostly gas line problems.

- Confirmed six water main breaks on Quail Creek Lane.

- Total water main breaks in Red Fox Hills: TEN. First was in 1991, while most occurred in recent years. Eight of the ten breaks due to corroded ductile iron pipes, one due to

pressure break, one due to "other" (joint/ valve replacement).

- Said Red Fox Hills is built on old swamplands. Called it "scary", and said he's heard "scary stories" about jobs out in our neighborhood. Said we also have the Left Hand Ditch, White Rock Ditch, and the two Twin Lakes exacerbating our water table problems - we lay lower than they do. When they come to Red Fox Hills or Twin Lakes on a job, they only have to dig two feet down to hit water. Not muck, but running, flowing water. It always presents a big problem, because while they work, they have to have an apparatus to continuously pump this water out while they work.

- Confirmed our clay soil can be corrosive to the iron ductile pipes.

- Confirmed water/sewage piping along 6655 Twin Lakes Road is mostly iron ductile, with a smaller % being ACP (asbestos) piping.

- Confirmed water main replacement is scheduled for Quail Creek Lane in 2016. Depending upon where the new main will be placed, they may pave over 4 feet of the road, or the entire road. Project expected to take 6-9 months. There are no other water main replacements for our area on their schedule right now.

- His opinion is that no basements should ever have been built in our area [Red Fox Hills/Twin Lakes subdivision], or ever should be built, due to the extremely high water table. Or all of Gunbarrel, for that matter.

- Confirmed that to his knowledge, he knows of no request from anyone (but me) for an evaluation, assessment, or utilities report regarding the water/sewage infrastructure system anywhere along Twin Lakes Road. Nor has one ever been done.

- He said should the BCHA's Mixed Density Residential development go through, part of the City's annexation process requires the County to conduct a water/sewage utilities report for the proposed properties, on the County's dime. The County would be required to submit new engineering analysis for both properties as well.

38)

**0, 2300, & 2321 Yarmouth
Ave., 4756 28th St. &
4815 N. 26th St.**

**(Planning Reserve)–
*Service Area Expansion
(Area III Planning Reserve
to Area II)***

(No Emails)

POLICY AND TEXT:

3 Requests

16)

Enhance public benefit
*(Chapter 2-
Built Environment)*

(No Emails)

17)

Clarification regarding ditches

*(Chapter 2-
Built Environment,
Chapter 9-
Agriculture and Food,
VI- Urban Service Criteria
and Standards)*

(No Emails)

18)

**Reflect public interest
in renewable energy
and reduction of carbon
footprint**

*(Chapter 4-
Energy and Climate)*

(No Emails)