

**From:** [Jeffrey D. Cohen](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Susan Davis Lambert](#)  
**Subject:** BVCP  
**Date:** Monday, January 04, 2016 11:44:50 AM  
**Attachments:** [image001.png](#)

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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](http://www.tlag.org)) representatives prior to the January 26<sup>th</sup> BVCP screening hearing.

We would rally appreciate it if you could take the time to meet with us prior to the 26<sup>th</sup>.

Thanks,

Jeff



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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

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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:** 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](mailto: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 55<sup>th</sup> 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:

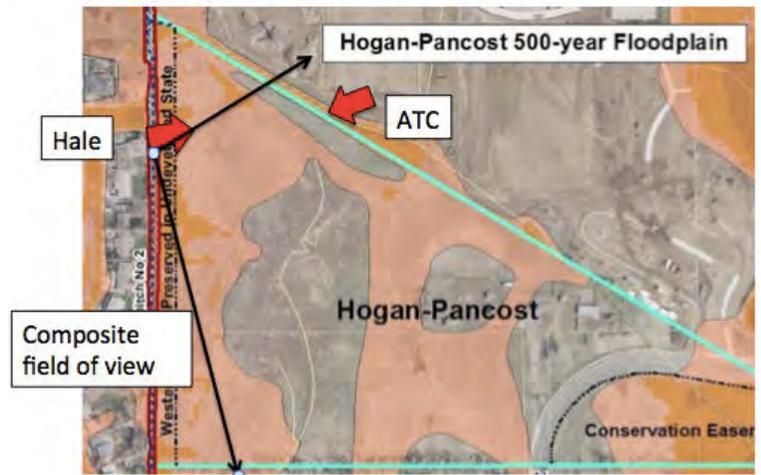
*“The photo included in the SEBNA Request for Revision appears to be taken from the east end of Kewanee Drive at Dry Creek No. 2 Ditch. Ponding of water on the property at 5399 Kewanee Drive and 5697 South Boulder Road is evident but is limited to the area located adjacent to the ditch at the north end 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](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."*

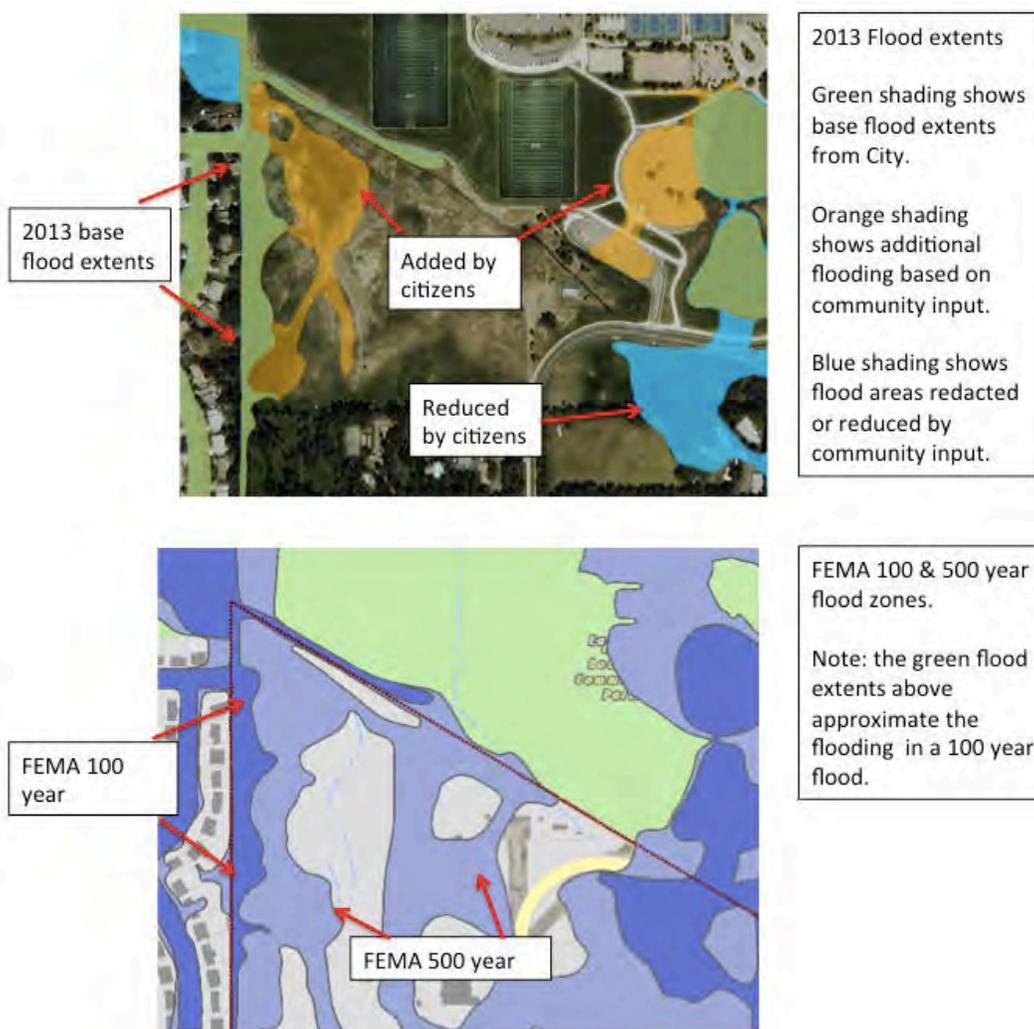
[Rainfall-Runoff Analysis for September 2013 Flood in the City of Boulder, Colorado, October 2014].

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:

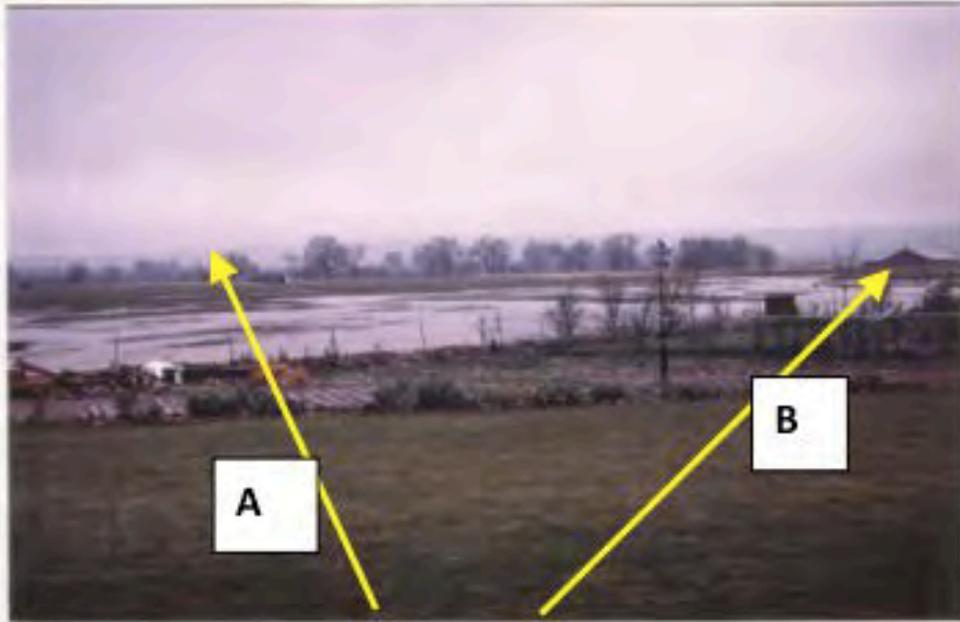
*"Few people who presently live in the South Boulder Creek floodplain have experienced the major historic floods that have spilled over the creek's low banks flooding an area up to a mile-wide. The last major flood in the South Boulder Creek watershed occurred in 1969. Flooding occurred several times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



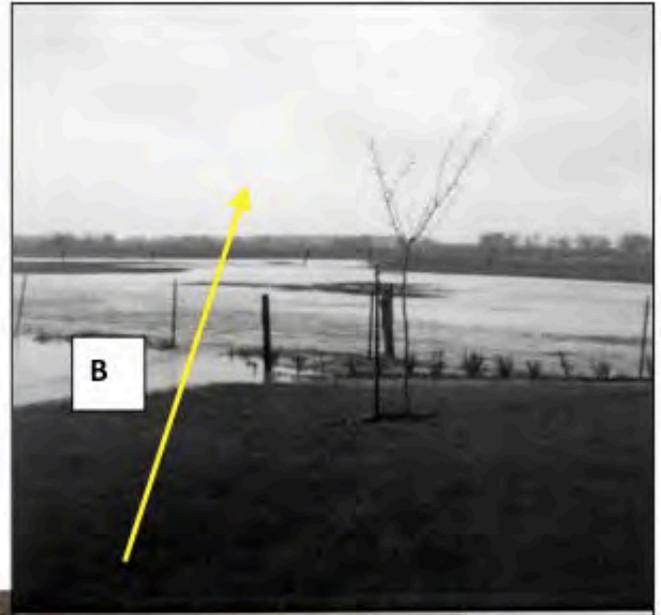
210 CIMMARON WAY 1969



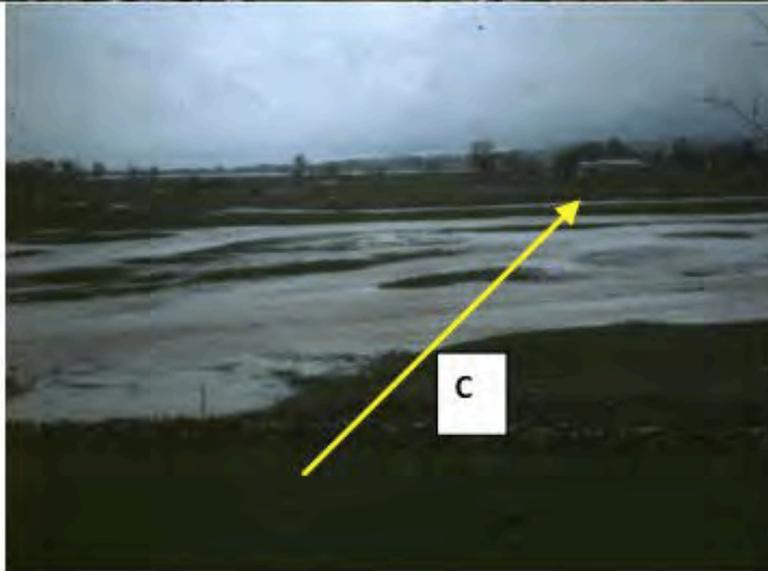
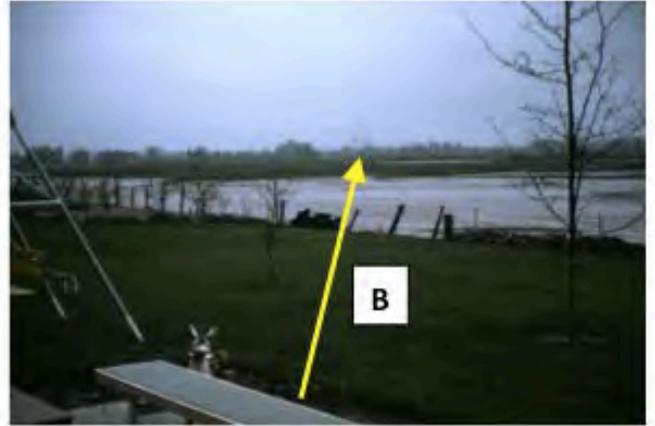
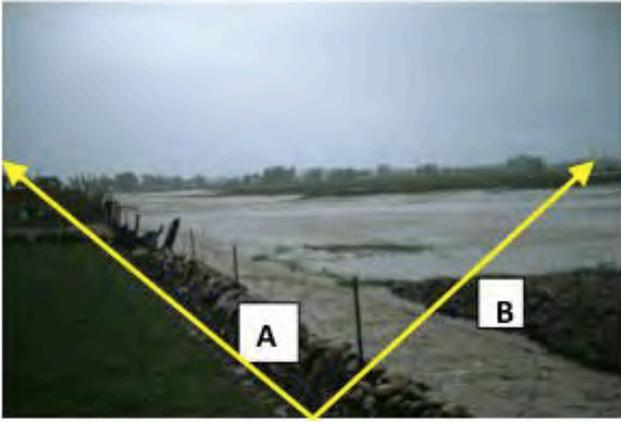
210 CIMMARON WAY 1973

**1969 and 1973 Floods - 210 Cimmaron Way**





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.

**From:** [Juliet Gopinath](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Juliet Gopinath](#)  
**Subject:** Opposition to affordable housing proposed for Twin Lakes parcels  
**Date:** Thursday, January 07, 2016 12:33:58 AM  
**Attachments:** [Gopinath\\_TwinLakesCommentary\\_122315\\_BPb.pdf](#)

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Dear Boulder County Planning Commission,

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

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](mailto:julietgopinath@yahoo.com)  
617 500 7080

**From:** [Christie Gilbert](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [ellisi@bouldercolorado.gov](mailto:ellisi@bouldercolorado.gov); [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov); [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov); [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Twin Lakes Projected Land Change  
**Date:** Thursday, January 07, 2016 10:52:52 AM

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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](mailto:christieg52@gmail.com)  
Christie Gilbert  
[christieg52@gmail.com](mailto:christieg52@gmail.com)

**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](#)

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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 26<sup>th</sup>.

Thanks,

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](http://www.cohenadvisors.net)**

**[jeff@cohenadvisors.net](mailto:jeff@cohenadvisors.net)**



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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](mailto: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](http://www.tlag.org)) representatives prior to the January 26<sup>th</sup> BVCP screening hearing.

We would rally appreciate it if you could take the time to meet with us prior to the 26<sup>th</sup>.

Thanks,

Jeff



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

The Cohen Law Firm, P.C.

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**Boulder, Colorado 80301**

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

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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: Vote To Move Hogan Pancost To Area III  
**Date:** Monday, January 11, 2016 6:39:15 AM  
**Attachments:** [Move Hogan Pancost To Boulder Valley Comp Plan Area III.docx](#)

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**From:** Suzanne De Lucia [mailto:[sdelucia@frontrangebusiness.com](mailto:sdelucia@frontrangebusiness.com)]  
**Sent:** Sunday, January 10, 2016 5:19 PM  
**To:** Lanning, Meredith  
**Subject:** Vote To Move Hogan Pancost To Area III

Dear Ms. Lanning,  
Could you please distribute this email to the Boulder County Planning Commissioners?  
Thank you.  
Sincerely,  
Suzanne De Lucia

--



Suzanne M. De Lucia, CBI

Fellow Of The IBBA  
President  
Front Range Business, Inc.  
5353 Manhattan Circle, Suite 101  
Boulder, CO 80303  
Office: 303-499-6008  
Fax: 1-888-521-8219  
[sdelucia@frontrangebusiness.com](mailto:sdelucia@frontrangebusiness.com)  
[www.frontrangebusiness.com](http://www.frontrangebusiness.com)

## 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:** [Lanning, Meredith](#)  
**To:** [Giang, Steven](#); [Fogg, Peter](#); [Shannon, Abigail](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Hogan Pancost to Area III  
**Date:** Monday, January 11, 2016 11:01:48 AM

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**From:** Julie Hale [mailto:juliehale1@msn.com]  
**Sent:** Monday, January 11, 2016 10:38 AM  
**To:** Lanning, Meredith  
**Subject:** Hogan Pancost to Area III

Dear Meredith Lanning,

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:** [Lanning, Meredith](#)  
**To:** [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Hogan Pancost  
**Date:** Monday, January 11, 2016 11:03:17 AM

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

From: Tyler Harris [<mailto:tylerharrisvo@gmail.com>]  
Sent: Monday, January 11, 2016 10:43 AM  
To: Lanning, Meredith  
Subject: Hogan Pancost

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:** [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

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**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:** [Lanning, Meredith](#)  
**To:** [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Hogan Pancost property  
**Date:** Monday, January 11, 2016 1:17:11 PM

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**From:** loisboulder1@comcast.net [mailto:loisboulder1@comcast.net]  
**Sent:** Monday, January 11, 2016 1:06 PM  
**To:** jeff.mcwhirter@gmail.com; Boulder County Board of Commissioners; Lanning, Meredith; council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov; 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.

**From:** [Lanning, Meredith](#)  
**To:** [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Hogan Pancost to Area III  
**Date:** Monday, January 11, 2016 1:26:56 PM

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**From:** jeff rifkin [mailto:jkchinkin@gmail.com]  
**Sent:** Monday, January 11, 2016 1:20 PM  
**To:** Lanning, Meredith  
**Subject:** Hogan Pancost to Area III

Dear Commissioners,

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), 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:** [Lanning, Meredith](mailto:Lanning.Meredith)  
**To:** [Fogg, Peter](mailto:Fogg.Peter); [Shannon, Abigail](mailto:Shannon.Abigail); [Giang, Steven](mailto:Giang.Steven)  
**Cc:** [Hackett, Richard](mailto:Hackett.Richard)  
**Subject:** FW: Hagan Pancost  
**Date:** Tuesday, January 12, 2016 6:21:50 AM

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**From:** Steven [mailto:swolh@comcast.net]  
**Sent:** Monday, January 11, 2016 3:00 PM  
**To:** Lanning, Meredith; Boulder County Board of Commissioners; council@bouldercolorado.gov; boulderplanningboard@bouldercolorado.gov  
**Subject:** Hagan Pancost

Dear People with Power over land use in Boulder

Allowing development of the Hagan 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 Hagan 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 Hagan 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

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720 270-0070

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[www.createresolutions.org](http://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:** Miho Shida [<mailto:miho@earthlink.net>]  
**Sent:** Tuesday, January 12, 2016 8:11 AM  
**To:** Fogg, Peter; Caitlin Zacharias  
**Subject:** TLAG petition and comments

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

# 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](http://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.*

## 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 managed 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

**From:** [Lanning, Meredith](#)  
**To:** [Shannon, Abigail](#); [Giang, Steven](#); [Fogg, Peter](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Hogan Pancost Land  
**Date:** Tuesday, January 12, 2016 9:16:10 AM

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**From:** rose khub [mailto:rosekhub@hotmail.com]  
**Sent:** Tuesday, January 12, 2016 8:49 AM  
**To:** Lanning, Meredith; [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [commissioners@bouldercounty.gov](mailto:commissioners@bouldercounty.gov);  
[boulderplanningboard@bouldercounty.gov](mailto:boulderplanningboard@bouldercounty.gov)  
**Subject:** Hogan Pancost Land

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:** [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Hogan Pancost to AREA III  
**Date:** Tuesday, January 12, 2016 9:16:36 AM

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**From:** christy vaughan [mailto:[christy\\_vaughan@yahoo.com](mailto:christy_vaughan@yahoo.com)]  
**Sent:** Tuesday, January 12, 2016 9:03 AM  
**To:** Lanning, Meredith  
**Subject:** Hogan Pancost to AREA III

Dear Meredith,

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](mailto:Lanning.Meredith)  
**To:** [Giang, Steven](mailto:Giang.Steven); [Fogg, Peter](mailto:Fogg.Peter); [Shannon, Abigail](mailto:Shannon.Abigail)  
**Cc:** [Hackett, Richard](mailto:Hackett.Richard)  
**Subject:** FW: Boulder Valley Comprehensive Plan  
**Date:** Tuesday, January 12, 2016 12:45:02 PM

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**From:** stelleen@comcast.net [mailto:stelleen@comcast.net]  
**Sent:** Tuesday, January 12, 2016 12:42 PM  
**To:** Lanning, Meredith  
**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

**From:** [Lanning, Meredith](#)  
**To:** [Shannon, Abigail](#); [Giang, Steven](#); [Fogg, Peter](#)  
**Cc:** [Hackett, Richard](#)  
**Subject:** FW: Boulder Valley Comprehensive Plan  
**Date:** Tuesday, January 12, 2016 1:55:11 PM

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**From:** Clare Telleen [mailto:ctelleen@yahoo.com]  
**Sent:** Tuesday, January 12, 2016 1:16 PM  
**To:** Lanning, Meredith  
**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:** [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

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**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: Boulder Valley Comprehensive Plan  
**Date:** Wednesday, January 13, 2016 6:46:09 AM

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**From:** Ashley Telleen [mailto:[ashleytelleen@yahoo.com](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:** [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

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**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:** Jamie Simo [<mailto:jamie.l.simo@gmail.com>]  
**Sent:** Wednesday, January 13, 2016 11:29 AM  
**To:** Boulder County Board of Commissioners  
**Subject:** Concerns regarding development at the 6655 and 6600 Twin Lakes Rd properties

January 13, 2016

Boulder County Commissioners Office

PO Box 471  
Boulder, CO 80306

Dear Madams,

I am writing in regards to the proposed high density affordable housing development slated for the 6655 and 6600 Twin Lakes Road properties in Gunbarrel. While I am not a resident of Gunbarrel, I am a resident of Boulder County and I frequent the adjacent Twin Lakes Park for birding and other recreational activities.

Although Boulder is in severe need of more affordable housing, I disagree that this is the best use of these particular properties. Developing these areas goes against the stated aims of the Boulder Valley Comprehensive Plan—currently undergoing its 5 year review—to support sustainability, preserve environmentally sensitive areas, and direct new development to areas with adequate public services and facilities.

As you no doubt have heard, Twin Lakes Park is home to a pair of Great Horned Owls that return every year to breed and nest. The fields adjacent to the park provide a valuable habitat for the owls to forage and provide food for their young. In addition to destroying this valuable habitat, the noise and proximity of construction on that adjacent land would very likely disturb the owls and may cause them to leave the area.

Contrary to the city's report, these fields are not monocultures of invasive grasses devoid of wildlife. Other animals also use these vacant fields for hunting, such as Great Blue Herons and hawks. For mammals such as the coyote, these fields provide a corridor to reach other wildlife areas such as the nearby Walden and Sawhill Ponds complex. These animals will find it more

difficult to safely move between already small pockets of natural habitat if these fields were bulldozed and paved over.

According to the preliminary hydrology report conducted by McCurry Hydrology, LLC, in June of last year, there are shallow groundwater conditions at the property at 6655 Twin Lakes Road. This means that groundwater is relatively close to the surface. During the 2013 floods, many residents within Gunbarrel experienced this first hand when water levels rose such that their basements flooded. Any houses built in this area would also likely experience flooding in an increasingly unpredictable climatic future. Placing additional construction in this area would increase the amount of paved surfaces, inhibiting the flow of flood waters and exacerbating problems for current residents. In addition, the compression of these water-logged soils by the dense development proposed would push groundwater toward existing housing.

As mentioned previously, Boulder needs affordable housing options. Housing prices are such that workers are being priced out of the market and they are therefore moving farther out into the county and commuting in to the city. However, there are other areas that are more suitable for such development than 6655 and 6600 Twin Lakes Road. The area surrounding the properties in question is still fairly rural and a car is necessary to commute to even the nearest grocery store (a 30 minute walk). Building an estimated 120 housing units in this area would significantly increase wear and tear on infrastructure not developed to accommodate so much traffic. Likewise, plopping an affordable housing unit out “in the middle of nowhere” instead of integrating affordable housing throughout the city of Boulder also smacks of segregation of low income populations.

I strongly urge you to reconsider the location of this proposed development and instead to set aside this land as an extension of the Twin Lakes open space. Thank you for your consideration,

Sincerely,

Jamie Simo

**From:** [Joyce Jenkins](#)  
**To:** [Fogg, Peter](#); [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov)  
**Cc:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [bvs.board@bvsd.org](mailto:bvs.board@bvsd.org)  
**Subject:** Land Use Change Requests comment letter  
**Date:** Wednesday, January 13, 2016 1:37:18 PM  
**Attachments:** [Ladies and Gentlemen.docx](#)

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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](mailto:commissioners@bouldercounty.org)

1/13/16

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

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

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

[bvs.board@bvsd.org](mailto: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 [<mailto:bjornsenk@yahoo.com>]  
Sent: Thursday, January 14, 2016 12:21 PM  
To: Fogg, Peter; [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov)  
Subject: Letter on 6655 and 6600 Twin Lakes Road

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))

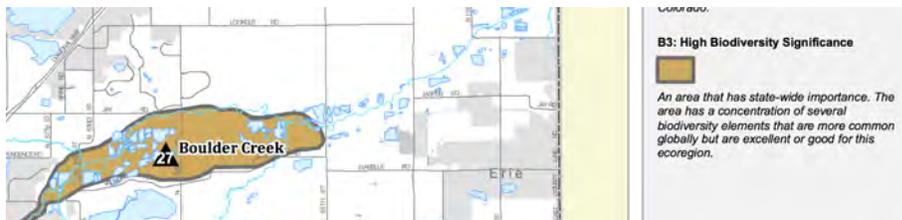
Great egret ((ponds and marshy areas))

<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](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:** [Karen Looney](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [#LandUsePlanner](#); [boulderplanning@bouldercolorado.gov](mailto:boulderplanning@bouldercolorado.gov); [ellis@bouldercolorado.gov](mailto:ellis@bouldercolorado.gov); [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov); [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov); [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)  
**Subject:** Land Use Change Requests comment letter  
**Date:** Thursday, January 14, 2016 3:51:45 PM  
**Attachments:** [TwinLakesLetterstoCommissions20150114\\_KarenLooney.docx](#)

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January 14, 2016

From: Karen Looney

6495 Kalua Road, Unit 201

Boulder, CO 80301

To: Boulder County Commission ([commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org))  
Boulder City Council ( [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov))  
Boulder County Planning Commission ([planner@bouldercounty.org](mailto:planner@bouldercounty.org))  
City of Boulder Planning Board ([boulderplanning@bouldercolorado.gov](mailto:boulderplanning@bouldercolorado.gov))

Boulder Valley Comprehensive Plan Staff ( [ellis@bouldercolorado.gov](mailto:ellis@bouldercolorado.gov), [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov), [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov), [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov), [pfogg@bouldercounty.org](mailto:pfogg@bouldercounty.org), [ashannon@bouldercounty.org](mailto:ashannon@bouldercounty.org), [sgiang@bouldercounty.org](mailto: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](mailto:Kslooney.ee@gmail.com)

**From:** [Pat Irwin](#)  
**To:** [Lanning, Meredith](#)  
**Subject:** Fwd: Hogan Pancost to Area III  
**Date:** Friday, January 15, 2016 10:28:30 PM

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-----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](mailto:commissioners@bouldercounty.org)  
[council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
[mlanning@bouldercounty.org](mailto:mlanning@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:** [Lanning, Meredith](#)  
**Date:** Saturday, January 16, 2016 4:04:01 PM

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Dear Ms. Lanning,

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:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Lanning, Meredith](#)  
**Subject:** Hogan Pancost property  
**Date:** Saturday, January 16, 2016 5:01:05 PM

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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](mailto:BIGVEGAS@aol.com)  
**To:** [Lanning, Meredith](mailto:Lanning_Meredith@bouldercounty.gov); [Boulder County Board of Commissioners](mailto:Boulder_County_Board_of_Commissioners@bouldercounty.gov); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** re: Please vote to move Hogan Pancost to Area III  
**Date:** Sunday, January 17, 2016 5:58:21 PM

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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:** [Webmaster](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web Inquiry  
**Date:** Monday, January 18, 2016 6:38:24 AM

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\*\*\*\*\*

Name: sanford rothman  
Email\_Address: rothman2@hotmail.com  
Docket\_Number:  
Remote User:  
HTTP User Agent: Mozilla/5.0 (Windows NT 6.1) AppleWebKit/537.36 (KHTML, like Gecko)  
Chrome/47.0.2526.111 Safari/537.36

Comments\_to\_Planner:

67 MINEOLA CT. Please move Hogan Pancost property to Area 3 status. We have had enough flooding and high water for years and this will adversely affect the surrounding neighborhood even more. Thank you, Sincerely, Sanford Rothman

**From:** [Jess28](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [Lanning, Meredith](#)  
**Subject:** Please move Hogan Pancost to Area III  
**Date:** Monday, January 18, 2016 10:03:21 AM

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Dear County Commissioners:

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

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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](mailto: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

**From:** Susan [<mailto:dellrhodes@aol.com>]  
**Sent:** Monday, January 18, 2016 8:43 PM  
**To:** Boulder County Board of Commissioners  
**Subject:** Hogan Pancost Property

## HOGAN PANCOST PROPERTY

Dear Boulder County Commissioners,

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.

**From:** [Susan Davis Lambert](#)  
**To:** [Shannon, Abigail](#); [Giang, Steven](#)  
**Cc:** [Jeffrey D. Cohen](#); [Marty Streim](#)  
**Subject:** TLAG Hydrology Materials for Review for the upcoming City/County BVCP land-use designation change meetings  
**Date:** Tuesday, January 19, 2016 12:20:02 AM  
**Attachments:** [Hydrology Cover Letter.docx](#)  
[City Water Systems Maintenance Division asking for any information regarding the water.docx](#)  
[USDANRCS Data.docx](#)

---

Hi Abby and Steven,

Would you please include the attached documents (regarding flooding and hydrology) with the Twin Lakes Action Group Land Use Designation Change submission (for use at the 1/26 and 2/2 meetings)? I sent them to Pete Fogg, but got an email auto response that he is out of the office from 1/18-1/28.

Please let me know if you have any trouble with the attachments, or if you have any questions regarding them.

Thank you,

Susan Lambert  
TLAG Hydrology Committee Co-Chair

303-530-7151  
303-518-6648

## 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

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.

# 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.

**From:** [Susan Davis Lambert](#)  
**To:** [Zacharias, Caitlin](#); [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)  
**Cc:** [Jeffrey D. Cohen](#); [Marty Streim](#)  
**Subject:** TLAG Hydrology Materials for Review for the upcoming City/County BVCP land-use designation change meetings  
**Date:** Tuesday, January 19, 2016 12:26:45 AM  
**Attachments:** [DwB.pdf](#)  
[DwoB6655.pdf](#)  
[Concrete corrosion 6655.pdf](#)  
[Roads&Streets 6655.pdf](#)  
[shallow excavations 6655.pdf](#)

---

Hi Caitlin, Pete, Abby and Steven,

Would you please include the attached documents (regarding NRCS construction reports for 6655 Twin Lakes Road) with the Twin Lakes Action Group Land Use Designation Change submission (for use at the 1/26 and 2/2 meetings)? Steven and Abby, I'm including you both because Pete is out of the office from 1/18-1/28, and you may have to submit them for him. Please let me know if you have any trouble with the attachments, or if you have any questions regarding them.

Thank you,

Susan Lambert  
TLAG Hydrology Committee Co-Chair

303-530-7151  
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Corrosion of Concrete

Corrosion of Steel

Dwellings With Basements

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Numeric Values

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Rating Options

Detailed Description

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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

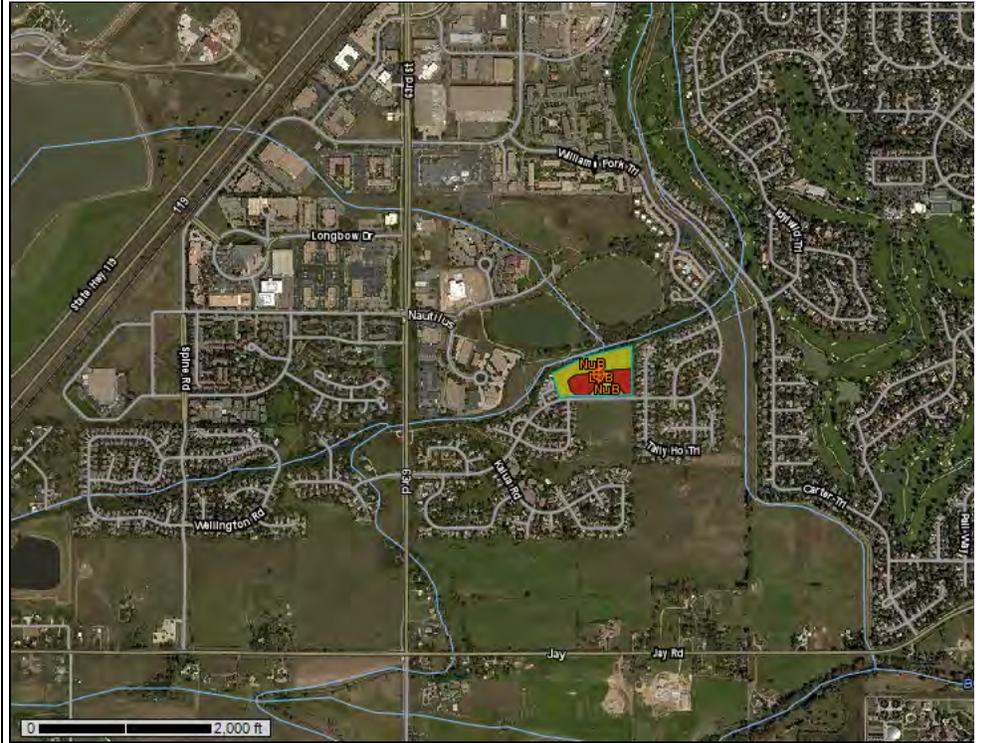
Vegetative Productivity

Waste Management

Water Management

Map — Dwellings 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

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.

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 With Basements

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher



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Local Roads and Streets

Shallow Excavations

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Construction Materials

Disaster Recovery Planning

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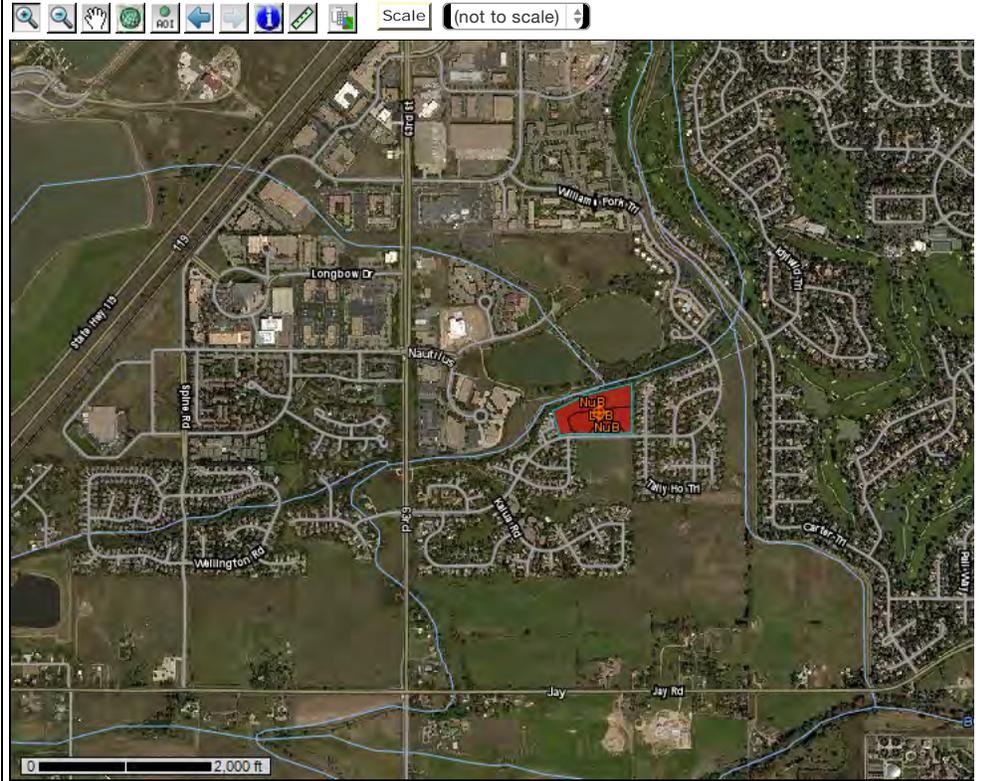
Sanitary Facilities

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

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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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



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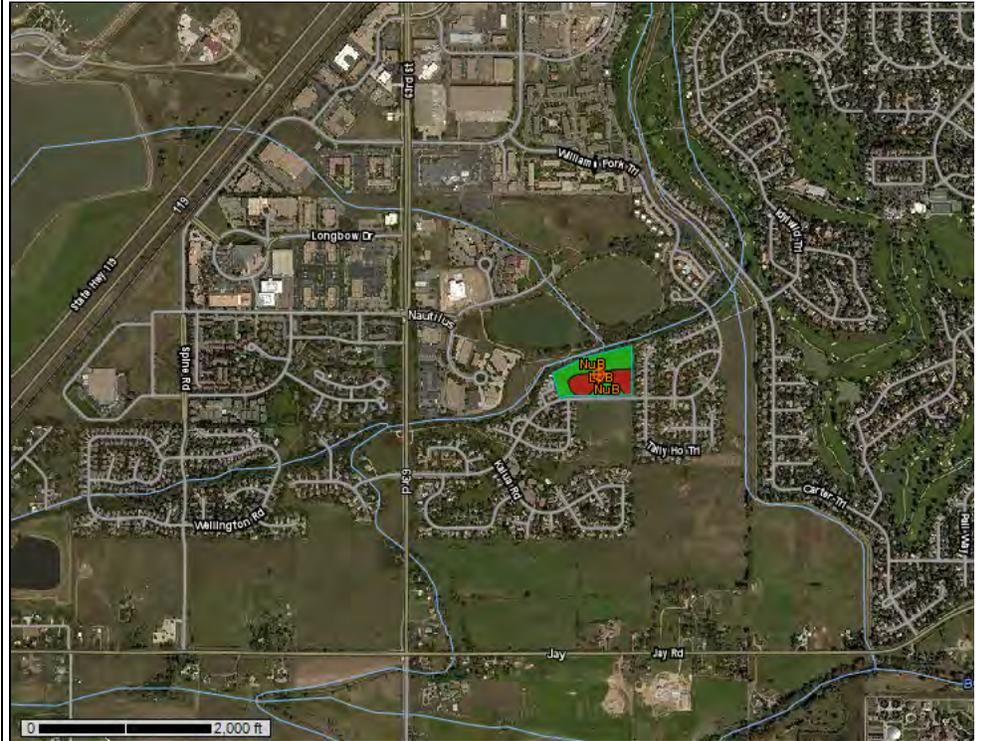
Vegetative Productivity

Waste Management

Water Management

Map — Corrosion of Concrete

(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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Small Commercial Buildings

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Construction Materials

Disaster Recovery Planning

Land Classifications

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Sanitary Facilities

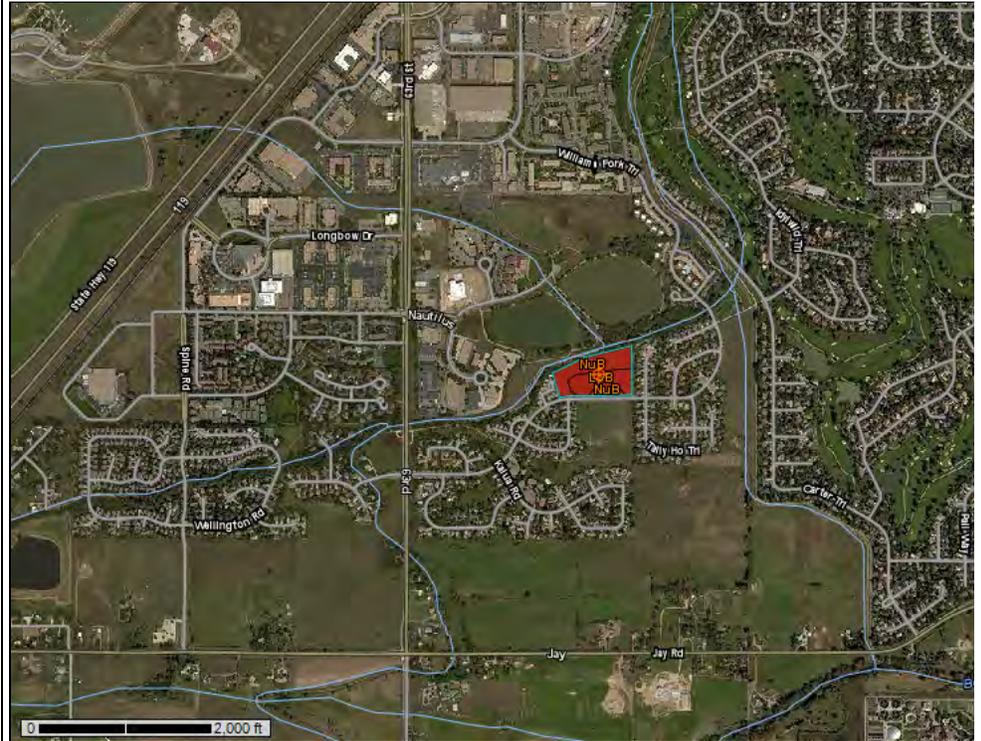
Vegetative Productivity

Waste Management

Water Management

Map — Local Roads and Streets

Scale (not to scale)



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.

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 — Local Roads and Streets

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher



Area of Interest (AOI)

Soil Map

Soil Data Explorer

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Small Commercial Buildings

Unpaved Local Roads and Streets

Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Military Operations

Recreational Development

Sanitary Facilities

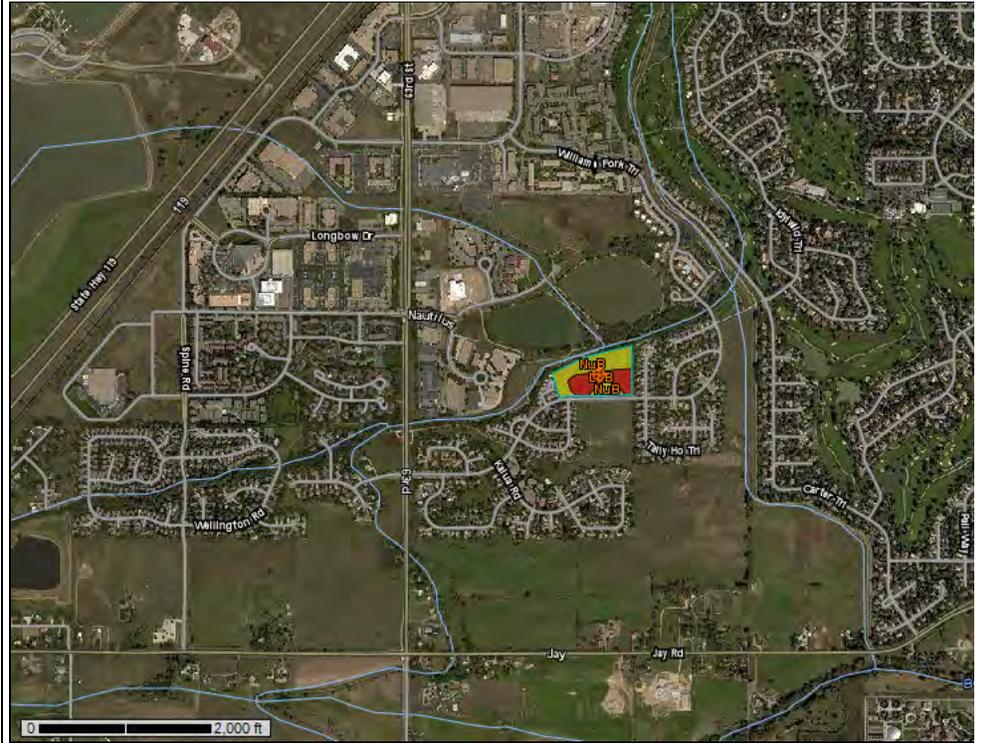
Vegetative Productivity

Waste Management

Water Management

Map — Shallow Excavations

Scale (not to scale)



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

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

**From:** [Susan Davis Lambert](#)  
**To:** [Zacharias, Caitlin](#); [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)  
**Cc:** [Jeffrey D. Cohen](#); [Marty Streim](#)  
**Subject:** TLAG Hydrology Materials for Review for the upcoming City/County BVCP land-use designation change meetings  
**Date:** Tuesday, January 19, 2016 12:31:48 AM  
**Attachments:** [6600 DwoB.pdf](#)  
[6600 roads&streets.pdf](#)  
[6600 Shallow excav.pdf](#)  
[6600 Sm comm buildings.pdf](#)  
[6600 Steel corrosion.pdf](#)

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Hi Caitlin, Pete, Abby and Steven,

Would you please include the attached documents (regarding NRCS construction reports for 6600 Twin Lakes Road & 0 Kahlua Road) with the Twin Lakes Action Group Land Use Designation Change submission (for use at the 1/26 and 2/2 meetings)? Steven and Abby, I'm including you both because Pete is out of the office from 1/18-1/28, and you may have to submit them for him. Please let me know if you have any trouble with the attachments, or if you have any questions regarding them.

Thank you,

Susan Lambert  
TLAG Hydrology Committee Co-Chair

303-530-7151  
303-518-6648

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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**

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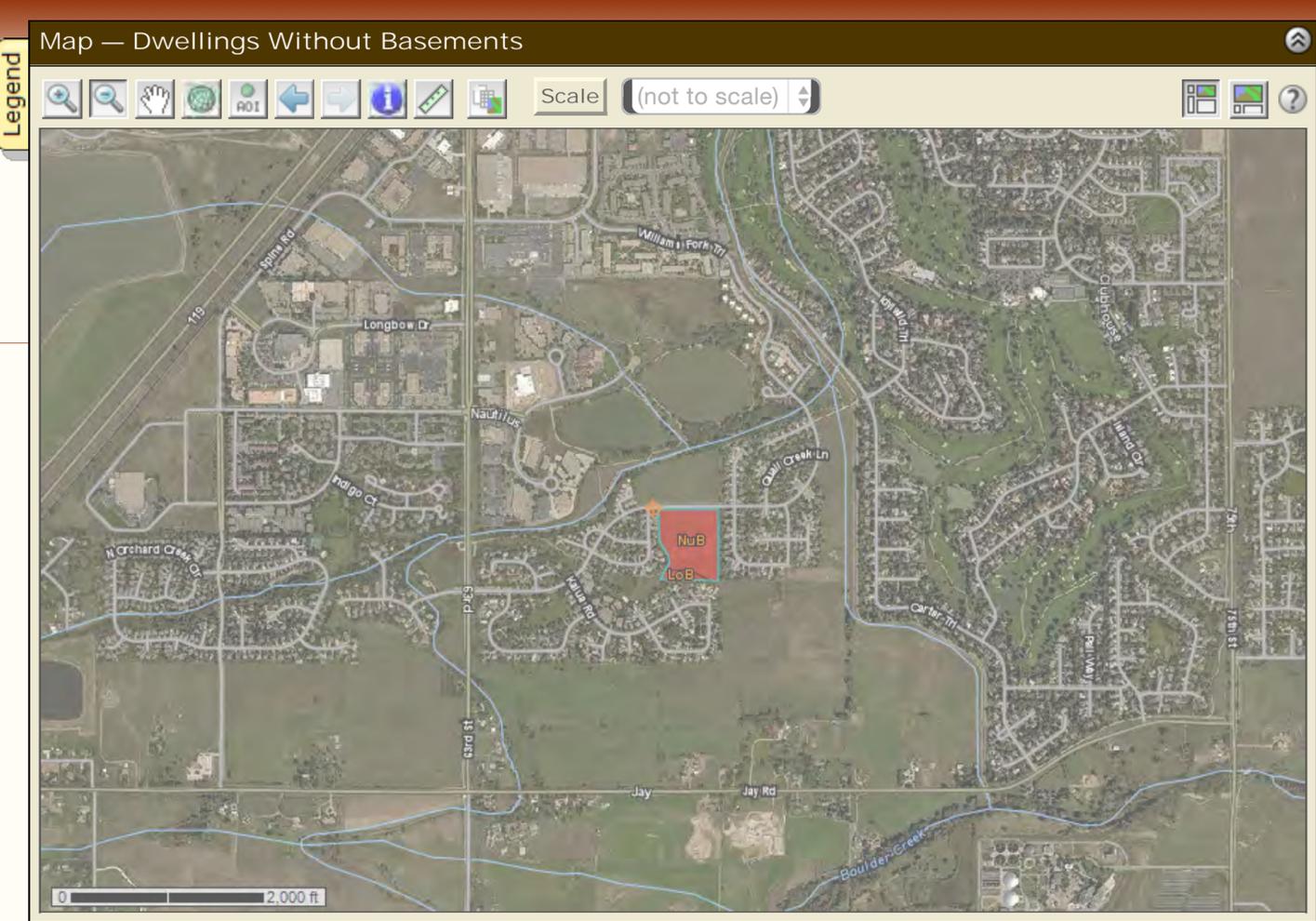
Rating Options

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



**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%
<b>Totals for Area of Interest</b>					<b>9.8</b>	<b>100.0%</b>

**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%
<b>Totals for Area of Interest</b>	<b>9.8</b>	<b>100.0%</b>

**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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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

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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**

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View Description | View Rating

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- 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**

Legend

Scale (not to scale)

**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.

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#### Rating Options — Local Roads and Streets

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**

View Description | View Rating

**View Options**

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Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

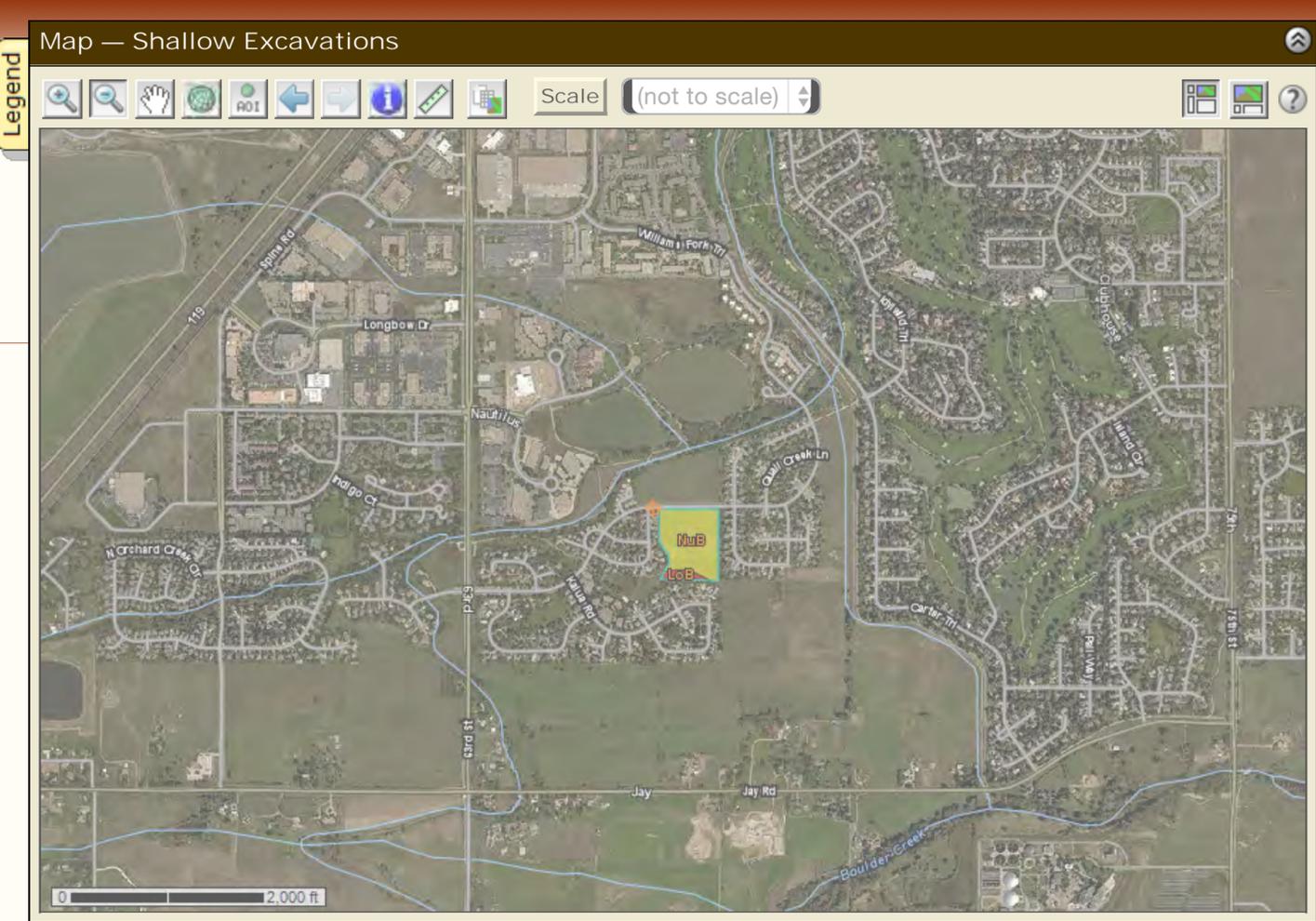
Rating Options

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

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#### Rating Options — Shallow Excavations

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**

View Description | View Rating

**View Options**

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Component Breakdown and Rating Reasons

Numeric Values

Description of Rating

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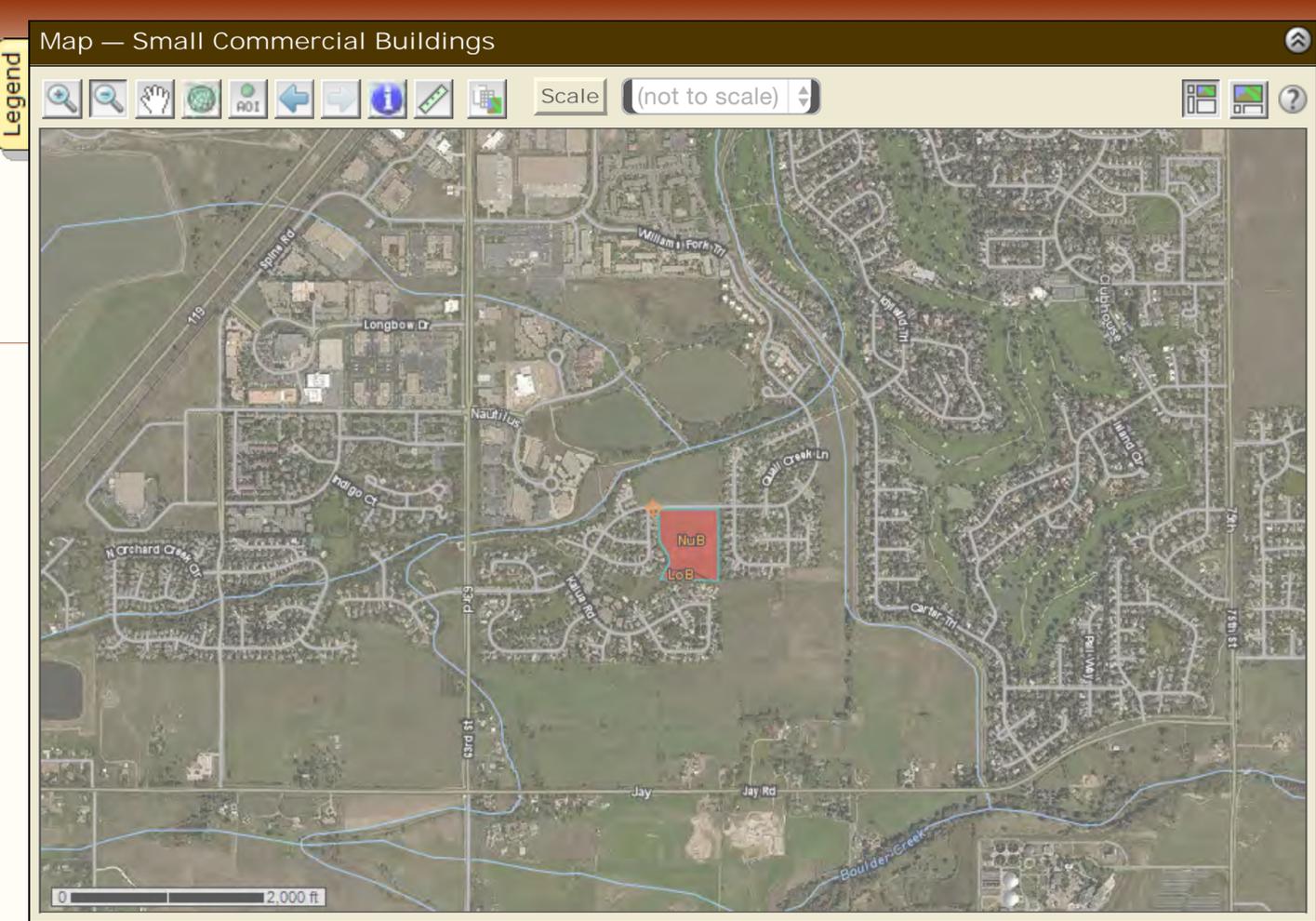
Detailed Description

**Advanced Options**

View Description | View Rating

**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 — 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%
<b>Totals for Area of Interest</b>					<b>9.8</b>	<b>100.0%</b>

**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%
<b>Totals for Area of Interest</b>	<b>9.8</b>	<b>100.0%</b>

**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.

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#### Rating Options — Small Commercial Buildings

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**

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Description of Rating

Rating Options

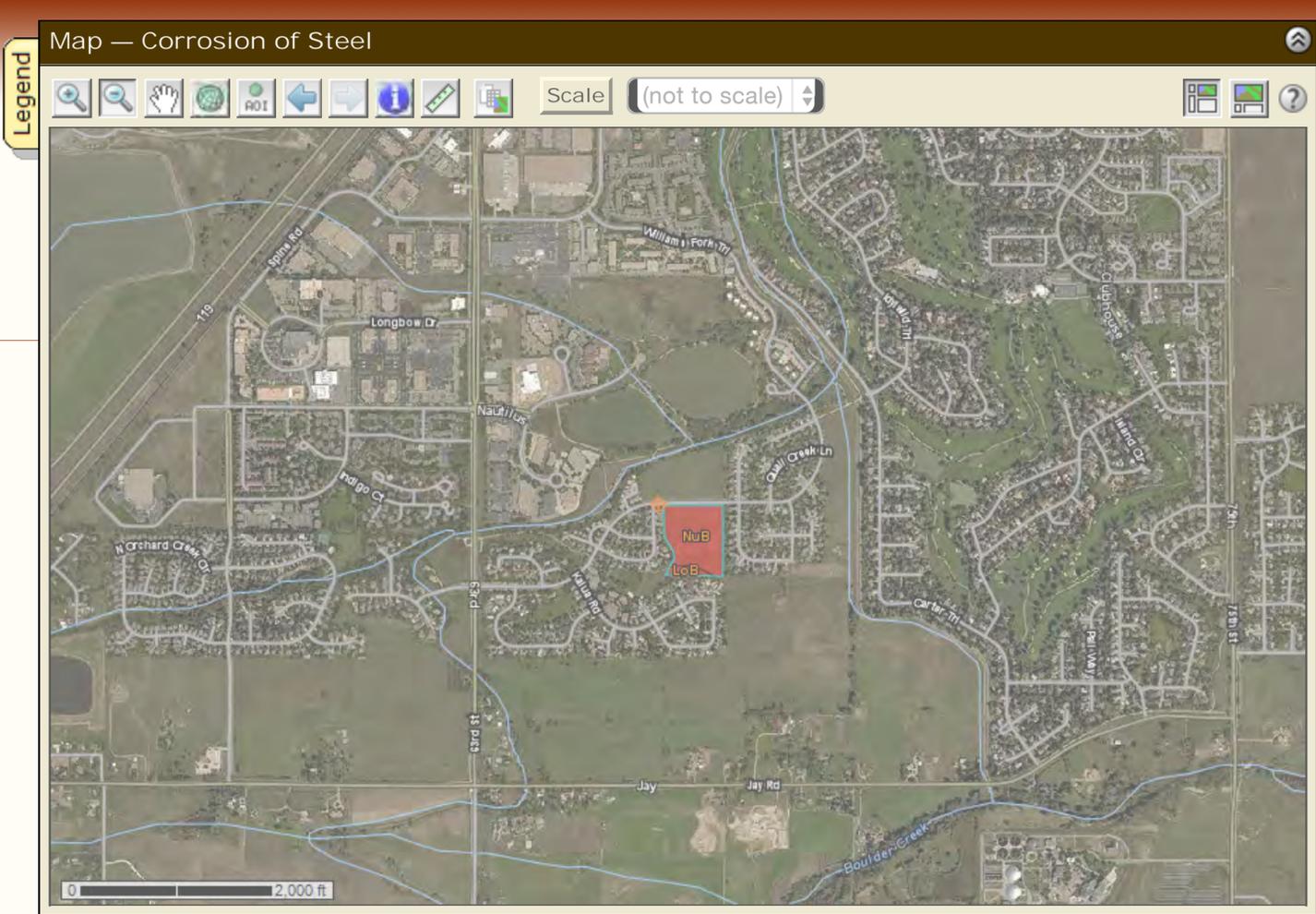
Detailed Description

**Advanced Options**

View Description View Rating

- 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



**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

**From:** [Susan Davis Lambert](#)  
**To:** [Zacharias, Caitlin](#); [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)  
**Cc:** [Jeffrey D. Cohen](#); [Marty Streim](#)  
**Subject:** TLAG Hydrology Materials for Review for the upcoming City/County BVCP land-use designation change meetings  
**Date:** Tuesday, January 19, 2016 12:36:03 AM  
**Attachments:** [6600 concrete corrosion.pdf](#)

---

Hi Caitlin, Pete, Abby and Steven,

Would you please include the attached document (regarding NRCS construction reports for 6600 Twin Lakes Road & 0 Kahlua Road) with the Twin Lakes Action Group Land Use Designation Change submission (for use at the 1/26 and 2/2 meetings)? Steven and Abby, I'm including you both because Pete is out of the office from 1/18-1/28, and you may have to submit them for him. Please let me know if you have any trouble with the attachments, or if you have any questions regarding them.

Thank you,

Susan Lambert  
TLAG Hydrology Committee Co-Chair

303-530-7151  
303-518-6648

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Suitabilities and Limitations Ratings

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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

**From:** [Susan Davis Lambert](#)  
**To:** [Zacharias, Caitlin](#); [Fogg, Peter](#); [Giang, Steven](#); [Shannon, Abigail](#)  
**Cc:** [Jeffrey D. Cohen](#); [Marty Streim](#)  
**Subject:** TLAG Soil/Farmland Materials for Review for the upcoming City/County BVCP land-use designation change meetings  
**Date:** Tuesday, January 19, 2016 2:23:11 AM  
**Attachments:** [Ag Land Letter.docx](#)  
[6655 Soil Designation.pdf](#)  
[6655 Farmland class.pdf](#)  
[6600 Soil Designation.pdf](#)  
[6600 Farmland Class.pdf](#)

---

Hi Caitlin, Pete, Abby and Steven,

Would you please include the attached documents (regarding NRCS soil/farmland reports for 6655 Twin Lakes Road, 6600 Twin Lakes Road & 0 Kahlua Road) with the Twin Lakes Action Group Land Use Designation Change submission (for use at the 1/26 and 2/2 meetings)? Please note that 6600 Twin Lakes and 0 Kahlua are combined in the reports.

Steven and Abby, I'm including you both because Pete is out of the office from 1/18-1/28, and you may have to submit them for him. Please let me know if you have any trouble with the attachments, or if you have any questions regarding them.

Thank you,

Susan Lambert  
TLAG Soil/Hydrology Committee

303-530-7151  
303-518-6648

# Soil and Farmland Classifications for 6655 Twin Lakes Road, 6600 Twin Lakes Road, 0 Kahlua Road

January 18, 2015

Dear County Commissioners, County Planning 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



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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

Hydric Rating by Map Unit

Irrigated Capability Class

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View Options

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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

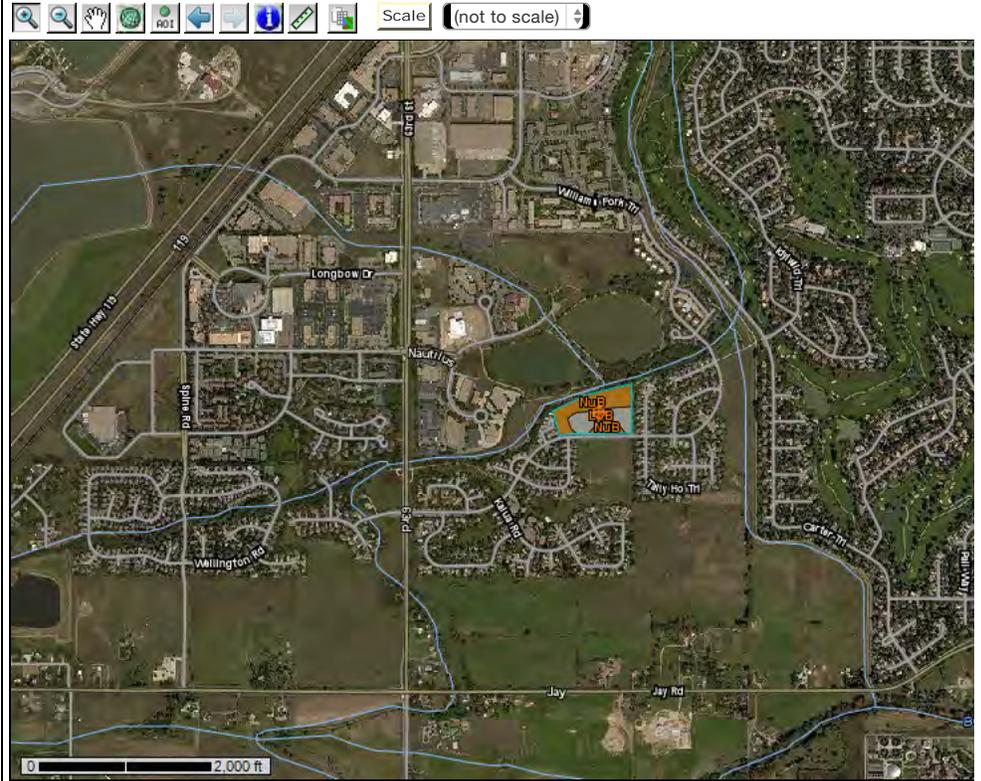
Sanitary Facilities

Vegetative Productivity

Waste Management

Water Management

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:

Class 1 soils have few limitations that restrict their use.

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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.

Rating Options — Irrigated Capability Class

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher



Area of Interest (AOI)

Soil Map

Soil Data Explorer

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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

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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

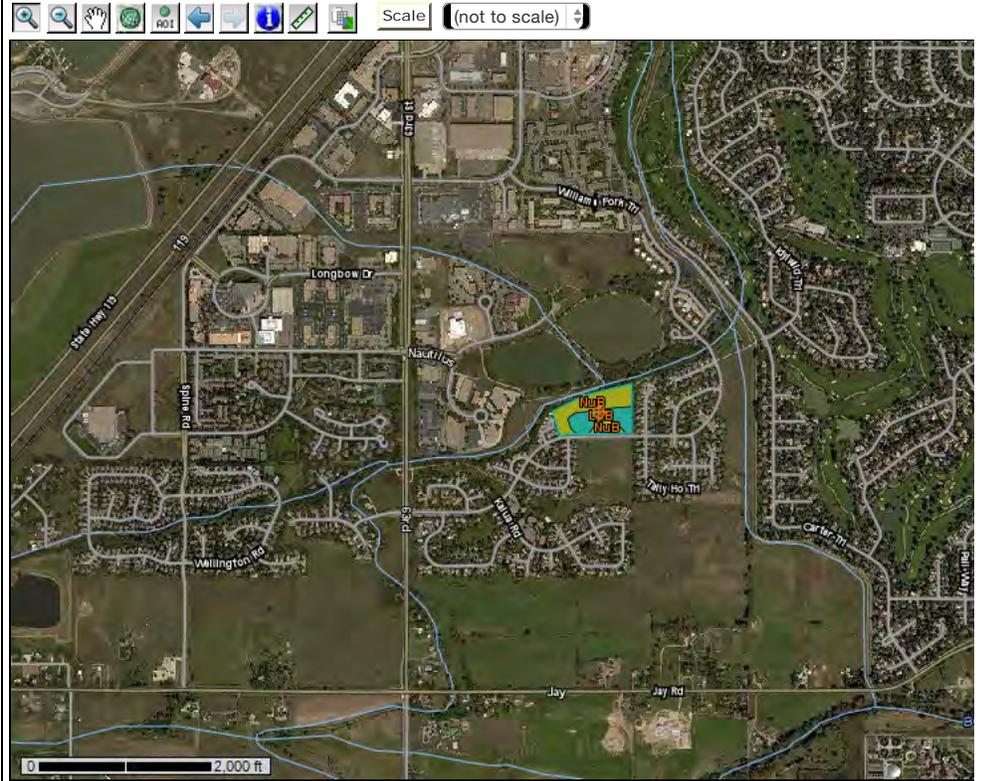
Sanitary Facilities

Vegetative Productivity

Waste Management

Water Management

Map — Farmland Classification



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



**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
- Hydric Rating by Map Unit
- Irrigated Capability Class**

View Description View Rating

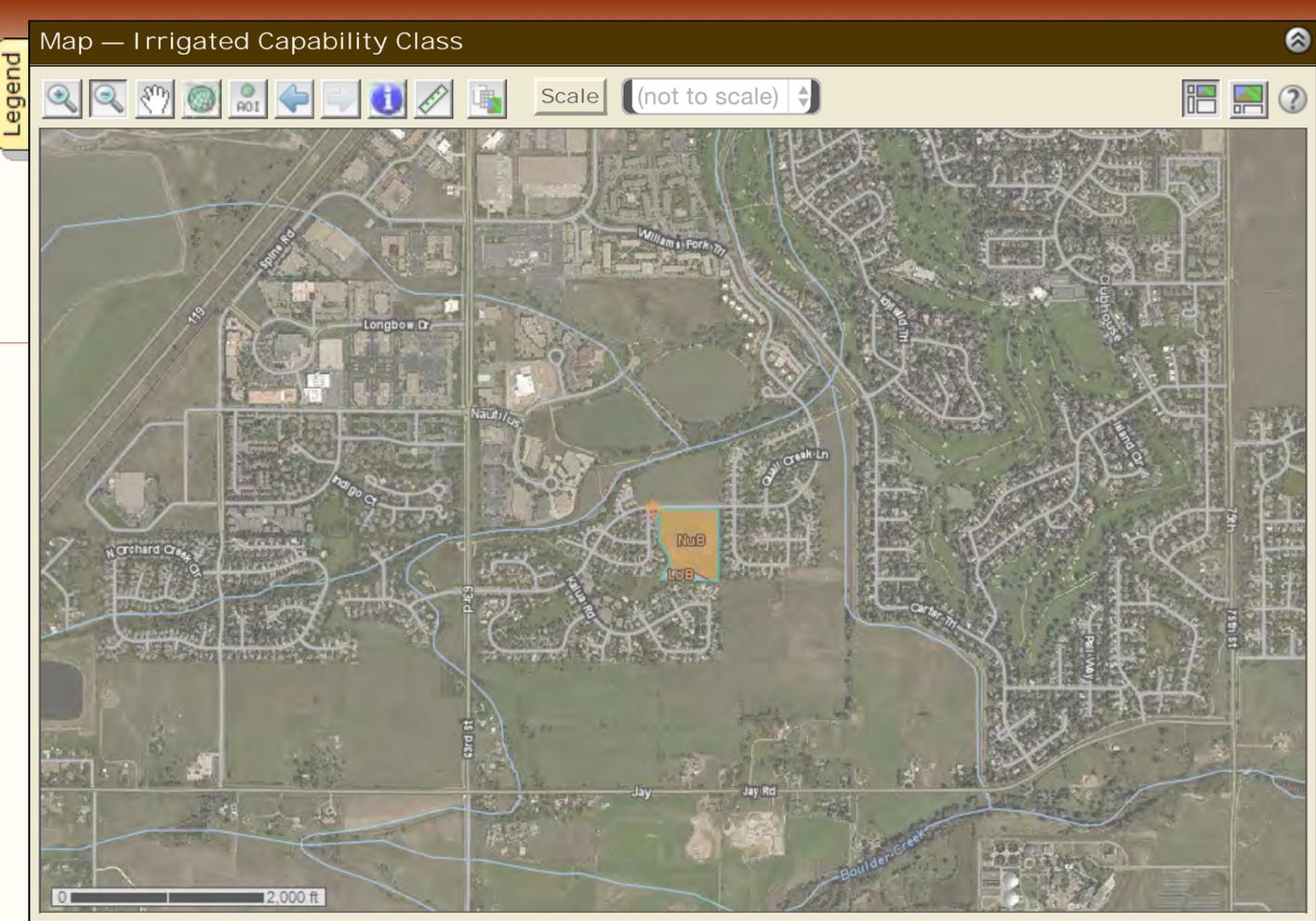
**View Options**

- Map
- Table
- Description of Rating
- Rating Options 
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**Advanced Options**

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
- 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%
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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.

Rating Options — Irrigated Capability Class

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
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- Dwellings Without Basements
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**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

**From:** [Alexander, Frank](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Shannon, Abigail](#); [Fogg, Peter](#); [Giang, Steven](#)  
**Subject:** Clarification on Twin Lakes  
**Date:** Tuesday, January 19, 2016 11:30:06 AM  
**Attachments:** [Gunbarrel Packet - Jan 2016.pdf](#)

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Dear Boulder County Planning Commission members,

Prior to your consideration of our Land Use Change Request for our 6655 Twin Lakes Road property in Gunbarrel, the Boulder County Housing Authority wanted to provide the following information directly to you to clarify our agency's position and history with the parcel in light of the inaccurate information that has surfaced in relation to the property and its potential uses.

We have also put together a two-page information document about our application and the Twin Lakes Road property, and it is included with this email. Attached to this document is a map of the housing density surrounding the property as well as some very recent feedback we received through an informal survey of Boulder County residents.

Here are some of the highlights from these documents that you may find useful:

- The 6655 Twin Lakes Road property has been designated as appropriate for residential development and annexation into the City of Boulder since 1977 (nearly 40 years).
- The seller of the Twin Lakes property, the Archdiocese of Denver, found Boulder County Housing Authority's (BCHA's) plans for affordable housing on the parcel to be a very good match for its goal of utilizing the land for social good. In addition, the Boulder County Parks and Open Space Department has long said it is not interested in the property because it is not appropriate as open space.
- We have consistently said we are seeking to build between 60 and 120 units of affordable housing on the 10 acre property. Statements to the contrary seem to be built on an incorrect assumption that we are considering a higher density option identified in a very early study.
- We believe the development we are seeking to create matches the density of the surrounding neighborhoods and is closely aligned with the goals of the Boulder Valley Comprehensive Plan's sustainability framework and desire to consider the issues of environment, economy, and social equity in a holistic manner.
- We take our responsibility as stewards of both environment and community very seriously. As with all our affordable housing developments, we are committed to a stringent process of professional wildlife, environmental, and hydrological analyses of the Twin Lakes property, and will share the results with the public.
- We also take very seriously our responsibility as an entity charged with helping address Boulder County's affordable housing crisis. With over 40,000 people in Boulder County spending over half their income on rent or mortgage (and this number continuing to rise), and with 88% of recent survey respondents saying the crisis is *extremely* or *very* serious, there is an urgency in the need to provide quality, permanently affordable housing in areas where it is desperately needed.
- Some communications from opponents of affordable housing on the Twin Lakes parcel have claimed that a "Great Horned Owl Preserve" is being considered for the property, which is at least a major stretch of the truth. What we do know is that the great horned owls nesting in a tree along the ditch at Twin Lakes Open Space have been co-existing with surrounding neighborhoods for years, and have 85 acres of open space within a half-mile radius of their nest to use for hunting. Any development work would be conducted during a time when the owls are not nesting and would include a significant wildlife buffer.

BCHA is committed to ensuring neighbors have involvement in the planning and design processes. Our work in Lafayette (Josephine Commons and Aspinwall) and now in Louisville (Kestrel) is a testament to our thoroughness and collaboration. While it remains early in the process for Twin Lakes, we will involve neighbors and other affordable housing constituents in a comprehensive planning process toward design, amenities, and minimizing impacts on surrounding areas.

We want to be sure everyone involved in this process has a clear understanding of our intent and the realities behind the potential development of the Twin Lakes property for affordable housing. Much more in-depth information is available on our public engagement web site at <http://www.ourbouldercounty.org/info-gunbarrel>.

Thank you for your time, and please don't hesitate to reach out with any questions or for additional clarification on any of this information. Sincerely,

**Frank Alexander**, Director, Boulder County Housing and Human Services  
Executive Director, Boulder County Housing Authority

**Willa Williford**, Deputy Director, Boulder County Housing Authority

3400 Broadway, Boulder, CO 80304  
Phone: 303 441-1405  
Fax: 720 564-2283  
Email: [alexander@bouldercounty.org](mailto:alexander@bouldercounty.org);  
[williford@bouldercounty.org](mailto:williford@bouldercounty.org)  
Web: [www.BoulderCountyHHS.org](http://www.BoulderCountyHHS.org)



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## Overview: 6655 Twin Lakes Road and Affordable Housing

### Our Request

We are seeking a recommendation that the requested Mixed Density Residential designation for 6655 Twin Lakes Road be included for study in the 2015 Boulder Valley Comprehensive Plan (BVCP). The 10-acre property, currently owned by the Boulder County Housing Authority (BCHA), has been included in Area II, designated as appropriate for annexation into the City of Boulder and appropriate for residential development, since the adoption of the original comp plan in 1977. The parcel's current land use designation is Low Density Residential; surrounding designations include Low Density Residential, Medium Density Residential, Light Industrial, and Open Space. Our request is consistent with the surrounding land use designations.

### Background: Boulder County's Acquisition of 6655 Twin Lakes Road in Gunbarrel

When contemplating selling the property several years ago, the Archdiocese of Denver approached Boulder County as a potential buyer and indicated a preference for the land to be used for social good. Boulder County did assess purchasing the land for use by the public as open space. Although the land is next to the county's Twin Lakes open space property, it did not present a priority for the county's open space program because the 6655 property is within a developed area. The land that the county purchases and manages as open space is on the edge of urban development rather than in the middle of urban development. Consequently, Boulder County Parks and Open Space long ago concluded that the property was not appropriate as open space.

In May 2013, Boulder County purchased the property with the intention of building affordable housing in a currently-underserved area (permanently affordable housing currently makes up less than ¼ of a percent of Gunbarrel's housing stock), aligning the county's policy priorities and the preferences of the Archdiocese. Boulder County and BCHA found the Twin Lakes site to have several attractive aspects for affordable housing, including:

- location in an area with limited affordable housing and limited available land;
- fair asking price;
- location in 'Area II' of the BVCP, indicating potential for annexation into the City of Boulder and development in a manner consistent with the surrounding area;
- residential land use designation; and
- good proximity to public infrastructure, parks, trails and open space.

### 6655 Twin Lakes Road and the Current Boulder Valley Comprehensive Plan (BVCP) Update

The Twin Lakes site has been included in Area II, designated as appropriate for annexation into the City of Boulder, since the adoption of the original comp plan in 1977. Building affordable housing on this infill site is in close alignment with the BVCP's sustainability framework and desire to consider the issues of environment, economy, and social equity in a holistic manner. The parcel's close proximity to existing residential development, facilities and services are some of the reasons it has been considered appropriate for annexation and development for such a long time.

Through the 2015 BVCP update, BCHA is seeking a Mixed Density Residential designation for the property. The designation will allow us to meet our desired range of 60 to 120 homes and include neighborhood-serving amenities such as trail connections, gardens, play space, and a community center. BCHA is committed to creating a site where density and design are compatible with the surrounding area (existing development in the neighborhood ranges from 3 to 16 dwelling units per acre; *see attached map*). At this point in the process, no specific design proposals for the site have been created for review by neighbors or planning officials.

### Addressing Wildlife and Other Environmental Concerns

Prior to purchasing the Twin Lakes property, BCHA conducted a Phase I Environmental Assessment. Consistent with our development protocol, before moving forward with an affordable housing development proposal for the property, BCHA will conduct several formal environmental assessments, including a wildlife habitat assessment. We take mitigation of environmental issues on our sites very seriously and have a proven track record of responding to environmental issues identified through the formal assessment process.

The county's Twin Lakes Open Space sits to the north of the property. It will remain protected and managed by the county's Department of Parks and Open Space. Additionally, a great horned owl nest sits on land owned by the county and managed by Parks and Open Space, but under the control of Boulder and Left Hand Ditch Company by way of a 35 foot easement from the center of the ditch. The area within the easement, and likely a larger buffer zone associated with the ditch, would not be impacted by the potential housing development. There are also 85 acres of open space within a half-mile radius of the owl nest, ensuring plenty of habitat for the resident owls. We will seek opportunities to minimize disruption for the owls, including location of a wildlife buffer in our future design and timing of construction to avoid the nesting season.

Additionally, BCHA is seeking proposals for an in-depth geotechnical/soils study to have site-specific data on the property's hydrology. Such a study aligns with industry best practices and will be conducted prior to a development proposal moving forward.

### **Transparency and Continued Opportunities for Public Engagement**

The application currently under consideration requests that a Mixed Density Residential designation be applied to the site. Beginning with our submission in the current BVCP process, and through annexation, zoning, and site planning approvals, there will be extensive opportunities for both formal and informal public comment and influence over the process.

More generally, BCHA always works to ensure our developments fit the character of existing community and surrounding neighborhoods. When we begin planning in earnest, we typically invite neighbors to participate in focus groups, task specific working groups, larger community meetings, and frequent newsletter communications. These planning and design processes take months and sometimes years, and we find that constructive input from neighbors strengthens and improves the end product we deliver. You can see the results of our work in Lafayette at Josephine Commons and Aspinwall, and in Lyons at Walter Self Senior Housing. You can see it in our plans for Kestrel in Louisville, which broke ground in December and will have the first residents move in 2017. Any future development proposal in Gunbarrel will take the same approach.

### **Growing Need for Affordable Housing in Our Community**

Our community is in an affordable housing crisis. There is a continued influx of higher-income residents in Boulder County, and housing costs are rising quickly while wages are not. Tens of thousands of people remain housing-cost-burdened – with nearly 40,000 renters spending 50% or more of their income on housing. More than 2,000 students in our local school districts are homeless or marginally-housed. And hundreds of Boulder County families and elderly and disabled individuals remain on years-long waitlists for affordable units or housing vouchers. Many of the people who keep Boulder County thriving – teachers, child care providers, young working families – can't afford to live in the communities they support.

Additionally, in part because of these high housing costs, there are 60,000 people commuting into the city of Boulder every day for work. Providing a range of housing opportunities closer to jobs strengthens our community and helps us meet the core values of our community including sustainability and inclusion.

In the September 2015 BVCP Citizen Survey, the cost of housing was one of the most common and highest priority concerns of focus group participants – out of concern for their own or their children's future housing options and ability to live/stay in Boulder and out of concern for Boulder's socioeconomic diversity and character.

This is a community-wide problem that needs community-wide solutions. That's why we're working with other local governments and housing authorities to strengthen regional cooperation through efforts like the Regional HOME Consortium and the Ten Year Plan to Address Homelessness. The comp plan is an integral part of this regional strategy. The land use designation change we are seeking is consistent with BVCP goals and policies and is an important step in providing affordable housing opportunities for our community.



# 6655 Twin Lakes Rd - Adjacent Dwelling Units per Acre (du/ac)



# AFFORDABLE HOUSING: What We're Hearing from the Community

Results of December 2015 Our Boulder County Survey  
(Informal poll of approximately 315 website visitors)

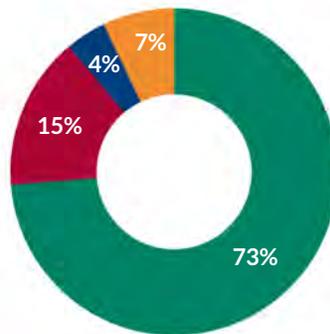
How much of your income do you spend on rent or mortgage each month?



Over 50% 40-50%  
30-40% Less than 30%

41% said they spend over half their income each month on rent or mortgage; 85% said they spend greater than 30% of their income on housing

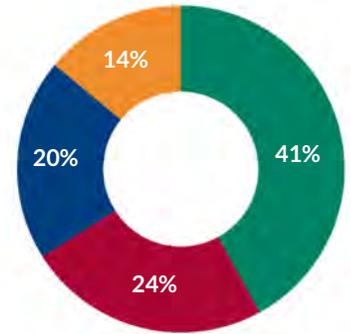
How serious is the lack of affordable housing in Boulder County?



Extremely Very  
Somewhat Not

88% said the lack of affordable housing in Boulder County is extremely or very serious (73% said extremely serious)

How much of a burden are housing costs for you?  
Do you cut back on other necessities to pay rent or mortgage?



Extremely Very  
Somewhat Not

66% said housing costs are extremely or very burdensome for them, leading them to cut back on other necessities like food, health care, heat, etc.

88% of survey respondents said it is extremely or very important that Boulder County put resources toward a regional solution for affordable housing.

A few of the statements we've received from people who want to live in affordable housing in Gunbarrel:

"Looking for affordable rental housing. Empty nester. As with floods, best made plans sometimes take our breath away. Looking for a new start!"

"Searching for a safe place my daughter and I can live while I'm working on getting my degree. Please let me know of as soon as anything becomes available. Not picky, thankful for your time."

"Transitioning from full time student to career but in early childhood education so don't foresee being above \$39,800 for salary."

"I am recently a single mom with 2 teenage boys living in Boulder. I can't afford to live here solely on my own. I've lived here for 25 years, am a small business owner and would love to be considered for an opportunity to live in Gunbarrel or Boulder County so that my kids can finish up high school at Fairview."

"I am in the midst of a divorce after discovering that my husband has gone through all of our money. I am starting over again at the age of 55 [with my 2 children]...An affordable place to live in Boulder county would be a huge help!"

"The owner of the home I was renting/buying had to sell the home fast (I do not know the specifics on her situation). After the sale I had a week to find another home for my family. Now me and my daughter live in a basement, needless to say it is not very pleasant."

"Staying with family in Boulder, am desperate only have small pension, no longer employed."

"I am currently homeless I am a child care assistant get paid very little sometimes living outside of van. I am on different waiting list for shelters."

We have also received anecdotal information from people in our community about how the affordable housing crisis is impacting them. A handful of stories are featured on [www.OurBoulderCounty.org](http://www.OurBoulderCounty.org).

RECEIVED  
County Commissioners Office

JAN 19 2016

January 19, 2016

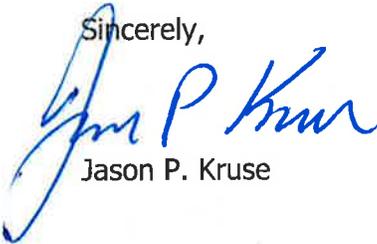
Elise Jones  
Boulder County Commissioner  
1325 Pearl Street  
Boulder, CO 80302

REC'D BY \_\_\_\_\_  
TIME \_\_\_\_\_

Dear Elise:

I enjoyed reading the enclosed article. If tax payer dollars were used for this purchase and the intent was for a "community purpose" then **it makes sense** that affordable housing is the highest and best use for this site. The issue of affordable housing is a top priority for the city and it would be disappointing to let the neighborhood ruin this project. Perhaps there are some changes that could be made to the development to preserve some open space and access for people who walk their dogs, but killing the entire project would result in a waste of time, effort and money. I live in Longmont and work in Boulder. Thanks for taking time to read my thoughts.

Sincerely,



Jason P. Kruse



Cliff Grassmick / Staff Photographer

Pascale Heber walks her dogs, Skye and Nanouk, with daughter, Layia Stern, 2, on her back, along Twin Lakes Road, near a proposed affordable housing site in the background.

# Land-use debate

## Commissioners will consider requests for Twin Lakes parcel

BY ERICA MELTZER  
STAFF WRITER

Boulder County bought 10 acres on the north side of Twin Lakes Road two years ago to build affordable housing for the Gunbarrel area. Later this month, the Boulder County Housing Authority will seek support from the Boulder County commissioners and the Planning Commission for a change

to the land use designation for the property, a first step in pursuing annexation to the city of Boulder and a zoning change to allow between 60 and 120 units of new housing.

"We're excited about the opportunity to come to Gunbarrel and serve Gunbarrel," said Willa Williford, housing director for Boulder County Housing Authority. As it stands, just a quarter of a percent of

the housing in Gunbarrel is currently deemed affordable, including 12 units managed by the housing authority.

Those same 10 acres have been used for years by residents of the Twin Lakes and Red Fox Hills subdivisions that border them for dog walking, kite-flying and access to the Twin Lakes county open space to the north. Wildlife

Please see TWIN LAKES, 6A

### If You Go

**What:** Boulder County Commission and Planning Commission joint meeting  
**When:** 5 p.m. Jan. 26  
**What:** Boulder County Commission  
**When:** 11 a.m. Jan. 27  
**Where:** Boulder County Commission Hearing Room, Boulder County Courthouse, 1325 Pearl St.  
**Info:** The two county bodies will hear presentations and hold a public hearing on land use designation change requests on Jan. 26. The County Commission will hold its deliberations and make recommendations on Jan. 27. For more information on Boulder Valley Comprehensive Plan land use changes, go to [bouldercoiorado.gov/planning/bvcp-changes](http://bouldercoiorado.gov/planning/bvcp-changes).

## TWIN LAKES from page 3A

also uses the property to travel between Twin Lakes and protected areas to the south. Neighbors are hoping the commissioners instead put their support behind a land use designation change to open space or, barring that, don't support the change to higher density.

"If you talk about preserving rural character, that's what this is about," said Marty Streim, a member of the Twin Lakes Action Group, an advocacy group that opposes development of the site, in reference to one of the values in the Boulder Valley Comprehensive Plan. "There is a piece of this that we can save."

Land use designations,

which can only be changed during a major update to the Boulder Valley Comprehensive Plan, describe the ideal future use of a property. It's not the same as zoning, which describes the uses of a property to which the owner has a right, but a request to change zoning must conform with the underlying land use designation. Requests for land use designation changes are often a precursor to development or an attempt to stop it.

### Final decisions in May or June

Under the comprehensive plan's four-body review process, the Boulder County Commissioners, the Boulder County

## Twin Lakes parcels slated for development



Planning Commission, the Boulder City Council and the Boulder Planning Board all must agree to land use designation changes in unincorporated areas, which are marked either Area II, eligible for annexation, or Area III, not eligible for annexation. In back-to-back meetings Jan. 26 and 27, the Boulder County Commissioners will determine which of 15 requests should receive further study. The Boulder City Council will weigh in on the same proposals Feb. 2.

Final decisions on the requests will be made in May or June.

Boulder County planners will release their recommendations on all 15 of the land use change requests Tuesday. Senior Planner

Abby Shannon said both ideas — affordable housing and open space — have benefits that would correspond to certain aspects of the comprehensive plan and both should be studied further.

"There has been a lot of activity and a lot of concerns and issues that have been brought forward," she said. "There were a lot of great points made about either option that deserve further study."

Even as neighbors have advocated for the area to remain undeveloped, Boulder County Commissioners authorized the transfer of 6655 Twin Lakes Road from the county to the housing authority last year.

Williford notes that when the county bought the land from the Archdiocese of Denver, the church was looking for a buyer who would use the property for a community purpose, and the county's affordable housing proposal helped seal the deal.

The housing authority provides housing, mostly in rental form, for people earning 60 percent of area median income or less. That's \$59,000 for a family of four or \$31,200 for a two-person household, such as a single parent with one child.

Williford said the housing authority has considered a number of target groups, including seniors and families, and eventual composition of residents of the project will depend on a number of factors.

"The Boulder County trends report shows the most growth in need in the senior population, but with

the extent of the affordable housing crisis that we face, we could take in every type of family size and shape," she said.

### Concerns over density, incompatibility and more

Neighbors, who have organized themselves as the Twin Lakes Action Group, have a number of concerns about developing the site. The most urgent of them is the potential flood impacts.

"One of the things we know is that any kind of rain comes across that field in a sheet," said Streim, whose home backs up to the BVSD property. "The water table is less than 5 feet underground. There is a huge area that is not suitable for any housing with anything underneath it."

Susan Davis Lambert, also an action group member, said most of the homes in the area have problems with basement flooding.

"Twin Lakes and Red Fox Hills probably should not have been built," she said, referring to the neighborhoods immediately to the east and west of the proposed development.

The action group commissioned its own hydrology report, which described the suitability of soils in the area to support housing as "somewhat limited to very limited," though the report said those limitations could be overcome.

Opponents of the project said they're also concerned about density, incompatibility with the surrounding area, increased traffic and the loss of open space. Early sketches for the site showed three-story apartment buildings in area that is mostly two-story detached single-family homes, though there are some apartment buildings and townhomes nearby. A separate organization is advocating for the establishment of an owl preserve at the site.

"There is a concern about a loss of undeveloped land," Davis Lambert said. "Once that's developed, you can't get it back."

Williford said the housing authority plans to do a detailed hydrological study

this spring, and if the project moves forward, the design will be sensitive to the surrounding area.

"We would like to go to three stories on portions of the site, but we do acknowledge that the majority of the surrounding area is two stories," she said. "The compatibility question is really important to us in terms of building good neighborhoods. We own and manage our properties in perpetuity, and we have a lot of goals about integrating it into the neighborhood around it. We will get to the compatibility piece in the design process."

### Proposal still preliminary

Two parcels to the south owned by Boulder Valley School District, 6500 Twin Lakes Road and 0 Kalua Road, are also under consideration for land use designation changes so the district could build housing for teachers and other employees in partnership with the housing authority.

In an email, district spokesman Briggs Gambelin stressed that the proposal is in a very early stage.

"The district is very sensitive to the views of the surrounding community," he wrote. "In the course of formulating an eventual BVSD development plan for city of Boulder and Boulder County review and approval, a number of design studies will be conducted by BVSD to fully understand the issues particular to this site. No such studies or site planning have been undertaken by BVSD at this preliminary stage."

Members of the action group said they don't expect the current owners to hold on to the property and not develop it. They want to try to form a general improvement district and tax themselves to buy the land for open space, but that will take time. If the county changes the land use designation to allow denser development, time will run out.

"Let's table any changes for now," Streim said. "Let's give people here a chance to do something."

**From:** [JennyJulien Chastang](#)  
**To:** [Lanning, Meredith](#)  
**Subject:** Please move Hogan Pancost property to Area III  
**Date:** Wednesday, January 20, 2016 10:03:24 AM

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Dear Ms. Lanning,

I am writing to you to ask that you support moving the Hogan Pancost property to Area III in the proposed comprehensive plan. I live very near the property, on Cimmaron Way, and we suffered catastrophic flooding in 2013. The truth is, we still haven't recovered from that flood, either in terms of rebuilding our damaged home or psychologically. I am concerned that the proposed building on Hogan Pancost property would increase the chances of us suffering further flooding.

I wrote about those harrowing days and nights in 2013, when I didn't know how high the flood waters were going to rise, and I didn't know how I would escape my house near the Hogan Pancost property with my children if necessary, in this essay published in the Atlantic Monthly:

<http://www.theatlantic.com/national/archive/2013/09/from-boulder-colorado-notes-on-a-thousand-year-flood/279851/>

We had flood insurance, but the money it provided barely covered a quarter of our losses. FEMA gave us no money. After years of working hard to rebuild, we still have flood-rotted wooden window wells to replace, a bathroom that was completely destroyed, and other missing walls, floors, and doors. It's hard when you're raising kids to come up with extra money to rebuild from a flood.

I think that people who live in parts of Boulder that weren't affected by the flood are unaware that some of us are still struggling, over two years later, because the damage isn't visible from the outside, and because we carry on with our lives like normal--we have to!

Even worse than the physical losses, though, is what this flood did to my son, who was four at the time and is now seven. The flood destroyed our finished basement (which is half of our house, as we live in a ranch) and also damaged his preschool. He used to love to play in his toy room in the basement, and he still won't go down there alone. He remains extremely anxious about the world in general, despite taking him to counselors to help him with his feelings.

Please consider the trauma that flood put many people through, especially the people who live next to the Hogan Pancost property, and change the zoning so that more floods won't be likely.

Thank you for your time and consideration.

best wishes,

Jenny Shank Chastang

**From:** [Kimberly Gibbs](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Twin Lakes Proposed Development in Gunbarrel  
**Date:** Wednesday, January 20, 2016 3:25:31 PM

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**DATE:** January 19, 2016  
**TO:** Boulder County Planning Commission  
**FROM:** Kimberly Gibbs  
7468 Mt. Sherman Road  
Gunbarrel, CO 80503  
303-530-6918  
kimberly\_gibbs@yahoo.com  
**RE:** Proposed Gunbarrel Development at 6655 Twin Lakes Road, 6500 Twin Lakes and 0 Kahlua

Dear Boulder County Planning Commission,

I am writing to express my strong opposition to the proposed annexation, zoning change and development of multi-unit housing at 6655 Twin Lakes Road (6655 TLR) and adjacent parcels at 6500 Twin Lakes Road and 0 Kahlua. Additionally, I urge you to support the proposal offered by the Twin Lakes Action Group (TLAG), which seeks to modify the zoning to Open Space and allow the parcel to be managed as part of the Greater Twin Lakes Open Space area.

I have lived in Gunbarrel since 1998 and I also own investment real estate near Twin Lakes at Powderhorn Condomiums. For several years I lived at Powderhorn, which is a short walking distance to the Twin Lakes area on the open space trails. Since 2006, I have lived on Mt. Sherman Road in unincorporated Boulder County, about 2 miles from the proposed development. Our home backs on to the 100+ acre parcel of city-owned open space known as the Richardson II parcel. We feel very fortunate to live in close proximity to open space and the extensive network of trails. Most weeks, I spend hours on these trails and enjoy watching the variety of wildlife that share this land, including birds (hawks, eagles and owls), prairie dogs and coyotes.

As a real estate investor focusing on multi-unit residential housing, I am a firm believer in the benefits of high-density, multi-unit housing. By design, high density housing provides the most cost-effective and efficient use of resources. Compact home design and multi-unit construction can offer a very high quality of life when balanced and complemented by community amenities, parks, open space and wildlife conservation areas. Some of these features would naturally be provided by the developer (i.e. amenities, parks), and others would be provided by the municipal governing authority (open space, conservation.) High quality communities don't just happen by default - they are the result of thoughtful planning and an overarching commitment to the common good.

In analyzing the various proposals, I reviewed several documents including the Boulder County Comprehensive Plan (BCCP), the City of Boulder's Boulder Valley Comprehensive Plan (BVCP), the Boulder County Housing Authority (BCHA) BVCP Request for Revision (RFR), and the Twin Lakes Action Group (TLAG) BVCP Request for Revision (RFR). Appendix I summarizes my understanding of the key facts used

in analyzing the proposals

## **Analysis and Conclusions**

### **Density**

Is the proposed density of 6655 TLR consistent with surrounding neighborhoods and appropriate for the location? What are the reasonable expectations for surrounding neighbors in Red Fox Hills and elsewhere? First, 6655 TLR is located in unincorporated Boulder County and is zoned Rural Residential (RR), which would allow 1 house per acre if subdivided. Neighbors who have purchased their homes over the past decades have a reasonable expectation that the zoning and land use designation would be respected, as promised in the BVCP and BCCP. Secondly, the adjoining parcels are overwhelmingly single family one and two-story detached homes in rural residential neighborhoods. For example, if you walk along Tally Ho Court and Tally Ho Trail, directly east of the proposed development, you will notice the unobstructed views of the flatirons and foothills. Building three story structures will obliterate the views for those homeowners, resulting in an undeniable loss in property values. Finally, there are inadequate services to support the proposed density. Twin Lakes Road is the sole access road and is county maintained. The nearest bus stop is a half-mile away on 63<sup>rd</sup> street. Gunbarrel has no support services, no rec center, no library and limited shopping.

Gunbarrel has a unique identity and offers a rural lifestyle that is complementary to Boulder's urban landscape. We ask that you respect our desire to protect this rural residential lifestyle. The BCHA proposed density is completely incompatible with the surrounding neighborhoods and will degrade the quality of life in Gunbarrel.

### **Open Space and Wildlife Habitat**

The BCHA proposal twice mentions their intention to provide *open space* as a result of the proposed land use designation and clustering buildings. However, the BCHA architectural proposal develops the entire 10 acre parcel. The only *open space* is the space in between buildings, which will likely be landscaped and of little benefit to wildlife or use in preserving the rural character.

For many years I have enjoyed using the trails around Twin Lakes and observing the nesting great horned owls. These magnificent creatures are a treasure for the entire Gunbarrel community and beyond. It is important to understand that 6655 TLR and adjoining open space parcels provide important habitat and hunting grounds for the owls and other wildlife. Both 6655 TLR and 6500 TLR provide a heavily used wildlife corridor between Twin Lakes Open Space and other protected areas to the south. Developing these parcels will effectively eradicate this wildlife habitat and result in the loss of the great horned owls. This is completely unacceptable.

The BCHA proposal is incompatible with preserving critical wildlife habitat.

### **Conclusions**

In my opinion, a balanced proposal worthy of broad support would have included both developed and open space areas of 6655 TLR. For example, consider a developed area encompassing 2 to 3 acres with multi-unit housing, not to exceed 2 stories. This plan would have achieved the appropriate density for the overall parcel and would be compatible with the surrounding neighborhoods. The remaining 7 to 8

acres would be designated as Open Space and provide enormous benefits to the community and wildlife. Such a proposal would achieve the dual objectives of providing housing and preserving open space. It is unfortunate that the BCHA proposal failed to include even a modest preservation of open space.

For these reasons, I urge you to deny the BCHA proposal and support the Twin Lakes Action Group (TLAG) proposal to designate the entire parcel as Open Space.

-Kimberly Gibbs

### **Appendix I: Summary of Facts** Regarding Proposed Development at 6655 TLR

1. Parcel 6655 TLR is located in unincorporated Boulder County, and covers roughly 10 acres. 6655 TLR is not located within the City of Boulder.
2. The Boulder County zoning for 6655 TLR is Rural Residential (RR), as specified in the BCCP. RR zoning allows 1 house per 35 acres, or 1 house per acre if subdivided.
3. The BVCP identifies the 6655 TLR parcel within Area II of unincorporated Boulder County. Area II parcels are considered eligible for annexation into the City of Boulder.
4. Currently, the BVCP's Land Use Designation for 6655 TLR is Low Density Residential (LDR), which allows 2 to 6 housing units per acre. This LDR designation is consistent with adjacent residential neighborhoods to the east and west. The parcel also adjoins the Twin Lakes Open Space area to the north and undeveloped land to the south.

#### **5. BVCP Zoning Ordinance**

"A Zoning ordinance imposes such reasonable limitation 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 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."

- *Boulder County Zoning Resolution, 1944*

#### **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."

2.03 Compact Development Pattern (p.26): "The city and county will, by implementing the Boulder Valley Comprehensive Plan, ensure that development will take place in an orderly fashion, take advantage of existing urban services, and avoid, insofar as possible, patterns of leapfrog, noncontiguous, scattered development within the Boulder Valley. The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban

sprawl and create a compact community.”

### **Rural Lands Preservation**

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

### **Neighborhoods**

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

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

### **Design Quality**

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

### **Complete Transportation System**

6.08 Transportation Impact (p.47): “Traffic 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. The BCHA RFR asks for a change in the proposed initial land use designation, from Low Density Residential (LDR) to Mixed Density Residential (MDR). According to the BVCP, an MDR designation would allow 6 to 18 units per acre.

7. The BCHA RFR justification for requesting MDR land use designation includes clustering homes together in order to “creat[e] additional open space”. The request further notes the “wide variety of housing types and densities.

8. The BCHA commissioned a density study and architectural proposal for 6655 TLR. According to the proposal, the development at 6655 TLR would include 136 units and 19 buildings. The buildings would range from 1 to 3 stories. By comparison, the surrounding neighborhoods are predominantly 2-story detached homes. A similar proposal is under consideration for 6650 TLR, which will result in about 280 total units.

9. The TLAG RFR proposes a change in land use designation to Open Space, so that the parcel can be managed as part of the Greater Twin Lakes Open Space area. The RFR cites abundant wildlife, including a pair of nesting Great Horned Owls.

**From:** Genna Brocone [<mailto:gbrocone@gmail.com>]  
**Sent:** Wednesday, January 20, 2016 6:05 PM  
**To:** Council; boulderplanningboard  
**Subject:** Please help create the Great Horned Owl Preserve!

Please let my voice count. While I cannot be at the meeting on Tuesday, please add my voice to those who are there advocating for the Owl Preserve.

When all is said and done, we all will have stories of these owls as they live from season to season. What we will not reflect on, in awe, is the crowd of houses as they take over the land and destroy the ecosystem.

We should be protecting as much land and wildlife as we can.

Thank you so much,

Genna Brocone

Boulder County Resident

**From:** [METEPEC@aol.com](mailto:METEPEC@aol.com)  
**To:** [Williford, Willa](#); [Williams, Jim C.](#); [Boulder County Board of Commissioners](#)  
**Subject:** Affordable Housing.  
**Date:** Thursday, January 21, 2016 6:52:16 AM

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Morning all,

Yes I did complete the Housing Survey and was invited to attend the Twin Lakes Meeting to share my life long story.

Only 1% of my class of 1967 450 students... or 5 people still live in Boulder.

I live up the hill in Nederland now but we have the same issue here. Our votes do not count as we have no local representation in your government.

Others up here are equally concerned. How do we as an area get a voice in the upcoming meetings as the Issue is way bigger than Twin Lakes...

Are you going to let county wide voices speak and not get lost in the scope of the Twin Lakes issues?

Please kindly advise

Mike Shaw

**From:** [Jim Wilson](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [openforum@dailycamera.com](mailto:openforum@dailycamera.com); [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Development  
**Date:** Thursday, January 21, 2016 9:35:17 AM

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Hello,

As a retired member of the Boulder County Housing Authority Development Department I am very much aware of the desperate need for affordable housing in Boulder County. For over 12 years I was involved with revitalizing and developing affordable housing in Boulder County and have seen how vital quality affordable housing is to many more of our residents that people realize. However, it is just as important to look at why people want to live here and to preserve and develop that value as well. Regarding the Twin Lakes area, I do not feel that it is an appropriate location for any development, affordable or not. We create these welcoming places within our communities for wildlife to exist among us and we must preserve those spaces even if unofficially. To welcome wildlife only to then take away that welcome via development is inappropriate. While I fully support the development of affordable housing, especially as well as it is being done in Boulder County, Twin Lakes is not the right location for the next development. My opinion is not based on a NIMBY (not in my back yard) approach as I live in Longmont, far from the Twin Lakes area, but is based on rational consideration of the rights of nature. I firmly believe we must always consider the rights of nature in all our decisions regarding development. I am 100% opposed to any development in the Twin Lakes area as proposed and would like to full consideration of the rights of nature in any and all decisions made by the Planning Department, the Housing Authority, and the County Commissioners.

Thank you,

Jim Wilson  
1440 Baker St  
Longmont, CO 80501  
720-394-9909

**From:** [JEFFREY C. SCHAICH](#)  
**To:** [Lanning, Meredith](#)  
**Subject:** Hogan Pancost - irresponsible development...  
**Date:** Thursday, January 21, 2016 9:59:21 AM

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Dear Meredith,

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.

Development on that parcel of land will decrease the quality of life and the safety of our homes and families. We are right up against the West side of that land and every large rain event fills the back edge of our property with water. Every house on its border lost their basements from the underground water level seepage from that wetland.

We are terrified that adding 3 -5 ft of fill on a wetland parcel, driving pylons far into the ground structure and putting up patio homes will only increase the pressure on that land and increase groundwater seepage into everyone's existing homes in the area. We have all worked hard to live in and improve this neighborhood and its rural appeal and having a new block of patio homes looming many feet above our existing property levels and ruining the quality and value of this area. It is causing us to live in fear after all we have put into our home - having such an irresponsible use of natural county land. **The only reason they need to add so much fill is because of an obvious groundwater problem. We hired a groundwater scientist and he proved the developer was fixing their numbers in their plan.**

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

Thank You -

Jeffrey Schaich  
140 Manhattan Drive  
Boulder, CO 80303

**From:** [Gaby41@aol.com](mailto:Gaby41@aol.com)  
**To:** [Lanning, Meredith](#)  
**Subject:** Hogan Pancost Area change Proposal  
**Date:** Thursday, January 21, 2016 10:09:50 AM

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Dear Boulder County Planning Commissioners;

I have lived in the Greenbelt Neighborhood for the last 16 years and was deeply impacted by the 2013 flood.

Our neighborhood sits on rivers of ground water which react adversely to changes in ground surfaces. My sump pump has been activated time and again even during last spring's rain. I hate to think what will happen if the Hogan-Pancost property is allowed to be developed. The required three feet raise to build 145 houses would severely increase the water drainage into our homes. There are many other problems we would face if this development would be allowed, but groundwater and flooding are by far the worst.

**Please make the decision to move the Hogan-Pancost Property to Area III as part of the Boulder Valley Comprehensive Plan.** It is the responsible solution for keeping our neighborhood safe from worse flood damage than we already experienced.

Sincerely,  
Gabriele Sattler

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

**Sent:** Thursday, January 21, 2016 10:10 AM

**To:** boulderplanningboard

**Cc:** [Gaby41@aol.com](mailto:Gaby41@aol.com)

**Subject:** Hogan Pencost Area change Proposal

Dear Boulder City of Boulder Planning Commissioners;

I have lived in the Greenbelt Neighborhood for the last 16 years and was deeply impacted by the 2013 flood.

Our neighborhood sits on rivers of ground water which react adversely to changes in ground surfaces. My sump pump has been activated time and again even during last spring's rain. I hate to think what will happen if the Hogan-Pancost property is allowed to be developed. The required three feet raise to build 145 houses would severely increase the water drainage into our homes. There are many other problems we would face if this development would be allowed, but groundwater and flooding are by far the worst.

**Please make the decision to move the Hogan-Pancost Property to Area III as part of the Boulder Valley Comprehensive Plan.** It is the responsible solution for keeping our neighborhood safe from worse flood damage than we already experienced.

Sincerely,

Gabriele Sattler

**From:** [Jim D](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Stop Twin Lakes Development  
**Date:** Thursday, January 21, 2016 11:22:03 AM

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It is time to remember that we have proven, especially in the US, that:  
There is no such thing as sustainable development.

The citizens of Boulder have fought and voted time and time again against any of the pie-in-the-sky growth or new development in Boulder proposed by the tiny but vocal group of anti-environmentalists calling for new, high-density developments.

Their current tactic is to stack high density/higher profit new developments into Open Space and call it "affordable housing" even while asking \$2000/mo rent and making millions in profit.

Most people that actually work with the poor see government agencies easily fooled or bought by these developers into thinking that Boulder actually needs more new construction and more housing stock even though every single statistic shows just the opposite.

Your constituents continuously vote against transit oriented, mixed use or similarly styled urban developments and for less densification/more Open Space.

Boulder WAS a great place, that's why we bought here. That's why these are our backyards.

Boulder IS a great place, that's why more people want to move here. That's why we still work and fight for this land that we love.

Boulder WILL NOT BE a great place if these developers have their way. It will be turned very quickly into our new urban nightmare Los Angeles, the Detroit of Colorado.

Let them follow the money to somewhere else that wants to be urbanized. Let's send them packing

**From:** [ROBERT D](#)  
**To:** [ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov); [#LandUsePlanner](#)  
**Cc:** [ROBERT D](#); [smoore@narf.org](mailto:smoore@narf.org); [btygry@gmail.com](mailto:btygry@gmail.com); [arapaho@msn.com](mailto:arapaho@msn.com)  
**Subject:** Valmont School District No. 4 Cemetery Association Response to COMP PLAN Proposals  
**Date:** Thursday, January 21, 2016 2:18:56 PM  
**Attachments:** [Valmont School District No. 4 Cemetery Assn Re Valmont Butte Comp Plan Changes January 20, 2016.docx](#)

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Kaitlin,

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

Thank you.

Carol Affleck

Valmont School District No. 4 Cemetery Association  
P.O. Box 265  
Niwot, CO 80544  
January 20, 2016

City of Boulder Planning Board and City Council  
Boulder County Planning Commission and Boulder County Commissioners

Re: Valmont Butte Proposed Changes to the Boulder Valley Comprehensive Plan

To whom it may concern,

I received an e-mail last week from city staff with information on proposed changes to the Comp Plan relative to the Valmont Butte property. I am responding as Preservation Spokesperson on behalf of the Valmont School District No. 4 Cemetery Association. We appreciate the notification, but we have not had adequate time to understand all the information and the impacts of the changes to the Comp Plan to Valmont Butte, the historic areas, and to the contiguous Valmont Cemetery.

The Valmont Cemetery is both an historic and active cemetery. Pioneer families own the plots and still bury their loved ones atop the Butte, as they have since the cemetery was originally deeded in 1873. The original deed states that the cemetery shall be “a quiet resting place...”

Here are some of our immediate concerns:

### **Continuing Natural Landmark Designation and Use**

Valmont Butte is a Boulder County Natural Landmark, designated for its geographical significance. We note the north face of the Butte is shown as 27 acres, Open Space & Mountain Parks. If the property designation is changed to public use and annexed to the city, the Boulder County Natural Landmark status must remain. The Open Space & Mountain Parks 27 acres should not become an open use area for the public.

## **Annexation and Use Designation- Pros and Cons**

Why is it necessary to annex Valmont Butte into the City of Boulder and to change the designation to public? What are the advantages to the city? Valmont Butte has long historical ties to the county through the early agricultural, community, and cemetery use by the pioneers of the county townsite of Valmont and the surrounding area. The historic mill was located in the county on the south face of the Butte specifically because the slope allowed for its gravity-fed milling operation, which would not have been allowed in the city. The Butte is sacred to Native American peoples as well to pioneer families. Annexation into the city is not necessary for any of these historical and current interests..

We are very concerned that a “public” designation will equate to the public having access to the historical areas and the contiguous non-city owned cemetery, thereby increasing the opportunity for vandalism.

Valmont Butte has been the site of the city’s VCUP Remedial Action and will remain under covenants with the Colorado Health Department, which state “the VCUP Remedial Action...left residual contaminant levels at the property...the Department has determined the property to be safe for certain uses...” It would certainly not be appropriate to have public access to any areas that might have residual contaminant levels. Why would the city want to annex such a property?

## **Landmarking the Butte**

We note that there are two historical areas designated on the city map – the mill building is 4 acres and the other cultural historical area is 12 acres for a total of 16 acres of historical designation. There is mention that there will be a landmarking of these areas, yet in earlier discussions in past years we and other stakeholders have maintained that the entire site is a historic cultural site and should be landmarked in its entirety. The mill never functioned without its tailing ponds, the entire site was historically used by pioneers and indigenous peoples, and the entire site is considered sacred by Native Americans. Any landmarking should be undertaken only with inclusion of all stakeholders in the entire process

## **Studio Arts Development Proposal**

We also note that there is a development proposal by Studio Arts to build a large complex of buildings with an amphitheater north of the historic Valmont cemetery and east of the historic mill. This proposal raises many concerns. The proposal notes a project area of 10 acres, yet the city map notes only 4.3 acres. We are unaware of any utilities in the 4.3 acre area which would support this large scale development. The parking areas seem inadequate. The area would be under the covenants of the VCUP Remedial Action with the Colorado Health Department. Utility line excavations and building foundations, as well as amphitheater excavations, would possibly disturb residual contaminants. Furthermore, the covenants do not allow occupancy for residential use. Nothing is contemplated in the covenants regarding safety standards for studio or classroom use which might find staff or students occupying the space for long periods of time.

The development would visually, spatially and physically intrude upon the historical character of the mill and the contiguous historic and active cemetery. The scale and footprint of the proposal is inappropriate for the location. If the conceptual drawing encompasses 10 acres, it would not fit in the 4.3 acre area noted on the city map. The amphitheater appears able to accommodate a large gathering of the public at all hours, which would endanger the security of the historic and cultural sites as well as the Valmont cemetery.

The conceptual drawing indicates a path with a dotted line traveling west up the ridge of the open space to the sweat lodge – which is no longer there, and another road indicated with a dotted line traveling east past the north edge of the cemetery toward the historic area. There should not be any public access on either of these pathways or roads.

The development appears to be immediately contiguous to the Valmont cemetery historic parking area which is adjacent to the historic cemetery and which gives access into the cemetery for pioneer families, funeral attendees, mortuary staff and monument delivery trucks. The access and historic parking for the cemetery cannot be intruded upon or used by this development. There are new trees indicated on the conceptual drawing planted close to the cemetery. This is not

acceptable. There are multiple documented accounts of possible burials outside of the cemetery fence. The city does not own the Valmont Cemetery.

A Summary of the Archaeology and History of Valmont Butte, 5BL44, by Peter J. Gleichman, stated in 2004 – with respect to the proposed city development in 2004 - “Local historians have stated that the cemetery is not entirely enclosed by the fence. Some unmarked graves may be outside the fence on the north and east, and west, thus in the study area. These unmarked graves are from fatalities from the 1918 influenza epidemic (Teegarden p.c.). A buffer around the cemetery should be delineated, with no disturbance in the buffer...Indirect impacts to the Valmont Pioneer Cemetery may occur from the proposed development. The viewshed from the cemetery may be altered, and this may be an adverse impact to the integrity of feeling, setting, and association of the cemetery.”

We strongly oppose the Studio Arts proposal to change the service area boundary map, the land use map and their proposal to remove the site from the Natural Ecosystem Overlay Map.

This development is clearly not appropriate for the Valmont Butte property.

Thank you for the opportunity to quickly review the materials relative to this proposal. We have not responded to the city use proposal for the east part of the site as we do not have adequate information on this proposal. We will need more time to fully review and understand the impacts of all of the proposals.

Regards,

Carol Affleck, Preservation Spokesperson

Valmont School District No. 4 Cemetery Association

Cc:

Members, Valmont School District No. 4 Cemetery Association

Ava Hamilton

Steve Moore, Native American Rights Fund

Betty Ball, Rocky Mountain Peace & Justice Center

**From:** [Steve Meyer](#)  
**To:** [Boulder County Board of Commissioners](#); [Lanning, Meredith](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Letter expressing support for SEBNA's request to move the property at 5399 Kewanee Dr. & 5697 South Boulder Rd ("Hogan Pancost") from Area II to III as part of the 2015 BVCP Major Update  
**Date:** Thursday, January 21, 2016 2:44:16 PM  
**Attachments:** [Meyer letter - Hogan Pancost 2015 BVCP Update.docx](#)  
[Meyer letter - Hogan Pancost 2015 BVCP Update.pdf](#)

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Please see the attached letter, saved as both a Word document and PDF file.

Thank you for your consideration.

Stephen Meyer  
5482 Pueblo Pl  
Boulder CO 80303

January 21, 2016

VIA EMAIL

Boulder County Commissioners ([commissioners@bouldercounty.org](mailto:commissioners@bouldercounty.org))  
Boulder County Planning Commission ([mlanning@bouldercounty.org](mailto:mlanning@bouldercounty.org))  
Boulder City Council ([council@bouldercolorado.gov](mailto:council@bouldercolorado.gov))  
City of Boulder Planning Board ([boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov))

Dear City and County Leaders:

I'm writing to urge you to approve SEBNA's request to move the property at 5399 Kewanee Dr. & 5697 South Boulder Rd ("Hogan Pancost") from Area II to III as part of the 2015 BVCP Major Update. Attempts to develop this property have been stalled for literally decades, due to fundamental questions about its suitability for annexation and development. It is time to end the absurd investment of time and resources by developers, city staff and leaders, and community members in discussions about the property and finally make a decision that is in the best interest of the community.

I would like to draw your attention to just one of many concerns about annexation and development of the property—**exacerbation of flood risks to neighboring properties**. As I'm sure you are aware, properties adjacent to Hogan-Pancost have significant and ongoing basement flooding issues. Many homes have one or more sump pumps that operate full-time for several months of the year and many homes (particularly on Kewanee Drive and Cimmaron Way) were hit hardest by the September 2013 flooding, which left multiple feet of water in their basements.

As you are undoubtedly aware, the Hogan-Pancost property has very high groundwater, which is just inches below the surface of the property in several areas. This is why past plans to develop the property involved bringing several feet of fill dirt to raise the proposed new homes well above the current level (and plans for homes included no basements). Such plans to raise the property level and to vastly decrease the area of the property that is able to absorb water (by replacing earth, with streets, sidewalks, driveways, and homes) endanger neighboring properties because precipitation on the Hogan-Pancost property will flow right into their homes which will have first floor and basement levels well below the level of homes in the new development.

To illustrate this concern, I ask you to consider the adjacent soccer fields (directly North of the Hogan-Pancost property). In the subsequent pages, I include photographs all taken in the days during and following the September 2013 flooding. These artificial turf soccer fields include an underground drainage system. When workers dug to install the drainage system, they discovered unexpectedly high groundwater and were required to bring in fill dirt to raise the level of the fields by several feet to allow for drainage (Exhibit 1). During the September 2013 flooding, the soccer fields remained dry because the water that fell on them was directed downhill, away from them (Exhibits 2 and 3). In this case, the water flowed into a bike path, parking lot, and street. If homes are built (as have been proposed for the Hogan-Pancost property), neighboring properties will be flooded, with the potential to cause property damage well beyond that experienced in September 2013 (Exhibits 4 and 5).

Thank you for your consideration,

Stephen Meyer  
5482 Pueblo Pl. Boulder, CO 80303

**Exhibit 1. Illustration of how much higher the soccer fields are than the land adjacent to them**

*Photo was taken from Northwest corner of soccer fields facing South (trees on the South border of the Hogan-Pancost property are visible)*



**Exhibit 2. Illustration of how water flowed from the higher soccer fields to the adjacent bike path**

*Photo was taken from the Northeast corner of soccer fields facing Northwest*



**Exhibit 3. Illustration of how water flowed from the higher soccer fields to the adjacent bike path**  
*Photo was taken from the Northeast corner of soccer fields facing West*



**Exhibit 4. Water being Pumped from a Basement on Cimmaron Av.**



**Exhibit 5. Damaged Property from September 2013 Flooding**  
*Photo was taken from parking lot directly East of Hogan-Pancost Property, facing West*



From: Kathleen Corcoran Noonan [<mailto:kathy.noonan@colorado.edu>]

Sent: Thursday, January 21, 2016 3:24 PM

To: Giang, Steven

Subject: Boulder County re BVCP area II project - 2801 Jay Road

Hi Steven—

I wanted to touch base about the proposed project at 2801 Jay Road—I'm really excited about this possible use of land in our community! I currently live in a moderate income development in the Rosewood neighborhood in North Boulder. I believe that my neighborhood was originally county land that was annexed to the city and is now home to 18 individuals and families—it is a wonderful community full of neighborhood get-togethers, support, and friendship. Half of the homes in our neighborhood are in the city's affordable program, and we are a true community—I couldn't be happier or more grateful for such a terrific neighborhood in which to raise my children.

I don't live far from the 2801 Jay Road location, and I believe it would be a wonderful opportunity for valuable community members to stay and live in the city where they work and play. A mix of housing types would be a great way to give individuals, couples, families, and the elderly the opportunity to have a safe place to call "home" and to continue to contribute to our great city. I was fortunate enough in December to be part of a group to give suggestions and feedback about this proposed development—giving thoughts to the needs of the residents and to the aesthetics of the neighborhood and surrounding community. I have several friends from work (I work at CU) who are interested in this project—with the hopes that it might be a good fit for them so that they can continue to live in Boulder. These folks are older single people, young couples, and young families.

I've lived in Boulder for 23 years. I have been fortunate enough to be in the Affordable Housing program for about 11 years. Without this wonderful program, my CU salary would have me living far from work and my community. Over the years, I have helped more than a half a dozen friends from CU also get into the program. I look forward to following and supporting thoughtful, appropriate development in our community that provides valuable community members like me the opportunity to continue making a positive impact on the citizens and community of Boulder.

Thanks for your time,  
Kathy Noonan

**From:** Debra Flora [<mailto:debraflora@comcast.net>]  
**Sent:** Thursday, January 21, 2016 3:42 PM  
**To:** boulderplanningboard  
**Subject:** Hogan Pancost Property

To Whom it May Concern;

I am writing in regards to the request to change the Hogan Pancost Property to Rural Preservation Three Zoning. I have lived in the Keewaydin neighborhood with my family for over twenty-five years and have been involved with the history of this property. It is very disheartening to read that, Mr. Lopez, attorney for the developer, accuses our neighborhood association of lying about the state of affairs during the 2013 flooding event that hit our neighborhood very hard. It is insulting and rude.

Our neighborhood has hired professionals at our own expense to study the many water issues associated with developing property to the east of the existing Keewaydin neighborhood. The planning board voted 5-0 to not put forward this development last time a plan was proposed. At the same time the city staff ALL recommended the plans proposed by the developer. We have serious issues in Boulder regarding the city staff's role in regards to new development. The developer had a proposal to annex the parcel without a site plan at the time of the 2013 flood; he later withdrew it. This development has been tried many times in the last twenty-five years. We have data that shows development to the east of Keewaydin causes flooding in the basements of the homes. We do not need flawed models from engineers "proving" that everything will be fine: common sense needs to prevail. The changes in the east Boulder soccer fields ran into all kinds of problems due to the high water table; look at historical facts of the neighborhood. We can present the real facts to the planning board again as we have before; when will it end???? This reminds me greatly of the TABOR amendment that was crippled our state; keep asking and finally it will go through at the expense of the people.

Debra Flora

5492 Pueblo Place

Boulder CO 80303

303-579-3628

**From:** [Sandy](#)  
**To:** [Domenico, Cindy](#)  
**Subject:** Gunbarrel Being Overbuilt  
**Date:** Thursday, January 21, 2016 4:48:31 PM

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Dear Decision-makers:

I am writing on behalf of my family household and many others who reside in the Gunbarrel community of Buckingham Green. There are scores of people I have spoken to in our community, be it in the immediate neighborhood, on the trails or in the local businesses that dot the Gunbarrel landscape. The conversation always reverts to the issue of rapid and high density development that is taking over our once beloved, somewhat rural landscape.

Residents selected this area to create a home environment due to what was once a place with less traffic, afforded a quiet atmosphere and peaceful surroundings. Within the past few years the landscape of Gunbarrel has become more commercial and brought with it all of the things that we as residents moved here to avoid. New development, particularly high density development as that which is now proposed in the Twin Lakes area disrupts wildlife, creates greater potential flooding hazards given the low water table, and changes the beauty of the area from something that is almost serene to high density brick and mortar boxes that in no way conform to the surrounding environment. The facts point to negative impacts – be it increased traffic, hydrology and ecology issues. How sad to see the Twin Lakes parcels on the chopping block due to Boulder government wielding its heavy hand.

The City of Boulder has lost its appeal as a fun, quirky place and now the same forces that stripped the city of its uniqueness are at play in Gunbarrel. It's not that we, as a group are anti-development. We are simply asking for input with respect to any future decisions as it impacts the open space that surrounds us and our community as a whole.

Isn't it time that those in the position of power make a decision supported by the people of a community?

Regards,

Sandy Mercurio

**From:** [maryann.mcwhirter@gmail.com](mailto:maryann.mcwhirter@gmail.com) on behalf of [MaryAnn McWhirter](#)  
**To:** [Boulder County Board of Commissioners](#); [Lanning, Meredith](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Hogan Pancost land use designation change  
**Date:** Thursday, January 21, 2016 8:11:51 PM

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I am writing to urge you to support the change in the Boulder Valley Comprehensive Plan land use designation for the Hogan-Pancost property. As you know, we have made a request (our 3rd) to move this property to Area III. This has been an ongoing issue for approximately 25 years and we are beyond eager for some resolution and would love to see this change in designation happen in this review.

After an exhaustive assessment of the project in 2013, the Planning Board voted unanimously against approval for annexation of this parcel. Why? The Planning Board heard about increased traffic on already congested streets, threats posed to several sensitive species, and the unknowns concerning the impacts that would be experienced if the already high water table in the area is disturbed by bringing in fill to facilitate development, markedly changing the current landscape.

There is deep uncertainty of impacts on adjacent homes, many of which are already experiencing problems with ground water and basement flooding. The potential that development would have too great an impact on the neighboring community should be reason enough for this parcel to be moved to Area III under the Comprehensive Plan's guidelines. In fact, it is not overly dramatic to say that this could well be a matter of life and death if we also look at the issue of flooding. This parcel has flooded many times in the past and will continue to flood in the future. We all need to put the safety and well-being of our fellow citizens of Boulder first and stop the ill-conceived practice of building in floodplains. Our first missive has to be to do no harm. I urge you to visit [hoganpancost.org](http://hoganpancost.org) to learn more and to support our request.

Thank you for your time and consideration,  
MaryAnn McWhirter  
5435 Illini Way  
Boulder, CO 80303

**From:** Shawn Berry [<mailto:srb.living@gmail.com>]

**Sent:** Thursday, January 21, 2016 10:16 PM

**To:** Giang, Steven

**Subject:** "Boulder County re BVCP area II project - 2801 Jay Road, study proposed change of land use from PUB to MXR (Request 29)"

Dear Mr. Giang,

I'm writing to convey my support for the proposed 2801 Jay Road, area II development. I am a home owner off of Jay Road in the new Kalmia 38 site and a architectural designer. I believe myself to be of reliable perspective in this consideration. After attending a design charrette in regards to the 2801 Jay Road development, I feel the proposed plan for the site to be ideal for the area. I currently live in the new Kalmia development and find it was well thought thorough and have been enjoying the new growth. This is important to me and think this development would be positive for me and my family.

The corner as it exists now is a rather "dead" space with little visual appeal and offering no functionality for the surrounding community. The implementation of the proposed design is an exciting opportunity to offer housing options to a diverse population of people in a sustainable fashion. The designers seem to have a progressive approach for Boulder and the growth of the city keeping in mind the building codes and forward thinking representation of the city.

The design will round out the north eastern area of Boulder to create a connect and add to the character to the near Holiday and Kalmia developments. Instead of the city ending at Iris Ave. this site will extend the town. With the growing economic and business entering our Boulder area, it will provide another node for small business amenities such as restaurant, coffee shop or bike shop. No longer will residents need to drive west to Iris, but will now have the option to travel north and will create new northern and extend access of 28th.

I am enthusiastic and eager to see this. I plan to keep attending these development committee processes.

Thank you for your consideration!

Sincerely,

--

Shawn Berry Assoc. AIA Leed GA

**From:** [Bridget Gordon](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Paul Gordon](#)  
**Subject:** Written comment for Tuesday Jan 26 City Council meeting  
**Date:** Thursday, January 21, 2016 10:20:06 PM  
**Attachments:** [Twin Lakes comments Bridget Gordon 1-21-16.docx](#)

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Dear Sir or Madam,

As much as I wish to attend the Boulder City Council meeting on Tuesday January 26<sup>th</sup>, my work requires that I be in Boston. I saw in the Daily Camera that written comments can be submitted by email. Does this mean someone will read this during the meeting for me? Can you please let me know? Attached is the comment I would like heard during the meeting. Thank you very much.

Kind regards,

Bridget Gordon

7057 Indian Peaks Trail

Boulder

The Boulder City Council is poised to treat Gunbarrel like their ugly cousin once again. In 2006 it was the prairie dogs that were going to be relocated to Gunbarrel that fortunately was blocked by the Colorado Parks and Wildlife. Then it was the high density housing along Lookout Road with a promise to give Gunbarrel a "Main Street," which was allowed to be built with only 33% open space, whereas 40% is required by the Boulder City general plan. Inside the walls of this Gunbarrel "Town Center" is a parking lot surrounded by garage doors. Then go visit the lovely projects built within Boulder City proper, The Peleton, or The Steelyards, large complexes but still very pleasing with grass and walkways in the center. This is what Boulder builds within *Boulder*.

Why wasn't affordable housing integrated within the Gunbarrel Town Center or "Boulder View" apartments? Both of these developments are within walking distance of commercial amenities. Now two high density housing projects of 260 units are proposed in an area that is 1.6 miles from the nearest shopping center.

Gunbarrel residents are not heard at the city nor county level. Clearly none of you live in Gunbarrel because you would not be doing this. Mr. Shoemaker, a city council member and a homeowner on the Hill has been able to change occupancy limits such that as a result of his actions there are far fewer affordable places to live in Boulder, likely 1000's of fewer rooms available. Why? Because he lives on the Hill. Why is Gunbarrel treated like a second class citizen? Because Gunbarrel is not represented.

Since none of you live out in Gunbarrel or you would not be doing this, a couple pointers. One, there is no sidewalk on Williams Fork Trail. If by chance some of these new residents of the affordable housing units wanted to walk or ride to the shopping area they would have to do it in the road. Since you will be putting a large increase in traffic on this road, you will need to put a sidewalk here, for safety reasons.

Secondly, many of us experience flooded basements because the water table is high out here and really is not amenable to further development without mitigation.

If nothing we can say will change your minds, please give Gunbarrel some amenities as concession. Have all development within Gunbarrel abide by the Boulder general plan. Additionally consider addressing the dearth of parks and bike paths. Treat us, in other words, as you would yourselves.

**From:** [Sonia Smith](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Comments on Twin Lakes land-use designation changes  
**Date:** Thursday, January 21, 2016 11:47:43 PM  
**Attachments:** [Attachment information](#)  
[Twin Lakes land use designations.pdf](#)

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Attached is a letter of opinion pertaining to the proposed BVCP land-use designation changes in Twin Lakes.

Thank you for your time and attention,

Sonia and Brian Smith

January 21, 2016

Dear Boulder County Commissioners and Boulder County Planning Commission,

We are writing to you to oppose the proposed land-use designation change for the properties at 6655 and 6500 Twin Lakes Road and 0 Kalua in Gunbarrel. One parcel has been purchased by Boulder County Housing Authority (BCHA) with hopes to annex the parcel to the City of Boulder and request a zoning change to develop 60–120 units of housing. The other parcels are also being considered for higher density housing development. Both plans would require a land-use designation change in the Boulder Valley Comprehensive Plan (BVCP).

We have lived in the Twin Lakes community of Gunbarrel since 1995. For the past 20 years we have known that these properties, which sit in the very heart of the Twin Lakes and Red Fox Hills neighborhoods, were owned by an archdiocese and by the Boulder Valley School District and therefore could have a church or school built at any time. We also were well aware that the properties could be sold and something else built, but we had always assumed that the zoning would remain the same as that of the surrounding neighborhood and anything built would match the density and character of that neighborhood. To have a Boulder County governmental department pushing for something other than that is a complete surprise and shock.

Per the City of Boulder Municipal Code, the requested change to Residential–Mixed Use 2 would allow 10 units per acre and up to 20 units per acre upon request. Though the BCHA is claiming to only want to build 6–12 units per acre, we have no guarantee of what will be pursued in the future, and in fact in 2013 BCHA had architectural plans drawn up showing the possibility of 14 units per acre. This seems much too high for this area.

We do not believe an urban-scale complex is a suitable choice for this location as it would completely alter the semi-rural look and feel of our neighborhood, turning it into an urban area basically overnight. The traffic, noise, and congestion that would accompany higher density development would all decrease the quality of life for surrounding neighbors and wildlife. Bus service and shopping are both a long walk away from this site. Three new rental unit developments have recently gone up near the commercial area of Gunbarrel—Gunbarrel Center, Apex, and Boulder View Apartments—and this is where high-density affordable housing would have been a more natural fit.

There are currently under 500 units in the Twin Lakes and Red Fox Hills communities, the neighborhoods that would be on either side of this new development. Adding 120 new units would mean almost a 25% increase to our neighborhood; adding 240 units would be a 50% increase. Imagine if you were being asked to accept up to a 50% increase in cars in your neighborhood! (And remember there is only one road in and out.) The BCHA has argued that the density of this housing would not be any more than that of some other apartments and townhouses presently in this area, but this is irrelevant; the point is that the scope of this development (120 to possibly 240 units) is larger than those individual developments (the largest of which is 60) and would have a huge impact on the look, feel, safety, and resources of

this area. Townhomes and apartment buildings may not be out of character for the neighborhood, but presently the higher-density housing is in place at either end of Twin Lakes Road, while lower-density, single-family units make up the middle. This setup has kept the impact of higher traffic from higher density units to the outer ends of the neighborhood. Having this new development right in the middle of the neighborhood/road means that increased traffic and street parking will now affect the entire neighborhood.

The *Daily Camera* (1/17/16) asserts that “just a quarter of a percent of the housing in Gunbarrel is currently deemed affordable, including 12 units managed by the housing authority.” I don’t know how this percentage was derived, nor how it compares to the rest of Boulder County or to the City of Boulder, but I would like to submit that when just the Twin Lakes neighborhood is considered, the percentage of affordable housing is likely higher (since this is where those 12 managed units reside) and that more especially, our percentage of *affordable middle class* housing is very high compared to surrounding areas. Housing costs are lower in this area than comparable housing in the city. This is a neighborhood that provides a nice, safe place to live at a reasonable price, and it’s difficult to see how another affordable housing complex would enhance this experience for the current residents.

We strongly oppose the proposed BVCP land-use designation change for this area from Low-Density Residential (and Public) to Mixed-Use Residential. While we appreciate the work that BCHA is doing to help lower-income residents remain in Boulder County, we hope that the interests of the middle class in Twin Lakes—who love their neighborhood and wish to maintain the house values, quality of life, and rural charm of the neighborhood—will also be taken into consideration. We hope that you can work to maintain the Twin Lakes parcels as low-density to help preserve what rural nature is left in Gunbarrel. We appreciate your time.

Thank you,

Sonia and Brian Smith

Twin Lakes Residents  
4522 Sandpiper Ct.

**From:** [Mireille Key](#)  
**To:** [Lanning, Meredith](#)  
**Subject:** The Future of the Hogan-Pancost Property: Is it worth the risk?  
**Date:** Friday, January 22, 2016 12:30:02 AM

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Hello,

My name is Mireille Key, and I have lived in Greenbelt Meadows for ten years. Every day, in sunshine and in rain, I walk by the Hogan-Pancost property. When I think about the battle has that has been raging for years over the possible development of this property, the one word that always comes to mind is *risk*.

Risk assessment is defined as a systematic process of evaluating the potential risks that may be involved in a projected activity or undertaking. After the assessment comes the most important question: Is the level of risk acceptable?

To build or not to build? Three feet of fill, more pipes and ditches, endless engineering studies and theoretical prognoses -- none of these will be able to guarantee with any degree of certainty that the next flood -- and there will be a next one -- will not send hundreds of gallons of water and raw sewage into neighboring homes and will not put the residents of these homes at serious risk.

I know that you will give very careful consideration to our proposal to move the property to area III. Is it worth putting the lives of the people who live near the Hogan-Pancost property at risk for the sake of 121 homes built on an unstable piece of land? In fact, is *any* level of risk acceptable when there is another, more viable answer to the question of what to do with H-P?

Thank you for your time.

Sincerely,

Mireille Key

74 Ontario Court

**From:** JEFFREY C SCHAICH [<mailto:jschaich3@comcast.net>]  
**Sent:** Friday, January 22, 2016 9:16 AM  
**To:** boulderplanningboard  
**Subject:** Hogan Pancost - Irresponsible Development

Good morning,

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. 10 years ago the flat and dry parcel East of 55th and north of the rec center was moved to area III and that is not a wetland parcel that abuts to a large development. That was the perfect site to place a neighborhood that would not affect the ground water flow, the proximity and views to existing park and recreation areas.

Development on that parcel of land will decrease the quality of life and the safety of our homes and families. We are right up against the West side of that land and every large rain event fills the back edge of our property with water. Every house on its border lost their basements from the underground water level seepage from that wetland. **\$100s of thousands in damage and remodel fees from water seepage from that area.**

We are terrified that adding 3 -5 ft of fill on a wetland parcel, driving pylons far into the ground and putting up patio homes will only increase the pressure on that land and increase groundwater seepage into everyone's existing homes in the area. We have all worked hard to live in and improve this neighborhood and its rural appeal and having a new block of patio homes looming many feet above our existing property levels will ruin the quality and value of this area and our investments. It is causing us to live in fear after all we have put into our home - having such an irresponsible use of natural land that will loom over existing residences and congest an already crowded area. **The only reason they need to add so much fill is because of an obvious groundwater problem. We hired a groundwater scientist and he proved the developer was fixing the numbers in their plan.** The new soccer fields were raised 6 feet to avoid water they did not expect, so once they start the HP project they might need to add twice what they accounted for - by then it would be too late - a destroyed habitat and community.

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

Thank You -

Jeffrey Schaich

140 Manhattan Drive

Boulder, CO 80303

**From:** Leaf Running-rabbit [<mailto:therabbitruns@hotmail.com>]  
**Sent:** Friday, January 22, 2016 9:35 AM  
**To:** Council; boulderplanningboard  
**Subject:** OWL PRESERVE

I, FOR ONE, WOULD RATHER HAVE AN OWL PRESERVE AND PROTECTION OF THE OWLS' HABITAT, THAN TO HAVE MORE HOUSING FOR HUMANS.

THANK YOU FOR LISTENING.

LEAF Rr

**Running-rabbit Fine Art in Home Building, Inc.**

**and**

**The Neighborhood Chimney Sweep, Inc.**

Leaf Running-rabbit, *General Contractor*  
174 Spring Gulch Road  
Ward, CO 80481

303-229-7202 cell/daytime  
303-459-0230 home/evenings

**From:** [Kathy Haynes](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Williford, Willa](#)  
**Subject:** Land Use Letter of Support  
**Date:** Friday, January 22, 2016 10:33:26 AM  
**Attachments:** [Letter of Support-BCPC.pdf](#)

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**Kathy Haynes | Administrative Support**  
Foothills United Way  
1285 Cimarron Drive, Suite 101

Lafayette, Colorado 80026  
Phone: 303-444-4013 | Direct: 303-895-3401  
[kathy.haynes@unitedwayfoothills.org](mailto:kathy.haynes@unitedwayfoothills.org) | [unitedwayfoothills.org](http://unitedwayfoothills.org)

January 21, 2016

Boulder County Planning Commission:

It is our pleasure to write a letter in support of the Boulder County Housing Authority's Land Use Change Request for the purpose of Affordable Housing.

Foothills United Way serves Boulder and Broomfield counties and envisions a community working together in which all people can achieve their full potential. Foothills United Way is committed to bringing people together to find mutually agreeable solutions to the greatest challenges we face.

We have received strong and consistent feedback from across our community that Attainable Housing is one of the biggest issues we face as a community. Many of the folks who make our community a well-rounded place – grandparents, teachers, police, young families—find it increasingly difficult to live here and must call someplace else home.

Based on that input, our organization has made Attainable Housing one of the top priorities we believe our community needs to unite around and work on together. We believe reasonable dialogue around such issues is important and constructive in arriving at the best solutions. There are many issues to explore, and our community is great at getting involved and giving attention to each step of the process.

We believe any opportunity to add Attainable Housing that complies with the standards of our community should be considered. We encourage the united pursuit of opportunities that allow us to keep including the neighbors that make it possible for us to call ourselves a whole community.

Sincerely,



Edie Ortega  
Chair-Board of Directors



Doug Yeiser  
President and CEO

## LOPEZ LAW OFFICE

RICHARD V. LOPEZ  
ATTORNEY AT LAW  
4450 Arapahoe Avenue  
Boulder, Colorado 80303

(303) 415-2585  
FAX (303) 415-0932  
e-mail [lopezlawofficeco@gmail.com](mailto:lopezlawofficeco@gmail.com)

January 22, 2016

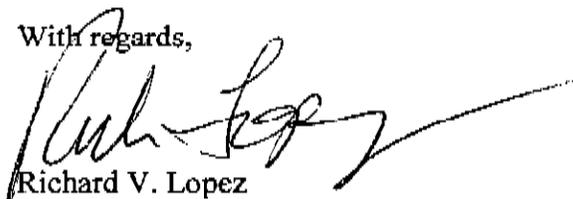
Peter Fogg  
Abby Shannon  
Dale Case  
Dale case  
Caitlin Zacharias  
Jeff Hirt  
Lesli Ellis  
Susan Richstone  
Hella Pannewig  
Tom Car

RE: BVCP Major Update

Dear All:

If I understand your memo for the January 26 - 27 hearings, you have not applied the criteria contained in the BVCP. Instead you've used the criteria set forth on pages 6 and 7 of the memo.(attached) When was this criteria developed and published for public review? It appears that you used the staff criteria to make your recommendations.

With regards,



Richard V. Lopez

RVL/mt  
attachment Staff memo pages

**AREA II AND AREA III: (15 requests)**

These requests will first be heard by the county on Jan. 26 before the city hearing on Feb. 2:

- 24) **2975 3rd St.** – *Minor Adjustment to Service Area Boundary (Area III to II)*
- 25) **3261 3rd St.** – *Minor Adjustment to Service Area Boundary (Area III to II)*
- 26) **3000 N. 63RD St. & 6650 Valmont Rd.\* (“Valmont Butte”)** #1 (*\*staff-initiated; portion of property*) – *OS-O to PUB*
- 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*
- 28) **1468 Cherryvale Rd.** – *VLR to LR*
- 29) **2801 Jay Rd. #1** – *PUB to MR or MXR*
- 30) **2801 Jay Rd. #2** – *Service Area Contraction (Area II to Area III- Planning Reserve)*
- 31) **7097 Jay Rd.** – *OS-O to LR*
- 32) **5399 Kewanee Dr. & 5697 South Boulder Rd. (Hogan Pancost)** – *Service Area Contraction (Area II to III)*
- 33) **4525 Palo Pkwy.** – *MR to LR*
- 34) **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #1** – *maintain LR*
- 35) **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #2** – *LR & PUB to MXR*
- 36) **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #3** – *LR & PUB to OS (w/Natural Ecosystems or Environmental Preservation designation)*
- 37) **6655 Twin Lakes Rd. #4** – *Service Area Contraction (Area II to III)*
- 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)*

A map, list of all requests, and worksheet that includes a description of each request and staff recommendation for Area II and III properties can be found in **Attachment A, Part 1**. The complete staff evaluation for the initial screening of each request for Area II and III properties can be found in **Attachment A, Part 3**.

***Criteria for Review of Public Requests***

The Boulder Valley’s existing and future land use pattern did not occur by accident and is the result of many efforts over the years that have shaped the community. The intent of the major update is to consider requests that reflect changes in circumstances and community desires. In considering potential changes to the Land Use Map, it is important to factor in prioritizing the use of staff resources, and the significant community conversations and concerns over growth and development issues that have occurred over the past year. In review of all the requests, staff has taken a strategic approach to the requests received and instead of asking “why *not* study further?” has asked “is there a changed circumstance or community need that suggests that the request should be studied further?” In other words, a change in circumstance or other factor was necessary to suggest that the request warrants further study. In the consideration of whether to recommend a request for further study, staff considered the BVCP criteria and other factors such as area plans or neighboring intensities and context were also taken into account.

Staff evaluation of the requests also included the following criteria and considerations, adopted largely from the BVCP (See **Attachment A, Part 2**):

- Consistency with the purpose of the BVCP update (change request regarding land use

- designation or other map amendment, policies, or text);
- Consistency with BVCP policies and relevant subcommunity or area plans;
  - Compatibility with adjacent land uses and neighborhood context;
  - Whether the request was considered as part of a recent update to the BVCP or another planning process;
  - Changes in circumstances, community needs, and any other new information; and
  - Availability of resources, including city and county staffing and budget priorities.

***Board of County Commissioners and Planning Commission Initial Screening of Area II Enclave and Policy/Text Requests Approved for Further Study by City Council and Planning Board***

Of the property requests approved for further study by City Council and Planning Board, none are in Area II enclaves and therefore do not require approval by Planning Commission and the Board of County Commissioners. Three policy/text requests were advanced by City Council and Planning Board, and these do require action by the Board of County Commissioners and Planning Commission, as noted below. City decisions on these requests are summarized in **Attachment B**.

**Recommended For Further Analysis**

Based on the review criteria, staff recommends six requests in Area II or Area III for further analysis, as well as three policy requests that have been advanced for further study by Planning Board and City Council.

**Area II & III requests recommended for further analysis:**

- **3261 3rd St. – Minor Adjustment to Service Area Boundary (Area III to II) (Request 25)**
- **3000 N. 63RD St. & 6650 Valmont Rd. (“Valmont Butte” #1) – OSO to PUB (Request 26)**
- **2801 Jay Rd. #1 - PUB to MR or MXR (Request 29)**
- **5399 Kewanee Dr. & 5697 South Boulder Rd. (Hogan Pancost) – Service Area Contraction (Area II to III) (Request 32)**
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #2 - LR & PUB to MXR (Request 35)**
- **6655 & 6500 Twin Lakes Rd., 0 Kalua Rd. #3 – LR & PUB to OS (w/Natural Ecosystems or Environmental Preservation designation) (Request 36)**

**Policy requests recommended for further analysis:**

- **Enhance public benefit** (Chapter 2- Built Environment) (Request 16)
- **Clarification regarding ditches** (Chapter 2- Built Environment, Chapter 9- Agriculture and Food, VI- Urban Service Criteria and Standards) (Request 17)
- **Reflect public interest in renewable energy and reduction of carbon footprint** (Chapter 4- Energy and Climate) (Request 18)

### Summary of Each Request

This section summarizes each request. More detailed information can be found in **Attachment A**.

#### Map Changes Recommended for Further Analysis

The following map change requests are recommended for further analysis as part of the update:

- Request 25) **3261 3rd St. – Minor Adjustment to Service Area Boundary (Area III to II)**  
Request to adjust the service area boundary from Area III to Area II for a property that has both an existing residential use and a BVCP land use designation of Low Density Residential. Further study is needed to determine if the request meets the criteria for a minor adjustment to the service area boundary and transportation access, utilities, and adjacent city open space implications. The property is currently not eligible for annexation and was recently approved for a county subdivision exemption provided they pursue annexation to the city, which represents a changed condition.
- Request 26) **3000 N. 63RD St. & 6650 Valmont Rd.\* (“Valmont Butte”) #1 (\*staff-initiated; portion of property) – OS-O to PUB**  
Request for a land use change from Open Space- Other (OS-O) to Public (PUB) at Valmont Butte. This request was submitted by the City’s Facilities and Asset Management staff with the intent to annex the property into the city, undertake historic landmark designation for the mill buildings, expand open space areas to include 12 acres of undisturbed historic areas, and to allow for the remainder of the site to be used for existing radio communications use as well as future material/equipment storage and renewable energy uses. The requested land use designation change should be considered further to support city operations and meet other climate-related goals.
- Request 29) **2801 Jay Rd. #1 – PUB to MR or MXR**  
Request for a land use change from Public (PUB) to either Medium (MR) or Mixed Density (MXR) Residential, for the purposes of creating a mixed density affordable housing project, with the applicant expressing flexibility to determine the appropriate use of the site. On October 1, 2015, Planning Board indicated that a residential use could potentially be supportable on this site and that the BVCP process may be the appropriate venue to evaluate the request. The request is part of an active land use case.
- Request 32) **5399 Kewanee Dr. & 5697 South Boulder Rd. (Hogan Pancost) – Service Area Contraction (Area II to III)**  
Request from the Southeast Boulder Neighborhood Association to change the designation from Area II to Area III. Staff also received a rebuttal from the property owner requesting that the designation remain Area II. Planning Board’s 2013 denial of a development proposal for the site points to the need for further study in order to determine if a reclassification to Area III might be appropriate, and whether the proposal would meet the BVCP’s criteria for a service area contraction (BVCP Amendment Procedures section 3.b.2).

**From:** Wang - CDPHE, Shiya [<mailto:shiya.wang@state.co.us>]  
**Sent:** Friday, January 22, 2016 12:22 PM  
**To:** Zacharias, Caitlin  
**Cc:** [mark.rudolph@state.co.us](mailto:mark.rudolph@state.co.us)  
**Subject:** Re: City of Boulder - Valmont Butte properties

Hi Caitlin,

Thanks for the invitation of comments and the information regarding the proposed changes to Boulder Valley Comprehensive Plan for the Valmont Butte property. Both Mark and I have looked through the Request 26 and 27 proposals and we have the following comments:

General comments:

1. For any future land use change, the City of Boulder should provide us the information regarding how any future activities will not impact the integrity of the mill building and the tailings pile, and what specific measures will be implemented to ensure that the restrictions in the current Environmental Covenant will be maintained. Therefore, if the City of Boulder were to approve either Request 26 or 27, we request a plan submitted to us under the Voluntary Cleanup Program that details the above information as part of the redevelopment of the property. This plan could include, but not limited to, a soil management plan for the site for any construction activities, a management plan for the mill building and the tailings pile under the covenant, preliminary site redevelopment schematics, and efforts to prohibit site users to areas under the Environmental Covenant.
2. For the area outside the current covenant, if any buildings or structures were to be built, we suggest measurements to be made to make sure such building or structure meet radon guidelines recommended by the U.S. Environmental Protection Agency, and implement an appropriate radon mitigation system for protection of indoor air quality.

Specific comments to the Request 26:

1. If the tailings pile will be used for storage of materials/equipment and renewable energy, a management plan for the tailings pile should be submitted to us in accordance with the Use Restriction 1.c in the current covenant.

Specific comments to the Request 27:

1. We are seeing that the proposed map includes reuse of the mill building in the current covenant. Any work that will be taken in or under the mill building will be subject to the restrictions in the current covenant.

Feel free to let me know if you have any questions regarding our comments. Thanks,

Shiya

On Mon, Jan 11, 2016 at 3:54 PM, Zacharias, Caitlin <[ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov)> wrote:

Hi Mark and Shiya,

I'm writing regarding the Valmont Butte properties in Boulder and their prospective annexation and changes to land use. The purpose of this e-mail is to provide some information and invite any comments you may have for inclusion in memo materials that will be forwarded to the governing bodies in the City of Boulder and Boulder County.

As part of the major update to the Boulder Valley Comprehensive Plan, members of the community as well as the City of Boulder and Boulder County have the opportunity to request changes to the land use or area designations of parcels in the Boulder Valley planning area in addition to policies and text within the comprehensive plan.

The [Valmont Butte properties](#) (please see tab at top of webpage "Request 26 & 27: 3000 N. 63<sup>rd</sup> Street & 6650 Valmont Rd. "Valmont Butte") received two requests as part of this process. Please find them attached. Joe Castro (Facilities and Asset Management, City of Boulder), who recommended I contact you, submitted request 26 on behalf of the city. Studio Arts Boulder (private entity) submitted request 27.

Request 26 seeks to designate Valmont Butte to "public" to allow for low-impact city use such as material/equipment storage and renewable energy use, as well as maintain the existing radio communications use. The annexation of these properties is tentatively scheduled for late first quarter/early second quarter of 2016, dependent on the outcome of the screening process of this request. The intent is for Valmont Butte to remain in "Area III" (Boulder County) and annex as "Area III – Annexed." Please see page. 14 of the Boulder Valley Comprehensive Plan (available at this [link](#)) if you would like more information on that.

Request 27 seeks to include an approximately 10 acre site on the Valmont Butte Property to be included within the Service Area Boundary (city limits) and change the Land Use Map to the appropriate land use category that would allow the construction of a campus for the studio arts. The city has expressed to the representatives of Studio Arts Boulder that this site is not appropriate for the creation of an arts campus. However, the lack of city support for this project does not preclude them from submitting a request as part of this process.

The hearings and deliberations regarding these requests are taking place on January 26<sup>th</sup> and 27<sup>th</sup> (county governing bodies) and February 2<sup>nd</sup> (city governing bodies). Staff will present their analysis on the requests, and the governing bodies will vote on whether the requests should be considered further. Their direction is therefore not a final determination, but a recommendation for further study (or not).

Please forward any comments you may have regarding these requests to me, if possible by Friday, January 16 so they may be included in the memo to the county. We can also forward

comments separately next week if that timeline is too tight. I'd also be happy to answer any questions. Thank you!

Best regards,  
Caitlin

**Caitlin Zacharias**

City of Boulder Planning, Housing + Sustainability

1739 Broadway, 4th Floor, Boulder, CO 80302

Email: [zachariasc@bouldercolorado.gov](mailto:zachariasc@bouldercolorado.gov)

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

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**Shiya Wang, Ph.D.**

**Environmental Protection Specialist**

Radiation Program



P [303.692.3447](tel:303.692.3447) | F [303.759.5355](tel:303.759.5355)

4300 Cherry Creek Drive South, Denver, Colorado 80246-1530

[shiya.wang@state.co.us](mailto:shiya.wang@state.co.us) | [www.colorado.gov/pacific/cdphe](http://www.colorado.gov/pacific/cdphe)

**From:** [Dinah McKay](#)  
**To:** [#LandUsePlanner](#); [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** BVCP update/3 Twin Lakes parcels  
**Date:** Friday, January 22, 2016 1:11:04 PM

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Dear Boulder County Commissioners and Boulder County Planners,

If the 3 Twin Lakes parcels are developed as Boulder County Housing Authority proposes, it will be a lose-lose-lose situation:

1) When these 3 parcels are covered with concrete parking lots and 3-story high-density apartments, the beauty and benefits of that land to wildlife and human beings will be gone forever.

As Aldo Leopold said, "We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect." BCHA in collaboration with Boulder County Open Space and City Officials are intentionally willing to destroy this land to which this community belongs and loves and respects because under the current political pressure to build affordable housing, this land can only be seen as a commodity.

2) The failure of the Inclusionary Housing Ordinance since 2000 has created the severe shortage of affordable housing in Boulder County!! 15 years of this bad policy of allowing developers to reap financial benefits to NOT BUILD affordable housing has created this "manufactured" crisis! Now, it is convenient to dump that failure on this rural residential neighborhood with the largest concentrated public housing development in all of Boulder County! Not allowing affordable housing to be built, but allowing developers to build expensive rental units instead has SEGREGATED the lower-income population and gave huge incentive to developers to further increase their profits and inflate rents sky-high!! This manufacture crisis was NOT our fault!! Do NOT make us pay dearly for these bad policies! Lower-income people do NOT want to be segregated into these large low-income housing projects!

3) Completely ignoring warnings about the area high water table flooding neighborhood basements and the 40-year old aging Twin Lakes infrastructure with its iron ductile pipes that already frequently burst will surely end up costing taxpayers PLENTY to replace and there will be lawsuits!

Please open your ears and hearts and listen to the Twin Lakes neighborhood and do NOT allow this lose-lose-lose high-density development to go forward!

Dinah McKay  
4695 Portside Way  
Boulder, CO 80301

**From:** Jen Hamdun [<mailto:jenhamdun@gmail.com>]  
**Sent:** Friday, January 22, 2016 1:26 PM  
**To:** Giang, Steven  
**Subject:** Number 29 – 2801 Jay Road #1-PUB2MXR

Dear officials of Boulder County,

I'm writing today regarding the issue of Jay Rd land use site PUB2MXR.

I am a current resident of Longmont, in Boulder County. I work in downtown Boulder and as a result, I drive into Boulder along Jay Rd every day. I see the potential of the development at the Jay Rd site. Its is conveniently located to downtown Boulder as well as many hiking and biking trails, which makes it a great place to live.

It seems like it has great potential for homes that many of the people I work with could own and live in. I urge you to support the land use change.

Thank you,

Jen Hamdun, resident of Boulder County

**From:** [Anne Tapp](#)  
**To:** [#LandUsePlanner](#); [Boulder County Board of Commissioners](#)  
**Subject:** Support of Land Use Change Request for 6655 Twin Lakes Rd  
**Date:** Friday, January 22, 2016 2:01:10 PM

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Dear Boulder County Commissioners and Boulder County Planning Commission:

On behalf of the Board of Directors and staff at Safehouse Progressive Alliance for Nonviolence (SPAN), I am writing to express our strong support for the Land Use Change Request for 6655 Twin Lakes Road which would allow for the development of affordable housing in the Twin Lakes area. A lack of affordable housing is one of our community's most critical problems and one that impacts individuals and families across the county. It is an especially dire issue for survivors of domestic violence attempting to rebuild lives for themselves and their children after violence.

We applaud Boulder County's leadership in responding to this critical need. We also appreciate the need for projects that are sensitive to pre-existing neighborhoods. Boulder County has a proven track record of building housing that is high quality, environmentally sustainable, and that, once built, are easily integrated into the surround community. We see examples of this in Lafayette, where Josephine Commons and the Aspinwall developments are vibrant, diverse communities with long wait lists.

Every day at SPAN we see some of the most extreme consequences that can occur because of a lack of affordable housing. For survivors of domestic violence, the availability of safe, affordable housing can make all the difference between leaving an abuser, staying in a violent situation, or becoming homeless. With the rapid and seemingly inexorable rise in local rents, Boulder County's continued leadership in developing affordable housing solutions is essential. Toward this end, we strongly encourage your support of the Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road.

Respectfully,

Anne Tapp

Executive Director

Safehouse Progressive Alliance for Nonviolence (SPAN)

835 North Street

Boulder, CO 80304

P 303.449.8623

24hr 303.444.2424

f 303.449.0169

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

[anne@safehousealliance.org](mailto:anne@safehousealliance.org)



**Be an agent of change: [Volunteer for SPAN! Find out more.](#)**

**From:** [georgehouse@comcast.net](mailto:georgehouse@comcast.net) [<mailto:georgehouse@comcast.net>]  
**Sent:** Friday, January 22, 2016 2:02 PM  
**To:** Giang, Steven; Caitlin Zacharias; Fogg, Peter; Lesli Ellis ([EllisL@bouldercolorado.gov](mailto:EllisL@bouldercolorado.gov))  
**Subject:** Letter to include in packet

Hi Steven, Caitlin, Pete, and Lesli,

Please include the following letter in the packet for the Jan.26th and Feb. 2nd BVCP meetings.

I know I am getting this in at the last minute!

Thanks,

Donna George

Dear Boulder County Commissioners, Boulder County Planning Commission, Boulder City Council, Boulder Planning Board, and BVCP staff,

I am very pleased to see that my change of land use request for 6655 Twin Lakes Road to be designated as Open Space has been recommended to be approved for further analysis in the 2015 Comprehensive Plan Update process. I am looking forward to the upcoming meetings where I will have ample and adequate time to present all the information and arguments for supporting my request. I am happy to enter into a meaningful discussion and analysis on what the best land use designation would be for this property in the Boulder Valley Comprehensive Plan (BVCP).

I know you have received quite a bit of e-mails and documentation on the Twin Lakes parcels and there is a tremendous amount of material to go over. For that reason I will keep this short. As I understand it, the meetings on January 26<sup>th</sup> and February 2<sup>nd</sup> are to determine which requests will be forwarded on for further analysis and not which ones will be approved for inclusion into the 2015 BVCP. Again, I am very pleased that my request has been recommended for further analysis. I will provide more detailed information concerning my request during the analysis period.

I would now like to address the entire Gunbarrel Community. During a recent BVCP process subcommittee meeting, there was mention of having localized sessions concerning planning areas and subcommunities. I believe this would be a great idea for Gunbarrel. Although there was to be a plan in place for the Gunbarrel Community Center, as I understand it there were some changes made at the last minute and therefore less green space was included and less retail. Instead, more luxury high density apartment rentals were built. Gunbarrel is a unique community. Many residents enjoy the quiet rural residential appeal of the area and that is the reason many of them moved here in the first place. Other subcommunities in the area, such as North Boulder, have subcommunity plans in place. Uni Hill is another area where they are working on creating a subcommunity plan. I would like to see something similar happen here in Gunbarrel. The Boulder Valley Comprehensive Plan community outreach process is utilized to find out what the citizens want to see for the future of their community. This update is a great opportunity to find out what Gunbarrel citizens want for their community.

I will continue to be engaged in what happens in my own community. I am looking forward to the meetings and discussions concerning the land use change requests for the Twin Lakes parcels. I am anticipating that these discussions will give much weight on what the Gunbarrel community would like for these properties as this is the community that will most directly be affected by any change to the land use designations.

Thank you for your time, especially since it is being stretched during this busy time.

Sincerely,

Donna George

**From:** [Email](#)  
**To:** [Lanning, Meredith](#); [Boulder County Board of Commissioners](#)  
**Subject:** BVCP, Hogan Pancost Property move to Area III  
**Date:** Friday, January 22, 2016 3:01:28 PM

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To the Boulder County Planning Commission and  
the Board of County Commissioners

Re: Boulder Valley Comprehensive Plan  
Hogan Pancost Property  
Proposed Move to Area III Designation

Ladies and Gentlemen,

As a resident of Greenbelt Meadows and a neighbor of the subject property, I support the change of the Hogan-Pancost parcel to Area III designation in the proposed Comprehensive Plan.

Because of its very high water table, the property is remarkably unsuited for development. It is particularly unsuitable for the housing of the elderly. The 2013 flooding of Frazier Meadows proved how dangerous it is to house vulnerable people with limited mobility in the midst of a flood plain.

Any development of the Hogan Pancost parcel into a high-occupancy residential area must necessarily compact the soils throughout the property and interrupt the flow of water across it, both below and above the ground level. Therefore it must, essentially, convert what is now a 22 acre wildlife refuge and flood water catch basin into a 22 acre earthen dam located just north of Greenbelt Meadows.

This may devalue our properties by interrupting the flow of ground water and causing year-round basement water problems, as has occurred in other area homes since construction of the soccer fields. More importantly, the creation of the dam will interrupt the flow of surface water and therefore subject our homes to greatly increased flooding risk when the next flood comes.

If development were allowed to occur in spite of all the logic against it, the damage

done to the ground and surface water flow patterns, and thus to our neighborhood, would be irreversible. The problems that result for us would not be fixable after the fact. It would be far better to prevent unwise development and its unintended consequences from the outset.

The highest and best use of this property is to preserve its current functions as a wildlife refuge for many protected species and a flood water containment area.

Clearly, the request to move the subject property to Area III has merit. For the sake of all the surrounding neighborhoods, I urge you to vote in favor of further study and analysis of this proposal.

Sincerely,

Elizabeth Johnson

123 Genesee Court, Boulder, CO 80303

**From:** [Daniel Ladner](#)  
**To:** [Lanning, Meredith](#); [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Jeff McWhirter](#); [Suzanne De Lucia](#)  
**Subject:** Hogan Pancost Property / Request for Move to Area III  
**Date:** Friday, January 22, 2016 3:56:58 PM  
**Importance:** High

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

I have lived at 5436 Illini Way in Greenbelt Meadows since December 1985. Mine was the third house to be built on the Illini Way cul de sac. Over the years I have witnessed firsthand some of the flooding issues associated with this neighborhood. On several occasions water has encroached my backyard to within several feet of my house after heavy spring rains. During 1986 the builder Mr. Don Cook was required by the city of Boulder to install a drainage line from my back yard to the ditch that parallels Manhattan Ave. Construction on the Greenbelt residences was temporarily halted (no new building permits) until that was done. To the best of my recollection the city flood engineer who approved this action was Mr. Alan Taylor.

During the subsequent construction (1986 or 1987) of the house at the corner of Illini Way and Illini Ct., which borders my house on the west side, I observed the excavation for the foundation and basement. There was often deep standing water in the excavation pits during that construction due to the high water table.

My house was also impacted by the recent September 2013 flood when a storm water surge caused backup into my basement drains. About half of the houses on Illini Way were similarly affected.

In short, Greenbelt Meadows is in a flood plain. It required about 5 feet of fill dirt/rock to be brought into this area to raise the ground level high enough to complete construction of the houses. In hindsight this residential development should never have been allowed.

It is my sincere belief that development of the Hogan Pancost property will only contribute to the ongoing water table problem and adversely affect the houses that surround it. There are many other issues (such as increased traffic and school children safety at Manhattan MS) that can be cited for opposing construction of 100+ new houses there, but effectively raising the water table and increasing potential flooding is a primary one.

I therefore strongly support the current request by SEBNA to move that property from Area II to Area III in the proposed Boulder Valley Comprehensive Plan.

Respectfully,

Daniel Ladner, PhD

5436 Illini Way, Boulder

**From:** [Jeff McWhirter](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** hoganpancost.org site  
**Date:** Saturday, January 23, 2016 8:53:24 AM

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Hi Commissioners,

If you haven't had your full of Comp plan reading by now we have put together a collection of videos that have been made over the years talking about the issues with the Hogan-Pancost property including flooding, groundwater and some background and history around wetlands destruction on the property.

<http://hoganpancost.org>

Thanks,  
Jeff

**From:** [Ron Craig](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** THANKS  
**Date:** Saturday, January 23, 2016 9:09:00 AM

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Deb Gardner – Boulder CO Commissioner

Deb – Thank you again for meeting our group on Kewanee Street today – as you may observed we are pretty passionate about saving our neighborhood as well as avoiding any problems that could arise in any new community that may come onto that land. Hoping that you will cast your vote and support to change the property designation from Area II to Area III. ~Ron Craig

**From:** [Ron Craig](#)  
**To:** [Lanning, Meredith](#); [Boulder County Board of Commissioners](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov);  
[council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Subject:** Letter to Commis and Council  
**Date:** Saturday, January 23, 2016 9:09:00 AM  
**Attachments:** [Letter to Commis and Council.docx](#)

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The attached letter is written to each member of the governing boards of the City and County of Boulder. If the recipient is other than these members, I would appreciate that the letter be forwarded to each of them. --  
Thank You

Ron Craig      260 Cimmaron Way, Boulder CO -- [roncraigboulder@msn.com](mailto:roncraigboulder@msn.com) --  
303-257-5358 (mobile)

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:** [myrna\\_besley](mailto:myrna_besley)  
**To:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Williford, Willa](mailto:Williford_Willa); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Proposed Development  
**Date:** Saturday, January 23, 2016 10:24:26 AM

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Hi All,

One of my big concerns about this development is that , after all of the community input, the project proceeds, and a year or two down the line, the development opts out of "affordable housing", like most of the other numerous developments in the Boulder community. There has been so much development in and around the Boulder community. Why have the developers been able to opt out of affordable housing for the community, and how do we know that if this development proceeds, it will continue as affordable housing?

Incidentally, I see and read that Willa believes that a high density housing development in our single family, low density and open space neighborhood is a good fit. I do not see that! I would love an explanation from you, and the neighboring community as to how you see that as a good fit.

Myrna Besley  
concerned, tax paying resident

**From:** [Magdalena Rzycka](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Please move the Hogan-Pancost property to Area III  
**Date:** Saturday, January 23, 2016 4:24:21 PM

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Please do the right thing for our residents, our environment and our city and change Hogan Pancost's status from Area II to Area III.

Thank you,  
Magdalena Rzycka

**From:** [Susan Davis Lambert](#)  
**To:** [Zacharias, Caitlin](#); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#)  
**Cc:** [Kristin Bjornsen](#); [Jeffrey D. Cohen](#)  
**Subject:** TLAG Hydrology Materials for Review for the upcoming City/County BVCP land-use designation change meetings  
**Date:** Sunday, January 24, 2016 2:46:14 PM  
**Attachments:** [NOAA Atlas 14-- 24-hr Boulder precip.docx](#)  
[NRCS TL Lob Soil.docx](#)  
[NRCS TL NuB Soil.docx](#)  
[NRCS TL Soils Map.docx](#)

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Hi Caitlin, Pete, Abby and Steven,

Would you please include the attached documents with the Twin Lakes Action Group Land Use Designation Change submission for use at the 1/26 and 2/2 meetings? Steven and Abby, I'm including you both because Pete is out of the office from 1/18-1/28, and you may have to submit them for him.

Please let me know if you have any trouble with the attachments, or if you have any questions regarding them. I understand that these are being submitted past the 1/19 deadline, but perhaps they can be made available online to the four governing bodies.

Thank you,

Susan Lambert  
TLAG Hydrology Committee Co-Chair

303-530-7151  
303-518-6648



NOAA Atlas 14, Volume 8, Version 2  
 Location name: Boulder, Colorado, US\*  
 Latitude: 40.0208°, Longitude: -105.2571°  
 Elevation: 5283 ft\*



POINT PRECIPITATION FREQUENCY ESTIMATES

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup>										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
<b>5-min</b>	<b>0.203</b> (0.168-0.246)	<b>0.249</b> (0.206-0.303)	<b>0.339</b> (0.278-0.413)	<b>0.425</b> (0.347-0.520)	<b>0.561</b> (0.446-0.728)	<b>0.680</b> (0.520-0.887)	<b>0.811</b> (0.593-1.08)	<b>0.957</b> (0.663-1.30)	<b>1.17</b> (0.769-1.62)	<b>1.34</b> (0.850-1.87)
<b>10-min</b>	<b>0.297</b> (0.245-0.360)	<b>0.365</b> (0.302-0.444)	<b>0.496</b> (0.408-0.604)	<b>0.622</b> (0.508-0.761)	<b>0.821</b> (0.652-1.07)	<b>0.995</b> (0.762-1.30)	<b>1.19</b> (0.868-1.58)	<b>1.40</b> (0.970-1.91)	<b>1.71</b> (1.13-2.38)	<b>1.97</b> (1.25-2.74)
<b>15-min</b>	<b>0.362</b> (0.299-0.440)	<b>0.445</b> (0.368-0.541)	<b>0.605</b> (0.497-0.737)	<b>0.758</b> (0.619-0.928)	<b>1.00</b> (0.796-1.30)	<b>1.21</b> (0.929-1.58)	<b>1.45</b> (1.06-1.93)	<b>1.71</b> (1.18-2.32)	<b>2.09</b> (1.37-2.90)	<b>2.40</b> (1.52-3.34)
<b>30-min</b>	<b>0.507</b> (0.419-0.616)	<b>0.622</b> (0.513-0.756)	<b>0.841</b> (0.692-1.02)	<b>1.05</b> (0.860-1.29)	<b>1.39</b> (1.10-1.81)	<b>1.69</b> (1.29-2.20)	<b>2.01</b> (1.47-2.68)	<b>2.37</b> (1.64-3.23)	<b>2.90</b> (1.91-4.03)	<b>3.34</b> (2.11-4.64)
<b>60-min</b>	<b>0.637</b> (0.527-0.774)	<b>0.774</b> (0.639-0.941)	<b>1.04</b> (0.852-1.26)	<b>1.29</b> (1.05-1.58)	<b>1.70</b> (1.35-2.21)	<b>2.05</b> (1.57-2.68)	<b>2.45</b> (1.79-3.26)	<b>2.88</b> (2.00-3.92)	<b>3.52</b> (2.32-4.90)	<b>4.05</b> (2.56-5.64)
<b>2-hr</b>	<b>0.767</b> (0.639-0.924)	<b>0.925</b> (0.770-1.12)	<b>1.23</b> (1.02-1.49)	<b>1.53</b> (1.26-1.85)	<b>2.00</b> (1.61-2.58)	<b>2.42</b> (1.87-3.13)	<b>2.88</b> (2.13-3.81)	<b>3.40</b> (2.38-4.58)	<b>4.15</b> (2.76-5.72)	<b>4.77</b> (3.05-6.58)
<b>3-hr</b>	<b>0.851</b> (0.712-1.02)	<b>1.02</b> (0.853-1.23)	<b>1.35</b> (1.12-1.62)	<b>1.66</b> (1.37-2.01)	<b>2.17</b> (1.74-2.77)	<b>2.60</b> (2.02-3.35)	<b>3.09</b> (2.29-4.06)	<b>3.63</b> (2.56-4.88)	<b>4.42</b> (2.96-6.07)	<b>5.07</b> (3.27-6.97)
<b>6-hr</b>	<b>1.06</b> (0.891-1.26)	<b>1.26</b> (1.06-1.50)	<b>1.65</b> (1.38-1.97)	<b>2.02</b> (1.68-2.41)	<b>2.59</b> (2.10-3.27)	<b>3.09</b> (2.41-3.92)	<b>3.63</b> (2.72-4.71)	<b>4.23</b> (3.01-5.62)	<b>5.09</b> (3.45-6.93)	<b>5.81</b> (3.79-7.92)
<b>12-hr</b>	<b>1.36</b> (1.16-1.60)	<b>1.63</b> (1.39-1.93)	<b>2.13</b> (1.79-2.51)	<b>2.58</b> (2.16-3.06)	<b>3.27</b> (2.66-4.07)	<b>3.85</b> (3.03-4.84)	<b>4.49</b> (3.38-5.75)	<b>5.17</b> (3.71-6.79)	<b>6.15</b> (4.20-8.27)	<b>6.94</b> (4.58-9.39)
<b>24-hr</b>	<b>1.68</b> (1.44-1.96)	<b>2.04</b> (1.74-2.39)	<b>2.67</b> (2.27-3.13)	<b>3.23</b> (2.73-3.80)	<b>4.06</b> (3.31-4.98)	<b>4.74</b> (3.75-5.87)	<b>5.46</b> (4.15-6.92)	<b>6.22</b> (4.50-8.08)	<b>7.30</b> (5.04-9.72)	<b>8.16</b> (5.45-11.0)

[http://hdsc.nws.noaa.gov/hdsc/pfds/pfds\\_printpage.html?lat=40.0208&lon=-105.2571&dat](http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?lat=40.0208&lon=-105.2571&dat)

Report — Map Unit Description  
Boulder County Area, Colorado

LoB—Longmont clay, 0 to 3 percent slopes

Map Unit Setting

- *National map unit symbol:* jprz
- *Elevation:* 4,900 to 5,500 feet
- *Mean annual precipitation:* 12 to 18 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 140 to 155 days
- *Farmland classification:* Farmland of statewide importance

Map Unit Composition

- *Longmont and similar soils:* 80 percent
- *Minor components:* 20 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Longmont

Setting

- *Landform:* Swales, terraces
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Clayey alluvium derived from shale

Typical profile

- *H1 - 0 to 60 inches:* clay

Properties and qualities

- *Slope:* 0 to 3 percent
- *Depth to restrictive feature:* More than 80 inches
- *Natural drainage class:* Poorly drained
- *Runoff class:* Medium
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* About 24 to 30 inches
- *Frequency of flooding:* Occasional
- *Frequency of ponding:* None
- *Calcium carbonate, maximum in profile:* 15 percent
- *Gypsum, maximum in profile:* 5 percent
- *Salinity, maximum in profile:* Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
- *Sodium adsorption ratio, maximum in profile:* 20.0
- *Available water storage in profile:* Moderate (about 8.4 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 6w
- *Hydrologic Soil Group:* D
- *Ecological site:* Salt Meadow (R067XB035CO)

Minor Components

Heldt

- *Percent of map unit:* 10 percent

Aquolls

- *Percent of map unit:* 10 percent
- *Landform:* Terraces

Report — Map Unit Description  
Boulder County Area, Colorado

NuB—Nunn clay loam, 1 to 3 percent slopes

Map Unit Setting

- *National map unit symbol:* jpsd
- *Elevation:* 4,900 to 5,500 feet
- *Mean annual precipitation:* 12 to 18 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 140 to 155 days
- *Farmland classification:* Prime farmland if irrigated

Map Unit Composition

- *Nunn and similar soils:* 80 percent
- *Minor components:* 15 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Nunn

Setting

- *Landform:* Terraces, valley sides
- *Landform position (three-dimensional):* Tread
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Loamy alluvium

Typical profile

- *H1 - 0 to 10 inches:* clay loam
- *H2 - 10 to 18 inches:* clay
- *H3 - 18 to 30 inches:* clay
- *H4 - 30 to 60 inches:* clay loam

Properties and qualities

- *Slope:* 1 to 3 percent
- *Depth to restrictive feature:* More than 80 inches
- *Natural drainage class:* Well drained
- *Runoff class:* Medium
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum in profile:* 15 percent
- *Available water storage in profile:* High (about 10.6 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2e
- *Land capability classification (nonirrigated):* 3e
- *Hydrologic Soil Group:* C
- *Ecological site:* Clayey (R067XB042CO)

Minor Components

Valmont

- *Percent of map unit:* 8 percent

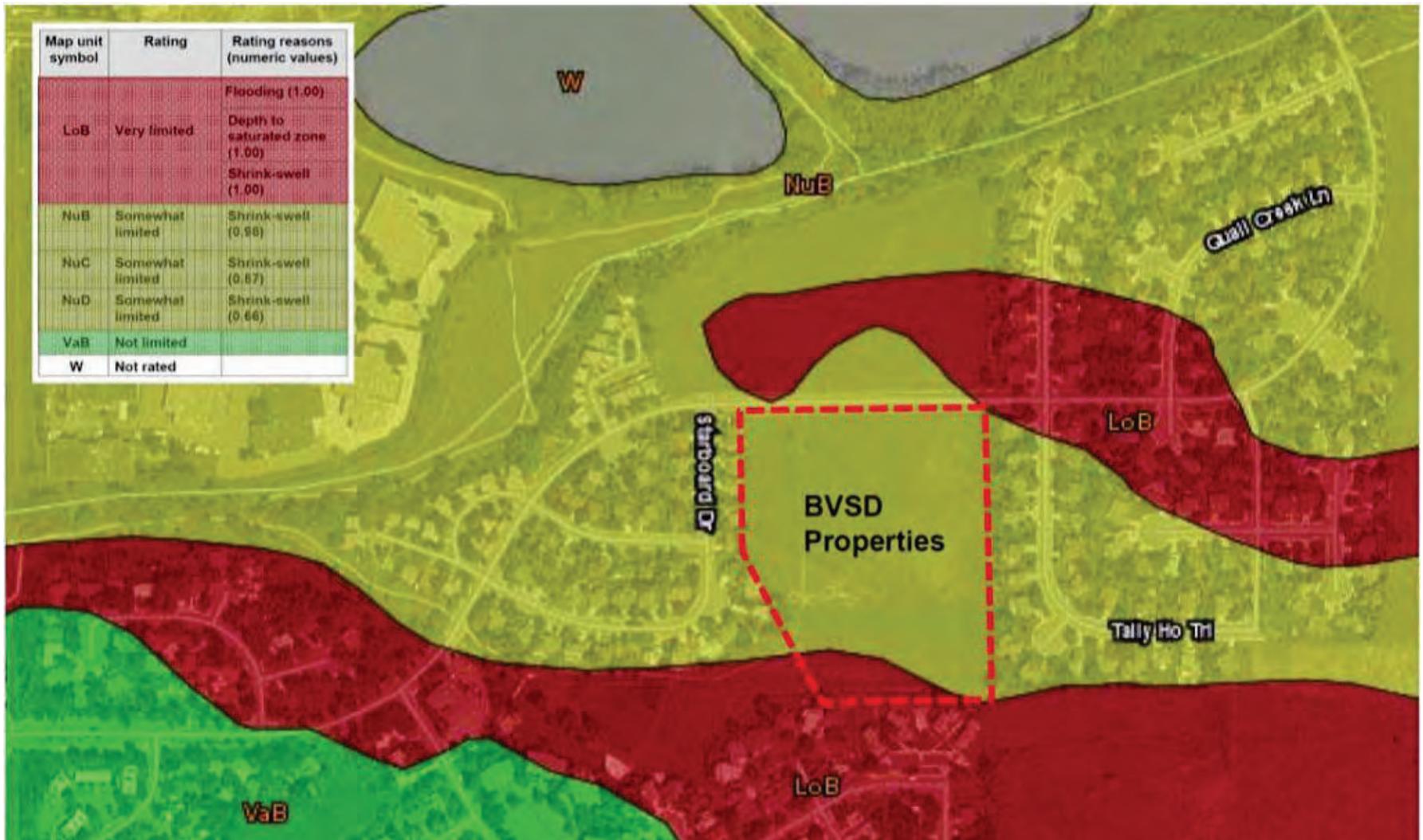
Kim

- *Percent of map unit:* 5 percent  
Mollic halaquepts
- *Percent of map unit:* 2 percent
- *Landform:* Swales

<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>



NRCS Soils Map—street overlay—via McCurry report



NRCS Soils Map—street overlay—via McCurry report

**From:** [Ulrike Romatschke](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Hogan Pancost property  
**Date:** Sunday, January 24, 2016 7:22:19 PM

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Dear Madam or Sir,

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. 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. So again, please vote yes on the SEBNA request to change the zoning of the Hogan Pancost property to Area III.

Sincerely,  
Ulrike Romatschke

**From:** [Julien Chastang](#)  
**To:** [Boulder County Board of Commissioners](#); [Lanning, Meredith](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Hogan Pancost property  
**Date:** Sunday, January 24, 2016 9:52:19 PM

---

Dear City Planning Board members,

I do not consider myself to be an anti-growth citizen and I favor development within the city limits when done in a careful and prudent manner. However, a large housing development on the Hogan-Panconst property is reckless given ground'water and flooding considerations. As you know, many houses in the neighborhoods adjacent to the HP property flooded in 2013. We \*still\* have not recovered from that flood as insurance and FEMA did little to cover all the damages.

In addition, groundwater issues that must be mitigated by constantly running sump pumps are a common problem in our neighborhood. Moreover, the developer's plan of putting several feet of dirt fill thereby elevating the HP property out of the flood plane, but putting pressure on the adjacent neighborhoods seems fool-hardy and ill-advised.

I urge you to please support moving the Hogan Pancost property to Area III in the comprehensive plan.

Best,

Julien Chastang

**From:** [Tamara Layman](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [board@studioartsboulder.org](mailto:board@studioartsboulder.org)  
**Subject:** Re: Area II & Area III request, line # 27 3000 N. 63rd St. & Valmont Rd. "Valmont Butte" #2  
**Date:** Monday, January 25, 2016 8:48:39 AM  
**Attachments:** [Studio Arts Video for Valmont Butte.pptx](#)  
[Studio Arts Video for Valmont Butte printing.pdf](#)

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Dear Commissioners,

This email is in regard to the agenda for tomorrow night's Boulder County Commissioner meeting. Specifically I am writing about the topic: [Area II and Area III: item #27: 3000 N. 63<sup>rd</sup> St. & 6650 Valmont Rd. \("Valmont Butte"\) #2 – Minor Adjustment to Service Area Boundary \(Area III to II\)](#); change to designation appropriate for arts campus.

In advance of the meeting tomorrow night, I would like to forward you this informative presentation (provided in both Power Point and pdf formats) illustrating the goal of Studio Arts Boulder to create a world-class arts facility on the site of roughly 8-10 acres of the southwest flank of Valmont Butte. This past year Studio Arts Boulder was repeatedly mentioned in the City of Boulder's newly adopted Community Cultural Plan as a partner organization that will greatly help the city reach its cultural Vision of: *Together, we will craft Boulder's social, physical, and cultural environment to include creativity as an essential ingredient for the well being, prosperity, and joy of everyone in the community.*

Studio Arts Boulder has so far been unable to secure an appropriate site for the arts campus after working with both the City of Boulder and inquiring with the private sector. Valmont Butte, however, stands out as an ideal site. The organization is requesting approval for a change of boundary for a portion of the property from Area III to Area II, a change in designation that would be appropriate for an arts campus. Thank you for giving this matter your consideration.

Please do not hesitate to contact the Studio Arts Boulder Board of Directors with any questions at 720-722-3307.

Tamara Layman  
Studio Arts Boulder  
Board of Directors, Secretary

We are:



**Studio Arts**

collaborative campus  
*A greenhouse for creativity*

**Studio Arts** is a nonprofit organization. Our Mission is to *cultivate the artist in each of us by inviting creative collaboration in the study, practice, and advancement of the studio arts.*

# Our Core Values

## **ART IS A BASIC HUMAN RIGHT**

It is essential to a good life.

## **UNIVERSAL**

The Arts should be accessible to all ages and abilities and be affordable.

## **SUSTAINABILITY**

Environmentally and Operationally.

## **EXCELLENCE**

To provide an exceptional learning experience.

# Studio Arts assumed management of the Pottery Lab as its first program last year!!

For 60 years, The Pottery Lab has provided a place for students of diverse backgrounds to learn ceramics in a supportive atmosphere.

Classes have exceeded the capacity of the old firehouse for decades.  
*There is a genuine need for more facility space.*



*The Pottery Lab is still located at the historic Fire House No. 2 in Boulder...*

# The Pottery Lab:

where all of this happens...



# The Pottery Lab:

where all of this happens...



# The Pottery Lab:

Look at some of our wonderful instructor and student work!



The studio arts include any creative discipline requiring a substantial investment in equipment, facilities, safety and knowledge

Some of the studio arts include:



Ceramics



Metal



Glass



Printmaking



Woodworking

*"The true test of a city's vitality is not its commerce but its art" Albert Einstein*

## Studio Arts

is an asset for the citizens of Boulder and the region by promoting the creativity that is so important to the vitality of a great city.

We have built a public/private partnership with the city to make our vision happen.

Now, we are looking for a site to build our campus...

**at Valmont Butte**

# Valmont Butte

Where Boulder's Past and Future Converge

Native American Significance



Early settler farms



Brownfield site & expensive cleanup by local government



Town of Valmont



Industrialized

# Valmont Butte

Where Boulder's Past and Future Converge

We envision reinventing the site.

honor its past

engage the  
community



reuse, repurpose

reinvigorate its  
future



We aim to build a campus focused on *excellence*, providing studio spaces, classes, galleries, gardens and public space.



*Student proposed campus concept: drawn by CU Boulder students at the Department of Environmental Design*

We seek to create an ***interactive art center*** with an artist-in-residency, lectures, workshops, and space for artists and students of all ages and abilities.



Imagine all of this in ***sustainable state-of-the-art facilities*** dedicated to energy efficiency and zero waste.

Imagine providing a ***learning center for your community*** that encompasses the progressive values that the citizens embrace.

Imagine ***reinventing Valmont Butte*** in a way that honors its past, reinvigorates its future, and introduces new generations to its history and unique geology.



# 10 Reasons why the Arts are essential:

(from Americans for the Arts)

## 1. Arts promote true prosperity.

The arts are fundamental to our humanity. They ennoble and inspire us—fostering creativity, goodness, and beauty.

## 2. Arts improve academic performance.

Students with an education rich in the arts have higher GPAs and test scores.

## 3. Arts strengthen the economy.

The U.S. Bureau of Economic Analysis reports that the arts and culture sector represents 3.25 percent of the nation's GDP.

## 4. Arts are good for local merchants.

Attendees at arts events spend an average of \$24 per person, per event, beyond the cost of admission on items such as meals, parking and babysitting.

## 5. Arts drive tourism.

Arts travelers are ideal tourists, staying longer and spending more.

## 6. Arts are an export industry.

U.S. exports of arts goods (e.g., movies, paintings, jewelry) grew to \$72 billion in 2011, while imports were just \$25 billion.

## 7. Arts spark creativity and innovation.

The Conference Board reports that creativity is among the top 5 applied skills sought by employers.

## 8. Arts have social impact.

Researchers have demonstrated that a high concentration of the arts leads to higher civic engagement.

## 9. Arts improve healthcare.

Arts offer healing benefits, shorter hospital stays and less medication.

## 10. Arts mean business.

Creative Industries are arts businesses that range from nonprofit museums, symphonies, and theaters to for-profit film, architecture, and design companies.



## Studio Arts

collaborative campus  
*A greenhouse for creativity*

**From:** [Zayach, Jeff](#)  
**To:** [Boulder County Board of Commissioners](#); "[council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)"; [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [#LandUsePlanner](#)  
**Cc:** [Williford, Willa](#)  
**Subject:** Letter of support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Monday, January 25, 2016 9:32:13 AM  
**Attachments:** [Twin Lakes Support Letter Jan 2016.pdf](#)

---

Good morning colleagues,

Attached please accept my letter of support for the Boulder County Housing Authority's land use change request for 6655 Twin Lakes Road.

Best regards,

*Jeffrey J. Zayach, MS*

Executive Director

Boulder County Public Health

3450 Broadway

Boulder, CO 80304

Work: 303-441-1456

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

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





# Public Health

Administration

January 25, 2016

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

**Re: Support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road**

Dear Colleagues:

I am enthusiastically writing to offer Boulder County Public Health's (BCPH) support for the Boulder County Housing Authority's land use change request for 6655 Twin Lakes Road. This affordable housing development will help to address one of our county's greatest crises – lack of affordable housing.

As many of you are aware, we have heard loud and clear from our communities about the need for more affordable housing units here in Boulder County. When we have almost 40,000 people in our county community paying more than 50% of their income on rent it is a crisis that we must actively address. It is especially important to consider this community resource in the Gunbarrel area as permanently affordable housing currently makes up less than ¼ of a percent of their housing stock, not meeting the needs of affordable housing in the area.

Housing is a Social Determinant of Health – one of the key components that will determine a person's health and quality of life. When an individual is housed, they are more likely to be healthy. A Denver study found 50% of formerly homeless tenants in supportive housing had improved health status and 43% had improved mental health. Socially isolated individuals have an increased risk for poor health outcomes and individuals who lack adequate social support are particularly vulnerable to the effects of stress, which has been linked to cardiovascular disease and unhealthy behaviors such as overeating and smoking in adults, and obesity in children and adolescents.

Supporting this affordable housing project in Twin Lakes is one important step in addressing our affordable housing crisis in Boulder County. This step is in direct support and alignment of Boulder County's Public Health's vision of *a socially just, inclusive community where physical and mental health, social well-being, and the environment are valued, supported, and accessible to all*; and our mission to *protect, promote, and enhance the health and well-being of all people and the environment in Boulder County*.

I think Governor Hickenlooper put it best when he said: *"The high cost and lost potential of every individual and family that experiences homelessness is a daily reminder of the need for bold, coordinated, and sustained action from the State and a broad coalition of community partners."* This step will help to prevent the individual and economic losses associated with a gap in permanently affordable housing.

Thank you for considering this request.

Regards,

Jeffrey J. Zayach, M.S.  
Public Health Director



**From:** [Glen Segrue](#)  
**To:** [Giang, Steven](#); [Fogg, Peter](#)  
**Subject:** Twin Lakes attachments  
**Date:** Monday, January 25, 2016 11:11:39 AM  
**Attachments:** [Messinger Position Statement RE Twin Lakes.doc](#)  
[Teacher Location Analysis 2015.pdf](#)

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Hi Steve and Pete. If at all possible at this late date, we'd like to include the attached letter and chart in our application materials for consideration this week. If not, we'd still like it included for future stages of review, if the application progresses.

Thanks,  
Glen

--

Glen Segrue, AICP  
Senior Planner  
Boulder Valley School District  
720-561-5794

**Bruce K. Messinger, Ph.D.**  
*Superintendent of Schools*  
6500 East Arapahoe Road  
Boulder, Colorado 80303  
720-561-5114  
bruce.messinger@bvsd.org



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January 22, 2016

To whom it may concern,

The purpose of this letter is to document Boulder Valley School District's (BVSD) interest in providing affordable housing options for district teachers and staff on the BVSD-owned Twin Lakes parcel (6500 Twin Lakes Road and 0 Kalua Road) which is subject to a current Land Use Change application before the City and County.

The parcel was acquired by the district in the 1960's as a school site dedication from a developer, but the need for another school in the area has never materialized. The district has always viewed this as a developable property and has held the intention to either build a support facility on the property or sell it. As recently as the passages of both the 2006 and 2014 bond measures, this site was reviewed as a potential location for BVSD programming.

BVSD is one of the larger employers in Boulder County with over 5,700 full and part-time employees. Of the district's 58 facilities where employees report to work each day, 52 are located in Boulder County. Nearly 1,900 district employees are teachers directly serving school communities. School districts operate as community service providers that rely heavily on a skilled and talented workforce with more than 90% of the general operating budget going towards salary and benefits.

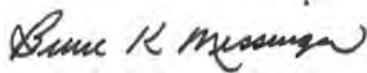
Despite the District's reputation for academic excellence and a high quality work force, BVSD teacher salaries have not kept pace with local housing costs, particularly in the City of Boulder. This has been a growing trend the last 20 years, compelling the district to explore various affordable housing options for employees over the years. A recent review by BVSD staff of where teachers live is telling. Although 35% of all teachers commute from outside BVSD's borders, that proportion increases with newer, younger hires. Where 73% of teachers over the age of 50 reside within BVSD boundaries, only 64% of those between 35 and 49 and 53% of those under the age of 35 do. BVSD has a real concern that these older employees "got in" the housing market 15 to 20 years ago when prices were somewhat more affordable. That may mean that the proportion of teachers living within the district may decline as younger employees find fewer affordable options. For a school district that sees teachers as a community asset, this is a troubling trend. The district is also concerned with recent statistics that show the average debt of recent college graduates in Colorado exceeds \$25,000, further limiting the ability of these new hires to find housing within their budget.

Other communities have also faced this issue and embarked on providing affordable housing to educators. Nationally, school districts serving San Francisco, Los Angeles, and Newark, among others, are providing housing opportunities to staff primarily through subsidized apartment units or down payment assistance. In Colorado and the West, school districts in the resort communities of Telluride and Jackson Hole offer subsidized housing units to staff. The Roaring Fork School District (Glenwood

Springs) recently included \$15 million in its last bond measure for this purpose. In addition, Eagle County has made efforts to specifically include educators in their affordable housing programs. Numerous other school districts around the country have been discussing this issue in depth and establishing plans.

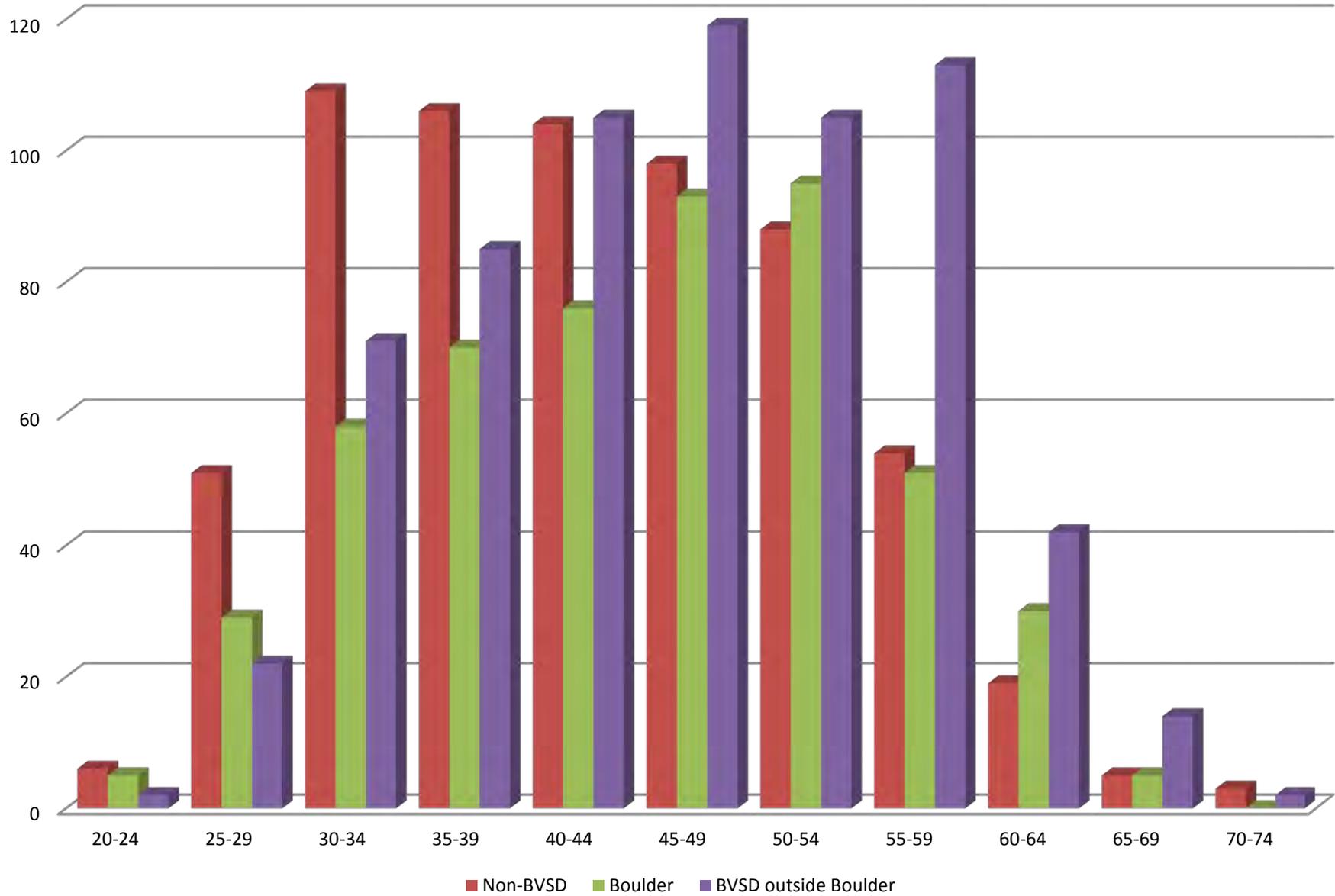
Presently, the district has the opportunity to respond to the ever increasing housing pressures and create affordable housing units for district staff on the Twin Lakes parcel. The underlying district ownership of the property is of great benefit to the project, since buildable parcels of this size are rare and costly within district boundaries. Realistically, the district would likely not be able to fund both land acquisition and construction for such a project. Avoiding the cost to purchase land reduces the overall cost of the project and ultimately the cost to employees. The Boulder County Housing Authority (BCHA) owns property adjacent to and north of the BVSD site and has similar development interest for the site, creating an opportunity to partner on the project. BVSD would benefit from BCHA's expertise in site development and affordable housing policy. By leveraging this district owned parcel with a BCHA partnership, the district hopes to make a supply of affordable units a reality for BVSD staff in the near future.

Cordially,

A handwritten signature in cursive script that reads "Bruce K. Messinger".

Bruce K. Messinger, Ph.D.  
Superintendent

# Teacher Residency by Age Cohort 2015



**From:** [Scott Rodwin](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Cc:** [Williford, Willa](#)  
**Subject:** I support Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Monday, January 25, 2016 11:33:57 AM

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Dear Commissioners, Planning Commission, Planning board & Boulder City Council,

I encourage you to support and approve the Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. I own a home at 4694 Chatham, Boulder in the Heatherwood neighborhood nearby. I believe that this project is appropriate to and compatible with the existing neighborhood. I would welcome their project and feel that it is the best and highest use for the property. Equally importantly, I believe that it is beneficial to the overall health and social justice of Boulder County.

Thank you for your consideration,

Scott Rodwin

**From:** [Hilary Boslet](#)  
**To:** [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#); [appelbaum@bouldercolorado.gov](mailto:appelbaum@bouldercolorado.gov); [brocketta@bouldercolorado.gov](mailto:brocketta@bouldercolorado.gov); [burtonj@bouldercolorado.gov](mailto:burtonj@bouldercolorado.gov); [jones@bouldercolorado.gov](mailto:jones@bouldercolorado.gov); [lisamorzel@gmail.com](mailto:lisamorzel@gmail.com); [shoemakera@bouldercolorado.gov](mailto:shoemakera@bouldercolorado.gov); [weavers@bouldercolorado.gov](mailto:weavers@bouldercolorado.gov); [yatesb@bouldercolorado.gov](mailto:yatesb@bouldercolorado.gov); [youngm@bouldercolorado.gov](mailto:youngm@bouldercolorado.gov)  
**Subject:** Fw: "NO" to proposed affordable housing project in Gunbarrel  
**Date:** Monday, January 25, 2016 1:10:25 PM

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----- Forwarded Message -----

**From:** Hilary Boslet <hilaryboslet@yahoo.com>  
**To:** "openforum@dailycamera.com" <openforum@dailycamera.com>  
**Cc:** Hilary Boslet <hilaryboslet@yahoo.com>  
**Sent:** Monday, January 25, 2016 1:02 PM  
**Subject:** "NO" to proposed affordable housing project in Gunbarrel

Hi,

I am writing to express my opinion against the proposed high-density, affordable housing project for Gunbarrel.

Primarily I am concerned about the plethora of wildlife living in this area. I often walk around Twin Lakes and thoroughly enjoy the flora and fauna during all seasons. I never know who I might see, especially the Great Horned Owl families. I would like to have a preserve created to protect these owls and all other animals living in this area.

Secondly I am concerned about the wetlands throughout this area. Changing the current ecosystem and water table by bulldozing, building and altering this area is a very bad idea. You have no idea about how this will impact the homes currently surrounding this space. My understanding is that some homes already have some ground water issues.

Third, this location hardly serves low income people. There is no bus route and King Soopers and other amenities are not within walking distance, thus adding more cars and traffic to an otherwise very quiet neighborhood.

Alternatively I would like to see all possible parcels of land which might be available for the purpose of building affordable housing in Boulder. Let the people who will be impacted by such proposals have a say regarding their neighborhoods and homes.

And, if the city of Boulder really supports affordable housing stop allowing developers to merely "pay their way out" of building a certain number of units dedicated to affordable housing. Gunbarrel has 2 huge new housing projects with no affordable housing included.

Thank you.

Hilary Boslet

**From:** [Jill Skuba](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Development  
**Date:** Monday, January 25, 2016 1:15:34 PM

---

**Dear Boulder County Commissioners,**

**As a 25 year resident of Red Fox Hills I would like to strongly urge you to say no to development of the pieces of property along Twin Lakes proposed for high density housing.**

**My family chose this part of Gunbarrel all those years ago in large part because of it's semi-rural feel with trails and empty fields near by. We of course realized that the fields might not always be empty but based on the zoning rules in effect then never suspected that high density housing might be built on not one but both of these properties. The Gunbarrel area has already experience a large increase in high density housing and to add yet another development will vastly change the feel of our neighborhood. I love listening to the owls and coyotes each night before bed and will be deeply saddened to lose that.**

**I also believe that due to the lack of services in the Gunbarrel area low income housing is inappropriate here. I realize that land is cheaper in Gunbarrel than it is in Boulder but this stair step annexing seems like a big game to foist development into areas where people have chose to live a suburban lifestyle. This in turn forces us to adapt to a much more urban setting. If I had wanted to live amongst high density housing I would have chosen to live in a more urban area in the first place.**

**As our elected officials, please say no to this proposed development and help us preserve our neighborhoods and wildlife.**

**Thank you,**

**Jill Skuba**

From: Terry Drissell [<mailto:terrydrissell@yahoo.com>]  
Sent: Monday, January 25, 2016 2:42 PM  
To: City of Boulder Planning  
Subject: Comment on Valmont Butte 1 and 2 Request Sites

After reviewing the information posted on the Area II and Area III requests, I respectfully ask that the proposed changes for 3000 N. 63rd St & 6650 Valmont Rd (#1 and #2) be declined. It's obvious that development is overriding pretty much everything in Boulder, but to remove a site from the Natural Ecosystem Overlay Map just to build an art studio is outrageous. We are losing so much of our natural areas to development and increased human activity. We don't need an arts studio as much as we need to retain this area for its natural beauty and existing ecosystem. An arts studio is frivolous - without this undisturbed area, the plants and animals that call it home would die.

Terry Drissell  
303-440-8263

**From:** [rbohannan@comcast.net](mailto:rbohannan@comcast.net)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Letter of Support For Twin Lakes Affordable Housing  
**Date:** Monday, January 25, 2016 6:50:35 PM  
**Attachments:** [Twin Lakes.pdf](#)

---

Dear Land Use Change Decision-Making Bodies;

Thank you for considering this input to your process re: land use designation change requests re: 6655 Twin Lakes Road.

Sincerely,

Robin Bohannan  
[rbohannan@comcast.net](mailto:rbohannan@comcast.net)

Robin Bohannon  
4659 14<sup>th</sup> Street  
Boulder, CO 80304  
rbohannon@comcast.net

Thank you for the opportunity to provide input to Boulder County Housing Authority's request for land use designation change for the proposed affordable housing development at 6655 Twin Lakes Road.

While any neighborhood-specific change is challenging and unpopular, we have a county-wide housing crisis that has been acknowledged by many communities, policymakers, elected officials, residents and our workforce.

We are losing many opportunities due to the state of the housing market and the increasing housing costs in the midst of an environment of wage stagnation for lower-income workers. We have decades of action that have supported the expansion of multi-use trails, dedicated open space and multiple ways for offering easy access to the beautiful lands and wildlife that surround our communities.

We have not done so well with valuing the people who contribute to ensuring Boulder County is a wonderful place to live – our teachers, our service workers, our early childhood providers, and many more diverse sectors of our population, including low-income families who are working hard to continue on their paths to self-sufficiency.

Now is the time to express political courage and support the development of new projects such as the Twin Lakes development that are compatible with the Comprehensive Plan's goals and policies while better defining the "community benefit" of affordable housing. Broad community benefits of affordable housing include:

- Living in a home that is affordable means having funds to purchase food, provide health care and having the economic means to purchase other local goods and services;
- Living in overcrowded or substandard housing may mean children lack privacy to do homework, or live in areas that mean missing out on access to parks, sport leagues, libraries and good schools – all factors that impact school readiness and success and ones the increasing wealthy majority of Boulder County take for granted; and
- Stable, affordable housing is a key pathway out of poverty. While it is easy to see how our communities are becoming wealthier, is more challenging to digest the data of how poverty is also increasing. Twenty-six percent of Boulder County's families earn a median income of more than \$150,000/year (compared with just 12 percent nationwide) – while our poverty rate for our county's families with children grew from 7 to 11 percent from 2000-2013<sup>1</sup>.

Simply speaking, however, an adequate supply of affordable housing promotes racially and ethnically diverse communities and provides more options and security for our residents.

Let's do as much for our families and children as we do for our wildlife. The time is now. Opportunities are scarce. Please vote yes on the land use designation change for the Twin Peaks affordable housing project.

Sincerely,



Robin Bohannon

---

<sup>1</sup> Boulder County Trends Report, 2015. A publication of The Community Foundation Serving Boulder County

**From:** [Karen Danko](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** TWIN LAKES GREAT HORNE OWLS  
**Date:** Monday, January 25, 2016 8:26:28 PM

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Last week I was at Twin Lakes at dusk. I heard the owls singing back and forth to each other. Then they flew to another tree and mated. I returned the next late afternoon and saw them mate again. I don't know for sure but I think I have seen something very rarely seen by anyone. It thrilled me to my bones to see these special birds and to know that there will be more of them in the future. It's rare to see a wild animal in the "city" limits that is so beautiful and captivating. We humans have grown apart from nature believing we don't need it. We forget we are hard wired to connect deeply to nature. Nature Deficit Disorder is an epidemic in this country. The symptoms are feeling disconnected from ourselves, each other and nature which causes all kinds of stress disorders. We humans need this place to connect to the owls and the surroundings they call home. Otherwise we are like mechanical robots skimming along the surface of life. Never connecting deeply with anyone or ourselves. For the health of Boulder and for everyone who comes to Twin Lakes, please keep this place natural and wild. Our hearts will love it.

Sent from my iPad

**From:** [Erika Reed](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Please save the owls  
**Date:** Monday, January 25, 2016 8:27:13 PM

---

Dear Boulder County Commissioners,

Please vote to preserve the area near Twin Lakes in Boulder as open space for the great horned owls hunting meadow. My family and I have enjoyed the owls for the last 12 years that we have lived in Boulder. We would be heart broken to see their environment destroyed with high density housing in their hunting area. My children, ages 9 and 12, have watched the owls nest their entire life. Each spring we eagerly count how many baby owls are in the tree and we watch them through every stage. It is a thrill to watch the owls swoop low through the meadow and make a catch even during the day.

If you have ever been to the owl nesting area in Twin Lakes, you know how they graciously tolerate us humans. I am also very impressed by our Boulder citizens who are so respectful to the owls in that area. We all really love the owls. Let's do right by them.

I understand Boulder's need for high density housing and I know we can find a more suitable area than the Twin Lakes.

Thank you for your time.

Sincerely,  
Erika Reed

**From:** [Saunie Holloway](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Owls are an important part of our ecosystem!  
**Date:** Monday, January 25, 2016 8:47:38 PM

---

I write today to ask that you please help create the Great Horned Owl Preserve!

For decades, thousands of people have come to see to see the newly hatched baby owls emerge from their nest. Owls matter!

Thank you for taking the time to read my email.

Sincerely,  
Saundra Holloway

**From:** [Kristin Sanford](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Please help preserve the owl habitat and hunting ground tomorrow night!  
**Date:** Monday, January 25, 2016 8:50:49 PM

---

Hi, I understand there is a meeting tomorrow night to discuss the open space area near Twin Lakes in Gunbarrel. I just wanted to send an email in support of preserving this space for the great horned owls that have lived and hunted there for many years. We have lived in Huntington Pt condos (other side of 63rd) for 12 years and I have walked on the trails around the lakes. We have seen the owls flying late at night on walks with our daughter and one sat perched in our tree for a whole day. Sometimes when I have walked on that trail, people from out of town have asked me, do you know where the owl log is? Where the owl family nests? Because people have heard about them and come from miles away to glimpse them. Just like the snapping turtles that lay eggs near the lakes every year. It really is wildlife habitat, beautiful and rustic, and it would be a shame to develop that area and take it all away. Please think of these animal families already living there and don't take that away from them, let's do them a favor and preserve what we have left.

Thank you. Sincerely,  
Kristin Sanford  
[Klksanford@yahoo.com](mailto:Klksanford@yahoo.com)

Sent from my iPhone

**From:** [Karen Dombrowski-Sobel](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Owls  
**Date:** Monday, January 25, 2016 9:37:10 PM  
**Attachments:** [PastedGraphic-2.tiff](#)

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Please do not take away the habitat from the owls. Their lives give meaning to so many throughout the spring, as we all gather to watch the magnificent sight of the baby in the tree.

---

Karen A Dombrowski-Sobel

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

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

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ebook:

[www.amazon.com/dp/B00P1QLHV4](http://www.amazon.com/dp/B00P1QLHV4)

**From:** [Susi Gritton](#)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov);  
[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Williford, Willa](#)  
**Subject:** Twin Lakes affordable housing  
**Date:** Tuesday, January 26, 2016 4:59:11 AM

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I am writing this letter in support of developing the Twin Lakes parcel of land as an affordable housing site. I moved to Twin Lakes in 1979 because my landlord in downtown Boulder raised our rent from \$200 a month to \$400 a month. Twin Lakes was a quiet "working class" neighborhood with lots of diversity. As prices in Boulder have gotten less and less affordable, it has become less possible for young families or working folks to be able to live in Boulder. It means that people who clean hotels for us or service our cars or work in our grocery stores have to live far out on the plains and drive great distances in order to get to their jobs in Boulder. People need affordable housing in Boulder County in order to continue to provide the services that we Boulderites feel are so necessary. Please consider this letter of support in planning for the development of this parcel of land in east Boulder.

Sincerely,  
Susi Gritton  
4431 Driftwood Place  
Boulder, CO 80301

**From:** [tkocianic@yahoo.com](mailto:tkocianic@yahoo.com)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Tourist's perspective on Owl Preserve  
**Date:** Tuesday, January 26, 2016 5:24:40 AM

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Dear Commissioners,

I had the opportunity to visit the Boulder area last spring and one of the favorite parts of my visit was the Colorado wildlife. Seeing prairie dogs, owls, and an elk was so wonderful for an Ohio girl like me. I enjoyed it so much I plan to visit Boulder again and even plan to come in a different season so that I will be able to see the changes in the landscape and the wildlife from one season to another. Please approve the Owl Preserve for tourists like me.

Thank you for your time,  
Tia Kocianic  
Age: 45  
Mentor, Ohio

Sent from my iPhone

**From:** [Donna](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Great Horned Owl Preserve  
**Date:** Tuesday, January 26, 2016 6:27:25 AM

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Dear County Commissioners,

As a resident of Niwot for 20 years, I've come to appreciate the opportunities to watch wildlife in this part of the county. The only way owls will survive in this area is if the County takes its responsibility seriously enough to preserve the well-being of these and other animals in the owl's environment. I vote and I urge the Commissioners to do the right thing and create a Great Horned Owl Preserve.

Sincerely,

Donna Hamilton

Niwot, Colorado

**From:** [Lawrence Crowley](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Owl Preserve  
**Date:** Tuesday, January 26, 2016 6:57:52 AM

---

I just wanted to weigh in on as favoring preserving the wild habitat at Twin Lakes. Preserving this for the owls and other residents is the best use of this land.

Thank you,

Lawrence Crowley  
441 Pheasant Run  
Louisville, CO

**From:** [David Roederer](#)  
**To:** [Boulder County Board of Commissioners](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Boulder Great Horned Owl Preserve  
**Date:** Tuesday, January 26, 2016 7:50:08 AM

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Dear Commissioners,

Please help create the Great Horned Owl Preserve! This is for the owls and the people in Gunbarrel to preserve open space and stop high density development near the Twin Lakes.

Thank You,  
David Roederer  
Niwot, Colorado

**From:** [Mary Kay Engel](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Great Horned Owl Preserve  
**Date:** Tuesday, January 26, 2016 8:59:26 AM

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Dear Commissioners-Please approve the proposed 20 acre Owl Preserve to protect the owl habitat. Owls are wonderful creatures. I live in Westminster and every year in the Spring there is an owl family that appears in a particular area. Last year the owls **were not there**. These animals need our help so we can observe and protect them. Please help us. Thank you. Mary Kay Engel

---

Mary Kay Engel  
Paralegal

Ireland Stapleton Pryor & Pascoe, PC  
717 17th Street, Suite 2800  
Denver, CO 80202  
Direct: (303) 628-3651 | Fax: 303-623-2062  
[www.irelandstapleton.com](http://www.irelandstapleton.com)

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**From:** [Saunie Holloway](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Please support the owl preserve  
**Date:** Tuesday, January 26, 2016 10:42:34 AM

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I write today, to ask that the Commissioners support an owl preserve.

Thank you,  
Saundra Holloway

**From:** [elena](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes natural space  
**Date:** Tuesday, January 26, 2016 11:51:40 AM

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Dear Commissioners, I am unable to attend tonight's meeting due to a work commitment. I am writing to express my concern that the destruction of the open meadow at Twin Lakes is not an appropriate place for construction. I am a birdwatcher and long time Boulder County resident and I have seen the destruction of so much good habitat. I support low income and affordable housing, and know that until we deal with human overpopulation, which is what is driving all the major environmental threats to our Earth, we will not be able to truly preserve good habitat. I urge you to vote against this construction/destruction in this space. This is not owls vs. people who need affordable housing, it is about preserving the little good habitat we have left in Boulder County against the rampages of overdevelopment. Thank you.

Elena Holly Klaver  
United States Court Certified Interpreter

**From:** [BWW727](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Williford, Willa](#)  
**Subject:** Affordable Housing Support  
**Date:** Tuesday, January 26, 2016 12:44:19 PM  
**Importance:** High

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Hello Commissioners Jones, Domenico, and Gardner,

I just wanted to voice my support for affordable housing throughout the City and County of Boulder.

Note that I do **not** live in the Twin Lakes subdivision. But as a former member of the Boulder County Mosquito Advisory Board for 8 years, I am very familiar with the parcels of land being considered for development.

From a vector control standpoint, standing water is a **huge** problem in the area and not one that can easily and inexpensively be solved.

In addition, based on my familiarity with the lack of easy-to-access services for safety and well-being within close proximity to those parcels, the Twin Lakes land clearly does **not** lend itself to development, either public or private. Again, the cost to the city of providing those services would be prohibitive.

I do have a question for you I've so far been unable to find an answer to.

If affordable housing is such a critical issue, how is it that developers here can buy out of affordable housing? Whether or not this is legally acceptable, is this an ethical practice Boulder wants to be known for? Please help me understand this better.

Thank you for your consideration. From past experience working with Boulder County Commissioners, I have faith that you will maintain the perspective necessary for representing the entire County when it comes to current and future decisions about affordable housing.

Best,

Barbra Weidlein  
7180 Four Rivers Road  
Boulder, CO 80301

**From:** [Robyn Kube](#)  
**To:** [Shannon, Abigail](#)  
**Cc:** [Giang, Steven](#); [Hackett, Richard](#)  
**Subject:** Planning Commission Hearing on January 26, 2016 - 2801 Jay Road, matters 29 and 30  
**Date:** Tuesday, January 26, 2016 2:34:29 PM

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Dear Commissioners:

I have resided at 4160 Amber Place, southwest of the 2801 Jay Road property, for more than 25 years. I object to further study of the proposed land use change for the Jay Road property, but support further study of including that property in the Planning Reserve Area III immediately adjacent to the north.

My objections to further study of the proposed land use change are as follows:

1. As part of Concept Review, the Boulder Planning Board did indicate that residential use might be supportable on this site, both Planning Board and City Council soundly rejected the plan proposed by the Applicant due to density and compatibility issues, and safety concerns relating to the proposed development's impact on Jay Road (which I believe is a County Road) and 28<sup>th</sup> Street/Hwy 36 (which is subject to CDOT's jurisdiction). Given the determinations made by Planning Board and Council is it misleading to identify this request as "part of an active concept plan review case" or to imply that Planning Board and Council may support the requested land use change;
2. The Applicant continues to wrongfully represent that this project is compatible with adjacent land uses and neighborhood context. In fact, the Applicant goes so far as to state, "The location of Jay Road does not abut to any residential neighborhoods [and] therefore will not impact the character of the neighborhoods." As can be seen from the aerial photographs, the Applicant's representation is false. The surrounding neighborhood is predominantly rural and low density residential. The nearest developments with higher density are more than ½ a mile away;
3. The Applicant represented to the City of Boulder that it would only pursue development of the Jay Road site if it also obtained approval to construct a high density development at 3303 Broadway. As part of Concept Review, both Planning Board and Council determined that the proposed use for 3303 Broadway was not compatible with the Comp Plan. In its recent review, both Planning Board and Council opted not to include 3303 Broadway as a site to be studied as part of the Comp Plan review. As a result, it seems highly unlikely the Applicant will pursue development of the 3303 Broadway site and, therefore, even more unlikely it will actually pursue development of the Jay Road site;
4. The location of the property at Jay and 28<sup>th</sup> Street poses significant challenges to its development. The property may be legally contiguous to the City, but the existing City services that would serve the property are located on the west

side of 28<sup>th</sup> Street/Hwy 36, and will need to be extended under the highway, at significant cost. In addition, any development that would be compatible with the proposed change of land use designation will further increase traffic on Jay Road and result in a concomitant increase in traffic at its intersection with 28<sup>th</sup> Street, which is already very dangerous. Jay Road is a significant traffic route for both commercial and personal travel; it is also a bus route and includes well-used bike lanes in both directions. Jay Road is on the route of virtually every bike event held in and around Boulder. The bus stops on Jay are just west of its intersection with 28<sup>th</sup> Street, but there are no sidewalks on Jay and the lighting is awful. There are also 5 curb cuts in the immediate vicinity of the property, two on the north side of Jay (which provide access to the existing church and to a residence further north) and three on the south side. In short, there is already a lot of activity at the intersection, which will only be exacerbated by a dense development on the northwest corner; and

5. Staff has indicated that further study of this request may require a significant amount of staff time. Given the amount of opposition this project faced during Concept Review, the challenges posed by its location and the impact of having multiple jurisdictions with interests in the traffic and road situation, it seems a virtually certainty that further study will require a significant amount of staff time - all for a project that may never be pursued.

I support further study of expanding the boundaries of Planning Reserve Area III to include the Jay Road property, especially if it is decided that further study of the requested land use change is warranted. This is because the site is completely surrounded by the Planning Reserve and is similarly underdeveloped. From a visual perspective, this property is far more compatible with the lands in the Planning Reserve than with a dense multi-family development, such as the Holiday development to the northwest to which the Applicant has alluded. Its proposed development for dense residential housing is wholly inconsistent with its adjacent neighbors and the rural area surrounding it. Many of the other parcels in the Planning Reserve are developed with single family homes or businesses, including the American Legion and Forest Service, raising a question as to why its developed status should be determinative of anything. Lastly, the mere fact that the site may have access to City water should not be determinative of its inclusion in the Planning Reserve Area III.

Thank you for your consideration,

Robyn Kube



**DIETZE AND DAVIS, P.C.**  
**ATTORNEYS AT LAW**  
Established in 1972

**Robyn W. Kube**  
Attorney at Law

Real Estate & Title Insurance Law  
Civil Litigation

Sierra Square Building  
2060 Broadway, Suite 400  
Boulder, Colorado 80302

Telephone: (303) 447-1375  
Facsimile: (303) 440-9038  
Email: [robkub@dietzedavis.com](mailto:robkub@dietzedavis.com)  
Website: [www.dietzedavis.com](http://www.dietzedavis.com)

**From:** Audrey Gunn, BCST, APP [<mailto:brunolovesyou@gmail.com>]  
**Sent:** Tuesday, January 26, 2016 3:12 PM  
**To:** boulderplanningboard  
**Subject:** Owl preserve Please

To Whom It Concerns, which is all of us, really: The preservation of natural places, ie., nature, is vital to the well being of us all. Please make this land up for discussion today a preserve for the owls.

Audrey Elisabeth Gunn

**From:** [Pam Simpson](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Owl Preserve at the Twin Lakes  
**Date:** Tuesday, January 26, 2016 5:06:13 PM

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Hi,

My name is Pam Simpson. I simply love having a place to watch the owls. I also think it's important to preserve our wetlands and open areas for wildlife and recreation for people. Boulder needs to stay true about it's reputation for caring about the environment. Please don't develop this area.

Sincerely,

Pam Simpson

**From:** Ed [<mailto:edjabari@hotmail.com>]  
**Sent:** Tuesday, January 26, 2016 5:30 PM  
**To:** Council; boulderplanningboard  
**Subject:** BVCP Public Input Process Comment from Ed Jabari

Dear City Council and Planning Board Members,

I was contacted by a Boulder County planner, to inquire whether I intended to speak at the upcoming Planning Commission and/or Board of County Commissioners meeting regarding my recent BVCP change requests. I offered the following response, and am sending it to these bodies as well, with hopes of helping make these processes more transparent and meaningful to the public in the future.

*Thank you for reaching out on my BVCP requests. As we discussed, I am very disappointed with the process for public input and due consideration of that input for the BVCP major update. Here are my comments to the governing body members on the process:*

*In early October, I submitted six policy change requests and one zoning related request, on-line, using the required forms. Firstly, any proposed changes must be related to a specific section of the existing BVCP document, and there is no good way for the public to propose a new concept or policy. Secondly, there is very limited space in the form for the requester to discuss a proposed change. These two factors resulted in having to break up my more comprehensive comments on BVCP policy into 6 separate requests, which was not the intention with my feedback.*

*I spent over 5 hours at the December 15th meeting, and discussed my policy and zoning requests on the record for 12 minutes (starting at 4:30:00 and 5:03:30 in the video archive). I discovered only at that meeting that my zoning request and most of my policy requests were "not recommended for further study" by Staff, and that to override Staff's recommendation and actually do any study related to a public request would take every one of the four bodies voting to override Staff's recommendation.*

*It appeared that Council and the Planning Board were interested in my proposals, but they were not voting at that time; so I, hopefully, continued the process and went to the Planning Board meeting on December 17th. At this meeting, we learned that it would take 4 of 5 Planning Board members (a super majority) to vote to override Staff's recommendation regarding any of my requests, and study them further, which did not happen. I was not allowed to speak again at this meeting; but I did submit a petition, signed by over 250 people, supporting my zoning change request. That seemed to make no difference and my proposal was squashed. I was told that my policy recommendations represented valuable input and should be considered by the City, but in some other process, which was not identified at that time.*

*So let's get this straight: **If I make a request that doesn't suit Staff's agenda, I would have to get a supermajority of each and every one of the four bodies to successively agree with me, in order to have my request studied or considered in any meaningful way. The probability of this happening is extremely small from a statistical standpoint.***

*The requesters, and the governing bodies who are supposed to evaluate the public's input, have so little influence in this purported "public input" process, it is appalling to informed citizens like me. The system is so rigged to support Planning Staff's agenda that it has felt like an utter waste of my time to have studied the planning documents, come up with recommendations, and defended my recommendations. Why would any of our citizens ever want to participate in such a process?*

*Thank you for your time and consideration of this matter, and I look forward to any responses you may have.*

Sincerely,

Edward Jabari  
4705 Broadway St  
Boulder, CO 80304

**From:** [Peter Dawson](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes  
**Date:** Wednesday, January 27, 2016 7:54:14 AM

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I urge you to approve the affordable housing. I worked at Peoples Clinic with families whose income several years ago averaged \$13,000. They and many others need to be able to find places they can afford. Neighbors will usually object to increased density, but the housing has to be put somewhere.

**From:** [Charles Wood](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Wednesday, January 27, 2016 7:58:00 AM

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Dear Commissioners,

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

I believe that affordable housing is the most difficult and critical issue we face now in the town of Nederland. I am sure that other BC communities feel the same. But the Town Nederland is limited in our own ability to address the issue, because it is a regional problem- we are the 'affordable housing' for people that work elsewhere in Boulder County and many of the people that work here can't compete with salaries in the larger communities- they must commute long distances to find affordable places to live.

This creates two serious problems for us all:

Ecological Sustainability - Excessive commuting creates way to many greenhouse gasses. Nederland is very ecology conscious community. We are fortunate to participate in the national STAR sustainability rating system. In spite of our best efforts over years to live in harmony with our environment, we do not score well in this area of the STAR system because such a large number of our population must commute long distances between where they work and live. It is ironic that the objections to the Twin Lakes Road change request are based largely on a relatively narrow ecologically related issue, while the ecological issues created by lack of housing are broad and deep.

Community Fabric- many of the people we rely on for important community services (teachers, police, public works, business owners and employees) can not afford to live in or near town. We have a great deal of turnover in critical service providers. More importantly it is difficult for these valuable people to experience strong connection to the community they serve when they don't live here.

I hope you will consider that the lack of affordable housing in the region has broad and deep impacts that only a regional entity, such as the county, can address. Please approve the Change Request for 6655 Twin Lakes Road

Thanks for you consideration,

Charles Wood  
Trustee, Town of Nederland

**From:** [Charles Wood](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Cc:** [#LandUsePlanner](#); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)  
**Subject:** Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Wednesday, January 27, 2016 7:58:00 AM

---

Dear Commissioners,

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

I believe that affordable housing is the most difficult and critical issue we face now in the town of Nederland. I am sure that other BC communities feel the same. But the Town Nederland is limited in our own ability to address the issue, because it is a regional problem- we are the 'affordable housing' for people that work elsewhere in Boulder County and many of the people that work here can't compete with salaries in the larger communities- they must commute long distances to find affordable places to live.

This creates two serious problems for us all:

Ecological Sustainability - Excessive commuting creates way to many greenhouse gasses. Nederland is very ecology conscious community. We are fortunate to participate in the national STAR sustainability rating system. In spite of our best efforts over years to live in harmony with our environment, we do not score well in this area of the STAR system because such a large number of our population must commute long distances between where they work and live. It is ironic that the objections to the Twin Lakes Road change request are based largely on a relatively narrow ecologically related issue, while the ecological issues created by lack of housing are broad and deep.

Community Fabric- many of the people we rely on for important community services (teachers, police, public works, business owners and employees) can not afford to live in or near town. We have a great deal of turnover in critical service providers. More importantly it is difficult for these valuable people to experience strong connection to the community they serve when they don't live here.

I hope you will consider that the lack of affordable housing in the region has broad and deep impacts that only a regional entity, such as the county, can address. Please approve the Change Request for 6655 Twin Lakes Road

Thanks for you consideration,

Charles Wood  
Trustee, Town of Nederland

**From:** [Ken Beitel](#)  
**To:** [Boulder County Board of Commissioners](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Subject:** Fwd: New Coverage: Today's Left Hand Valley Courier, 7 News Denver  
**Date:** Wednesday, January 27, 2016 10:25:55 AM

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Hon Commissioners,

We have a wonderful opportunity to protect the best Great Horned Owl viewing location in all of Colorado here at Twin Lakes.

Please vote to say Yes to the Great Horned Owl Preserve today. By saying no to the development proposal and encouraging it to be built on a site with better transportation and human services, future generations and all of us today will be grateful for your wisdom.

Below is today's Left Hand Valley Courier explaining more about the owls:  
[http://www.lhvc.com/images/pdf/LHVC\\_2016-01-27.pdf](http://www.lhvc.com/images/pdf/LHVC_2016-01-27.pdf)

Best - Ken

Ken Beitel  
4410 Ludlow St  
Boulder CO  
m 720 436 2465

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Denver 7 News Coverage:  
<http://www.thedenverchannel.com/news/local-news/owl-activists-ask-boulder-commission-for-preserve-for-owls-near-possible-development>

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You received this message because you are subscribed to the Google Groups "Twin Lakes Action Group" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [twin-lakes-action-group+unsubscribe@googlegroups.com](mailto:twin-lakes-action-group+unsubscribe@googlegroups.com).

To post to this group, send email to [twin-lakes-action-group@googlegroups.com](mailto:twin-lakes-action-group@googlegroups.com).

To view this discussion on the web visit <https://groups.google.com/d/msgid/twin-lakes-action-group/1ce5258d-8355-45d1-a81f-f75840ad1d87%40googlegroups.com>.

For more options, visit <https://groups.google.com/d/optout>.

**From:** [Yvonne Lopez](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Open Space/Great Horned Owl Preserve, Gunbarrel  
**Date:** Wednesday, January 27, 2016 10:40:01 AM  
**Importance:** High

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Hello!

I understand you're voting today regarding our community's wish to preserve land that has been undeveloped on Twin Lakes Rd in Gunbarrel. For me the owls are a constant reminder we share the land. They exemplify to our children how wildlife and humans can co-exist, given we **respect** their need for hunting grounds, minimal light pollution, etc... Please PLEASE consider.

[http://www.lhvc.com/images/pdf/LHVC\\_2016-01-27.pdf](http://www.lhvc.com/images/pdf/LHVC_2016-01-27.pdf)

Respectively,  
Yvonne Lopez  
6844 Twin Lakes Rd.  
Boulder 80301

**From:** [Anne Pienciak](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes proposals  
**Date:** Wednesday, January 27, 2016 10:40:12 AM

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Hello:

I am writing regarding the two competing land use proposals at the Twin Lakes Road properties. I am whole heartedly in support of the proposal to create an owl and wildlife preserve. As greenspaces are being steadily destroyed, such areas need to be preserved. This is an ideal location adjacent to existing open space, providing habitat, hunting grounds, and access to other open spaces for wildlife. It also is an important part of the Twin Lakes community, providing recreation and natural beauty. The owls are a beloved part of the community and will be driven out by construction.

I am opposed to the development of any high density housing on these properties. The reasons are many, including lack of infrastructure, transportation, and services, as well as the high water table and frequent flooding of the fields and nearby homes. To transfer property to City of Boulder and to increase the density of development that these properties are zoned for would be inappropriate, especially to rush into these changes without more careful consideration of their consequences. I do not dispute the need for affordable housing, especially in the city of Boulder. I do strongly urge you to consider whether this constitutes such a pressing emergency that the development of a specific property must be rushed into without due process and consideration.

There has been a boom in residential construction in Gunbarrel. If low income housing were so needed, it could already be in existence right now, if the City of Boulder had not allowed developers to buy out of their obligation to include low income units. To create a low income **project, segregating** those who need affordable housing into one concentrated location, far from central Boulder, with it's access to services, job opportunities, and bus availability is a disservice to these residents.

Do not let failure to plan on the part of Boulder City officials constitute an emergency that you need to fix by allowing this ill conceived project to go forward.

Thank you for your consideration.

Sincerely,

Anne Pienciak

**From:** [Claudio Coppoli](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Twin Lakes Open Space  
**Date:** Wednesday, January 27, 2016 10:41:44 AM

---

Hello,

I am a resident of Red Fox Hills and have been following the developments of the proposed Affordable Housing Project on Twin Lakes Road. I wish to express my concern over such development and my desire to maintain the low-density, rural aspect of the place where I chose to live.

I share the concerns of many of my neighbors over the lack of suitable resources in this area for anything but low density, and the issues that will likely develop in our area with traffic, lack of parking, social services, and many other services that are not likely to support an increase in local population.

In addition, we all love and I want to preserve the open space for our beloved friends of the animal kingdom... Owls, coyotes, and the freedom that the open corridor affords them.

The owls very often fly right on top of my roof, or nearby trees, and it provides that sense of serenity and quiet living I sought after when I purchased my home here in unincorporated Boulder County over 12 years ago.

You can see there is broad support for the viewpoint I express, including the recent article on the Left Hand Courier [http://www.lhvc.com/images/pdf/LHVC\\_2016-01-27.pdf](http://www.lhvc.com/images/pdf/LHVC_2016-01-27.pdf).

In closing, as my elected representatives, I am asking you to please vote for the **Open Space proposal and the Boulder Great Horned Owl Preserve**.

Thank you,  
Claudio Coppoli  
6847 Twin Lakes Rd  
Boulder, CO 80301

**From:** [Pam Amon](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Great horned owls at Twin Lakes  
**Date:** Wednesday, January 27, 2016 11:43:06 AM

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Please do not destroy this area...

I have lived here at twin lakes for 22 years - native of Boulder Colorado.

I have seen so many areas destroyed, this section is a haven for natural wild life.

I brought my son up watching these owls every spring with their new babies, a sight that is so beautiful.

All of the neighbors and People from outside come to this area to enjoy the little piece of nature that is left in this area..

It's not just the owls, we have the snapping turtles, the cranes, Geese. I use to see fox early morning going to the pond behind the

Twin Lakes Inn - 2 years ago, Boulder county came in drudged that pond now it's been destroyed...

Please leave us this little area untouched.

***Pamela D. Amon***

LMB# 100009377 NMLS#281826

AM MORTGAGE BROKERS (NMLS# 343199)

4845 Pearl Circle East, # 101  
Boulder, CO 80301

Bus: 303-440-6446 E Fax: 866-823-7889 Cell: 303-596-3490

E-mail: ammlloan@gmail.com

**From:** [Jeffrey D. Cohen](#)  
**To:** [Giang, Steven](#)  
**Cc:** [Zacharias, Caitlin](#); [Hackett, Richard](#); [Wobus, Nicole](#); [Shannon, Abigail](#); [Susan Davis Lambert](#); [Fogg, Peter](#); [Ellis, Lesli](#); [Marty Streim](#); ["Chiropolos Mike"](#)  
**Subject:** BVCP Process  
**Date:** Wednesday, January 27, 2016 12:21:01 PM  
**Attachments:** [image002.png](#)  
[image006.png](#)

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Hi Steven – I wanted to thank you and the BVCP staff for a great meeting last night. I appreciate all the hard work that you and the staff are putting into this process.

I wanted to bring up 1 item up from last night's screening hearing that I would like you and the staff to consider as we continue along the screening process and towards the formal review process.

As regards to the Twin Lakes parcel owned by BCHA – Normally, when the governing bodies have concluded their public comment portion of the hearing and started their discussions, when they call on city and county experts for guidance those experts do not represent any potential conflict of interest in the land or the parties. I found it very unfair last night that as part of the County Planning Commission discussion that they just called on certain experts (including Ron Stewart and even Willa Williford) to provide their opinions on certain items without allowing TLAG a similar opportunity of response at that point of the hearing.

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

I would respectfully respect that to avoid such a conflict of interest which is occurring in this specific situation that if the governing bodies call on experts during the discussion part of the meeting that they also allow experts from TLAG to present "the other side" so a fair and balanced presentation can be made.

Thanks for your consideration in this matter and I look forward to seeing you again on the 2<sup>nd</sup>.

Jeff



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

The Cohen Law Firm, P.C.

*Legal, Tax & Business Advisors*

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***note that if this e-mail contains a forwarded message or is a reply to a prior message, some or all of it may not have been prepared by this firm.***

**From:** Giang, Steven [mailto:[sgiang@bouldercounty.org](mailto:sgiang@bouldercounty.org)]  
**Sent:** Monday, January 25, 2016 7:19 PM  
**To:** Giang, Steven <[sgiang@bouldercounty.org](mailto:sgiang@bouldercounty.org)>  
**Cc:** Zacharias, Caitlin <[ZachariasC@bouldercolorado.gov](mailto:ZachariasC@bouldercolorado.gov)>; Hackett, Richard <[rhackett@bouldercounty.org](mailto:rhackett@bouldercounty.org)>; Wobus, Nicole <[nwobus@bouldercounty.org](mailto:nwobus@bouldercounty.org)>; Shannon, Abigail <[ashannon@bouldercounty.org](mailto:ashannon@bouldercounty.org)>  
**Subject:** Speaking Times for January 26th Boulder Valley Comprehensive Plan Meeting

To whom it may concern,

This email is in regards to the joint hearing between the Boulder County Board of County Commissioners and the Boulder County Planning Commission which takes place at 5:00 PM, January 26<sup>th</sup> at 1325 Pearl St, Boulder.

The **approximate** public speaking times for people who signed up online are available at: <http://bit.ly/BVCP2016>. Please be aware that these times are very rough approximations and that times are subject to change depending on attendance.

Please let me know if you have any questions or concerns.

Best regards,

**Steven Giang**

Planner I|Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302

Ph: 303-441-3922

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

[www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)

From: [Jeffrey D. Cohen](#)  
To: [#LandUsePlanner](#)  
Cc: [Susan Lambert](#)  
Subject: Thanks  
Date: Wednesday, January 27, 2016 2:46:58 PM  
Attachments: [image001.png](#)

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Hello County Planning Commission Members – On behalf of the Twin Lakes Action Group ([www.tlag.org](http://www.tlag.org)) and our over 170 members I wanted to thank you for all the time and effort you put into last night at the BVCP screening hearing. TLAG looks forward to presenting again to you this Spring as part of the BVCP formal review process.

If any of you have any additional questions regarding the Twin Lakes property or would actually like to take a tour of the Twin Lakes property with a TLAG representative just let us know.

Thank you,

Jeff Cohen

TLAG Board Member



Jeffrey D. Cohen, Esq., C.P.A.

Managing Shareholder

The Cohen Law Firm, P.C.

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**From:** [Hansen Wendlandt](#)  
**To:** [Boulder County Board of Commissioners](#); [commissioners@bouldercounty.gov](mailto:commissioners@bouldercounty.gov); [#LandUsePlanner](#); [planner@bouldercounty.gov](mailto:planner@bouldercounty.gov)  
**Subject:** Fwd: Twin Lakes project  
**Date:** Wednesday, January 27, 2016 4:31:26 PM

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I am writing in support of the Twin Lakes affordable housing project. Our area is desperate need of housing solutions, especially for lower-income families. In the mountains, it seems as though barriers sprout up at every turn, to push these sorts of projects down the road. Some criticisms are valid, others are mere excuses for nimbyism, some are systematic, others are financial. Not to mince words, the lack of genuine housing options is crippling our own town and mountain region. We will fail, if drastic measures are not taken soon. If the same sort of obstructionism happens in Boulder, and opportunities are missed to build appropriate, adequate and attainable housing for low-income folks, I shudder to think how that could destabilize the entire area for generations. The Twin Lakes project is, thus, one symbol for moving compassionately and sustainably toward a viable future for us all. May it be developed well, with valuable input from informed critics. And may that spur further development in the area, so that Boulder County can survive the next 50 years without becoming a veritable bastion of wealthy homogeneity.

Rev Hansen Wendlandt  
Nederland Community Presbyterian Church  
Chair, Housing sub-committee, Peak to Peak Human Services

**From:** [Jones, Erin](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Affordable Housing  
**Date:** Wednesday, January 27, 2016 8:52:12 PM  
**Attachments:** [gunbarrell letter.doc](#)

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Thank you for the opportunity to provide input to Boulder County Housing Authority's request for land use designation change for the proposed affordable housing development at 6655 Twin Lakes Road.

- The need for affordable housing in Boulder County is tremendous and growing (40,000 people spend more than half their income on rent or mortgage every month)
- opportunities for creating affordable housing are dwindling, and
- this is a unique opportunity on a property that has been slated for development for nearly 40 years;
- Boulder County Housing Authority is committed to professional and transparent wildlife, environmental, and hydrological analyses, and
- BCHA looks forward to working with the community to design a community (with amenities) that reflects the character and density of the surrounding neighborhoods.

Our local employers are struggling to retain essential workers in production, health care, and service. These workers cannot afford local housing options. Health care and manufacturing employers, economic drivers in our county, are finding it difficult to fill and retain entry level and mid-level workers. Lacking a viable, diverse and accessible workforce, employers are tempted to move out of county. We need a diverse pool of local workers to keep our economy healthy. And these workers need opportunities to work and **LIVE** in our community!

Please support the request for a land use designation change for the proposed affordable housing development at 6655 Twin Lakes Road. Please support the future of a diverse workforce, opportunities for our working families and the economic health of our community.

Thank you,

*Erin Jones*

**Erin Jones**

Executive Director

**Workforce Boulder County | Boulder County Community Services**

5755 Central Avenue | Boulder, CO 80301

m: 720.618.7184

<http://www.wfbc.org/> | [facebook/workforcebouldercounty](https://www.facebook.com/workforcebouldercounty)

**From:** [Dave Rechberger](#)  
**To:** [#LandUsePlanner](#); [ellis@bouldercolorado.gov](mailto:ellis@bouldercolorado.gov); [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov); [zachariasC@bouldercolorado.gov](mailto:zachariasC@bouldercolorado.gov); [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)  
**Cc:** [Marty Streim](#); [Jeffrey D. Cohen](#); [sdavis@boulder.net](mailto:sdavis@boulder.net); [lisa\\_sundell@yahoo.com](mailto:lisa_sundell@yahoo.com); [Mike Chiropolos](#); [psmadden@comcast.net](mailto:psmadden@comcast.net); [Mike Smith](#)  
**Subject:** Thank you from TLAG  
**Date:** Wednesday, January 27, 2016 11:40:07 PM

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Hello to all the Commissioners, Planners, and BVCP Staff –

We, the Twin Lakes Action Group, would like to thank you for your time and careful deliberation during this week's hearing for changes to the BVCP (special shout out to Steven for helping us through the on-line sign up process!).

It's very appreciated that you have listened to our concerns and have unanimously voted to move our request forward. It's great to be part of the process and to have our community voices heard.

It was a very long night and much information was presented - we very much look forward to working with you and the City for a win-win solution on these properties, such as, forming a GID to form a greater open space and allow the County to recoup expended funds.

Again – thank you for all for meeting with us and hearing our concerns.

Dave – TLAG Chairman

David L Rechberger

Managing Director

DMR Group, LLC

4581 Tally Ho Trail

Boulder, CO 80301

303-818-4070

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**From:** [Lauren Bond Kovsky](#)  
**To:** [#LandUsePlanner](#); [ellis@bouldercolorado.gov](mailto:ellis@bouldercolorado.gov); [HyserC@bouldercolorado.gov](mailto:HyserC@bouldercolorado.gov); [zachariasC@bouldercolorado.gov](mailto:zachariasC@bouldercolorado.gov); [hirtj@bouldercolorado.gov](mailto:hirtj@bouldercolorado.gov); [Fogg, Peter](#); [Shannon, Abigail](#); [Giang, Steven](#); [Domenico, Cindy](#); [Gardner, Deb](#); [Jones, Elise](#)  
**Subject:** Thank you  
**Date:** Thursday, January 28, 2016 9:40:40 AM

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Hi everyone,

I am the naturalist who spoke on Tuesday night. Thank you very much for listening to our testimonies in favor of designating the 3 Twin Lakes parcels as open space. I especially appreciated the questions you asked open space and BCHA after we all spoke- I felt heard and I thank you.

In my initial letter to you, I offered to take you out on the property, show you the owls and the animal tracks, and point out the diversity of species on the properties. I would like to reiterate my offer. I have had some really amazing experiences with the wildlife in those fields. It is a special place!

I would love the opportunity to answer some of the questions you asked Open Space at the meeting in more depth than was possible in the short question and answer session on Tuesday night.

I can show you precisely where the wildlife corridor is and where the owls live and hunt. If you come in the next 3 months or so, the owls will be actively nesting, raising their babies, and then teaching the fledglings to hunt on 6655 Twin Lakes Rd. It's really a sight to see if you haven't been out here yet!

I look forward to continuing the conversation in the coming months!

Thank you very much for spending so much time on Tuesday night listening to our concerns. I deeply appreciate it.

Sincerely,  
Lauren Bond Kovsky  
Naturalist and Canoe Guide  
303-859-7174  
[www.theriverspath.org](http://www.theriverspath.org)

Lauren Bond Kovsky  
Naturalist and Canoe Guide  
303-859-7174  
[www.theriverspath.org](http://www.theriverspath.org)

**From:** [Susan Davis Lambert](#)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Jeffrey D. Cohen](#); [Marty Streim](#); [Dave Rechberger](#); [Rolf Munson](#); [Donna George](#); [Patrick Madden](#)  
**Subject:** Thank you  
**Date:** Thursday, January 28, 2016 3:17:45 PM  
**Attachments:** [Susan-GID\\_speech\\_rev.docx](#)

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Dear members of the Boulder County Planning Commission,

As a member of TLAG, I want to thank you all for taking the time to listen to our comments and concerns regarding the Twin Lakes properties this week. I stayed later to hear you deliberate about what you heard throughout the evening, and I found your own comments and concerns extremely interesting. It was readily apparent that you really listened to our concerns and took them as seriously as we meant them, and I thank you for that.

I want to thank you too for your decision to move TLAG's request for Open Space forward for further consideration. It is very gratifying as a resident to be allowed to be a part of this decision-making process, and to be able to address you all directly, as we did on Tuesday.

If you recall, I was the person who spoke about the possibility of creating an Improvement District as a mechanism with which to purchase the BCHA and BVSD properties, if given the opportunity to explore this option. There is a strong precedent set for Gunbarrel residents voting for a GID to purchase open space, and we have had many meetings with the main organizer of the 90s GID, Scott Dixon. We've also met with Dickey Lee Hullinghorst for guidance, as she was a key person in the 90s GID success. I've attached a copy of my talk from Tuesday for your reference.

We very much look forward to working with you all during this process, and if any of you would like to come out to Gunbarrel to tour the land with one or two TLAG members, we would welcome that opportunity!

Warm regards,

Susan Lambert  
4696 Quail Creek Lane  
Boulder, CO 80301  
303-530-7151

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

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

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

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

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

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

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

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

.

**From:** ChristopherMacor . [<mailto:christophermacor@gmail.com>]  
**Sent:** Thursday, January 28, 2016 4:26 PM  
**To:** boulderplanningboard <[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
**Subject:** proposed development of the Twin Lakes property

Hello,

I'm a twin lakes resident.

I believe the development proposal is a bad idea because of the water table, wildlife and traffic issues.

Thanks for hearing my concern,

Christopher Macor

4435 Driftwood Pl.

--

Christopher Macor

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

[303-349-2763](tel:303-349-2763)

**From:** [Ellen Taxman](#)  
**To:** [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)  
**Cc:** [Williford, Willa](#); [Leach, Sherry](#)  
**Subject:** Letter of support for BCHA Twin Peaks Project  
**Date:** Thursday, January 28, 2016 4:37:16 PM

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

**I am writing a letter of support for the need for affordable housing and in particular, in support of Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. As you know, there are very few land opportunities in the County to develop a meaningful number of affordable units/dwellings such as in the case of the above property.**

**As a Co-chair person of the Aging Advisory Council, an Ombudsman for Boulder County and several other community positions, I have participated over the years in dialogue and engaged in activities to address the shortage of affordable units due to market pressures which have led to increased prices of housing (rental units included).**

**I believe Boulder County values and desires to be an inclusive and diverse community for all individuals. In order to meet this goal, affordable units must be available to all socioeconomic levels, not just to those that can afford exceptionally high market rate units and housing. The only way to get closer to achieving this goal is to permit BCHA to seize opportunities, like Twin Lakes, to develop affordable housing projects.**

**I have been here long enough to have seen neighbors that were weary of new developments around them (i.e. Superior, Lafayette and now Erie) and concerned about their property values. As we can see, all these communities have become wonderful places for people and families to live and the property values have soared in each and every one of them.**

**Please don't let this opportunity be squelched by a few loudly voiced opponents to any kind of development in their backyard. I would venture to bet that these future residents will contribute greatly to the existing community in ways that they may never have anticipated (i.e. future babysitters, caregivers, tutors, friends....).**

Thank you for your consideration,

Ellen Taxman

601 10th St.

Boulder, CO 80302

**From:** kate chandler [<mailto:kacbeyond@gmail.com>]  
**Sent:** Thursday, January 28, 2016 5:40 PM  
**To:** Council <[Council@bouldercolorado.gov](mailto:Council@bouldercolorado.gov)>; boulderplanningboard  
<[boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov)>  
**Subject:** Twin Lakes Open Space

I live in Gunbarrel in Powderhorn Condos about a mile from the proposed Owl Preserve Open Space

I want to see both 10 acre parcels on Twin Lakes Road become Open Space, contiguous to the Twin Lakes Open Space. The Comprehensive Plan is supposed to protect the characteristics of neighborhoods, annexation is supposed to support present use. The proposed higher density development and annexation does neither, in fact it conflicts with this basic intent. What is the point of all the time and energy that goes into the Comprehensive Plan ? It is just words, no commitment. The neighborhood surrounding this parcel can not vote for City Council, the Twin Lakes Open Space was purchased by a neighborhood group and they can't vote either. Residents are county, not city residents, like 2/3 of Gunbarrel and more than half the land area. I don't think City of Boulder residents know this. Why does it matter? The democratic process has been entirely suspended here. The County should be representing the interests and wishes of County residents, but instead they have handed over the land in question to the City.

The City of Boulder, nowhere truly contiguous with Gunbarrel, has developed small industry and business in Gunbarrel for decades, collected taxes, and done nothing for residents, who pay City taxes at the businesses and get no City services. It is basically a colonial arrangement. The Twin Lakes is the only "city land" that is not concrete or pavement. This is the only undeveloped land many residents have access to without driving over the Diagonal. The City built 3,000 units of higher density housing on the North side of Gunbarrel, some of it not yet finished, and has provided no Open Space, trails, Recreation space, for those residents.

The ideal solution for affordable housing would have been to build right next to the King Soopers and the few doctors' offices. The Housing Department missed that opportunity and developers took it, paying their way out of providing a percentage of affordable housing. Every neighborhood group in the Comprehensive Plan Listening sessions wanted affordable housing in new developments, paid for by the developers. Now the City needs to build huge projects where lower income groups, the elderly, the disabled will be crowded together not in ideal locations but where the City can find a bargain and can "conveniently manage" the complex. If something is worth doing, it is worth doing well, to actually benefit the lower income groups. Helping residents buy housing, so they are committed to this area, has not even been brought up.

By the way, I have paid well over half of my \$20,000/yr. income for the last 17 years for my mortgage and HOA. I am 69 and will be working for quite a while. There are many people in Gunbarrel with comparable situations, since it has long been one of the most affordable places near Boulder. Now there is an exodus of families and others to Longmont.

This may be overly philosophical, since most people with power only care about getting what they want, regardless of what loopholes they need to use. The most practical and decisive

argument for denying the affordable land use proposal and going forward with the Open Space proposal for the parcel is the hydrology-flooding-water table situation. No practical builder would buy land and plan development without a hydrology study, especially after the flooding and destruction many nearby residents experienced. To do so would put an expensive building project at risk for damage, unhealthy mold results, providing backup housing for residents during flooding, lawsuits over health and loss for residents and neighbors...It is incomprehensible why a study wasn't done before this long and expensive process. Surrounding residents know the fragility of this area, and have had such a thorough study done. which concludes that only very limited development is recommended.

The existence of the Twin Lakes shows this is a drainage area, not just during flooding. Those meadows are sponges, holding water for use by native plants and a wide variety of wildlife using a corridor of agricultural land that stretches south of Boulder. One mile away, in my building in Powderhorn, there are 4 pumps installed in my 8 unit building because of the high water table. A good rainfall quickly saturates the ground. The ground floor units can be musty.

Please approve or put forward the proposal for the Twin Lakes property to become Open Space. Please reject the proposal for these meadows to become a large dense exclusively affordable housing development, requiring annexation and re-zoning by City against the best interests of potential residents, neighbors, and taxpayers.

Kate Chandler

**From:** Michael Dille <[rmichaeldille@yahoo.com](mailto:rmichaeldille@yahoo.com)>  
**To:** "[council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)" <[council@bouldercolorado.gov](mailto:council@bouldercolorado.gov)>  
**Sent:** Thursday, January 28, 2016 7:04 PM  
**Subject:** Twin Lakes Developement

Dear Boulder Council members,

Please don't consider increasing traffic and population density any more in Twin Lakes. With the explosion of apartment buildings on Lookout Road, the area is already beyond the capacity of our neighborhood amenities such as shopping, parks and traffic.

There is no safe, off road, bicycle path to Boulder from here. There is a beginning of one on 63rd, and then for some reason, it just stops at the most dangerous and narrow part of the road. So this means that most people drive to work in Boulder all year. This will be the case for the number of residents that are moved into our midst.

Gunbarrel is really Boulder's poor cousin, we were annexed in order to get IBM's tax base years ago. But somehow inevitably we grew into this odd mix, which incredibly includes Boulder's only Country Club. Some of us found our way to the middle in Twin Lakes. Even though there is a lot of apartment and rental living going on ( and now overwhelmingly more) there is also single family housing where I live on Sandpiper circle. It's really one of the last places that is remotely affordable for families who want their own home in Boulder.

I know I speak for a lot of my neighbors in saying that we feel we've done our share in the City and County in accepting affordable housing because of the population explosion on Lookout Road. Like so many, we came here because of the incredible planning philosophy that allows for our open spaces. With the population pressure, your job becomes "who will suffer the influx?" I hope you don't decide that the middle people need to do more.

Oh...and if you do, could we just please be able to bike to Boulder without risking our lives? What ever happened to the dream on 63rd street?

Sincerely,

Michael Dille

**From:** Matt Samet [<mailto:senorsamet@gmail.com>]

**Sent:** Thursday, January 28, 2016 11:54 PM

**To:** boulderplanningboard

**Subject:** 6655 Twin Lakes Road: An Important Decision that can help preserve the rural-residential look and feel of Gunbarrel

- Dear Boulder Planning Board,

I am a longtime Boulder resident (since 1991) and, more specifically, in Gunbarrel since 2007, and a homeowner here since 2008. It is a very quiet, special place that I have come to appreciate more and more the longer I live here. I value how it has retained its quiet, secluded, low-key rural-residential feel—save around Gunbarrel Center, which has seen a lot of development in the past two years—making it an ideal place to raise my family.

I'm writing to say that I appreciate the the unanimous votes of the County Planning Commission and the County Commission to advance the TLAG change requests to designate the Twin Lakes parcels as Open Space, Natural Ecosystems, or Environmental Preservation.

I have been visiting these fields over the past nine years that I've lived here, be it to take photographs of the Flatirons, walk my dog, fly a kite with my children, or ride in the informal BMX park in the south field with my older son. I've seen countless other residents taking advantage of this lovely, quiet open space in much the same ways. I've also seen lots of wildlife in these fields: coyotes, herons, owls, mice, rabbits, snakes, foxes, geese, ducks.

Every time I drive through them coming home, on Twin Lakes Road, I take a moment's pleasure in the open vistas, the way the trees to the north form a perfect, fairy-tale row at the edge of the Gallery Forest. And each morning, as I drive to work, reversing the same path, I love to behold the Flatirons opening up to the west. At night, driving this same stretch of road, it's one of the few places in Gunbarrel that's completely free of streetlights, such that the night sky and the moon are visible in near-perfect splendor. We are lucky to have these open fields in the middle of our neighborhood. Sure, to those who would develop them, they may be nothing more than flat plats of land convenient for plopping houses on, but for those of us who've used them as de facto open space for years and decades, they are so much more: they are the heart of our Twin Lakes open space and neighborhood, a bridge between the undeveloped open space HCA parcels to the south and the reservoirs to the north that have become a sanctuary for our local wildlife and residents. A small patch of much-needed wildness that reminds us of why we choose to live here, and not in the City itself.

Right now, Gunbarrel is at a crossroads — it has seen, in my opinion, way too much rapid development in the center, without the amenities to support either the existing or the additional population we're being asked to absorb. Despite having 10,000-plus people, the size of a small city, Gunbarrel lacks many basic amenities that those who live in Boulder can take for granted: a library, a full-service post office, a hardware store, a rec center, a central city park. And yet, all the recent development in Gunbarrel has been housing units, and all of it has been rentals, introducing a more-transient population with less at stake in caring for the area. To take a gem like these fields and turn them into yet *more* rental units will only further degrade the quality of

life here, and do *nothing* to add to the local amenities our population so desperately needs. We don't need more people; we need infrastructure and amenities to support those who already live here. We need to conserve these undeveloped lands because their open-space value is far greater than Gunbarrel's supposed need for housing. There is so much talk of how Boulder needs affordable housing, and yet, as those of us who live here know, Gunbarrel is *already* affordable; it's precisely why I moved here in the first place, and is a big reason I've stayed. The costs of renting and owning out here, compared to in the City, are traditionally much lower. As a result, the population here is already more working- and middle-class than you'll find in town: precisely the kinds of residents Boulder out to seek to hang onto as its population becomes ever more economically segmented by the City's tech boom. Preserving this land, to keep Gunbarrel attractive as a place to live, is certainly one way to do so.

If this development goes in, I'm concerned about many things: the effect on our local hydrology (we have a sump pump in our basement that's often hard at work, and we experienced thousands of dollars in flood damage in the 2013 floods due to the high water table, which installing housing on this land will only push up); the effect on the local wildlife (including the nesting pair of great horned owls adjacent to the field and who hunt in the field); the effect on the night skies if streetlights are added; the effect on our local, already overtaxed amenities; the effect on traffic flow on Twin Lakes Road, which already has issues with speeders; the effect on the number of users visiting the Twin Lakes Open Space, which is already quite busy on warmer days; and, of course, the loss of valuable open space and of a valuable connector between the lakes and the fields to the south—and the deleterious effect this will have on wildlife who have come to depend on this corridor. I'd hate to see all the animals leave Gunbarrel; they are a huge part of what makes living here so amazing. I'd invite you to come out some night on a full moon and hear the coyotes howling in the fields, to get an idea yourself.

Finally, I'd like to point out two sections of the Comp Plan that have points worth mentioning in direct regard to the value of these lands to the community:

### **2.19 Urban Open Lands**

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

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

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

Urban open lands are equally important in unincorporated Gunbarrel as they are in Boulder proper. We are just as deserving of consideration as those who live farther west, who enjoy so much open space, who enjoy so many parks within their neighborhoods. Planning of livable communities under the Comp Plan means conserving green spaces, open lands, and riparian corridors such as those provided by the ditches that form the boundary of 6655 Twin Lakes Road.

These fields on Twin Lakes Road are just such open lands, and I urge you to consider the urgent need to stop this development and to preserve these lands as open space, now and for future generations. Gunbarrel needs more, not less, open space, and is lucky to have this chance to conserve these lands to meet the needs of its population.

Thanks for your time,

Matt Samet

4818 Brandon Creek Dr.

Boulder, CO 80301

From: Sonia Smith [<mailto:sonia@bouldersmiths.com>]

Sent: Friday, January 29, 2016 10:38 AM

To: boulderplanningboard

Subject: Twin Lakes land-use designation Comments

Attached is a letter of opposition to the proposed change in land-use designation of properties in the Twin Lakes neighborhoods of unincorporated Boulder County.

Thank you for your attention.

Sonia and Brian Smith  
4522 Sandpiper Ct.

January 29, 2016

Dear Boulder City Council and Boulder Planning Board,

We are writing to you to oppose the proposed land-use designation change for the properties at 6655 and 6500 Twin Lakes Road and 0 Kalua in Gunbarrel. One parcel has been purchased by Boulder County Housing Authority (BCHA) with hopes to annex the parcel to the City of Boulder and request a zoning change to develop 60–120 units of housing. The other parcels are also being considered for higher density housing development. Both plans would require a land-use designation change in the Boulder Valley Comprehensive Plan (BVCP).

We have lived in the Twin Lakes community of Gunbarrel since 1995. For the past 20 years we have known that these properties, which sit in the very heart of the Twin Lakes and Red Fox Hills neighborhoods, were owned by an archdiocese and by the Boulder Valley School District and therefore could have a church or school built at any time. We also were well aware that the properties could be sold and something else built, but we had always assumed that the zoning would remain the same as that of the surrounding neighborhood and anything built would match the density and character of that neighborhood. To have a Boulder County governmental department pushing for something other than that is a complete surprise and shock.

Per the City of Boulder Municipal Code, the requested change to Residential–Mixed Use 2 would allow 10 units per acre and up to 20 units per acre upon request. Though the BCHA is claiming to only want to build 6–12 units per acre, we have no guarantee of what will be pursued in the future, and in fact in 2013 BCHA had architectural plans drawn up showing the possibility of 14 units per acre. This seems much too high for this area.

We do not believe an urban-scale complex is a suitable choice for this location as it would completely alter the semi-rural look and feel of our neighborhood, turning it into an urban area basically overnight. The traffic, noise, and congestion that would accompany higher density development would all decrease the quality of life for surrounding neighbors and wildlife. Bus service and shopping are both a long walk away from this site. Three new rental unit developments have recently gone up near the commercial area of Gunbarrel—Gunbarrel Center, Apex, and Boulder View Apartments—and this is where high-density affordable housing would have been a more natural fit. The city chose not to make that happen.

There are currently under 500 units in the Twin Lakes and Red Fox Hills communities, the neighborhoods that would be on either side of this new development. Adding 120 new units would mean almost a 25% increase to our neighborhood; adding 240 units would be a 50% increase. Imagine if you were being asked to accept up to a 50% increase in cars in your neighborhood! (And remember there is only one road in and out.) The BCHA has argued that the density of this housing would not be any more than that of some other apartments and townhouses presently in this area, but this is irrelevant; the point is that the scope of this development (120 to possibly 240 units) is larger than those individual developments (the largest of which is 60) and would have a huge impact on the look, feel, safety, and resources of

this area. Townhomes and apartment buildings may not be out of character for the neighborhood, but presently the higher-density housing is in place at either end of Twin Lakes Road, while lower-density, single-family units make up the middle. This setup has kept the impact of higher traffic from higher density units to the outer ends of the neighborhood. Having this new development right in the middle of the neighborhood/road means that increased traffic and street parking will now affect the entire neighborhood.

The *Daily Camera* (1/17/16) asserts that “just a quarter of a percent of the housing in Gunbarrel is currently deemed affordable, including 12 units managed by the housing authority.” We don’t know how this percentage was derived, nor how it compares to the rest of Boulder County or to the City of Boulder, but we would like to submit that when just the Twin Lakes neighborhood is considered, the percentage of affordable housing is likely higher (since this is where those 12 managed units reside) and that more especially, our percentage of *affordable middle class* housing is very high compared to surrounding areas. Housing costs are lower in this area than comparable housing in the city. This is a neighborhood that provides a nice, safe place to live at a reasonable price, and it’s difficult to see how large, high-density housing complexes would enhance this experience for the current residents.

We strongly oppose the proposed BVCP land-use designation change for this area from Low-Density Residential (and Public) to Mixed-Use Residential. While we appreciate the work that BCHA is doing to help lower-income residents remain in Boulder County, we hope that the interests of the middle class in Twin Lakes—who love their neighborhood and wish to maintain the house values, quality of life, and rural charm of the neighborhood—will also be taken into consideration. We hope that you can work to maintain the Twin Lakes parcels as low-density to help preserve what rural nature is left in Gunbarrel. We appreciate your time.

Thank you,

Sonia and Brian Smith

Twin Lakes Residents  
4522 Sandpiper Ct.

**From:** [Erik Zimmerman](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** High Density Development along Twin Lakes Road  
**Date:** Friday, January 29, 2016 2:03:20 PM

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Dear Sir or Madam-

I am writing to voice my concern over the proposed annexation and land use density changes proposed for the two parcels along Twin Lakes Road in Gunbarrel. It is my understanding that these two parcels are being considered for annexation into the City of Boulder and re-zoned for high density affordable housing.

This proposal seems ill thought out, would be a poor fit for the current density and feel of the area, and seems inconsistent with the idea of thoughtful urban planning and sustainable communities. I am fully aware that there is a shortage of affordable housing in Boulder. However, shoe-horning 100+ units into a low-density rural community does not seem like the way to create and foster sustainable communities. To disrupt the feel of an existing community and forever eliminate an established wildlife corridor because the people cannot afford to live in the City of Boulder seems short-sighted.

Beyond impacting the rural character of and congestion in the existing community, this will undoubtedly increase flooding frequency and intensity in the communities downstream of these now empty fields. How will the increased pressure on the water table be addressed? Will these properties be engineering their own dedicated drainage and sewer system, kept up by the city? Or will they be tapping into those of the surrounding neighborhoods that haven't had the benefit of being annexed into the city?

At the recent public hearing meetings, several sound arguments were put forth outlining why these parcels are not suitable for high-density housing (hydrology, wildlife, current density, lack of infrastructure, etc). At no point was a cogent argument put forth in support of why these parcels are particularly well-suited for high density housing. The only argument I heard for their suitability is their availability. Just because they are undeveloped and available does not mean that they are suitable for high density development or congruent with the aims of affordable housing beyond simply providing a place to live (i.e. lack of proximity to public transit, shopping, employment opportunities, and schools).

It has been painful to watch the backlash over the "living lab right-sizing" of Folsom Street over the past year. This is what should be expected when predetermined

agendas are imposed on communities without community input. Fortunately, the bike lane blunder is experimental and reversible. Development of these unique parcels of land in a manner that adversely affects surrounding communities, open space, and wildlife corridors is irreversible and permanent.

If this housing is a City of Boulder issue, I suggest that all options within the City are exhausted before the solution to the housing crisis is exported to rural Boulder County. If these parcels are annexed and the residents of Gunbarrel are now faced with busier streets, increased light pollution, more crime, and decreased property values, I would fully consider providing a little benefit to soften the blow of cramming a square peg (high density housing) into a round hole (wildlife corridor in a rural neighborhood with flooding issues). We have chosen to live in Boulder County because we did not want to be surrounded by the density of the city. How will increased wear and tear on Boulder County roads be handled? Will Gunbarrel residents now pay "resident" rates at City of Boulder rec centers?

Sincerely,

Erik Zimmerman

**From:** [slythgoe@flatironshabitat.org](mailto:slythgoe@flatironshabitat.org)  
**To:** [#LandUsePlanner](#)  
**Cc:** [Williford, Willa](#)  
**Subject:** Letter of Support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road  
**Date:** Saturday, January 30, 2016 8:53:49 AM  
**Attachments:** [BCHA Letter of Support - Twin Lakes - Boulder County Planning Commission.pdf](#)

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***Susan A. Lythgoe***  
**Executive Director, Flatirons Habitat For Humanity**  
[www.linkedin.com/in/susanlythgoe](http://www.linkedin.com/in/susanlythgoe)  
[flatironshabitat.org](http://flatironshabitat.org) | Follow us on Facebook & Twitter  
[Watch our video to learn more about our work](#)



Building homes   building stability   building community!

January 27, 2016

Boulder County Planning Commission

**Re: Letter of Support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road**

Dear Boulder County Planning Commission,

Flatirons Habitat for Humanity is pleased to provide this letter of support for Boulder County Housing Authority's Land Use Change Request for 6655 Twin Lakes Road. Our organization believes the proposed use of this land for affordable housing provides great community benefit. We believe the BCHA will engage in a strong community engagement process during land use review to design a high quality development that is an asset to the surrounding community.

Flatirons Habitat for Humanity has been serving the Boulder Valley School District and City and County of Broomfield for more than 20 years. We are dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating and preserving homes; by advocating for fair and just housing policies; and by providing training and access to resources to help families improve their shelter conditions.

Habitat works closely with the BCHA, City of Boulder and many affordable housing groups to provide solutions to our community's need for housing, the core of which is our affordable home ownership program. As the cost of housing in Boulder continues to increase dramatically, it is critical that we continue to provide as many affordable housing options as possible. One of our biggest constraints in adding to the affordable homeownership opportunities is available land.

Flatirons Habitat for Humanity is pleased to support BCHA's Request. Thank you for your consideration.

On Behalf of the Flatirons Habitat Board of Directors,

Mark Biggers  
President

Susan A. Lythgoe  
Executive Director

**From:** [jkkoczela@comcast.net](mailto:jkkoczela@comcast.net)  
**To:** [Boulder County Board of Commissioners](#); [#LandUsePlanner](#); [Boulder City Council](#); [City of Boulder Planning Board](#)  
**Cc:** [Williford, Willa](#)  
**Subject:** 6655 Twin Lakes Road  
**Date:** Saturday, January 30, 2016 9:49:34 AM

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Our community is in an affordable housing crisis. There is a continued influx of high-income residents in Boulder County, and housing costs are rising quickly while wages are not. Tens of thousands of people remain housing-cost-burdened – with nearly 40,000 renters spending 50% or more of their income on housing. More than 2,000 students in our local school districts are homeless or marginally-housed. And hundreds of Boulder County families and elderly and disabled individuals remain on years-long waitlists for affordable units or housing vouchers. Many of the people who keep Boulder County thriving – teachers, child care providers, young working families – can't afford to live in the communities they support.

Now we have the opportunity to allow the development of a parcel at 6655 Twin Lakes Road to help mitigate this crisis. The neighbors seem to have a sense that they are somehow entitled to object to the development of a parcel that has been included in area 2 of the comp plan and was purchased by the county for the sole purpose of development of affordable housing. I suspect if we looked back over the years every affordable project that has been completed around Boulder has had neighbors say, "I support affordable housing, just not here" yet they never offer up where would be good, only "somewhere else". Once built, these projects consistently become good neighbors and by increasing diversity of the neighborhood prove to be an asset to the community they join. Let's do what needs to be done and begin solving the number one identified problem in Boulder, the affordable housing crisis. Please support the annexation of the parcel and the zoning requested by the Boulder County Housing Authority.

Jim Koczela  
1430 Oakleaf Circle  
Boulder, Co 80304

**From:** [Christie Gilbert](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Affordable housing twin lakes  
**Date:** Sunday, January 31, 2016 9:34:44 AM

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I heard a staff member from one of the agencies supporting the Gunbarrel project say "I don't care where it is or how it gets done, we need affordable housing".

This is what frightens me. We do need affordable housing in Boulder County but at what expense? High density in low density neighborhoods is not the answer. I trust we as a community can find the right answer together that we can all support. There are so many options!

I pray we grow wisely, and are thoughtful about the steps we take to address these critical issues.

Regards.

Sent from my iPhone

**From:** [Juliana Cohen](#)  
**To:** [Council](#); [boulderplanningboard](#)  
**Subject:** 6655 Twin Lakes Road, 6500 Twin Lakes Road and 0 Kahlua Road  
**Date:** Sunday, January 31, 2016 5:02:42 PM

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Dear City Council and Planning Board Members,

I am a resident of Gunbarrel and am writing to you today regarding the parcels at 6655 Twin Lakes Road, 6500 Twin Lakes Road and 0 Kahlua Road. My hope is that you leave the land use designation for these parcels as they currently are - low density residential. I understand the need for affordable housing in Boulder. However, I do not agree that the land use designation needs to be changed from low density residential to mixed density residential in order to provide affordable housing on this site. It should remain as low density residential in order to retain the rural, residential character of our neighborhood. These parcels are not suitable for higher density development and as such land use designation change for these parcels is not appropriate.

Thank you for your time,

Juliana Cohen  
4746 Quail Creek Lane

**From:** [kriya mama](#)  
**To:** [#LandUsePlanner](#); [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [Williford, Willa](#)  
**Subject:** Affordable HOusing  
**Date:** Sunday, January 31, 2016 5:56:46 PM

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HI Everyone:

I came back to a family home in Michigan a year ago, when the Fema program ended. What encouraged me to do so was the promise of affordable housing in Lyons. We were sure that vote was going to fly through and we'd be back home in two years. But it didn't.

The relief from financial stress was huge, coming back here... i was spending my whole monthly salary on rent when i lived in Lyons... but i miss my grandson and the mountains and the mountain town and community.

Because i was displaced by the flood, i'll be eligible for one of the 6 Habitat for Humanity houses that will be built; but there is a catch-22. Habitat for Humanity doesn't let us get gifted money for downpayment to lower the monthly mortgage; so i would again be putting out my entire monthly salary IF i'd get accepted because i do not have a job there now..

**HELP! WE NEED AFFORDABLE HOUSING IN BOULDER COUNTY!**

I hadn't heard the word 'gentrified' until i met Peter Yarrow (From Peter Paul & Mary ) this past August & he used that adjective to describe Telluride, where he lives. But it sure looks like that is the direction that Boulder County is going and that is very sad!

Boulder should be an exemplary place... a little microcosm of what we are striving for on the planet:

honoring DIVERSITY.

Please do everything you can to make affordable housing happen!

With gratitude,

kriya judy goodman

**From:** [Cathleen Chandler](#)  
**To:** [Council: boulderplanningboard](#)  
**Subject:** Twin Lakes Open Space  
**Date:** Sunday, January 31, 2016 7:00:06 PM

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Please allow more serious study of the Open Space proposals for the 2 Twin Lakes properties. This is a logical and desirable place for the Gunbarrel Community as well as Open Space and Wildlife values for the wider community. I just met some South Boulder residents who were there for an interpretive walk and have often met nature photographers from around the County. Increased City housing and much City industrial development have left this the only place in Gunbarrel for these values, without miles of travel or getting across the Diagonal.

Boulder County should not be transferring County land to the City of Boulder. This is unfair to County residents who have no say in this process, even tho; in this case 3 sides of the property are bordered by County residents. Please stop this leapfrog, noncontiguous, scattered development which makes a patchwork out of Gunbarrel. It violates the Comprehensive Plan in many ways and sets a precedent of rezoning your neighborhood as well. There are many other more compatible locations for Affordable Housing that are not on an island of City land surrounded by County Open Space and 3 sides of County Land zoned for 1/3 the residential density. If the City has to use a 5 foot wide trail to claim contiguity, it simply does not belong there.

This same kind of jumbled development and confusion of city and county rights has led to the legal and political impasse of municipalization which harms everyone. Use common sense and do not continue this. Affordable housing should be dispersed into many buildings and neighborhoods. This has been emphatically stated by each "subcommunity" to the City of Boulder. Why is the City favoring developers, when they stand to make a huge profit in this expensive community?

For the future, consider using the Municipal Airport, recently transferred from the County to the City, for mixed Affordable/residential land. The 1% can drive 15 minutes to Longmont or 30 minutes to Erie. It could serve both Boulder and Gunbarrel.

Cathleen

**From:** [Amie Durden](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Save the Boulder Great Horned Owl Preserve  
**Date:** Sunday, January 31, 2016 7:32:57 PM

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Please say NO to the development proposal that will bulldoze the Owl Hunting Meadow. Development can be built elsewhere if it's even really needed - the owls need their hunting grounds.

Please vote yes for the Great Horned Owl Preserve.

--

Amie Durden  
amied@runningbears.com

**From:** [John Pasqua](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Owls  
**Date:** Sunday, January 31, 2016 7:38:59 PM

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Help end the bulldozing of the great owl preserve. Must keep the owls a safe place to thrive in nature. thanks for your time. John pasqua, usa.

[Sent from Yahoo Mail on Android](#)

**From:** [Pattie Logan](#)  
**To:** [council@bouldercolorado.org](mailto:council@bouldercolorado.org)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Please protect the owls!  
**Date:** Sunday, January 31, 2016 7:47:22 PM

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Dear Council Members: I am asking you to take steps to preserve one of the most important and special things about Boulder, our commitment to nature. I urge you to protect the meadow at Twin Lakes in Gunbarrel for the owls that live and hunt there and the people who love this special place where we connect with the natural world. I used to live near the meadow and continue to treasure it even though I now live in Niwot.

There are few places on earth as beautiful as Boulder and the reason it remains that way is because of our community values to live in harmony with the non-humans who also call this area home. They are helpless in the face of human development. And Boulder is one of the rare places on earth where we stand up for them, recognizing it is their home too.

Please protect the meadow and the owls from development. I urge you to demonstrate Boulder's commitment to protect the natural environment that is under siege throughout the Front Range and beyond. People may come and go, but once this meadow is lost, it is lost.

Sincerely,  
Pattie Logan  
7992 Centrebridge Dr.  
Niwot, CO 80503

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Pattie Logan  
Writer, Producer, Instructor  
303.641.3103  
[Pattielogan.com](http://Pattielogan.com)

**From:** [Grossman, Vicki L](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Twin Lakes Owl Habitat  
**Date:** Sunday, January 31, 2016 8:14:34 PM

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Dear Council Members,

I urge you to reconsider allowing development of the Twin Lakes 20 Acre Owl Hunting Meadow. Development of this area will devastate the Owl habitat currently in this area. Preserving this Owl habitat is very important. I have spent a great deal of time in this area with my children watching the Owls every year. I have lived in Boulder for over 25 years and I consider this an extremely important natural resource for our community.

Please, please I urge you to reconsider the proposal for the development of the Twin Lakes area. This proposal will take away the Owl habitat. This is an extremely important issue that reflects our values and understanding of fragile ecosystems in our environment. I don't know of any other area in Boulder County where you can easily view the lives of these beautiful creatures.

Sincerely,

**Vicki Grossman**

**From:** [linn\\_wilder](#)  
**To:** [Council](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Great horned owl preserve  
**Date:** Sunday, January 31, 2016 9:16:42 PM

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Dear public representatives,

I urge you to stand with the people and protect the owl preserve!  
The owls and the greater ecosystem (including us humans) need this sacred land to remain healthy.

Respectfully  
Linn Wilder Muir

**From:** [Dinah McKay](#)  
**To:** [Council: boulderplanningboard](#); [dinah.mckay@colorado.edu](mailto:dinah.mckay@colorado.edu)  
**Subject:** Twin Lakes parcels/BVCP Land Use Designation requests/Feb. 2, 2016 Meeting  
**Date:** Sunday, January 31, 2016 11:11:35 PM  
**Attachments:** [TWIN LAKES PARCELS .rtf](#)

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Dear Boulder City Council members and City of Boulder Planning Board,

Please find attached my letter with comments prior to the February 2, 2016 meeting regarding the 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 increase density, and construction of large apartment buildings on the undeveloped Twin Lakes parcels of land at 6655 Twin Lakes Road, 6600 Twin Lakes Road and 0 Kalua Road in Gunbarrel.

Thank you,

Dinah McKay  
4695 Portside Way  
Boulder, CO 80301  
[dinah.mckay@colorado.edu](mailto:dinah.mckay@colorado.edu)

January 31, 2016

Dear Boulder City Council and City Planners,

My name is Dinah McKay and I have worked and lived in Boulder since 1973, nearly 43 years. I have lived at 4695 Portside Way, adjacent to the Twin Lakes parcels, for over 23 years. I am retired and I bought my property in Twin Lakes because of the quiet and safe rural residential neighborhood. I deeply value and appreciate living near the Twin Lakes Open Space and the Twin Lakes parcels for the many simple joys and peacefulness its natural beauty and its wildlife bring to my life. This is my home where I plan to live out the rest of my life. I strongly oppose the BCHA land use change request to build dense 3-story apartment buildings and parking lots with up to 360 units of subsidized public housing on these 3 Twin

Lakes parcels! It will be the largest concentration of public housing in all of Boulder County! That will destroy the peaceful, safe, rural residential character of this neighborhood. Construction work will drive away wildlife and destroy wildlife habitat. A housing development concentrating 1,000 people or more adjacent to the Twin Lakes Open Space will reduce it to being little more than a dog park! Say NO to BCHA!!

When I walk through the fields of the Twin Lakes parcels, I can see far to the north and to the south and feel the broad expanse of the sky above me and the open fields around me. I can smell the grasses and hear birds calling and sometimes might see a red fox, or coyote trotting across the fields. The sense of wellbeing that standing or walking in these open fields and seeing the beautiful mountain vistas brings to me is extremely valuable to me! I

deeply value the wildlife habitat that has survived around the Twin Lakes and in these open fields and the few remaining wild animals and birds that live here for everyone to enjoy. The health and sustainability of this last remaining wildlife habitat and wetlands surrounding the Twin Lakes vitally depends on these Twin Lakes parcels remaining undeveloped to provide an ecological balance; to sustain wildlife with enough living space, hunting grounds and traveling corridor between their territories in the north around the Twin Lakes extending down to Boulder Creek and Walden Ponds in the south.

Boulder County Open Space and Parks has confirmed 100,000 people visiting the Twin Lakes Open Space each year enjoying the open space and trails, the vistas of the mountains and the lakes and taking photos of the famous Great Horned Owls and their young at their nest. But, with the recent

550+ new apartments built in Gunbarrel, the Avery Brewery built adjacent to the Twin Lakes and more area development being planned, more and more people are coming to the Twin Lakes Open Space!

The Twin Lakes Open Space needs to be protected from overuse and needs to be expanded--not threatened by a densely populated housing development built right next to it! Construction work will drive away the wildlife and destroy the wildlife corridor that now exists across the open fields of the Twin Lakes parcels from the Twin Lakes wetlands in the North extending down to the Boulder Creek and Walden Ponds Open Space to the South. The wild animals and ducks living along the Boulder and White Rock Ditch bordering the development will leave. The beloved Great Horned Owls who have nested here for decades will abandon their nest when the Twin Lakes parcels, their hunting

grounds, are covered in parking lots and 3-story apartment buildings. With the open fields gone and a population of 1,000 or more people densely housed there instead, with noise and lights, the Twin Lakes Open Space will sadly be reduced to being little more than a dog park! It is deeply heart breaking to think of how much this high density development will destroy the peaceful rural character and wildlife habitat of this community!! Say NO, to the BCHA land use change request!!

Boulder County Open Space and Parks appears to be collaborating with BCHA to intentionally devalue the 3 Twin Lakes parcels as Open Space to support the BCHA high density development, even as the parcels meet ALL 5 criteria for Open Space acquisitions! When it's a Boulder County agency who wants to develop land adjacent to Open Space, apparently County Open Space officials are willing to

collaborate to facilitate the development. BCHA/POS made only a cursory wildlife evaluation of the 3 Twin Lakes parcels and even scrubbed that evaluation of any positive qualities before presenting it to the 4 BVCP governing agencies. The Twin Lakes Action Group had to file a CORA request to force them to reveal the unedited wildlife evaluation, which TLAG then published themselves. Additionally, POS gave ambiguous testimony at the Dec. 17, 2015 meeting of the Open Space Advisory Commission regarding the fact that several acres of Boulder County Open space land will need to be relinquished and annexed to the City of Boulder in order to have the required 1/6 contiguity with the City to annex the property at 6655 Twin Lakes Road that is entirely surrounded by unincorporated Boulder County land.

Boulder City Council and City Planners should investigate whether "leap-frog"

annexation relinquishing acres of Boulder County Open Space land, containing part of the Longmont-Boulder Regional Trail, to the City of Boulder to achieve the required 1/6 contiguity with the City for annexation of 6655 Twin Lakes Road is legal? It certainly would not be legal for any other developer! Because BCHA is a County entity, why should the City allow it to bend the legality of rules to enable an annexation that otherwise would not be legal for anyone else? Since the Twin Lakes parcels are entirely surrounded by unincorporated Boulder County land, the only other possible method to annex the Twin Lakes parcels would be by "flag-pole" annexation along Twin Lakes Road from 63rd Street which may also not be legal.

In 2006, when the Archdiocese of Denver put the 6655 Twin Lakes Road property on the market, I spoke with Boulder County Open Space to encourage them to buy this

land adjacent to the Twin Lakes Open Space to expand the Open Space. They told me that they knew the property was for sale and were considering it, but at a million dollars it was too expensive--not that they would never want to buy it for open space, or that it was not suitable for open space--but it was too expensive to buy at that time with their limited resources and other properties were better buys. So, therefore, I know it is not true when Boulder County Open Space officials have testified at these BVCP public hearings stating the 6655 Twin Lakes Road property is not land they would ever want to acquire for open space!

By 2013, apparently developer after developer had walked away without buying this property because the Archdiocese sold it to Boulder County for \$470,000, or less than half of what it was on the market for in 2006. Since the Archdiocese originally

offered its property to Boulder County Open Space in 2006, the sale to Boulder County (land bank) in 2013 was NOT made directly to BCHA, as they claim. (Each sale has its own separate special warranty deed recorded.) Boulder County held the property for over 2 years until the title was internally transferred to BCHA on October 1, 2015, with only two days of public notice (Sept. 29-30, 2015)! Both the City of Boulder Charter and Boulder County Open Space Dispositions of Land Practices have required public processes and notifications before any sale, or departmental transfers of property purchased with public funds, can occur. Because no such public processes, or notifications to affected adjacent landowners occurred with this transfer of title to BCHA of Boulder County land, purchased with public funds, I wonder whether this internal transfer followed proper Boulder County dispositions of land practices?

BCHA could build up to 360 units of low-income subsidized public housing on the 3 Twin Lakes parcels. This will be the highest concentration of public housing ever built in one area, in all of Boulder County!! Their main clients are seniors, single mothers and families with children and people with many kinds of chronic mental or physical disabilities who need to be housed near their caregivers and service providers, not in a rural residential neighborhood 6 miles from Boulder where there are no such services, or other amenities like transportation services, schools, grocery stores, pharmacies and medical supplies. King Soopers in Gunbarrel is over a mile away and not walkable for the elderly, people with disabilities and mothers with children. The nearest bus stop is 1/2 mile and there is only one main road leading in and out of Twin Lakes. Stranding people who are

dependent on services which they will have difficulty reaching far away in an isolated car-dependent rural residential neighborhood is setting these people up for hardship and failure! That's wrong! Boulder City Council and City Planners, say NO to BCHA!!

Lower-income people have never wanted to be priced out of their homes in Boulder, living near their work, to be "segregated" into densely populated low-income housing projects out in the boonies where they are car-dependent. (Doesn't that trouble any of you who want to limit car use?) The failure of the Inclusionary Housing Ordinance to require developers to build affording housing on-site has done just that! This ruse has instead given developers financial incentives, subsidized with taxpayer money, NOT to build affordable housing! By building only expensive rental units, developers have made huge profits;

inflated Boulder's rental market sky-high, squeeze out lower-income renters and rent-gouge all the rest. Boulder's affordable housing crisis was "manufactured" to favor developers all the way. 15 years into this bad policy, developers now control Boulder real estate policy and development and basically own the place--count all the banks and pent houses on every block down town!

With increased political pressure to build affordable housing, BCHA had title to 6655 Twin Lakes Road quietly transferred to them. With a backlog of hundreds of affordable units needing to be built, they saw a "unique" opportunity to stuff those units onto 20 acres of USDA/NRCS-designated Prime/statewide importance agricultural lands located in a rural residential neighborhood in unincorporated Boulder County 6 miles from Boulder; Land adjacent to the Twin

Lakes Open Space and a wildlife corridor with beautiful scenic views, with trail connections and wetlands. No matter how valuable these parcels would be to expand the Twin Lakes Open Space, or how important they are to the wellbeing of the community and wildlife habitat, under the current political pressure to build affordable housing, these parcels would have to be sacrificed and apparently Boulder County Open Space was willing to collaborate. Since certain powerful interests have blocked considering the Planning Reserve for affordable housing, where it should be located, close to Boulder and transportation services, all sights have been set on the Twin Lakes parcels--come hell (lawsuits), or high water (flooding the neighborhoods)!

Boulder City Council and City Planners, say NO to BCHA!!

Thank you,

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