

**Mayor**  
Sam Weaver

**Council Members**  
Aaron Brockett  
Rachel Friend  
Junie Joseph  
Mirabai Nagle  
Adam Swetlik  
Mark Wallach  
Bob Yates  
Mary Young



Council Chambers  
1777 Broadway  
Boulder, CO 80302  
July 28, 2020  
6:00 PM

**City Manager**  
Jane Brautigam

**City Attorney**  
Thomas A. Carr

**Acting City Clerk**  
Pam Davis

## AGENDA FOR THE SPECIAL MEETING OF THE BOULDER CITY COUNCIL

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1. **Call to Order and Roll Call**
  - A. **Declaration in honor of Congressman John Lewis to be presented by Council Member Wallach** **15 min**
  - B. **Declaration in honor of Tanya Ange to be presented by Mayor Weaver** **5 min**
  - C. **Reaffirm and Reassure Ponderosa Community of Council's Commitment to no displacement of residents** **5 min**
2. **Consent Agenda**
  - A. **Consideration of a motion to accept the certification by the City Clerk's Office to City Council of sufficient valid signatures on a petition to add a new program to provide legal representation to tenants**
3. **Call-Up Check-In**
4. **Public Hearings**
  - A. **Concept Plan Review (LUR2020-00003) for three vacant lots at 4775 and 4649 Spine Road totaling 9.8 acres with a new residential development with 268 residential units in ten buildings. The development is proposed to include 25 percent permanently affordable housing (68 units) on the southernmost lot. Proposed residential units consist of studio, one-bedroom, two-bedroom, and three-bedroom apartments** **180 min**
5. **Matters from the City Manager**
6. **Matters from the City Attorney**

## A. Update on Xcel Settlement Discussions

**60 min**

7. Matters from the Mayor and Members of Council
8. Discussion Items
9. Debrief
10. Adjournment

**4:05 Hours**

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City Council documents, including meeting agendas, study session agendas, meeting action summaries and information packets can be accessed at [www.bouldercolorado.gov/city-council](http://www.bouldercolorado.gov/city-council).

This meeting can be viewed at [www.bouldercolorado.gov/city-council](http://www.bouldercolorado.gov/city-council). Meetings are aired live on Municipal Channel 8 and the city's website and are re-cablecast at 6 p.m. Wednesdays and 11 a.m. Fridays in the two weeks following a regular council meeting.

Boulder 8 TV (Comcast channels 8 and 880) is now providing closed captioning for all live meetings that are aired on the channels. The closed captioning service operates in the same manner as similar services offered by broadcast channels, allowing viewers to turn the closed captioning on or off with the television remote control. Closed captioning also is available on the live HD stream on [BoulderChannel8.com](http://BoulderChannel8.com). To activate the captioning service for the live stream, the "CC" button (which is located at the bottom of the video player) will be illuminated and available whenever the channel is providing captioning services.

The council chambers is equipped with a T-Coil assisted listening loop and portable assisted listening devices. Individuals with hearing or speech loss may contact us using Relay Colorado at 711 or 1-800-659-3656.

Anyone requiring special packet preparation such as Braille, large print, or tape recorded versions may contact the City Clerk's Office at 303-441-4222, 8 a.m. - 5 p.m. Monday through Friday. Please request special packet preparation no later than 48 hours prior to the meeting.

If you need Spanish interpretation or other language-related assistance for this meeting, please call (303) 441-1905 at least three business days prior to the meeting. Si usted necesita interpretacion o cualquier otra ayuda con relacion al idioma para esta junta, por favor comuniquese al (303) 441-1905 por lo menos 3 negocios dias antes de la junta.

Send electronic presentations to email address: [CityClerkStaff@bouldercolorado.gov](mailto:CityClerkStaff@bouldercolorado.gov) no later than 2 p.m. the day of the meeting.



**COVER SHEET**

**MEETING DATE**

**July 28, 2020**

**AGENDA ITEM**

Declaration in honor of Congressman John Lewis to be presented by Council Member Wallach

**PRIMARY STAFF CONTACT**

Taylor Reimann

**ATTACHMENTS:**

**Description**

- ▣ **Item 1A - John Lewis Declaration**

**Declaration in Honor of Congressperson John Lewis’  
Advocacy and Service to the United States of America  
July 28, 2020**

On July 17, 2020 our nation lost a well-respected leader and civil rights icon. It is with great sadness and hope for the future that we honor the contributions Congressperson John Lewis made to the country and wish to recognize the difficult work and sacrifices he made to bring our nation forward in the fight for equity and justice.

Lewis was one of the original 13 Freedom Riders of the 1960’s. During this tumultuous time in our country, he participated in and helped organize sit-ins, marches and lectures. He was a prodigy of Martin Luther King Jr and, at the age of 23, helped organize the March on Washington where he was that day’s youngest keynote speaker.

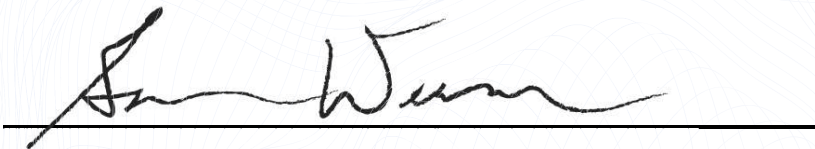
At 25, Lewis co-led one of the marches from Selma to Montgomery organized to demonstrate the desire of African Americans to exercise their constitutional right to vote. The peaceful march traveled across the Pettus Bridge where he and his fellow marchers were beaten by state troopers. The brutal confrontation gained national attention and became known as “Bloody Sunday.” Perhaps no single event was more significant in catalyzing public opinion against Southern segregationist political structures and in generating support for voting rights for people of color. To commemorate the day, Lewis became an architect and leader of an annual pilgrimage following the same route. This year was his last time to lead the tradition, in the face of the coronavirus pandemic and his own personal battles with health.

Despite more than 40 arrests, physical attacks and serious injuries, Lewis remained a devoted advocate of nonviolence. Lewis went on to become the Director of the Voter Education Project and, under his leadership, the project transformed the nation’s political climate by adding nearly four million nonwhites to the voter rolls. He was a staunch advocate of “making good trouble” in the pursuit of social justice and human rights, goals he pursued to

the last day of his life.

Lewis was first elected to congress in 1986 and continued to serve for more than three decades until his death. Known as “the conscience of the Congress” his dedication to the community and high ethical standards won him admiration and respect from both sides of the aisle.

We, the City Council of the City of Boulder, wish to honor the life and legacy of John Lewis, a titan of civil rights whose goodness, faith and bravery helped transform the nation. Let us not forget his legacy and continue to build upon his sacrifice in our own pursuit for a just and equitable community.



Sam Weaver, Mayor





**COVER SHEET**

**MEETING DATE**

**July 28, 2020**

**AGENDA ITEM**

Declaration in honor of Tanya Ange to be presented by Mayor Weaver

**PRIMARY STAFF CONTACT**

Taylor Reimann

**ATTACHMENTS:**

**Description**

- ▣ **Item 1B - Tanya Ange Declaration**

**A Declaration in Honor of Tanya Ange's  
Service with the City of Boulder and Contributions to the Community  
July 28, 2020**

Tanya Ange joined the Boulder City team as a Deputy City Manager in 2016. Over the past four years, her leadership has brought transformational change to many departments and included initiatives focused on enhancing the operations in Innovation & Technology, Human Resources, Emergency Management, Equity, and Engagement. All of her work has cultivated a stronger values-based culture throughout the city.

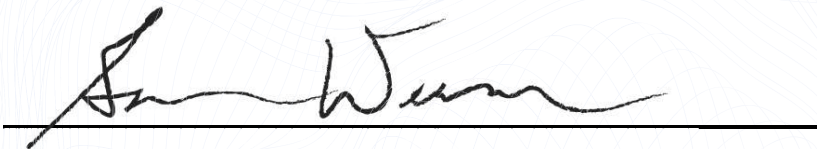
During her city service, Tanya has championed transparency in government, promoted innovation, and ensured that equity and engagement are at the center of everything we do. She helped to shape a new innovation and data analytics program, restructured the city's broadband effort around principles of equity, supported the creation of our community engagement framework, and has helped lead our equity in policing work, which has received national recognition.

Tanya has done some of her best work when confronted with the varied and complex challenges found in local government leadership. Her abilities to build strategic partnerships, coach employees, and facilitate creative problem solving have made the city a more resilient and connected organization. As the COVID-19 pandemic impacted all of our lives, Tanya's consistent leadership has helped to manage the tough decisions required to navigate these difficult times.

Each of the priorities Tanya has touched have resulted in better outcomes for the organization and community. Teammates who work with Tanya report higher job satisfaction, increased motivation to perform, and more confidence to express creativity in their job duties.

Tanya has offered so much to the Boulder community with her gifts as a leader, mentor, teammate, and friend. Her passion for good governance combined with her aptitude for success has served her well here in Boulder and will continue to serve every community she touches.

We, the members of the Boulder City Council, recognize, honor, and appreciate the service and significant contributions made to our community by Tanya Ange. Thank you for all your hard work!



Sam Weaver, Mayor







**COVER SHEET**

**MEETING DATE**

**July 28, 2020**

**AGENDA ITEM**

Reaffirm and Reassure Ponderosa Community of Council's Commitment to no displacement of residents

**PRIMARY STAFF CONTACT**

TBD

**ATTACHMENTS:**

**Description**

No Attachments Available



**COVER SHEET**

**MEETING DATE**

**July 28, 2020**

**AGENDA ITEM**

Consideration of a motion to accept the certification by the City Clerk's Office to City Council of sufficient valid signatures on a petition to add a new program to provide legal representation to tenants

**PRIMARY STAFF CONTACT**

Pam Davis, Acting City Clerk

**REQUESTED ACTION OR MOTION LANGUAGE**

I move that a council hold a public hearing and review the initiative as provided in the charter on August 18, 2020

**ATTACHMENTS:**

**Description**

- ▣ **Item 2A - NEWR Initiative Certification**



**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE: July 28, 2020**

**AGENDA TITLE**

Certification to council of sufficient valid signatures on a petition to add a code section to (1) establish, run and fully fund a program to provide legal representation to tenants who face the loss of housing in eviction and administrative proceedings; (2) provide a Legal Services Coordinator to administer the program; and (3) create a Tenants' Committee comprised of five members paid a \$1,000 per year stipend to select and oversee the Legal Services Coordinator.

**PRESENTERS**

Jane S. Brautigam, City Manager  
Tom Carr, City Attorney  
Luis Toro, Senior City Assistant Attorney  
Pam Davis, Acting City Clerk

**EXECUTIVE SUMMARY**

The petition committee for a new program to provide legal representation to tenants, provide a legal services coordinator to administer the program and to create a Tenants' Committee submitted its completed petition on June 5, 2020. On July 6, 2020, the City Clerk, after examining 5,156 signatures, determined that there were 3,589 valid signatures to meet the 3,336 signature requirement. All of the petition packets were reviewed. The City Clerk found 1,567 signatures not valid. The City Clerk provided the committee with the attached Certificate of Sufficiency. That certificate triggers two timelines; one for council and one for anyone that may want to protest the petitions. The copy of the Certificate attached is certification to the council as to the validity and sufficiency of the petition.

The options for council are to either adopt the proposed code language as an ordinance or place the measure on the ballot. Council may also place a competing measure on the ballot, with the measure that passes with the most votes becoming law. If the measure is not going to be adopted by council, the council must put it on the ballot for the November 2020 election and set the ballot title. The charter provides that the Council must “take final action, including setting the title, prior to 70 calendar days before the November election. Title challenges shall be filed no later than seven calendar days after setting of the ballot title.”

## **STAFF RECOMMENDATION**

### **Suggested Motion Language:**

Motion to accept the clerk’s certification and to direct staff to develop an ordinance placing the matter on the ballot including a proposed ballot title for council’s consideration.

## **BACKGROUND**

### **Initiative Procedure**

For an initiated measure to be on the ballot, the following steps occur:

1. Petition committee (five registered electors that represent the petition in all matters) present the form of the initiative petition for approval by the City Clerk.
2. The City Clerk can require the form to be corrected and make comments on the content. The City Clerk also writes the summary that must appear at the top of every page of the petition under the warning.
3. The petition committee is responsible for getting the required number of signatures on the approved petition form and submitting all sections of the completed petition to the City Clerk in the appropriate format.
4. The City Clerk must then review all of the petition signatures to determine whether a sufficient number are valid signatures of electors registered to vote in Boulder. The circulator of each section must sign, in the presence of a notary, that the petition packet attached is the petition packet that circulator watched each signer sign. The City Clerk verifies all of the circulator affidavits before verifying voter signatures. All signatures in a petition packet without a valid circulator’s affidavit are invalid. The City Clerk must compare each signature with the city's voter records to determine that the person is registered to vote at the address they wrote on the petition and that person has not signed the petition more than once, and verify to the extent possible that the signatures on the petition are genuine.
5. If the petitions contain the required number of valid signatures, the City Clerk issues a Certificate of Sufficiency to the committee and conveys it to council.

6. Prior to 70 days before the election, council must determine whether to adopt the initiated measure as a City ordinance, or place it on the ballot with a ballot title determined by Council, and in that instance, also determine whether to place a competing measure on the ballot if it believes an alternative could accomplish the intent in a better manner than the initiative. Under Charter Section 53, the ballot question with the greater number of votes would become law in the event both were to pass.

7. Within 40 days (July 16) of the filing of the petition (which was June 6 for this petition), opponents to the measure could have filed a protest with the city challenging the sufficiency of the petition. No one filed a timely protest to this petition.

**Status of Initiative Regarding No Eviction Without Representation (NEWR):**

Staff can prepare an ordinance for adoption of the code section by council or with ballot titles for that meeting. This will place this measure on the same schedule as all of the other ballot measures from council for the November election.

**Legal Issues:**

Certain provisions of the measure might be subject to challenge as pre-empted by state law regarding evictions.

The requirement that the City Attorney provide legal assistance to the Tenants' Committee and Legal Services Coordinator may cause a conflict of interest that could require the City to retain outside counsel when the City evicts a tenant from property owned by the City.

**Council Options:** Council could choose the following:

- A. Adopt the initiative amending the code as presented in the initiative; or
- B. Place the initiative on the ballot with a ballot title set by council.
- C. Place a competing ballot measure on the same ballot as the initiative declaring that the one obtaining the most votes would be the one effective. Council may want to place a competing measure on the ballot if it believes the intent can be accomplished in a manner more beneficial to the city than as proposed in the initiative.
- D. The committee can withdraw the petition either on its own or as part of an agreement that council will place an agreed amended measure on the ballot.

Council **MUST** do A or B unless the petition is withdrawn. With either A or B council **CAN** add C in conjunction with any of these options.

**Attachment A - Certificate of Sufficiency**

STATE OF COLORADO )  
COUNTY OF BOULDER ) SS. Certificate of Sufficiency  
CITY OF BOULDER )

I, Pamela Davis, Acting City Clerk of the City of Boulder, Colorado, pursuant to Boulder Charter, Article IV, Direct Legislation do hereby certify as follows:

1. On December 20, 2019, there was filed in my office a petition by “Legal Representation for Evictions” to submit to the voters. On December 30, 2019, my office issued a comment letter pursuant to Boulder Charter, Article IV, Section 38B, which contained a summary prepared by the city clerk as required by Boulder Revised Code:
  - a. *Shall the City of Boulder (1) establish, run and fully fund a program to provide legal representation to tenants who face the loss of housing in eviction and administrative proceedings; (2) provide a Legal Services Coordinator to administer the program; and (3) create a Tenants’ Committee comprised of five members paid a \$1,000 per year stipend to select and oversee the Legal Services Coordinator?*
  
2. On January 8, 2019, my office issued a second comment letter suggesting certain changes pursuant to Boulder Charter, Article IV, Section 38B, and approving the following summary for the petition:
  - a. *Shall the City of Boulder (1) establish, run and fully fund a program to provide legal representation to tenants who face the loss of housing in eviction and administrative proceedings; (2) provide a Legal Services Coordinate to administer the program; and (3) create a Tenants’ Committee comprised of five members paid a \$1,000 per year stipend?*
  
3. On June 5, 2020, the signed petition to amend the Boulder Revised Code was filed with my office. It contained 102 sections, declared to contain 4,683 signatures. (Petition sections were numbered 1-102.)
  
4. A petition to submit a Boulder Revised Code amendment at the next regular election must be signed by at least ten percent of the registered electors of the municipality who voted in the last two council elections.
  
5. The number of valid signatures required is 3,336.
  
6. Within 10 calendar days of the filing of the petition, the city clerk shall certify to the governing body as to the validity and sufficiency of such petition. Boulder Charter, Article IV, Section 39. The deadline for certification is June 16, 2020.
  
7. After a review of the petition, I find that two petition sections (Sections 37 and 71) containing 36 proposed signatures, are invalid because the date they were notarized is not

the same as the date they were signed by the circulator. See Attachment A (Initiative Petition Verification Forms for two petition sections).

8. As a result, the 36 proposed signatures on the two invalidated petition sections are invalidated and have not been reviewed for sufficiency. Subtracting this number (36) from the total proposed signatures on all of the sections (4,683) leaves a total of 4,647 proposed signatures on the remaining petition sections.
9. There are 3,274 signatures validated but this does not meet the required number of 3,336.
10. On June 26, 2020, the initiative petition was amended by the submission of 24 petition sections numbered 103-126 and declared to contain 473 signatures.
11. There are 315 signatures valid. This increased the total of valid signatures to 3,589 signatures. The required number of signatures is 3,336.
12. I hereby certify to the Boulder City Council, pursuant to Boulder Charter, Article IV, Section 39 that the petition is found sufficient.

IN WITNESS WHEREOF, I have hereto affixed my signature and the official seal of the City of Boulder, Colorado this 6<sup>th</sup> day of July 2020.

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Pamela Davis  
Acting City Clerk, City of Boulder

Copy: Senior Assistant City Attorney Luis Toro



## **COVER SHEET**

### **MEETING DATE**

**July 28, 2020**

### **AGENDA ITEM**

Concept Plan Review (LUR2020-00003) for three vacant lots at 4775 and 4649 Spine Road totaling 9.8 acres with a new residential development with 268 residential units in ten buildings. The development is proposed to include 25 percent permanently affordable housing (68 units) on the southernmost lot. Proposed residential units consist of studio, one-bedroom, two-bedroom, and three-bedroom apartments

### **PRIMARY STAFF CONTACT**

Sloane Walbert / 303-441-4231

### **ATTACHMENTS:**

#### **Description**

- ▣ **Item 4A - Concept Plan Review 4775 and 4649 Spine Rd**





**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE: July 28, 2020**

**AGENDA TITLE:** Concept Plan Review (LUR2020-00003) for input on a proposal to develop three vacant lots at 4775 and 4649 Spine Road totaling 9.8 acres with a new residential development with 268 residential units in ten buildings. The development is proposed to include 25 percent permanently affordable housing (68 units) on the southernmost lot. Proposed residential units consist of studio, one-bedroom, two-bedroom, and three-bedroom apartments.

**PRESENTER/S**

Jane S. Brautigam, City Manager  
Mary Ann Weideman, Interim Director of Planning & Development Services  
Charles Ferro, Development Review Manager, Planning  
Sloane Walbert, Senior Planner

**EXECUTIVE SUMMARY**

The purpose of this item is for City Council to review and comment on the Concept Plan for the development of the properties located at 4775 and 4649 Spine Road. On May 21, 2020 the Planning Board held a virtual meeting and reviewed and commented on the proposal. The staff memorandum to the Planning Board is provided as **Attachment A** and the meeting minutes are provided as **Attachment B**. These documents, as well as the meeting audio and other related materials are also available in the [city archives for the Planning Board hearing](#). The applicant's submittal package is provided at the end of the staff memorandum to Planning Board, **Attachment A**.

On Jun. 9, 2020 the City Council voted to call-up the Concept Plan to review and comment on the proposal. No action is required on behalf of the City Council. Input and comments by the public, staff, Planning Board, and City Council will be documented for the applicant's use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of subsequent Site Review plans.

## COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic – None identified.
- Environmental – An extensive active prairie dog colony is located on the site. Undeveloped parcels such as the subject properties that are contiguous with both developed areas and natural areas provide habitat for wildlife. The Urban Wildlife Management Plan states that the city will practice wildlife management to minimize conflicts with residents and urban land uses while identifying, preserving and improving appropriate habitat for wildlife species in the urban area. A future site review application would need to demonstrate compliance with Boulder Valley Comprehensive Plan (BVCP) policies related to environmental sustainability, including Policy 2.03 Compact Development Pattern, 2.16 Mixed Use and Higher Density Development, 2.41 Enhanced Design for All Projects, and 3.03 Native Ecosystems.
- Social – If developed as proposed, development would add approximately 68 units of permanently affordable housing to the city’s inventory, providing housing for diverse community members. Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low- and moderate-income populations is “a growing concern”. The proposal is consistent with policies that support new and affordable units to be provided on the site of and integrated into new housing developments. The affordable units will be located on a separate lot to take advantage of the benefits of locating the required affordable housing in separate buildings (tax credits, etc.). The city requires that the housing types and amenities (like pools) provided for the affordable units must be equivalent to what is provided for the market rate units. The intent is not to segregate residents based on income.

## RESPONSES TO QUESTIONS FROM COUNCIL AGENDA COMMITTEE

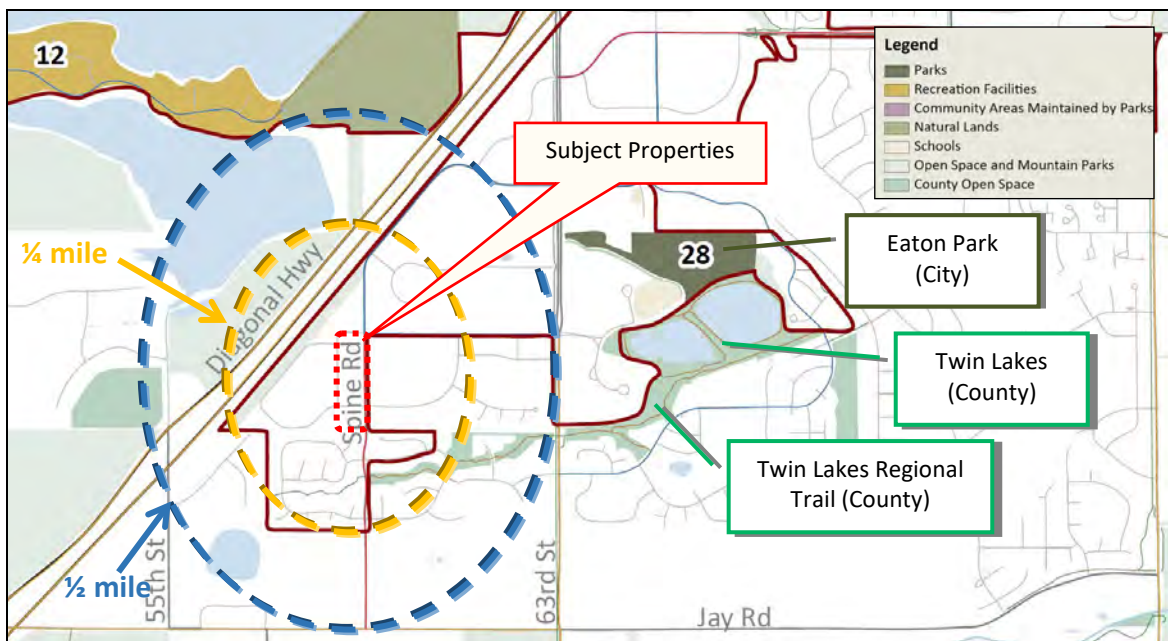
### History of Celestial Seasonings Commitments Regarding Prairie Dogs

There are no formal agreements with the city to protect the prairie dog colony on the properties or to limit impacts on habitats. In 1999 it was revealed that Celestial Seasonings was lethally disposing of prairie dogs on their property. In response to the resulting public outcry and boycott of the brand, Celestial Seasonings published a “Letter to the Boulder Community” in the Daily Camera on May 28, 1999. The letter outlined an action plan to protect the prairie dog colony going forward, which included commitments to ensure that the colony is protected during all activities at the facility and that the surrounding fields would not be used for parking. It is unclear whether the subject properties were intended to be included in this action plan. A Daily Camera article titled “Prairie dogs safe at Celestial Tea; Company renounces poisoning; protesters call off boycott”, featured an interview with Steve Hughes, president and chief executive officer of Celestial Seasonings regarding commitments made by the company. In the article Hughes said that the company was not able to promise that the company would not develop property on which prairie dogs are found since the “company needs to have

options for the future use of the land.” In the interview Hughes stated that if land is developed, the prairie dogs will be relocated, not killed. Refer to **Attachment C** for the letter and article published in the Daily Camera and a photo of the sign posted for the “ecological park”.

### Nearby Open Space and Parks

The site is located more than a half a mile from a neighborhood or community park (see **Figure 1**). The [Boulder Parks and Recreation Department Master Plan](#) acknowledges that Gunbarrel is an area where significant change is anticipated. The plan also notes that most future housing is anticipated to be attached housing and the demand for high quality urban parks and open space will continue. The long-term vision is to improve neighborhood and community parks in Gunbarrel and to improve the level of service of parks facilities for Gunbarrel residents, potentially with an additional park site.



**Figure 1: Parks and Open Spaces**

### 2015 Capacity Analysis for Gunbarrel

Several community members have raised the issue of exceeding the residential “capacity” in Gunbarrel. During the BVCP 2015 Update, staff developed [projections for jobs and housing for the Boulder Valley](#), and by subcommunity based on existing land use and zoning at the time. At that time, only 200 additional housing units were projected for future development in the Gunbarrel Subcommunity. Those projections did not include new units in any areas that are currently zoned for industrial manufacturing uses.

In the development of projections, “capacity” indicates projected development potential under current zoning. Capacity in this sense does not represent inability to provide services or indicate an impact to level of service should there be a change in land use and/or zoning in alignment with comprehensive plan policies, citywide goals, and other relevant criteria.

Service provision analysis is conducted as a part of consideration of additional development potential and typically includes assessment of the city's ability to provide:

- Urban utilities: water, wastewater, stormwater services and facilities;
- Access and transportation (change in trips and LOS for nearby roads, paths, transit);
- Access to urban parks; and
- Urban public safety resources: police, fire, EMS.

Development fees are assessed for new development to contribute funding to address the impacts of growth for capital facilities and urban service provision.

### **PUBLIC FEEDBACK**

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the project site and a sign posted on the property for at least 10 days in advance of the hearing. In response to the required public notice, staff received a large number of written responses regarding the proposed project. Refer to staff's memorandum to Planning Board in **Attachment A** for public comments received prior to the Planning Board hearing and the [city archives for the Planning Board hearing](#) for comments provided directly to board. Refer to **Attachment B** for a summary of the public comment made at the hearing.

### **BOARD AND COMMISSION FEEDBACK**

At the virtual public hearing on Mar. 21, 2019, the Planning Board heard presentations by staff and the applicant, and asked questions following each presentation. During the public hearing, 66 members of the public addressed the board regarding the proposal. Please refer to **Attachment B** for a summary of public comment made at the hearing.

Generally, the board agreed with the analysis in the staff memo regarding consistency with the policies in the Boulder Valley Comprehensive Plan (BVCP). The board felt that housing could be appropriate on the site but encouraged the applicant to consider a mixed-use development, potentially incorporating live-work units, convenience store, coffee shop, or other neighborhood amenities. The board commended the proposal for providing the required inclusionary housing on the site but had concerns about the proposed affordable units being segregated on the south end of the site. Several board members commented that the affordable units should be dispersed throughout the development. Some members had concerns about allowing a residential use in an Industrial - Manufacturing (IM) district and the loss of industrial space in the city. There were some concerns voiced about the proposed intensity and commented that consideration should be given to reducing the number of units and size of the buildings to be compatible with the surrounding residential development. The board commented that an inordinate amount of the site was dominated by surface parking and asked the applicant to focus on providing quality open space for future residents. Active open space like a central park space is essential for the development.

The board had concerns about the lack of connectivity both for vehicles and bicyclists / pedestrians. They also commented that transit access was very limited. The applicant should focus on improving Spine Road and providing a more walkable neighborhood. Most board members stated that the loss of prairie dog habitat was a key issue in allowing the development of the site. Additional analysis is necessary to determine the implications of any agreements made by Celestial Seasonings and to determine compliance with Policy 3.03 “Native Ecosystems” of the BVCP. Please see **Attachment B** for the draft meeting minutes from the hearing.

## **BACKGROUND**

Refer to staff’s memorandum to Planning Board in **Attachment A**.

## **ANALYSIS**

Refer to staff’s memorandum to Planning Board in **Attachment A** for staff’s analysis of the Concept Plan Review criteria and key issues and **Attachment B** for the draft minutes from the Planning Board hearing.

## **MATRIX OF OPTIONS**

No action is required on behalf of the City Council. Input and comments by the public, staff, Planning Board, and City Council will be documented for the applicant’s use.

Concept Plan review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the site review plans.

## **ATTACHMENTS**

- A. Staff Concept Plan Review Memorandum to the Planning Board and Project Plans
- B. Draft May 21, 2020 Planning Board Minutes
- C. Celestial Seasonings Letters

**CITY OF BOULDER**  
**AGENDA ITEM PLANNING BOARD**  
**MEETING DATE: May 21, 2020**

**AGENDA TITLE:**

CONCEPT PLAN REVIEW AND COMMENT: Request for citizen, staff, and Planning Board input on a proposal to develop three vacant lots at 4775 and 4649 Spine Road totaling 9.8 acres with a new residential development with 268 residential units in ten buildings. The development is proposed to include 25 percent permanently affordable housing (68 units) on the southernmost lot. Proposed residential units consist of studio, one-bedroom, two-bedroom, and three-bedroom apartments. Case number LUR2020-00003.

Applicant: COBURN PARTNERS  
Property Owner: CELESTIAL TEA CORPORATION

**REQUESTING DEPARTMENT:**

Department of Planning  
Chris Meschuk, Deputy City Manager/Interim Director of Planning  
Charles Ferro, Development Review Manager  
Sloane Walbert, Senior Planner

**OBJECTIVE:**

1. Planning Board hears applicant and staff presentations.
2. Public Hearing.
3. Planning Board discussion and comment on Concept Plan. No action is required by Planning Board.

**PROPOSAL AND SITE SUMMARY:**

**Proposal:** Proposal to amend the Celestial Seasonings Planned Unit Development (PUD) to allow the construction of a multi-family residential development on three lots, including 268 residential units and approximately 8,000 square feet of leasing and community amenity space. The proposal includes 10 two to three-story buildings with access from existing private streets (Zinger Street and Sleepytime Drive). Three hundred sixty-nine parking spaces are proposed in surface parking lots and tuck-under parking. The proposed unit mix is 45 studio, 116 one-bedroom, 56 two-bedroom, and 51 three-bedroom apartment units for rent.

**Project Name:** CELESTIAL SEASONINGS PUD (HERBERIA SUBDIVISION)  
**Location:** 4649 and 4775 Spine Road  
**Size of Property:** 9.8 acres  
**Zoning:** Industrial - Manufacturing (IM)  
**Comprehensive Plan:** Light Industrial

## I. INTRODUCTION AND BACKGROUND

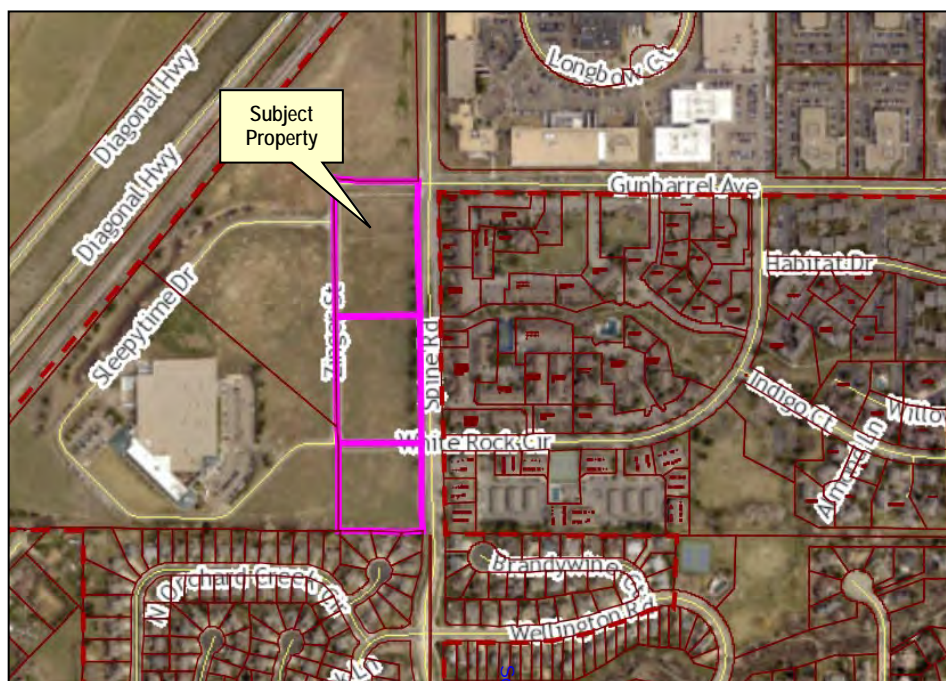
The applicant has elected to undergo a Concept Plan Review to solicit feedback from city staff, the public, Planning Board and City Council early in the development process as to whether the proposal is consistent with the Boulder Valley Comprehensive Plan and the city's land use regulations. The project site is located within the Celestial Seasonings Planned Unit Development (PUD). Per the city's land use code, previously approved valid PUDs are required to be amended consistent with the provisions of the Site Review process. Site Review occurs subsequent to the Concept Plan Review.

The purpose of the Concept Plan Review is to determine the general development plan for a particular site and to help identify key issues in advance of a Site Review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances, and policies (Section 9-2-13, B.R.C. 1981). Concept plan review requires staff review and a public hearing before the Planning Board.

### BACKGROUND

The 9.8-acre site is located in Gunbarrel on the west side of Spine Road, south of Gunbarrel Avenue (refer to **Figure 1** on the following page). The site is comprised of three platted lots that were originally subdivided in 1983 as part of the Herbaria Subdivision. Gunbarrel is one of the city's primary employment centers and a number of Boulder's major employers are located in the vicinity. The Celestial Seasonings (Hain Celestial) facility is located just to the west and the Medtronic campus is to the northeast. Gunbarrel was largely rural with agricultural operations up until the early 1960s, when residential subdivisions and businesses such as IBM (1965) began locating in the area. Today Gunbarrel has a suburban character and is both an employment center and a residential community. Gunbarrel has a significant amount of the city's industrial land base.

The property was annexed to the city in 1982 per Ordinance No. 4707, as part of a larger Celestial Seasonings annexation (52 acres). At that time, the areas to the northeast were within the city limits. The property was zoned I-D (Industrial-Developing) as part of annexation. The site is currently vacant.

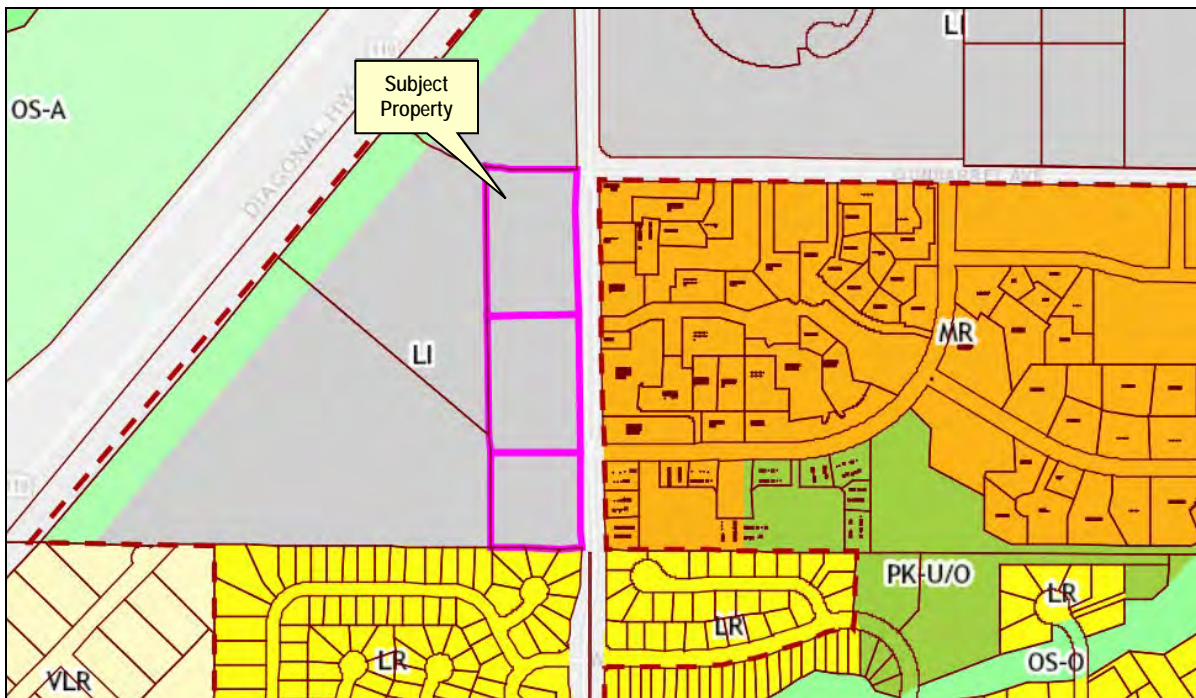


**Figure 1: Vicinity Map**

**Land Use Designation.** As shown in **Figure 2** below, the site is designated as Light Industrial under the Boulder Valley Comprehensive Plan (BVCP) Land Use Map. The BVCP light industrial designation is described as follows:

<p><b>Light Industrial (LI)</b></p>	<p><b>Characteristics and Locations:</b> LI uses are concentrated primarily in ‘industrial parks’ located within the Gunbarrel area along the Longmont Diagonal and north of Arapahoe Avenue between 33rd and 63rd streets.</p> <p><b>Uses:</b> Consists primarily of research and development, light manufacturing and assembly, media and storage or other intensive employment uses. Residential and other complementary uses will be encouraged in appropriate locations. <i>See Policy 2.21.</i></p>
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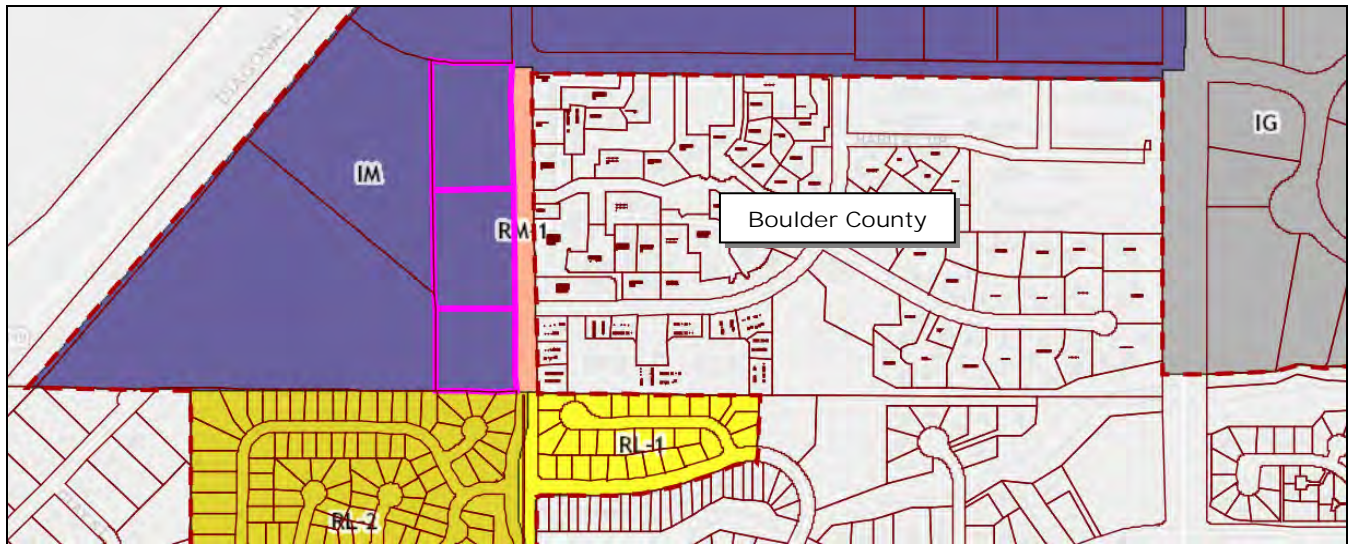
As part the 2015 major update to the comprehensive plan the light industrial land use designation was updated to change the types of uses typically found within this designation and to add that residential and complimentary uses will be encouraged in appropriate locations. Refer to Key Issue #1 in Section IV of this memo for staff’s analysis of the proposal in relation to these BVCP policies



**Figure 2: BVCP Land Use**

**Zoning.** The property is zoned Industrial - Manufacturing (IM) district described as: “Industrial manufacturing areas primarily used for research, development, manufacturing, and service industrial uses in buildings on large lots. Residential uses and other complementary uses may be allowed in appropriate locations” (Section 9-5-2(c)(4)(C), B.R.C. 1981). Refer to **Figure 3** on the following page.





**Figure 3: Zoning Districts**

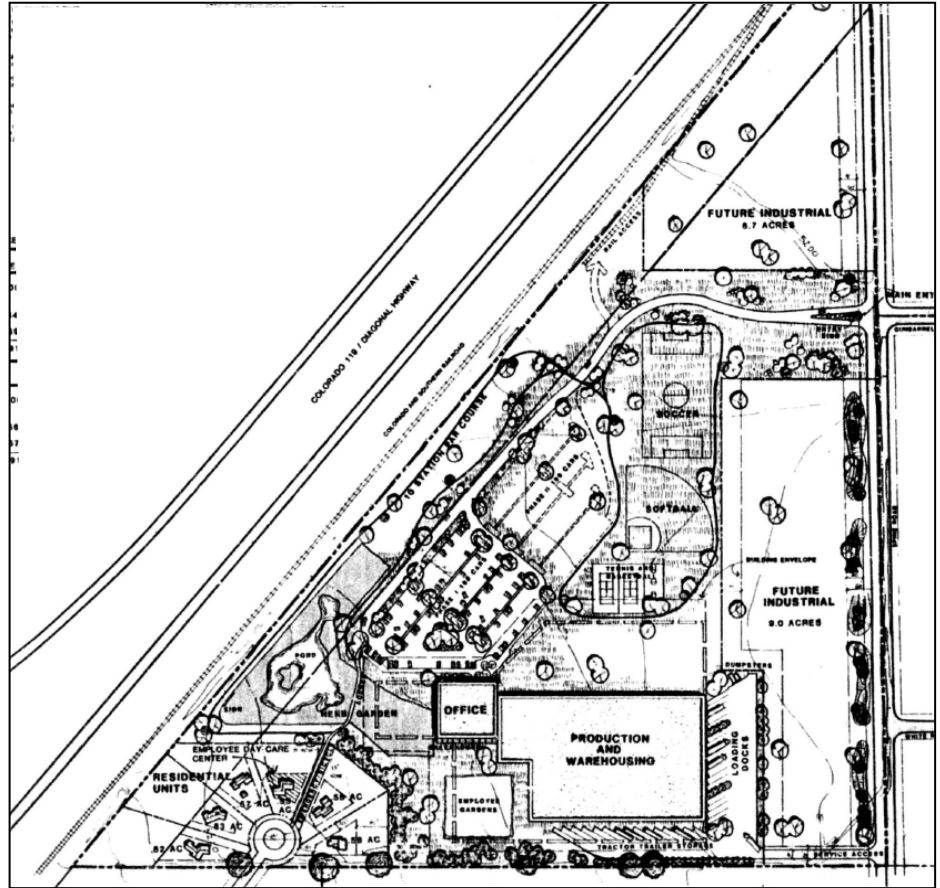
**Previous Discretionary Reviews.** As described above, the subject property consists of three platted lots in the Herbaria Subdivision. The site was annexed and planned as part of the larger Celestial Seasonings PUD. A summary of the city's review history of the site is as follows:

- June 1982: The city and county approve a Boulder Valley Comprehensive Plan (BVCP) map change for the “Seigle” property from Area IIB to Area IIA , making the property eligible for immediate annexation. The intended use was a facility for Celestial Seasonings.
- December 1982: The annexation (A-82-11) and PUD (P-82-41) for the property are approved. The larger PUD site was zoned I-D (Industrial-Developing) with a small portion on the southwest corner zoned ER-E (Estate Residential-Established). Celestial Seasonings donates an approximately 9-acre, 150-foot wide conservation easement along the Diagonal Highway for open space purposes. The PUD established an approximately 32-acre site for the Celestial Seasonings headquarters facilities, two future industrial sites of 9- and 6.7-acres to be developed separately, and three residential parcels on 3.7 acres of land. A special review was approved for a day care center and employee recreation facilities (SR-82-30).



**Figure 4: PUD Boundaries**

- 1983: The “Seigle” property is subdivided into five blocks (Herbaria Subdivision) consistent with the approved PUD (S-83-7).
- 1984: Celestial Seasonings purchases the “Little” property to the south. The city and county approve a BVCP map change from Area III to IIB change for the Little property, placing an industrial land use designation on the northerly 15 acres and a residential designation on the balance of the site. The total area owned by Celestial grows to 91 acres. As a condition of approval, the applicant is required to construct the extension of Gunbarrel Avenue across the PUD site to the Diagonal Highway.



**Figure 5: 1982 Conceptual Site Plan**

- 1986: The Planning Board approves a one- year extension of the PUD and requires the submittal of a revised PUD to be referred to Boulder County, including several site planning requirements (P-85-68, SR-85-42). The requirement to construct Gunbarrel Avenue is replaced with a reservation of right-of-way and an agreement to participate in a special improvement district. The approval is conditioned by the extension of Spine Road south to Jay Road with speed mitigation features. The “Little” property is moved to Area IIA on the BVCP land use map and is designated as a low-density residential land use.
- 1989: The Planning Board approves a PUD and special review to modify the previously approved building layout and allow the development of a new headquarters and production facility for Celestial Tea Corporation (SR-88-28, P-88-35, RZ-88-3). The approval removes the previously contemplated single-family homes on the southwest corner of the site and rezones this area as Industrial-Developing. A private loop road is approved to provide internal circulation. The PUD approval includes a multi-phase development totaling 627,000 square feet. Deferred parking for the facility was approved to the southeast of the building. Office buildings are approved along Spine Road, one north of Gunbarrel Avenue and three south of Sleepytime Drive. A special review was approved to allow office uses in the I-D zone district, as well as a large day care center, health club, and retail store/cafeteria associated with Celestial Seasonings.

The maximum allowable density / intensity anticipated for Lots 2 – 4 is shown in **Figure 6**. Note, however, that these could be revised as part of any Site Review amendment consistent with today’s zoning regulations.

- 1989: The “Little” property to the south is annexed into the city (Ord. 4727) and sold by Celestial Seasonings. A PUD is subsequently approved for 147 homes on the site in 1990 (P-90-34).

**Permitted Densities**

Maximum allowable densities and/or level of development shall be as set forth in the following table:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Est. Site Area	340.375	103,100	154.725	109,300	1,428.800
Max. S.F. Permitted <sup>3</sup>	+95,000	+50,000	+70,000	+50,000	+432,000
Max. Bldg. Coverage	+55,000	+25,000	+50,000	+42,000	+432,000
Min. Usable Open Space <sup>1</sup>	55%	30%	35%	30%	40%
Max. Bldg. Height	35' <sup>2</sup>	35'	35'	35'	35' <sup>2</sup>

Figure 6: PUD Approved Density / Intensity

1990: A replat of the Herbaria Subdivision is approved to accommodate the proposed Gunbarrel Avenue extension and to eliminate the block and parcels in the southwest corner of the site previously considered for housing and a day care center. Celestial Seasonings began operations at the new facility in the fall of 1990.

- 1991: A special review is approved to allow Celestial Seasonings to operate a 3,500 square foot restaurant in the headquarters building (SR-91-11).
- 2010: Site Review Amendment was approved (LUR2010-00007) to remove Lot 1, Herbaria Subdivision from the existing Celestial Seasonings PUD and add it to the Valleylab/Covidien PUD in order to construct a new office building and parking structure for the Medtronic campus. The amendment transferred 53,158 of 95,000 square feet of floor area approved for Lot 1 Herbaria Subdivision to a lot in the Valleylab/Covidien PUD .

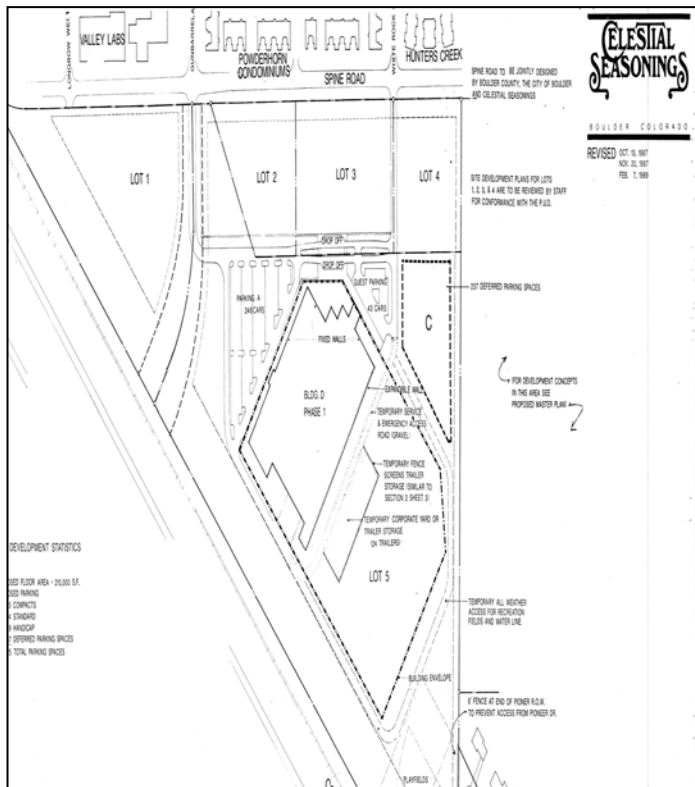


Figure 7: Phase I Site Design  
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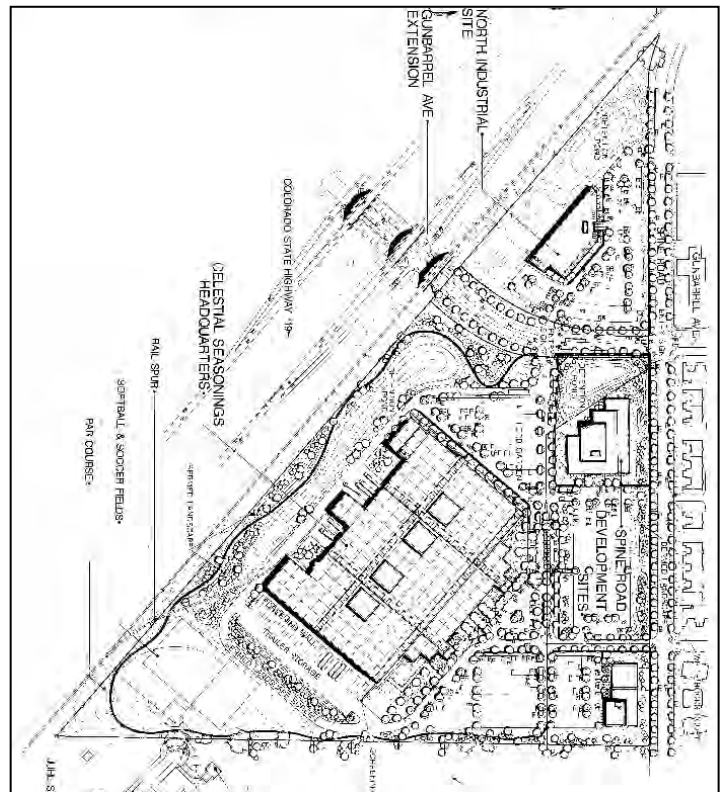
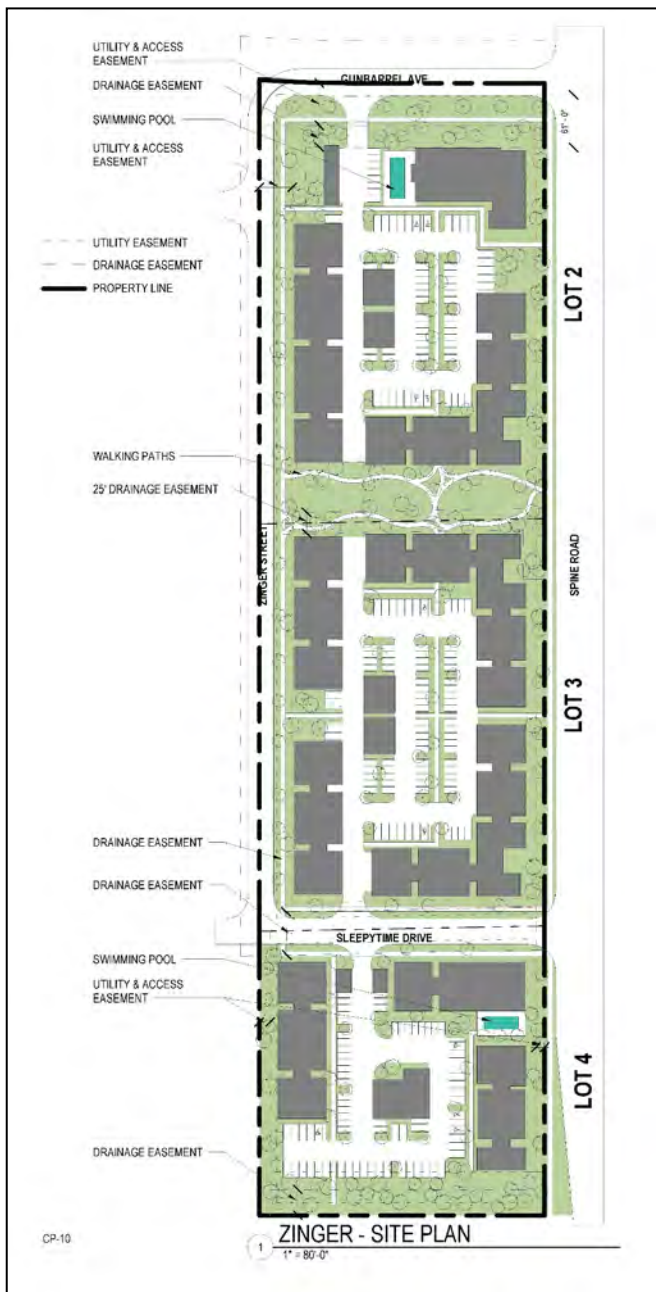


Figure 8: Ultimate Phase Site Design  
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## II. Project Description

**Site Plan.** The site design follows the lot pattern established by the PUD, with access from existing private internal streets (refer to **Figure 9**). The development would utilize the existing full movement access point from Spine Road. Buildings are oriented to the streets on all lots, with parking internal to each developed lot. Increased setbacks with landscaping are proposed to the south to provide a buffer to the adjacent single-family development and to the north on Gunbarrel Ave. The areas across Zinger St. are proposed to remain undeveloped as part of the Celestial Seasonings facility.

**Open Space Areas.** Proposed open space for the development consists of private balconies, rooftop decks, two community buildings with pools, informal natural space adjacent to the creek, and green space around each building. The applicant estimates that 42 percent (181,813 square feet) of the lots will be useable open space.



Per Table 8-1 of the land use code, developments within the IM zone district are required to provide 600 square feet of open space per dwelling unit with 60 square feet of private open space per unit. In addition, pursuant to the standards for residential development in industrial zoning districts, a minimum of forty percent of the required usable open space must be configured as a common contiguous area that will provide for the active and passive recreational needs of the residents. The applicant has not demonstrated how the proposed open space will be organized and programmed to meet the requirement for a common continuous area.

**Access and Parking.** The submitted plan includes 369 on-site spaces as tuck-under and surface parking internal to each block of development. Staff's preliminary estimate for the required parking for the project is 387 on-site parking spaces, based on the number of bedrooms proposed. Thus, as proposed a 4.7 percent parking reduction would be required for the project at the Site Review stage. Per Table 9-2 1.25 spaces are required for each 1-bedroom unit in residential developments in which 1-bedroom units are 60% or more of the total (Table 9-2). The development has just over 60% one-bedroom units. If the unit mix were modified so that one-bedroom units are less than 60% of the total it appears a parking reduction would not be necessary. Staff's preliminary estimate for required bicycle parking for the project is 536 spaces, 134 short term and 402 long-term spaces. However, additional bike parking may be necessary if a parking reduction is requested at Site Review. The applicant has not addressed how bike parking will be provided on the site.

The applicant submitted a trip generation and assignment report for the concept, which estimates that the project would generate approximately 1,570 one-way vehicle-trips on the average weekday, with about half entering and half exiting the site during

**Figure 9: Conceptual Site Plan**  
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a 24-hour period. During the morning peak-hour (between 6:30 and 8:30 a.m.) about 22 vehicles would enter and about 76 vehicles would exit the site. During the afternoon peak-hour (between 4:00 and 6:30 p.m.) about 76 vehicles would enter and about 45 vehicles would exit the site.

Refer to Key Issue #1 in Section IV of this memo for staff's analysis of the proposed traffic and access in relation to the BVCP policies.



**Figure 10: Open space Precedent Images**

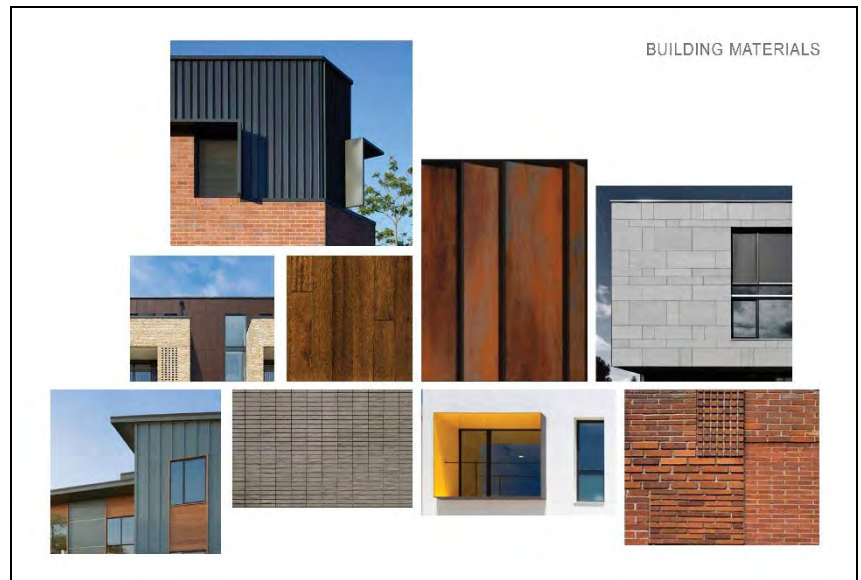


**Figure 11: Conceptual Massing**

**Architecture and Building Design.** The proposed residential buildings are two- to three-stories. The applicant states that buildings fronting on Spine Road will be designed to focus on two-story elements (Figure 12). Carports are proposed in portions of the surface parking areas. The proposed building heights are less than the allowable 40 feet. The style is contemporary with flat roofs. Proposed building materials include brick, stone or composite tile, metal, wood look siding, and cementitious panel systems. Refer to Figure 13.



**Figure 12: View Along Spine Road**



**Figure 13: Proposed Building Materials**

### III. Concept Plan Review Criteria for Planning Section 9-2-13(e)

Guidelines for Review and Comment: The following guidelines will be used to guide the Planning Board's discussion regarding the site. It is anticipated that issues other than those listed in this section will be identified as part of the Concept Plan review and comment process. The Planning Board may consider the following guidelines when providing comments on a concept plan:

- 1) **Characteristics of the site and surrounding areas, including, without limitation, its location, surrounding neighborhoods, development and architecture, any known natural features of the site including, without limitation, mature trees, watercourses, hills, depressions, steep slopes and prominent views to and from the site;**

Natural Features. The subject property is undeveloped, and no structures would be demolished with redevelopment. The lot contains limited vegetation with some mature trees along the Spine Road and the internal access drives, presumably planted as street trees when the site was subdivided. Prior PUD approvals designated the subject properties as naturalistic in character, with native drought tolerant plant material, wildflowers and native grasses. An intermittent creek bisects the northern property. The site is relatively level. There are views of the foothills to the west and south.

An extensive active prairie dog colony is located on the larger PUD site, including the subject properties. In 1999 it was revealed that Celestial Seasonings was lethally disposing of prairie dogs on their property. In response to the resulting public outcry, Celestial Seasonings published a "Letter to the Boulder Community", which outlined an action plan to protect the prairie dog colony going forward. The action plan stated that Celestial Seasonings would ensure that the colony is protected during all activities at the facility and that the surrounding fields would not be used for parking. It is unclear whether the subject properties were intended to be included in this action plan. A private ecological park was also created by Celestial Seasonings to "preserve habitat for prairie dogs, burrowing owls, eagles, and hawks." There was no formal agreement with the city to protect the prairie dog colony or to limit impacts on habitats.

Undeveloped parcels such as the subject properties that are contiguous with both developed areas and natural areas provide habitat for wildlife. As described in the city's Urban Wildlife Management Plan, the species that persist in fairly close association with humans like migratory birds, roosting raptors, or mammals of varying size (such as deer, fox, coyote, raccoons, rabbits and prairie dogs) hold intrinsic, aesthetic, spiritual, ecological, educational and economic value in our community. The impact of habitat loss for these species will likely not result in eliminating the species, but instead reduce the overall habitat mosaic the urban service area offers. The Urban Wildlife Management Plan states that the city will practice wildlife management to minimize conflicts with residents and urban land uses while identifying, preserving and improving appropriate habitat for wildlife species in the urban area.

Refer to criterion 6 for further analysis on environmental opportunities and constraints.

Surrounding Neighborhood. The area surrounding the site is eclectic in character. Industrial areas to the north and east were annexed to the city in 1977, along Longbow Court and Longbow Drive. An established industrial business park developed in the 1980s is located to the northeast. The business park has a number of very large floor plate buildings, many with loading docks to support the manufacturing functions, and surrounded by landscaped rights of way and surface parking lots. Medium density multi-family developments built in the 1980s are located to the east within Boulder County (Powderhorn Condominiums and Hunter Creek Condominiums). Single family residential areas to the south (Orchard Court) and to the southwest along Brandywine Ct. are located within the city and were developed in the early 1990s. These areas consist of detached single-family homes on lots ranging from approximately 7,000 to 9,000 square feet.

**2) Community policy considerations including, without limitation, the review process and likely conformity of the proposed development with the Boulder Valley Comprehensive Plan and other ordinances, goals, policies, and plans, including, without limitation, subcommunity and subarea plans;**

The property is not within a subarea plan. The site is located just north of the boundaries of the airport influence zone. The area covered by the Gunbarrel Community Center Plan is located approximately ¾ mile to the northeast. The plan was adopted in 2004 and amended in 2006 and is intended to provide a blueprint for transitioning the Gunbarrel commercial area from mostly light industrial uses to a viable and vibrant, pedestrian-oriented commercial center serving Gunbarrel subcommunity residents and workers. The BVCP notes that the Gunbarrel Subcommunity is unique because the majority of residents live in the unincorporated area.

Several of the city's adopted plans describe the evolving nature of the Gunbarrel area and the need for additional services and amenities. The Economic Sustainability Strategy was adopted in 2013 as the key tool in implementing the Economic Vitality strategy area of the city's Sustainability Framework. The plan describes Gunbarrel as evolving, with new housing, retail, brewery/restaurant, and hotel development. The plan states that Gunbarrel is home to many larger companies, and employers desire more eating options and services in this portion of Boulder. There is also a desire for more housing options in type and price, that would allow employees to live closer to work. In addition, the need to improve access to library services in Gunbarrel was one of the results of the Community Priorities and Needs

Assessment Summary developed for the 2018 Boulder Public Library Master Plan.

A large number of BVCP policies apply to the site. Refer to Key Issue #1 for a preliminary analysis with BVCP policies.

### 3) Applicable criteria, review procedures, and submission requirements for a site review;

At the time of site review the proposed project will be evaluated for conformance with the following:

- The land use designation in the BVCP;
- All relevant policies of the BVCP;
- The site review criteria of the Land Use Code;
- Zoning regulations;
- The criteria of Section 9-6-4(f), "Residential Development in Industrial Zoning Districts," B.R.C. 1981.
- The criteria of Section 9-9-11 of the land use code for usable open space. A detailed open space diagram will be necessary at site review.
- The City of Boulder Design and Construction Standards (DCS).

Special consideration should be given to the following site review criteria:

- Provision of appropriate open space. *"Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather"* (criterion (h)(2)(A)(i)), *"Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve"* (criterion (h)(2)(A)(v)), and *"The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and nonresidential uses that will meet the needs of the anticipated residents, occupants, tenants and visitors of the property"* (criterion (h)(2)(B)(i)). As with all multi-family developments, the design should focus on the provision of quality open space for future residents, including both private areas and common gathering spaces. Currently the interior of the site is dominated by surface parking. There may be some opportunities for efficiency in site design to provide places for centralized gathering spaces. Open space should be of various scales and uses (passive and active). The open space should be well coordinated, with structured spaces for outdoor active uses, running tracks, and play structures. Meaningful open space should be programmed along the creek drainageway.
- Design of parking areas. *"The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project"* (criterion (h)(2)(D)(ii)). Consideration should be given to assigning less of the overall site design to surface parking. Centralized parking areas could be broken up to provide more interior usable open space for the residents in private protected areas.
- Natural environment. *"The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs ( Cynomys ludovicianus ), which is a species of local concern, and their habitat"* (criterion (h)(2)(A)(iii)) and *"The project incorporates the natural environment into the design and avoids, minimizes or mitigates impacts to natural systems"* (criterion (h)(2)(F)(x)). There is an extensive prairie dog colony on the site. Undeveloped parcels such as the subject property that are contiguous with developed areas and natural areas provide habitat for wildlife. Further analysis of the natural systems and compliance with the Urban Wildlife Management Plan will be necessary at time of site review.



At the time of Site Review, the following items will be required:

- a. Transportation Demand Management (TDM) Plan that outlines strategies to mitigate traffic impacts created by the proposed development with implementable measures for promoting alternate modes of travel.
- b. Traffic Impact Study is required since the project's trip generation is shown to exceed the residential development threshold of 20 vehicles trips or greater during any single hour in the peak period.
- c. Preliminary Storm Water Report and Plan to address storm water runoff, water quality treatment issues, and detention ponding. Existing detention ponds are present on the proposed site.
- d. Utility Report to establish the impacts of this project on the City of Boulder utility systems and outline water main and wastewater main construction necessary to serve the development and perpetuate the overall system.
- e. A water system distribution analysis in order to assess the impacts and service demands of the proposed development and to demonstrate conformance with the Treated Water Master Plan, October 2011.
- f. A collection system analysis to determine any system impacts based on the proposed demands of the development and to demonstrate conformance with the city's Wastewater Collection System Master Plan, July 2016.
- g. A landscape plan that is consistent with, and exceeds, city code requirements.
- g. A detailed tree inventory including the species, size and condition of all existing trees on the site.

**4) Permits that may need to be obtained and processes that may need to be completed prior to, concurrent with, or subsequent to site review approval;**

Use Review. A use review is required for establishing residential uses within the IG zone district. This review would be simultaneous to the Site Review and would require consistency with the criteria of Sections 9-2-15(e) and 9-6-4(f), B.R.C. 1981.

Technical Documents. Following site review, technical documents would be submitted and evaluated for final utilities, architecture, landscaping, drainage, outdoor lighting, etc.

Lot Line Elimination. A lot line elimination may be necessary as part of the development proposal to remove the lot line between Lots 2 and 3. The plat is reviewed concurrently with the technical documents.

Building Permit. Once site conditions were found to be compliant with all applicable codes, a building permit for any new structures or site work could be reviewed.

Construction Storm Water Discharge Permit from the State of Colorado for projects disturbing one acre of land or more.

Prairie Dog Lethal Control Permit. The applicant is required to evaluate the potential for relocation of prairie dogs on the site, including passive relocation (closing burrows where prairie dogs cannot remain) and active relocation (physically moving the prairie dogs to another site). Relocations can occur between June 1 and October 15. Passive relocation requires a Special Use Permit from the city, and active relocation that move prairie dogs off site requires a permit from the State of Colorado. If removal is required and there are no relocation sites available, city ordinance requires landowners to obtain a permit from the city before using any form of lethal control on prairie dogs. In order to obtain a permit, the landowner must demonstrate the following:

- A reasonable effort has been made to relocate the prairie dogs to another site;
- The most humane method of lethal control possible will be used;

- One of the following three conditions exist:
  1. the land on which the prairie dogs are located will be developed within 15 months of the date of the application,
  2. a principal use of the land will be adversely impacted in a significant manner by the presence of prairie dogs on the site, or
  3. an established landscaping or open space feature will be adversely impacted by the prairie dogs; and
- The landowner has an adequate plan designed to prevent the reentry of prairie dogs onto the land after the prairie dogs are lawfully removed.

Inclusionary Housing. The Housing Division will evaluate a proposal to meet the inclusionary requirements for affordable housing.

**5) Opportunities and constraints in relation to the transportation system, including, without limitation, access, linkage, signalization, signage, and circulation, existing transportation system capacity problems serving the requirements of the transportation master plan, possible trail links, and the possible need for a traffic or transportation study;**

Based on analysis done as part of the 2015 BVCP update, the weighted access score was low for the property (6-14 percent accessible), determined by a combination of the availability of transportation facilities and the number of destinations that can be reached within a 15-minute walk.

Access: The site is located adjacent to Spine Road, which is classified as a collector street. The speed limit in the vicinity is 30 mph. As described above, the streets interior to the Celestial Seasonings PUD are private and covered by access easements. The existing width of the internal streets can accommodate on-street parking along one side of the street. The width of the existing right-of-way for Spine Road is less than the standard right-of-way width for a collector street per the city's Design and Construction Standards. Additional right-of-way may be required to accommodate necessary public improvements along Spine Road, including a buffered bicycle lane, on-street parking, detached sidewalk, and tree lawn. The proposed building forward design would assist in enclosing the streetscape and slow traffic on Spine Road.

Transit: The site is served by the local 205 and J transit routes, which provide bus service north to Longmont and south to the downtown boulder station and the CU campus. North- and south-bound transit stops are located adjacent to the site at the intersection of Sleepytime Drive and Spine Road. The regional BOLT route runs along the Diagonal Highway, with a stop at Jay Road to the south. In order to meet the site review criteria for circulation it may be necessary to enhance the existing transit stop on southbound Spine Road. The applicant should consider installing a transit shelter along with benches and lighting in order to enhance the existing transit stop.

Connections: The site is moderately connected for bicyclists and pedestrians. There is a detached sidewalk on the west side of the Spine, adjacent to the site. Dedicated bike lanes are located on both sides of Spine Road running south to Jay Road. There is also an existing designated bike route on Gunbarrel Avenue to the east. No future multi-modal connections have been adopted across the property. However, there is a planned enhancement of the existing bike lane on Spine Road into a buffered bike lane as shown in the Transportation Master Plan (TMP). Consideration should be given to establishing strong pedestrian connectivity north to south and east to west through the site. In order to meet the site review criteria regarding circulation in and through the site, staff recommends that the project:

- a. Construct a sidewalk that provides internal connectivity from Lot 2 to Lot 4.
- b. Replace the existing social trail that crosses the south side of Lot 4 with a permanent connection.
- c. Provide a pedestrian connection between Lot 4 and the public right-of-way.

The number of trips expected to be generated by the site as shown in the preliminary traffic analysis prepared for the project (see [Attachment A](#)) requires that a full traffic impact study will be required at the time of Site Review. The full extent of the traffic impacts and the necessary mitigation measures cannot be analyzed until a full traffic impact study has been provided. The applicant will be required to demonstrate consistency with the Site Review criteria and BVCP policies.

**6) Environmental opportunities and constraints including, without limitation, the identification of wetlands, important view corridors, floodplains and other natural hazards, wildlife corridors, endangered and protected species and habitats, the need for further biological inventories of the site and at what point in the process the information will be necessary;**

Refer to Guideline #1 above for the natural features of the site. As described above, an extensive prairie dog colony is located on the subject properties. It is unclear whether there are significant plant communities or habitat for threatened or endangered species on the site. However, the need for additional biological inventories does not appear to be necessary. As described above, the applicant is required to evaluate the potential for relocation of prairie dogs on the site or to another site.

In terms of opportunities, the site design should take advantage of the natural resources and amenities accessible to the site, including views of the foothills. The building locations and orientations should take advantage of these resources while also providing appropriate buffers. Consideration should be given to the design of the roof top decks to provide views to the mountains to the west.

**7) Appropriate ranges of land uses;**

Gunbarrel is one of the city's primary employment centers. The city's 2013 Economic Sustainability Strategy notes that more Gunbarrel housing options in a variety of types and prices would allow more Gunbarrel workers to live closer to work. Locating new residential units in close proximity to a high percentage of employment sites is consistent with city policies to allow for more work force housing in the city. Considering the context, a residential use of the site is appropriate, if designed appropriately. Section V "Key Issues" below addresses the extent to which the project addresses housing-related BVCP policies and other city housing policies.

**8) The appropriateness of or necessity for housing.**

Diversity of housing types and costs is a core value of the Comprehensive Plan, recognizing that the availability of housing affordable to both low- and moderate-income populations is "a growing concern". This issue was identified in the 2015 Boulder Valley Comprehensive Plan Survey as the number one community value in greatest need of increased attention by 42 percent of the respondents. As part of the survey, respondents identified more affordable housing units as a top priority for neighborhood improvements (17 percent). The proposal calls for the provision of permanently affordable housing on-site to meet the current Inclusionary Housing requirement of 25 percent. Section V "Key Issues" below addresses the extent to which the project addresses housing-related BVCP policies and other city housing policies.

## IV. KEY ISSUES ANALYSIS

### Key Issue #1: Is the proposed concept plan compatible with the goals, objectives, and recommendations of the Boulder Valley Comprehensive Plan (BVCP)?

Staff finds that the concept plan is consistent with many of the goals, objectives, and recommendations of the BVCP and that others require further analysis at the site review stage. In general, the project provides a mixture of housing types with varied prices and sizes, including permanently affordable housing. However, staff has concerns about the site design and usable open space, as proposed, and potential impacts on ecological systems.

The current proposal appears to be consistent with the following BVCP goals and policies:

	BVCP Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
Growth Management	<i>Policy 1.19 Jobs: Housing Balance</i>	<i>“Boulder is a major employment center, with more jobs than housing for people who work here. This has resulted in both positive and negative impacts including economic prosperity, significant in-commuting, and high demand on existing housing. The city will continue to be a major employment center and will seek opportunities to improve the balance of jobs and housing while maintaining a healthy economy. (...)”</i>	The concept plan introduces 268 housing units, which serves to improve the balance between jobs and housing units.
Community Identity/ Land Use Pattern	<i>Policy 2.03 Compact Development Pattern</i>	<i>“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.”</i>	The infill of housing on undeveloped properties supports a compact development pattern in the Boulder Valley.
Mixed Use and Higher Density Development	<i>2.16 Mixed Use and Higher Density Development</i>	<i>“The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers. (...)”</i>	The proposed development is on a multimodal corridor served by two transit lines, which provides direct connections to downtown, one of Boulder’s job centers, CU, and the Gunbarrel Town Center. The proposal intends to incorporate a substantial amount of affordable housing, which is in alignment with this policy.

	BVCP Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
Local Support for Community Housing Needs	<p>7.01 Local Solutions to Affordable Housing</p> <p>7.02 Permanently Affordable Housing</p> <p>7.14 Integration of Permanently Affordable Housing</p>	<p><i>"(..) The city recognizes that affordable housing provides a significant community benefit ..."</i></p> <p><i>"The city will increase the proportion of permanently affordable housing units to an overall goal of at least ten percent of the total existing housing stock..."</i></p> <p><i>"Permanently affordable housing, whether publicly, privately or jointly developed and financed will be dispersed throughout the community. Where appropriate, the city will encourage new and affordable units provided on the site of and integrated into new housing developments."</i></p>	<p>The proposal supports these policies through the IH requirement of the provision of 25 percent affordable units on the site and integrated into the community.</p>
Housing Choices; Diversity	<p>7.06 Mixture of Housing Types</p> <p>7.09 Housing for a Full Range of Households</p>	<p><i>"The city and county, through their land use regulations and housing policies will encourage the private sector to provide and maintain a mixture of housing types with varied prices, sizes and densities, to meet the housing needs of the full range of the Boulder Valley population."</i></p> <p><i>"The city and county will encourage preservation and development of housing attractive to current and future households, persons at all stages of life and to a variety of household configurations. This includes singles, couples, families with children and other dependents, extended families, non-traditional households and seniors."</i></p>	<p>The proposal includes a mixture of apartment sizes and types, including studio, one-, two-, and three-bedroom units. Twenty five percent of the units will be deed restricted permanently affordable units required by inclusionary housing. The proposed housing development will contribute to a diverse housing stock that serves persons at all stages of life.</p>
Social Equity	<p>8.05 Diversity</p>	<p><i>"...support inclusion of racial, ethnic, socioeconomic, and cultural diversity into physical, social, cultural and economic environments."</i></p>	<p>The provision of affordable housing units will help support socioeconomic diversity.</p>
Design Quality	<p>2.41 Enhanced Design for All Projects</p>	<p><i>"c. Relationship to the public realm. Projects should relate positively to public streets, plazas, sidewalks, paths and natural features. Buildings and landscaped areas—not parking lots—should present a well-designed face to the public realm, should not block access to sunlight and should be sensitive to important public view corridors..."</i></p>	<p>The buildings, not parking, front on all street frontages. Parking is internal to the site, which reduces the visual impact of the project. Building entrances are emphasized. Design elements activate the pedestrian experience.</p>

	BVCP Policy	Excerpt from BVCP	How the Proposal is <u>Consistent</u> with BVCP Policies
Design Quality	2.41 Enhanced Design for All Projects	<i>"j. Buildings. Buildings should be designed with a cohesive design that enhances the streetscape and is comfortable to the pedestrian. Buildings should demonstrate approachability and a relationship to the street, with inviting entries that are visible from public rights of way, multiple entrances and four-sided design. Foster appeal of buildings through attractive, well-designed architecture made of high-quality, long-lasting materials and innovative approaches to design."</i>	The building design is cohesive and appropriate for the context. Design elements appear to enhance the streetscape. The proposal appears to represent four-sided design. Proposed building materials include brick, stone or composite tile, metal, wood look siding, and cementitious panel systems.

The proposal does not demonstrate clear consistency or inconsistency with the following BVCP goals and policies and should give them additional consideration in the formulation of a subsequent Site Review application:

	BVCP Policy	Excerpt from BVCP	Policies in Need of Additional Consideration
Design Quality	2.41 Enhanced Design for All Projects	<i>"f. Parking. The primary focus of any site should be quality site design. Parking should play a subordinate role to site and building design and not jeopardize open space or other opportunities on the property. Parking should be integrated between or within buildings and be compact and dense. The placement of parking should be behind and to the sides of buildings or in structures rather than in large street-facing lots. Surface parking will be discouraged and versatile parking structures that are designed with the flexibility to allow for different uses in the future will be encouraged."</i>	The site design allows for building forward design and parking areas that are screened from view, which activates the pedestrian experience. However, the interior of the site is dominated by surface parking, which limits opportunities for quality open space. Primary green spaces and pedestrian corridors are superficial to the overall design and perhaps not as meaningful. The applicant should note that Zinger St. and Sleepytime Dr. are private streets and could be addressed differently than a public street.

	<i>BVCP Policy</i>	Excerpt from BVCP	Policies in Need of Additional Consideration
<b>Design Quality</b>	2.41 Enhanced Design for All Projects	<p><i>“i. On-site open spaces. Projects should incorporate well-designed functional open spaces with quality landscaping, access to sunlight and places to sit comfortably. Where public parks or open spaces are not within close proximity, shared open spaces for a variety of activities should also be provided within developments.”</i></p>	<p>Pursuant to the zoning standards for residential development in industrial zoning districts, a minimum of forty percent of the required usable open space must be configured as a common contiguous area that will provide for the active and passive recreational needs of the residents. The site is not within the service area of a neighborhood park. Eaton Park is located approximately a mile to the east. The applicant has not demonstrated how the proposed open space will be organized and programmed to meet the requirement for a common continuous area.</p> <p>Consideration should be given to provision of quality open space for future residents, including both private areas and common gathering spaces. Currently the interior of the site is dominated by surface parking. Primary green spaces and pedestrian corridors appear to be superficial to the overall design and perhaps not as meaningful. There may be some opportunities for efficiency in site design to provide places for centralized gathering. Open space should be of various scales and uses (passive and active). The open space should be well coordinated, with structured spaces for outdoor active uses. Meaningful open space should be programmed along the creek drainageway.</p>

	<i>BVCP Policy</i>	<i>Excerpt from BVCP</i>	<i>Policies in Need of Additional Consideration</i>
<b>Land Use &amp; Transportation</b>	6.12 <i>Transportation Impacts Mitigated</i>	<i>“Transportation or traffic impacts from a proposed development that cause unacceptable transportation or environmental impacts, or parking impacts, to surrounding areas will be mitigated. All development will be designed and built to be multimodal and pedestrian-oriented and include TDM strategies to reduce the vehicle miles traveled generated by the development. Supporting these efforts, new development will provide continuous multimodal networks through the development and connect these systems to those surrounding the development...”</i>	The community has expressed concerns about traffic impacts on Spine Road and Jay Road. Concerns have also been expressed regarding speeding on Spine Road. Analysis will be necessary at site review to evaluate the transportation and traffic impacts. If a parking reduction is necessary analysis will also be necessary regarding parking impacts. Attention should be given to developing robust TDM strategies.
<b>Native Environment</b>	3.03 <i>Native Ecosystems</i>	<i>“The city and county will protect and restore significant native ecosystems on public and private lands through land use planning, development review, conservation easements, acquisitions and public land management practices. The protection and enhancement of biological diversity and habitat for state and federal endangered and threatened species, as well as critical wildlife habitats, migration corridors, environmental conservation areas, high biodiversity areas, rare plant areas, significant natural communities and county and local species of concern (i.e., resources identified in the Boulder County Comprehensive Plan) will be emphasized. (...)</i>	The proposed development would affect the established prairie dog colony on the site.
<b>Locations for Mixed Use</b>	<i>Policy 2.21 Light Industrial Areas</i>	<i>“The city supports its light industrial areas, which contain a variety of uses including technical offices, research and light manufacturing. The city will preserve existing industrial areas as places for industry and innovation and will pursue regulatory changes to better allow for housing and retail infill. The city will encourage redevelopment and infill to contribute to placemaking and better achieve sustainable urban form as defined in this chapter. Housing should occur in a logical pattern and in proximity to existing and planned amenities, including retail services and transit. Analysis will guide appropriate places for housing infill within areas zoned Industrial General (IG) (not those zoned for manufacturing or service uses) that minimize the potential mutual impacts of residential and industrial uses in proximity to one another.”</i>	The last major update to the comprehensive plan addressed Boulder’s hobs/housing balance. Among the land-use related policy changes in the plan that aim to reduce future imbalances is the recommendation for additional housing in commercial and industrial areas (and corresponding regulatory changes). The focus of these updates was properties zoned IG, not those zoned for manufacturing or service uses. Further analysis is necessary to evaluate the appropriateness of housing on the IM zoned site.




	BVCP Policy	Excerpt from BVCP	Policies in Need of Additional Consideration
Locations for Mixed Use	Policy 2.21 Light Industrial Areas – Light Industrial Area Guiding Principles	<p>Please see <a href="#">p. 39 of the comprehensive plan</a> for the Light Industrial Area Guiding Principles.</p> <p>“2. Encourage housing infill in appropriate places. Housing infill should be encouraged in appropriate places (e.g., at the intersection of collector/arterial streets, near transit and on underutilized surface parking lots) and along open space and/or greenway or trail connections. Housing should be located near other residential uses or retail services.”</p>	<p>The principles encourage housing infill in appropriate places e.g. near transit and other residential or retail uses, at major intersections, and along open space and/or greenway or trail connections. The site is bordered by residential development to the east and south and is consistent with the existing development pattern established by the Powerderhorn Condominiums. The proposed residential development is in proximity to transit and established bike routes.</p> <p>The principles note that housing infill “should play a subordinate role and not displace established businesses or the opportunity for industrial businesses.” The changes to light industrial land use designation in the last major update was not intended to limit the potential for future industrial uses.</p>

**VI. PUBLIC COMMENT AND PROCESS**

Staff has received a large number of written responses regarding the proposed project, primarily from surrounding residents. Refer to [Attachment B](#).

**VII. PLANNING BOARD ACTION**

**CONCEPT PLAN:**  
No action is required on behalf of the Planning Board. Public comment, staff, and Planning Board comments will be documented for the applicant’s use. Concept Plan Review and comment is intended to give the applicant feedback on the proposed development plan and provide the applicant direction on submittal of the site review plans.

Approved By:  


Charles Ferro, Development Review Manager  
 Department of Planning & Development Services

**Attachments**

Attachment A: Applicant's Submittal Materials

Attachment B: Public Comment Received

Attachment C: Initial Staff Review Comments

# CONCEPT PLAN REVIEW

SPINE ROAD, BOULDER CO

## SCOPE OF WORK

SCOPE OF WORK: APPROXIMATELY 268 RESIDENTIAL UNITS TOTAL, 200 MARKET RATE AND 68 AFFORDABLE, WITH ASSOCIATED COMMUNITY AMENITY SPACES.

ZONING: IM

SETBACK MINIMUMS: FRONT= 20' SIDE= 15' REAR= 20'

BUILDING TYPE: MULTI-FAMILY

NUMBER OF BUILDINGS: 10

PARKING STRUCTURES: 8

PROPOSED BUILDING FOOTPRINTS: 116,056 SF

TOTAL LOT SIZE: 9.8 ACRES

MAX ALLOWABLE HEIGHT: 40'

## SHEET INDEX

COVER

CONNECTIONS

AREA USES

MASSING DEVELOPMENT

NEIGHBORHOOD FRAMEWORK

OPEN SPACE

OPEN SPACE PRECEDENTS

PARKING

UNIT MIX

OVERALL SITE

ARCH CHARACTER

ARCH VIGNETTE

BUILDING MATERIALS

CP-01

CP-02

CP-03

CP-04

CP-05

CP-06

CP-07

CP-08

CP-09

CP-10

CP-11

CP-12

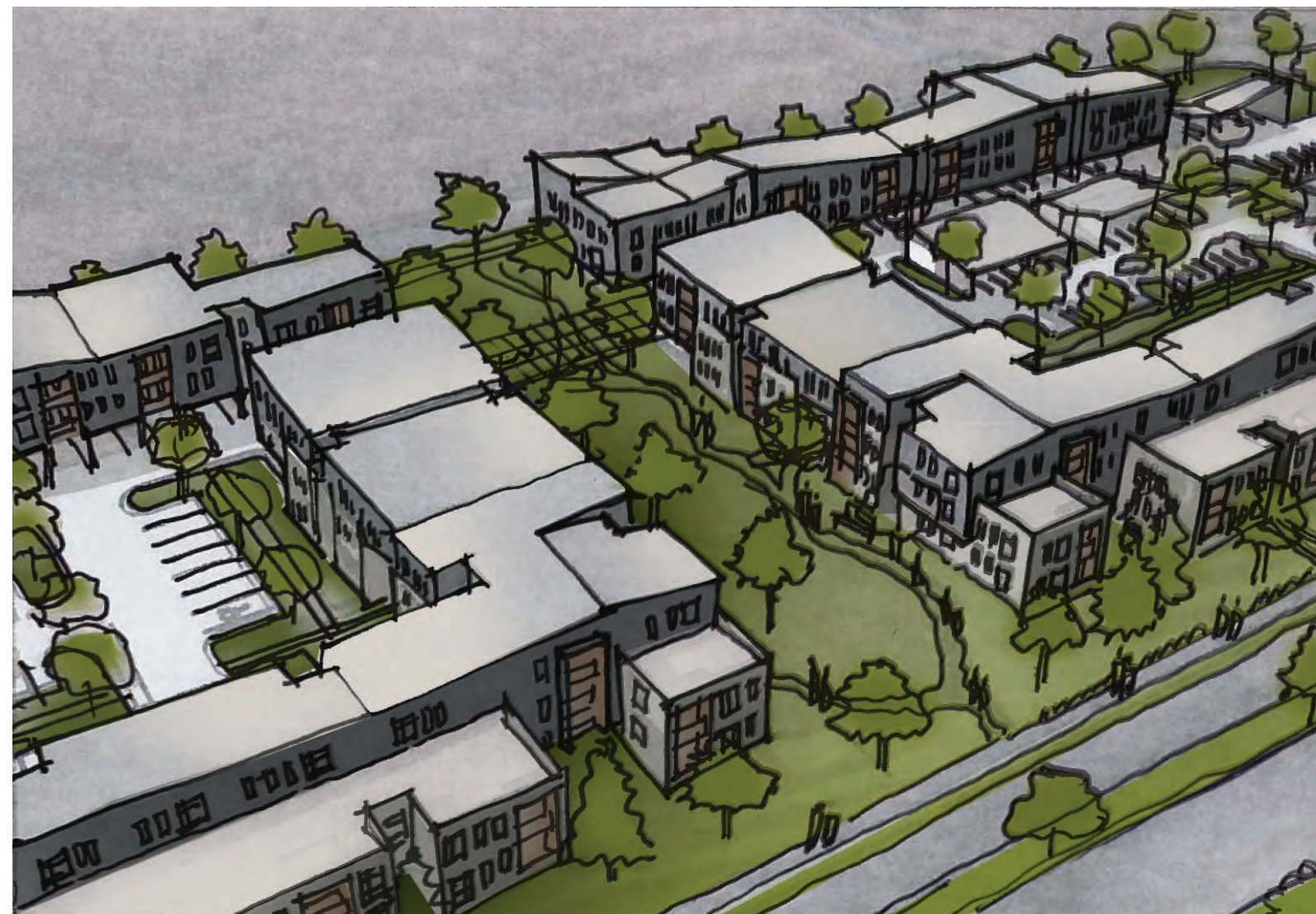
CP-13

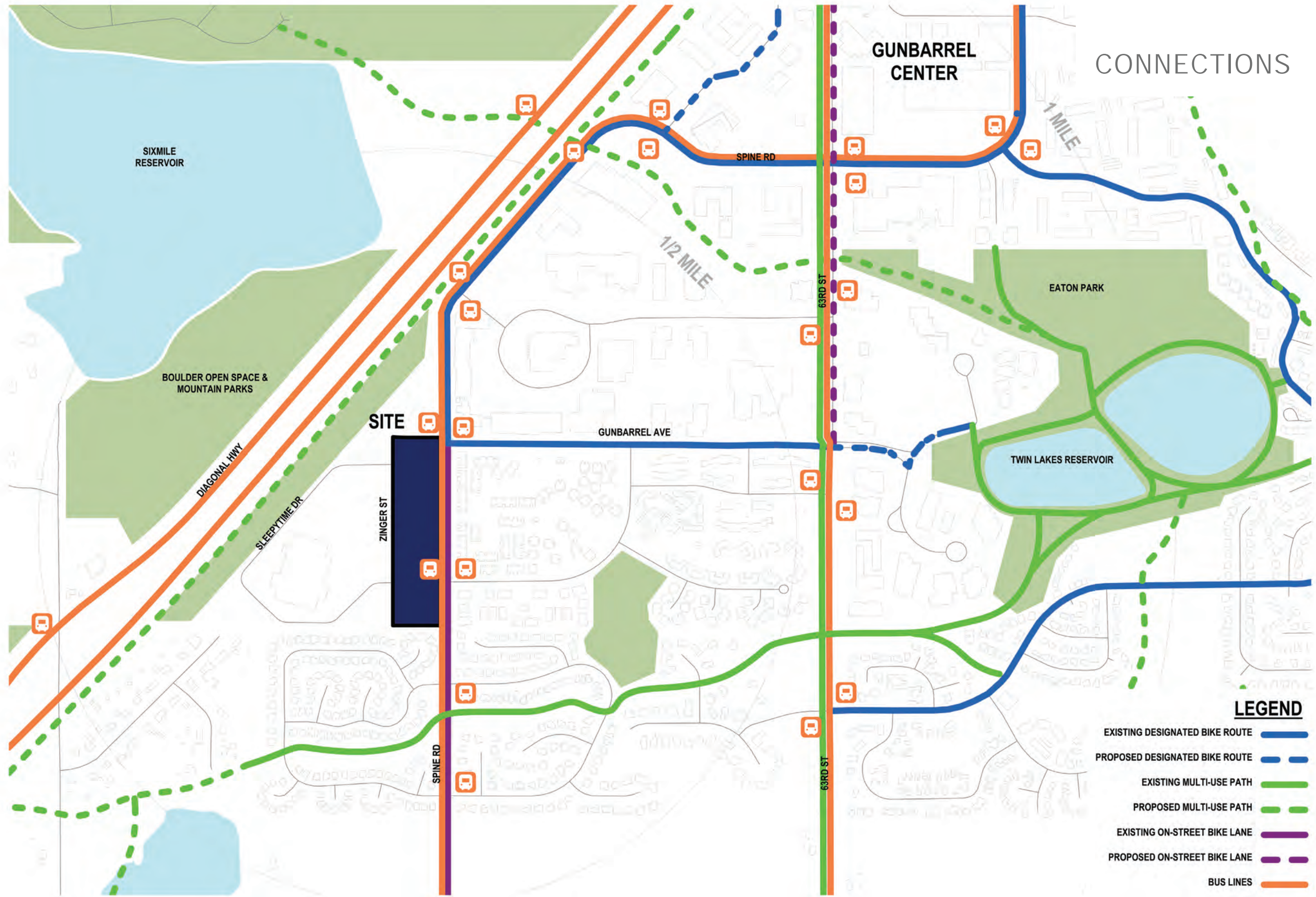
## ARCHITECT

COBURN ARCHITECTURE  
2560 28TH STREET, SUITE 200  
BOULDER, COLORADO 80301  
P: (303) 442-3351

## CIVIL ENGINEER

JVA INC.  
1319 SPRUCE STREET.  
BOULDER, COLORADO 80302  
P: (303) 444-1951

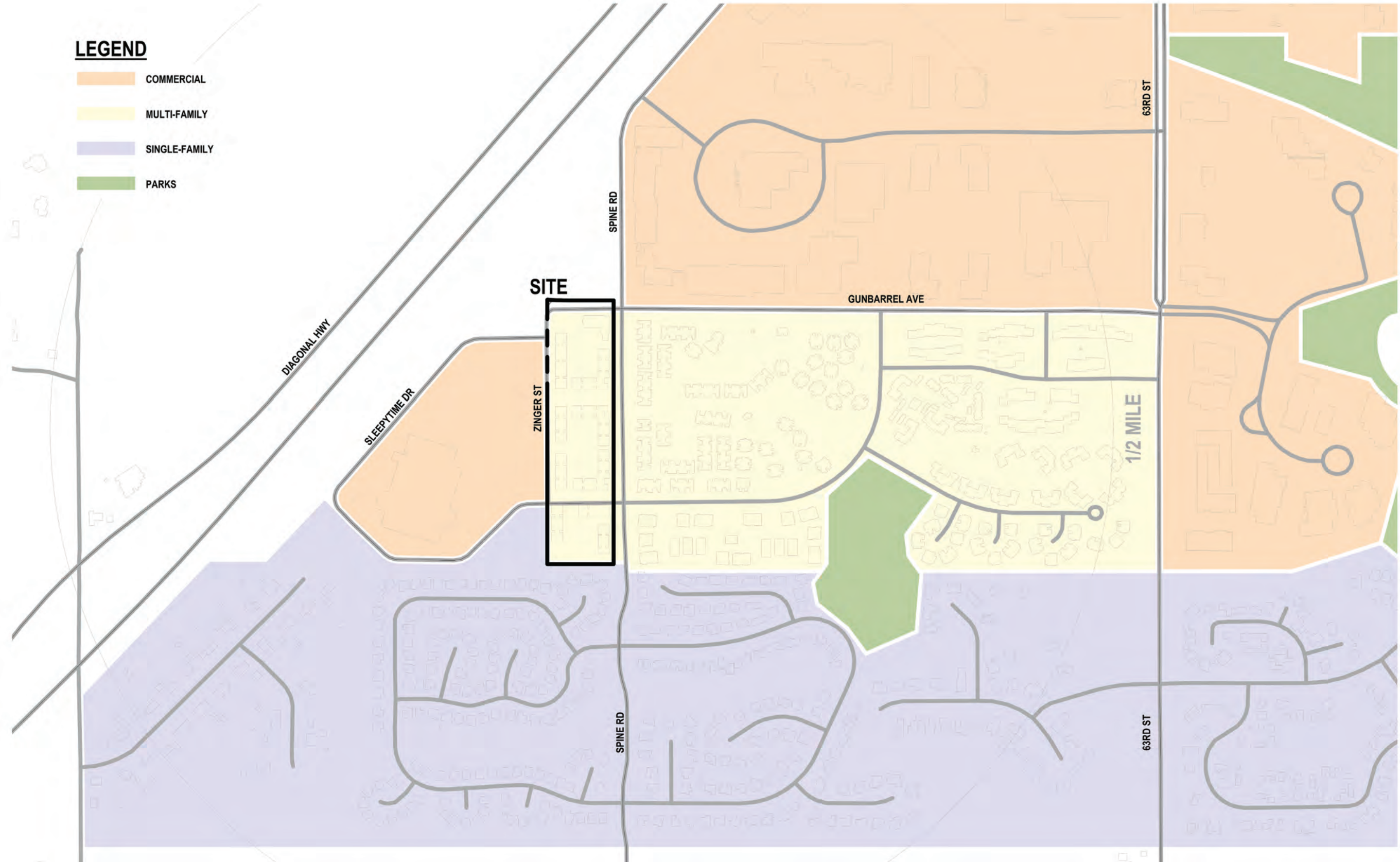




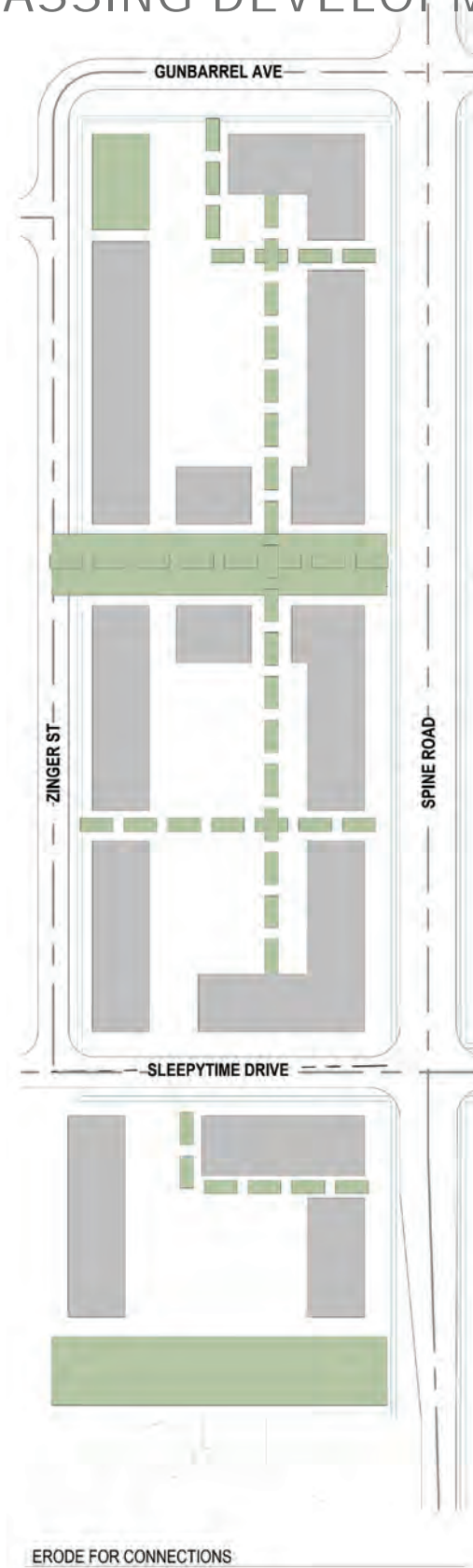
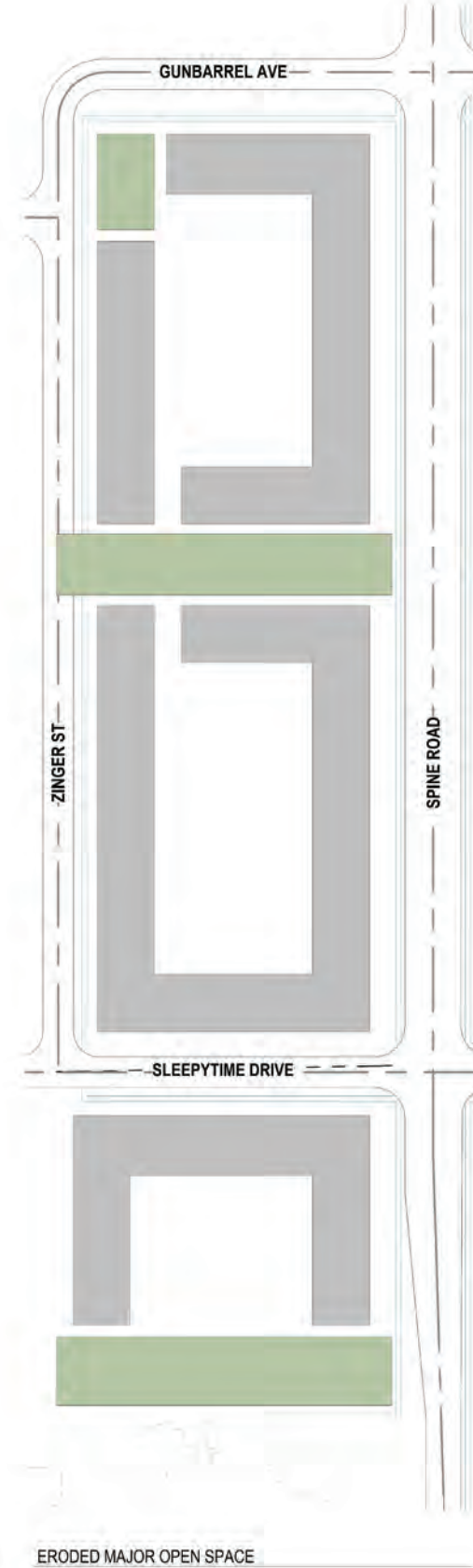
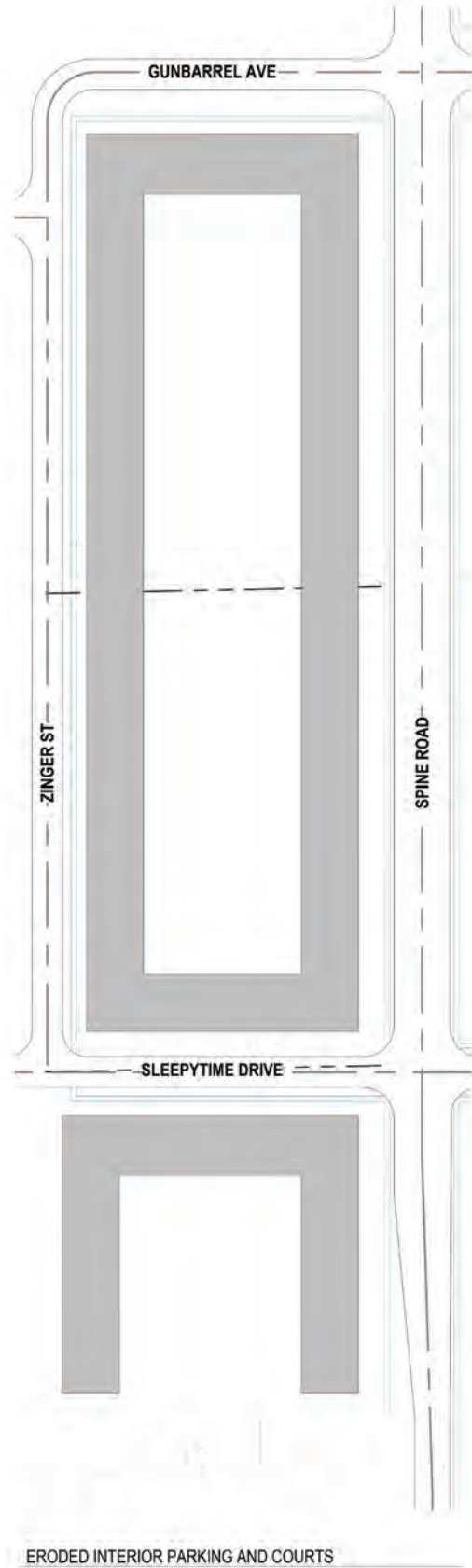
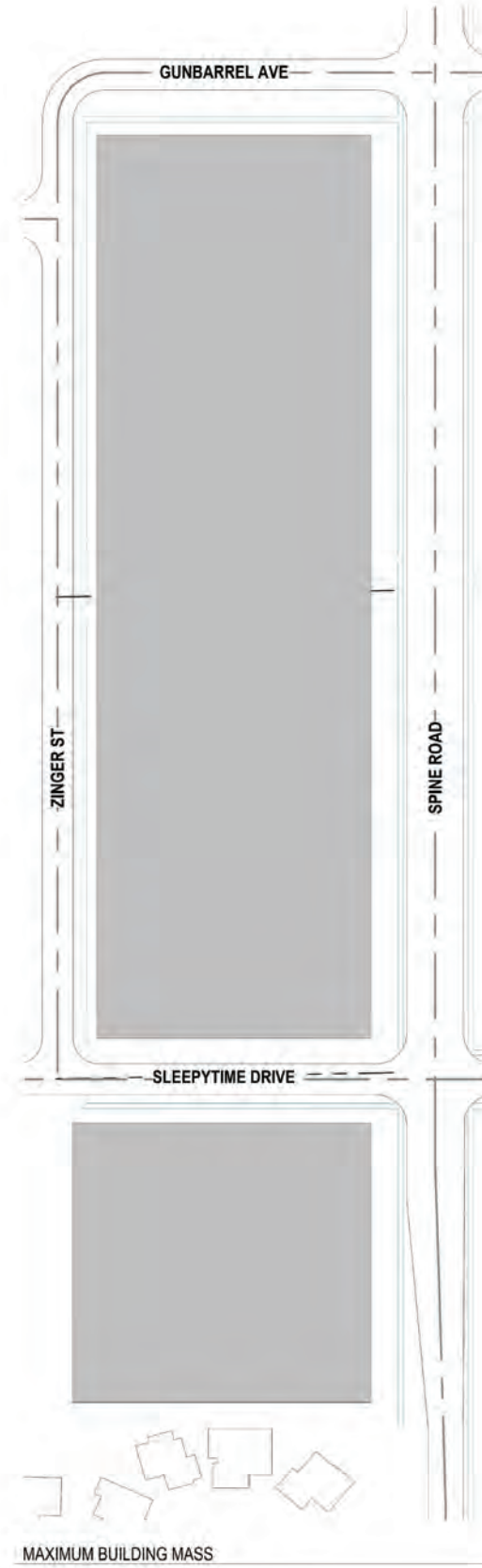
# AREA USES

## LEGEND

- COMMERCIAL
- MULTI-FAMILY
- SINGLE-FAMILY
- PARKS

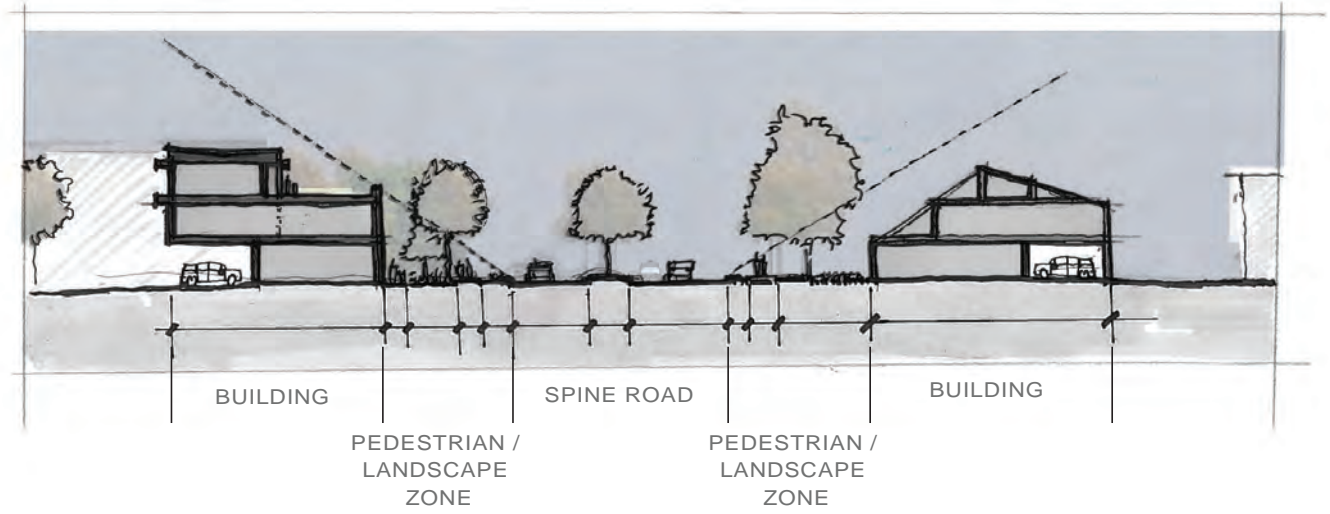


MASSING DEVELOPMENT



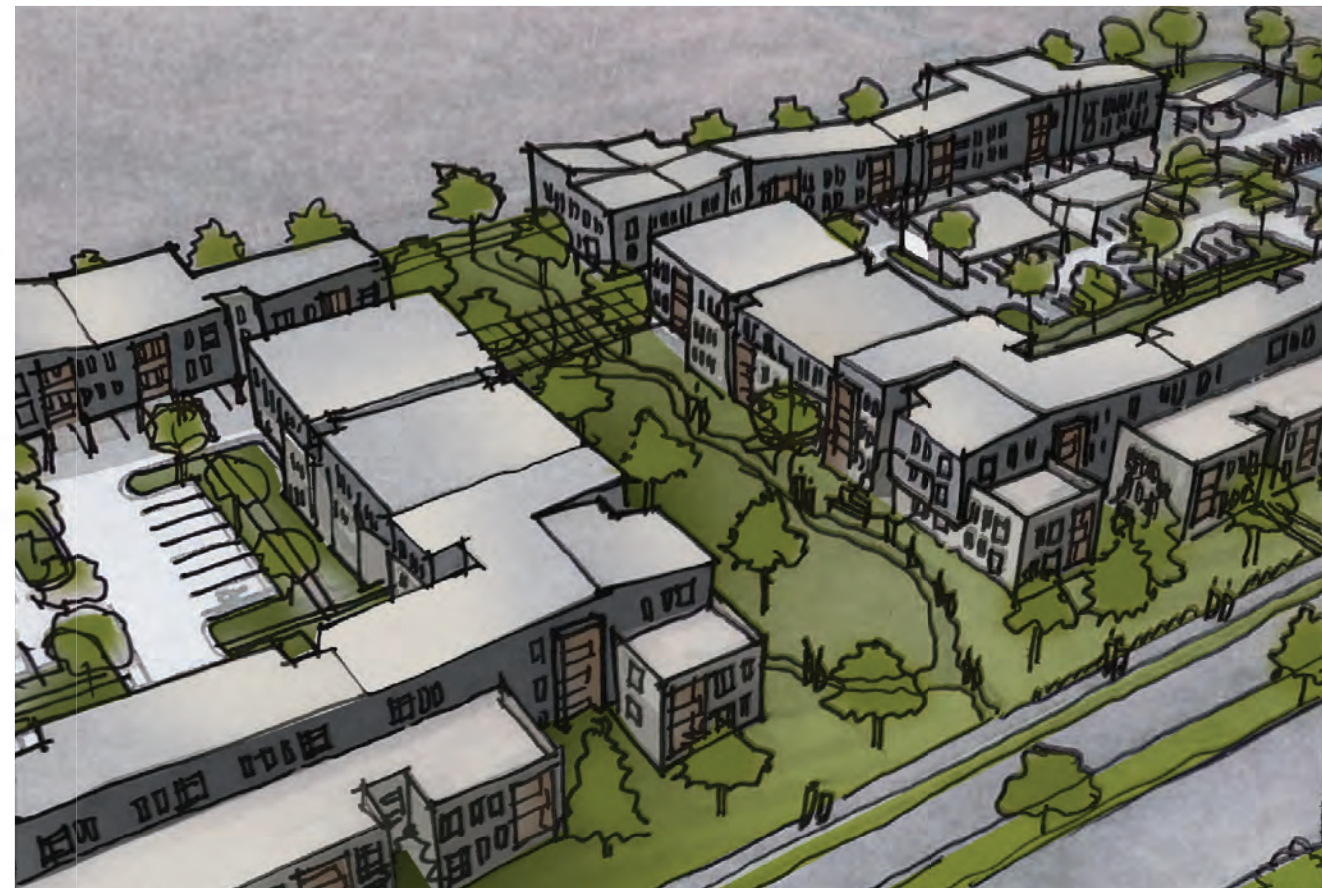


# NEIGHBORHOOD FRAMEWORK / BUILDING RHYTHM





OPEN SPACE



LOTS 2 & 3 320,842 SF	OPEN SPACE REQUIRED	
	40% OF SITE AREA	128,337 SF
	OPEN SPACE PROVIDED	130,189 SF
LOT 4 109,098 SF	OPEN SPACE REQUIRED	
	40% SITE AREA	43,639 SF
	OPEN SPACE PROVIDED	51,624 SF



# OPEN SPACE: PRECEDENTS



# PARKING

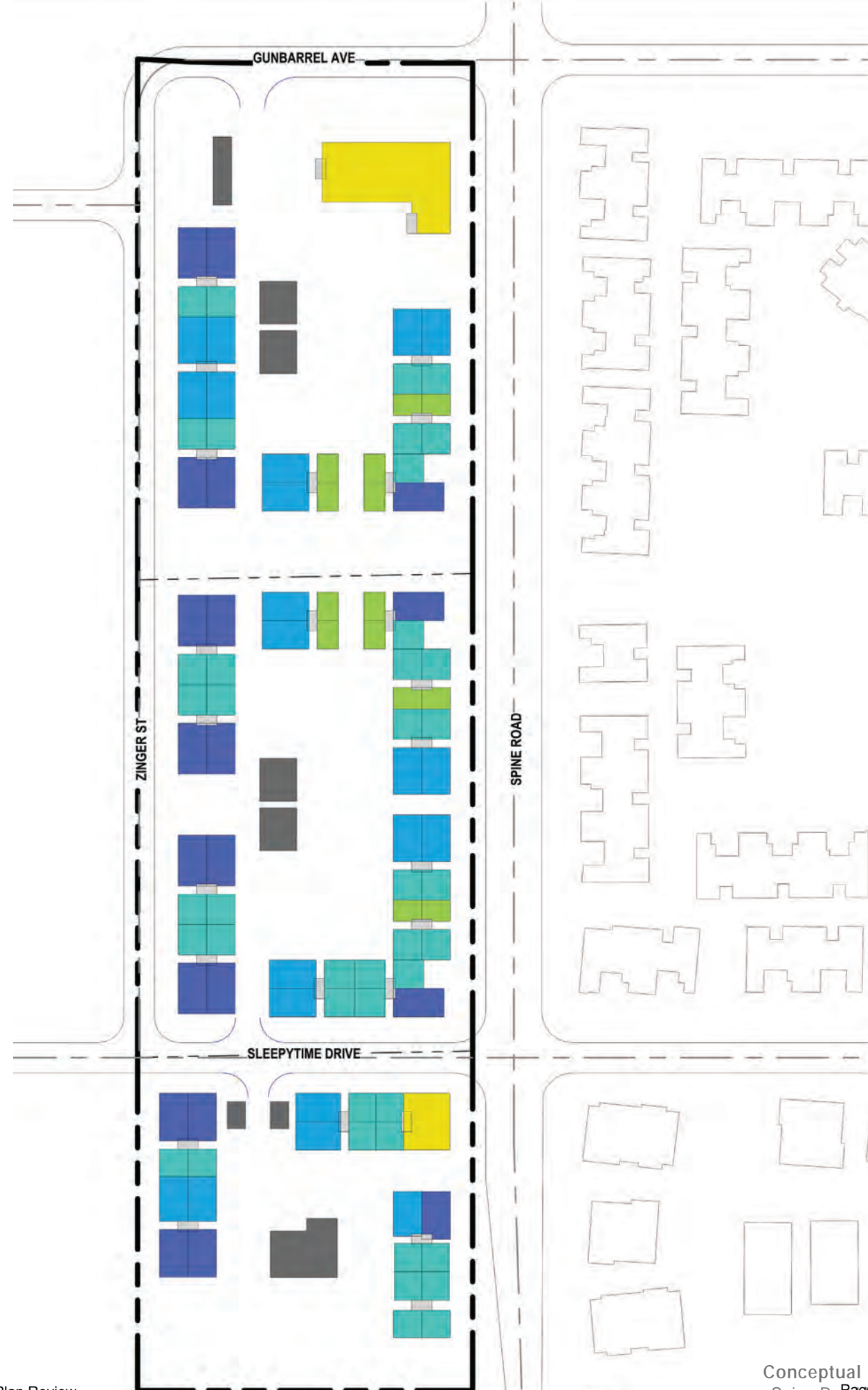
- LEGEND**
- TUCK-UNDER / GARAGE
  - CARPORT
  - SURFACE



PARKING BREAKDOWN			
TYPE	COMPACT	STANDARD	TOTAL
SURFACE	108	32	140
TUCK-UNDER / CARPORT	58	53	111
GARAGE	0	29	29
<b>TOTAL</b>	<b>166</b>	<b>114</b>	<b>280</b>

PARKING BREAKDOWN			
TYPE	COMPACT	STANDARD	TOTAL
SURFACE	32	40	72
TUCK-UNDER / CARPORT	12	5	17
GARAGE	0	0	0
<b>TOTAL</b>	<b>44</b>	<b>45</b>	<b>89</b>

# UNIT MIX



### MARKET RATE UNIT TYPES / DIMENSIONS

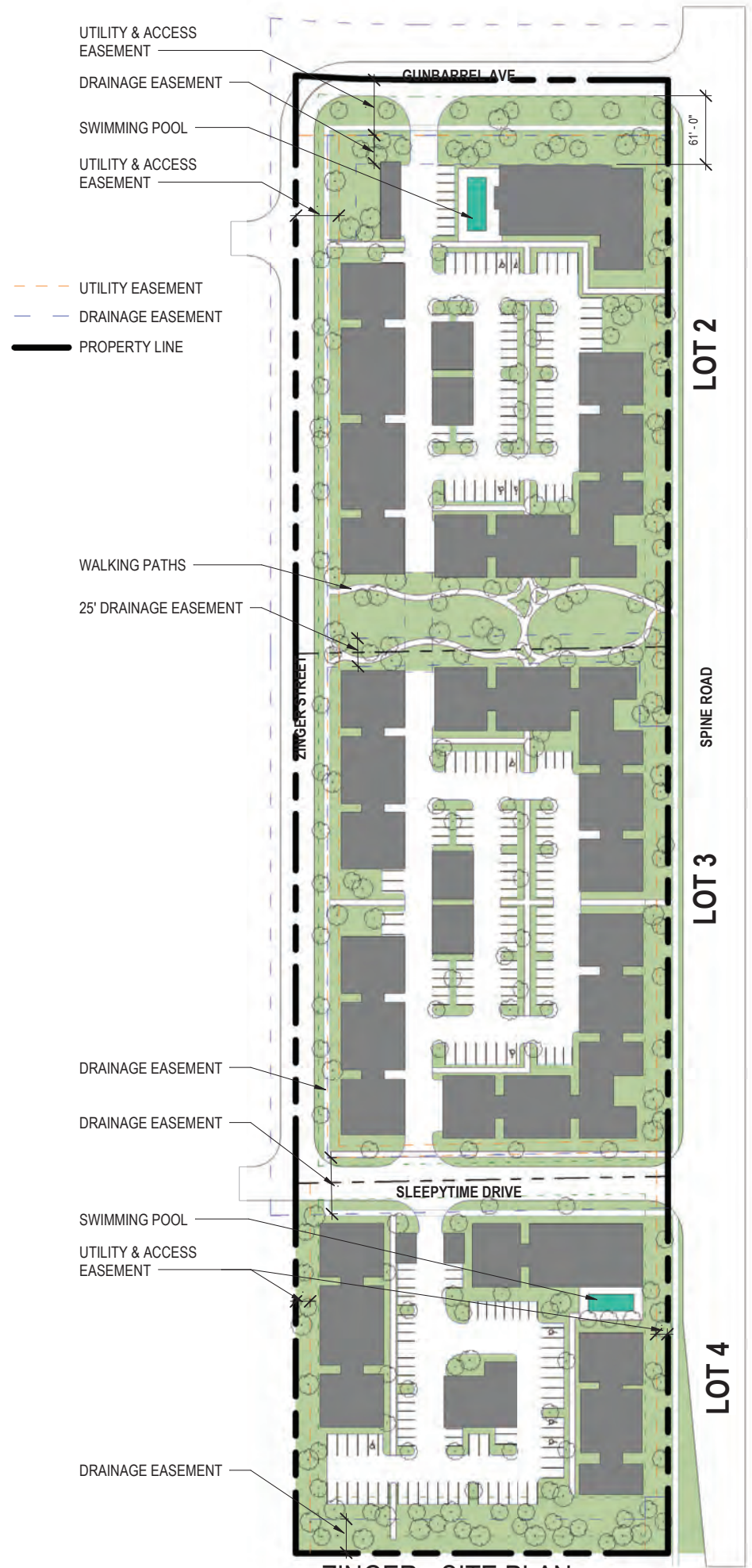


LOT 2 MARKET 165,974	LEVEL	RESIDENTIAL UNITS				
		TOTALS	OBR @ 540	1BR @ 780	2BR @ 1225	3BR @ 1375
	3	26	4	7	10	5
	2	35	6	12	10	7
	1	20	7	7	3	3
	<b>TOTAL</b>	<b>81</b>	<b>17</b>	<b>26</b>	<b>23</b>	<b>15</b>
TOTAL SF PROPOSED		78,260	9,180	20,280	28,175	20,625
PARKING REQUIRED		128	17	26	34.5	30
PARKING PROVIDED		128				

LOT 3 MARKET 154,868	LEVEL	RESIDENTIAL UNITS				
		TOTALS	OBR @ 540	1BR @ 780	2BR @ 1225	3BR @ 1375
	3	37	4	19	8	6
	2	48	8	22	8	10
	1	34	10	16	2	6
	<b>TOTAL</b>	<b>119</b>	<b>22</b>	<b>57</b>	<b>18</b>	<b>22</b>
TOTAL SF PROPOSED		108,640	11,880	44,460	22,050	30,250
PARKING REQUIRED		150	22	57	27	44
PARKING PROVIDED		152				

LOT 4 AFFORDABLE 109,098	LEVEL	RESIDENTIAL UNITS				
		TOTALS	OBR @ 540	1BR @ 750	2BR @ 1200	3BR @ 1300
	3	22	4	9	5	4
	2	24	2	12	5	5
	1	22	0	12	5	5
	<b>TOTAL</b>	<b>68</b>	<b>6</b>	<b>33</b>	<b>15</b>	<b>14</b>
TOTAL SF PROPOSED		64,190	3240	24750	18000	18200
PARKING REQUIRED		90	6	33	22.5	28
PARKING PROVIDED		89				

# SITE PLAN



1 ZINGER - SITE PLAN  
1" = 80'-0"



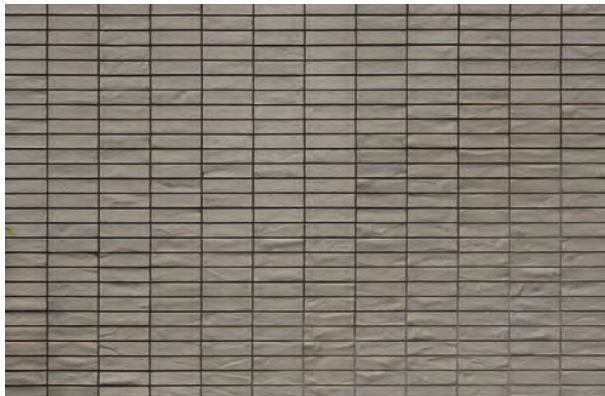
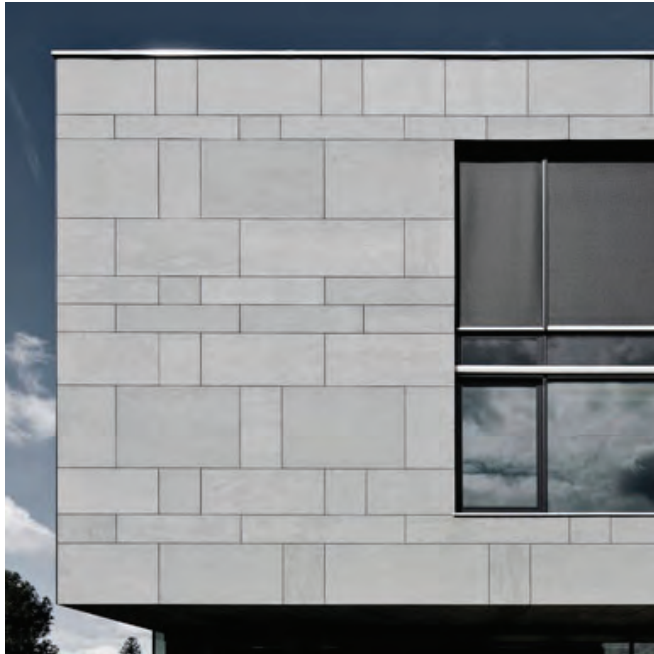
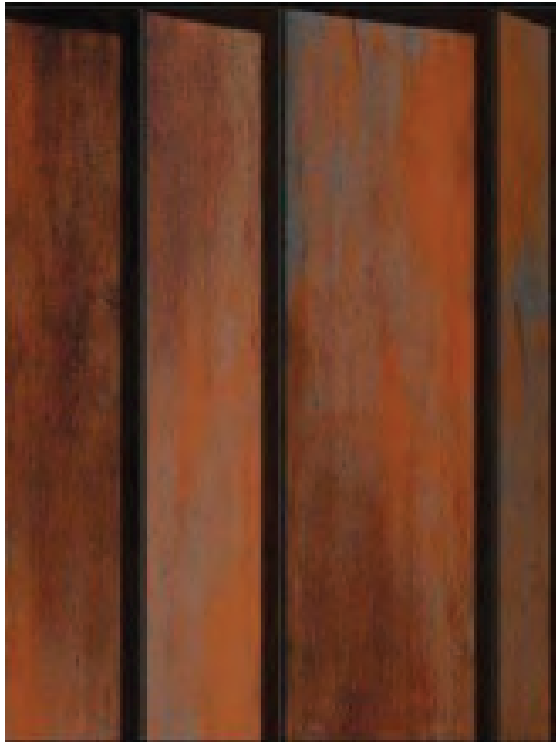
ARCHITECTURAL CHARACTER  
VIEW ALONG SPINE ROAD



ARCHITECTURAL CHARACTER  
ARCHITECTURAL VIGNETTE



BUILDING MATERIALS



January 6<sup>th</sup>, 2020

## Spine Road

### Concept Review and Comment - Written Statement

#### Introduction:

Spine Road is a proposed multi-family project on three vacant lots adjacent to Celestial Seasonings. There is currently a PUD governing the entirety of the Celestial Seasonings site. We plan to create street-fronting buildings, hide the parking, and create more walkable, pedestrian friendly streets and follow the City Council's main goal of providing onsite affordable housing. The project includes 2 and 3 story multi-family buildings fronting on streets with a focus on 2 story elements along Spine Road, with surface parking and tuck under parking situated internally and shielded from view. A series of pedestrian connections are provided internally through the site and along the perimeter, which connect into surrounding sidewalk connections. A pedestrian greenway down the center of the site will connect to existing trails directly to the north of Spine Rd. and the primary central open space continues the open space pattern begun by the existing neighborhood to the east.

There is a proposed total of 268 residential units which include a wide range of different unit types from efficiencies to (3) bedroom units, with 25% of those on-site units intended to be permanently affordable. In addition, 8,000 sf of space is provided for leasing and community amenity spaces. Open space is provided through a pedestrian greenway, an east-west central green park area, other smaller pocket park areas, dispersed greenspace throughout the site, individual balconies, and community space. The projects faces multi-family housing to the east across Spine Rd., and is a good transition down to single family housing to the south and the southern border has a buffer of parking which helps keep the massing of three story buildings further from the southern property line.

#### Compliance with Title 9, Land Use Regulations:

1. Concept Plan Criteria:

a. *Techniques and strategies for environmental impact avoidance, minimization or mitigation:*

All of the streets and sidewalks are already constructed on the site, which defines the current development area and forms a good pattern as well as existing drainage swales, and the site has been designed to work with those existing features which will minimize site disturbance.

b. *Techniques and strategies for practical and economically feasible travel demand management techniques:*

The site is connected to existing off-street and on-street trails allowing for ample pedestrian access. In addition, the site is adjacent to several bus routes and there is an existing bus stop directly adjacent to the site near the intersection of Gunbarrel Avenue and Sleepytime Drive. An alternate travel mode share of 20 percent is expected.



c. *Proposed Land Use:*

This proposal will exchange jobs for housing, helping with the jobs/pop imbalance, turning a potential 170,000+ sf of commercial (which could equate to around 500+ jobs) into 268 residential units, 68 of which would be designated as permanently affordable. Units include a mix of studios, 1 bedrooms, 2 bedrooms, and 3 bedrooms.

## Conclusion

Thank you for taking the time to review this Concept Plan Review Application. We are looking forward to working with City staff and Planning Board to make this project a reality.

Your thoughts and ideas are requested with regards to general concepts and design issues as well as the specific details of the development requirements and process. The fundamental goal for the project is to create a well-integrated development, both internally and externally, that will dovetail well with the surrounding Gunbarrel community.

Thank you for your time and comments.



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Fort Collins, CO 80524  
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**Winter Park**  
PO Box 1860  
47 Cooper Creek Way  
Suite 328  
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**Glenwood Springs**  
817 Colorado Avenue  
Suite 301  
Glenwood Springs, CO  
81601  
970.404.3100

**Denver**  
1512 Larimer Street  
Suite 710  
Denver, CO 80202  
303.444.1951

## M E M O

TO:	<u>Katherine Van Der Spek</u>	DATE:	<u>November 27, 2019</u>
FIRM:	<u>Coburn Partners</u>	JOB NO.:	<u>100</u>
ADDRESS:	<u>1319 Spruce Street</u>	PROJECT:	<u>Gunbarrel Spine Road Project</u>
	<u>Boulder, CO 80301</u>	SUBJECT:	<u>Civil Engineering Narrative</u>

The overall development site consists of Lots 2, 3, and 4 of Herbaria Subdivision Replat A, which total approximately 9.9 acres. The three lots are located on the west side of 4700 block of Spine Road. Spine Road is an eighty-one foot wide public right-of-way street. The remainder of the site is generally bound by streets that were developed in public access easements (ninety-eight foot wide Gunbarrel Avenue on the north, and fifty foot wide Zinger Street on the west), and a residential development on the south. The site is divided by a fifty foot wide east-west street/public access easement known as Sleepytime Drive with the north lots (Lots 2 and 3) being approximately 7.4 acres and the south lot (Lot 4) being approximately 2.5 acres. It is assumed the lot line between Lots 2 and 3 will be eliminated during the development process. The ninety-eight foot wide access easement along the north side of the site curves to the northwest towards the Burlington Northern Railroad and CDOT Diagonal Highway properties as it widens to two hundred feet.

Lots 2, 3, and 4 adjoin undeveloped lots on the north and west sides. The north lots will be developed as market rate residential units, and the south lot will be an affordable residential development.

Existing City of Boulder water and sanitary sewer mains serve the properties. It is assumed that water and sanitary sewer main extensions into the site will be required to serve the domestic and fire service needs for the proposed housing development.

The project site is not located within the City of Boulder mapped 100-year floodplain limit. Drainage generally crosses the site from west to east and southeast. West storm runoff flows in Zinger Street are conveyed via street curbs to a low point west of the site. These flows are directed overland via a low gradient grassed swale to the east along the Lot 2/3 property line. Runoff is collected by the public storm system in Spine Road. Storm flows in Sleepytime Drive are conveyed to a low point near the northwest corner of Lot 4 where flows are directed overland to the south. South of the site at the low point of Spine Road, there is a drainage channel/irrigation ditch where local runoff appears to be conveyed to the east. With the exception of the low-gradient grassed stormwater quality swales, stormwater detention/water quality enhancement areas do not appear to exist on the site. It is assumed that the combined Lot 2/3 and southerly Lot 4 will have separate stormwater detention/water quality areas.

The proposed project will include onsite drives, parking, walks, and open areas. Accessible parking and access ways will be considered in the design. The location of vehicle and pedestrian access points will be coordinated with the City of Boulder.

**Signed:** Charlie Hager, P.E. JVA, Inc.

**Copies to:** \_\_\_\_\_

1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: [lsc@lscdenver.com](mailto:lsc@lscdenver.com)



November 27, 2019

Mr. Grant Yamaki  
Coburn Development, Inc.  
2560 28<sup>th</sup> Street, Suite 200  
Boulder, CO 80301

Re: Zinger/Spine Road  
Boulder, CO  
LSC #191150

Dear Mr. Yamaki:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Trip Generation and Assignment Report for the proposed Zinger/Spine Road residential development in Boulder, Colorado.

## IMPACT AREA

Figure 1 shows the vicinity map.

### Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Spine Road** is a north-south, two-lane collector roadway east of the site. The intersections with Gunbarrel Avenue and White Rock Circle/Sleepytime Drive are stop-sign controlled. The posted speed limit in the vicinity of the site is 30 mph. There is a detached sidewalk on the west side of the roadway and an attached sidewalk on the east side. There are dedicated bike lanes on both sides of the roadway. There are bus stops near the intersection with Gunbarrel Avenue and White Rock Circle/Sleepytime Drive. There is on-street parking on the east side of the roadway between Gunbarrel Avenue and White Rock Circle/Sleepytime Drive.
- **Zinger Street** is a north-south, two-lane local roadway west of the site. The intersections with Gunbarrel Avenue and Sleepytime Drive are unsignalized. The posted speed limit in the vicinity of the site is 10 mph. There is a detached sidewalk on the east side of the roadway.
- **Gunbarrel Avenue** is an east-west, two-lane collector roadway east of Spine Road and a local roadway west of Spine Road located north of the site. The intersection with Spine Road is unsignalized. The posted speed limit in the vicinity of the site is 10 mph. There

are detached sidewalks and on-street parking on both sides of the roadway east of Spine Road and a detached sidewalk on the south side west of Spine Road.

- **White Rock Circle/Sleepytime Drive** is an east-west, two-lane local roadway south of the site. The intersections with Spine Road and Zinger Street are unsignalized. The posted speed limit in the vicinity of the site is 10 mph west of Spine Road and 25 mph east of Spine Road. There is a detached sidewalk on the south side of the street.

**PROPOSED LAND USE AND ACCESS**

The site is proposed to include about 268 apartment dwelling units. Full movement access is proposed from Gunbarrel Avenue and from Sleepytime Drive. The conceptual site plan is shown in Figure 2.

**ALTERNATIVE TRAVEL MODES**

An alternate travel mode share of 20 percent is expected. There are existing bus stops on Spine Road near the intersection with Gunbarrel Avenue and White Rock Circle/Sleepytime Drive. There are existing sidewalks on both sides of Spine Road and on the south sides of Gunbarrel Avenue and Sleepytime Drive.

**TRIP GENERATION**

Table 1 shows the estimated typical weekday, morning peak-hour, and afternoon peak-hour trip generation for the site based on the rates from *Trip Generation, 10<sup>th</sup> Edition, 2017*, by the Institute of Transportation Engineers (ITE). Table 1 also shows estimates for an alternative land use.

The proposed use on the site is projected to generate about 1,570 one-way vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 22 vehicles would enter and about 76 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 76 vehicles would enter and about 45 vehicles would exit the site. These volumes include a 20 percent alternative travel mode reduction.

The alternative land use of office and medical office is projected to generate about 2,177 one-way vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 175 vehicles would enter and about 38 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 52 vehicles would enter and about 183 vehicles would exit the site. These volumes include a 20 percent alternative travel mode reduction.

**TRIP DISTRIBUTION**

Figure 3 shows the estimated distribution of residential site-generated traffic.

**TRIP ASSIGNMENT**

Figure 4 shows the assignment of site-generated traffic assuming no reduction for alternative travel modes to assure a conservative analysis.

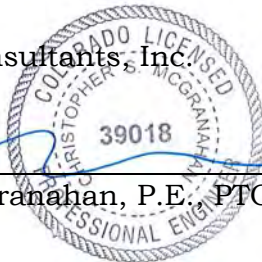
\* \* \* \* \*

We trust this information will assist you in planning for the proposed Zinger/Spine Road residential development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:   
Christopher S. McGranahan, P.E., PTOE  
Principal



11-27-19

CSM/wc

Enclosure: Table 1  
Figures 1 - 4

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**Table 1**  
**ESTIMATED TRAFFIC GENERATION**  
**Zinger/Spine Road**  
**Boulder, CO**  
**LSC #191150; November, 2019**

Trip Generating Category	Quantity	Trip Generation Rates <sup>(1)</sup>					Vehicle-Trips Generated						
		Average Weekday	AM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out	Average Weekday	AM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour In	PM Peak-Hour Out		
<b>Proposed Land Use</b>													
Multi-Family <sup>(2)</sup>	268 DU <sup>(3)</sup>	7.32	0.106	0.354	0.353	0.207	1,962	28	95	95	56		
		20% Alternative Travel Mode Reduction =					392	6	19	19	11		
		<b>Net New Trips =</b>					<b>1,570</b>	<b>22</b>	<b>76</b>	<b>76</b>	<b>45</b>		
<b>Alternative Land Use</b>													
Office <sup>(4)</sup>	127.50 KSF <sup>(5)</sup>	9.74	0.998	0.162	0.184	0.966	1,242	127	21	24	123		
Medical Office <sup>(6)</sup>	42.50 KSF	34.80	2.168	0.612	0.969	2.491	1,479	92	26	41	106		
		<b>Total =</b>					<b>2,721</b>	<b>219</b>	<b>47</b>	<b>65</b>	<b>229</b>		
		20% Alternative Travel Mode Reduction =					544	44	9	13	46		
		<b>Net New Trips =</b>					<b>2,177</b>	<b>175</b>	<b>38</b>	<b>52</b>	<b>183</b>		

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition, 2017
- (2) ITE Land Use No. 220 - Multifamily Housing (Low-Rise)
- (3) DU - Dwelling Units
- (4) ITE Land Use No. 710 - General Office Building
- (5) KSF = 1,000 square feet based on a Floor Area Ratio (FAR) of a little over 0.25
- (6) ITE Land Use No. 720 - Medical-Dental Office Building



Figure 1  
Vicinity  
Map  
Zinger/Spire Road (LSC #191150)



Figure 2

## Site Plan

Zinger/Spire Road (LSC #191150)





Approximate Scale  
Scale: 1"=1,200'

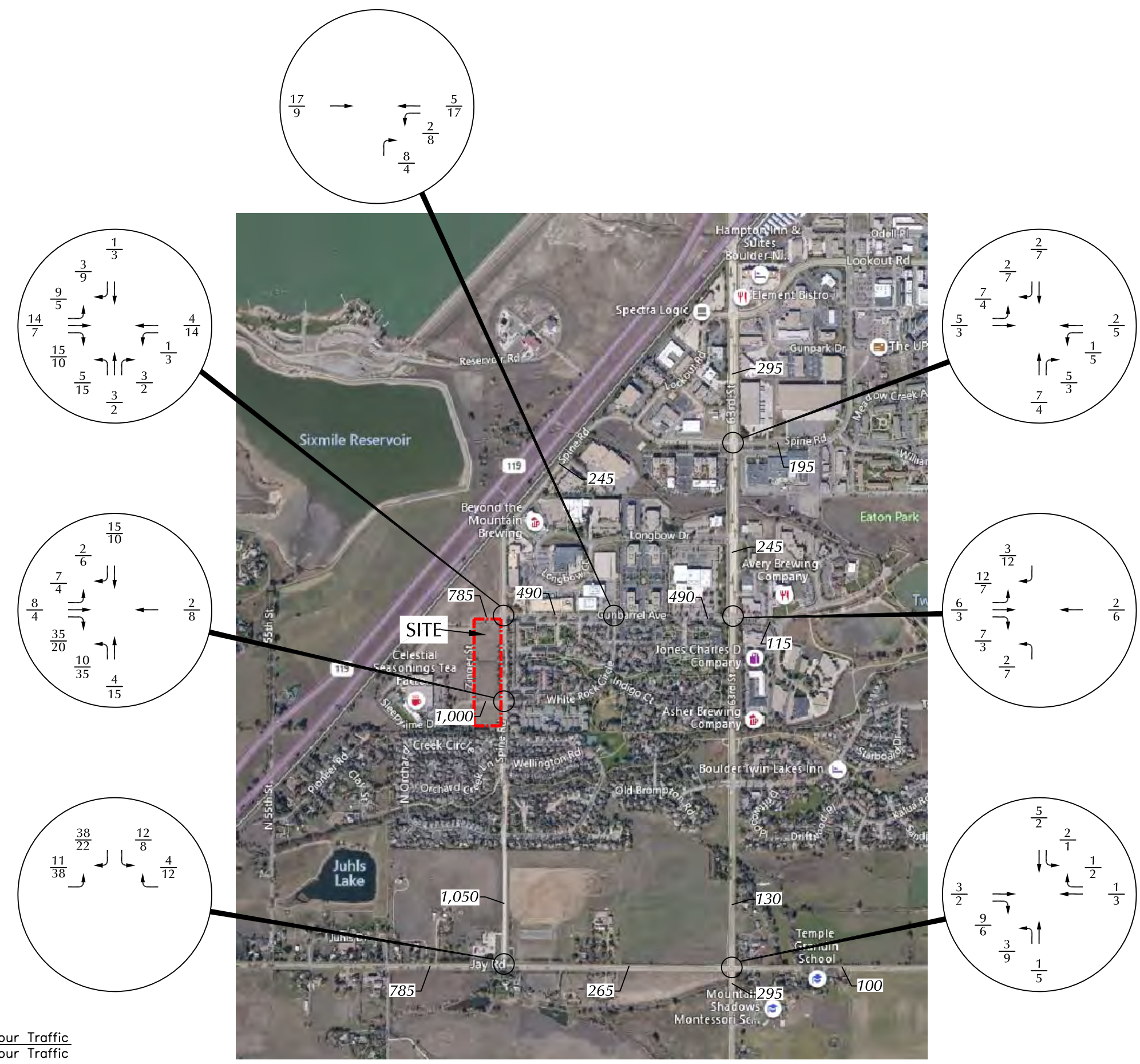
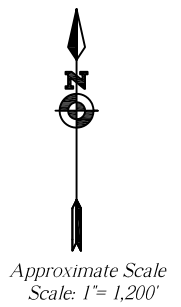
Note: The 9% oriented to/from the employment area northeast of the site are expected to be pedestrian trips rather than vehicle trips.

LEGEND:  
 = Percent Directional Distribution

### Directional Distribution of Site-Generated Traffic

Zinger/Spire Road (LSC #191150)

Figure 3



LEGEND:  
 $\frac{26}{35}$  = AM Peak Hour Traffic  
 $\frac{35}{20}$  = PM Peak Hour Traffic  
 2,500 = Average Daily Traffic

Figure 4  
**Assignment of  
 of Site-Generated Traffic**  
 Zinger/Spire Road (LSC #191150)

**To:** Sloane Walbert  
**From:** Alberto De Los Rios and Chad Endicott, Community Planning & Permitting  
**Subject:** LUR2020 – 00003  
**Date:** 2/20/2020

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In reference to the development review application for Celestial Seasonings PUD (Herberia Subdivision) under docket LUR2020-00003, the County supports the development of the proposed 12 three-story buildings in the Gunbarrel area for the following reasons:

- The Boulder County Comprehensive Plan encourages a range of different housing types that can accommodate individuals and families in reasonable proximity to job opportunities and other important amenities.
- The county supports innovation in design that provide residents with on-site recreational space, nearby schools, parks, and similar facilities. Additionally, the county values proximity to bus routes that bolsters mobility through local and regional transit.
- Boulder County supports development that promotes housing *and* seeks to provide and maintain affordable housing options, especially when affordable units are well designed and provide healthy and safe living environments.
- As part of the 2017 Regional Housing Plan, increasing the affordable housing stock is a pivotal goal for the County to have at least 12% of the existing housing inventory as affordable by 2035. As of 2017, 6,000 homes were considered affordable, and 12,000 more are needed to reach the projected goal. Therefore, providing 68 permanently affordable units as part of the development will help to reach this goal and reduce housing cost burdens to working families across Boulder County.

The Long Range team would be glad to further discuss the support of this development upon request. Additionally, the County is willing to participate in any efforts regarding community engagement to provide answers to any questions the public and adjacent residents might have.

**From:** Mitra Adams  
**To:** [Walbert, Sloane](#)  
**Subject:** Please vote to block the proposed development in front of Celestial Seasonings  
**Date:** Monday, February 10, 2020 11:17:21 PM

---

## External Sender

Dear Ms. Walbert,

Boulder has so many apartment houses and so much traffic that I would like to ask you to vote to block the proposed development in front of Celestial Seasonings.

In addition local residents have said that their view would be destroyed and that it would be devastating for animal populations.

Sincerely,  
Christine Adams

**From:** Juli Aderman-hagerty  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings plan  
**Date:** Friday, February 28, 2020 5:03:40 PM

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## External Sender

I am a resident of Gunbarrel and live in the Deerfield/ Willows neighborhood on Wellington Road just off Spine Road. I have lived here for the past 15 years relocating from the Palo Park neighborhood when all the building started in our old neighborhood. We chose this neighborhood because it was quite, had green space all around and was in a country atmosphere.

Over the past few years there has been a lot of apartments built in the Gunbarrel area near King Soopers and there has been some commercial building as well ( I.e. Avery Brewery) which have significantly impacted the traffic in our area. There is also all the new buildings and condo units being built in the middle of the Diagonal that will totally disrupt the traffic flow out of our neighborhood area.

This area is not able to support additional people and their cars. We do not have the infrastructure or the community amenities to house all these new residents. It will negatively impact our quality of life.... more noise, more traffic, more people trying to shop at our little neighborhood stores, less open space, less views for those living close to the new buildings and all around less room to observe the animals in that location.

How is the city making these decisions other than trying to put housing units in any available open space available? These new residents will have to travel out of the neighborhood to shop, to go to a library, to go to a recreation center, etc. We do not have these amenities in our neighborhood.

Does the city have plans to address these needs using city money as it will be costly and time consuming. There are so many units already being built in various places that are more equipped to handle growth. Just take a trip down 30th Street and see just how MANY units are being built there. Go down Canyon close to the old Liquor Mark and ask the Goss/ Grove neighbors how MANY units are being built there. Look at the building in the middle of the Diagonal close to Iris and Foothill and see the amounts of units being built there. Go down Valmont just off 29th and look at the buildings going up there. Everywhere you look we are losing our spaces due to an increase in dense building. Enough is enough.... you are impacting neighborhoods in negative ways which is really negatively impacting our quality of life.

We are not equipped to handle this building project and it should not go forward.

I am on the Willows HOA Board and we are already hearing our neighbors grumble about losing our neighborhood feel and nervous about the congestion this growth projects will do for our community.

I hope the Gunbarrel residents will be heard by the city.

A very nervous resident of the Willows Neighborhood,  
Juli Aderman- Hagerty  
4454 Wellington Road

[Juli.adermanhagerty@gmail.com](mailto:Juli.adermanhagerty@gmail.com)

--

Juli Aderman-Hagerty

**From:** [Eli Akerstein](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Stop drilling!  
**Date:** Thursday, March 5, 2020 1:50:25 PM

---

External Sender

Prairie dogs in danger from drilling with no shown permit in the middle of prairie dog colonies in front of celestial seasonings.

Please send someone to stop this.

Eli Akerstein

5935 Brandywine Ct Boulder, CO 80301

Sent from my iPhone

**From:** Calan Anderson  
**To:** [Walbert, Sloane](#)  
**Subject:** Proposed zoning change at Celestial Seasonings Property  
**Date:** Friday, February 28, 2020 12:33:21 PM

---

## External Sender

February 28th, 2020  
City of Boulder Planning & Development  
Atten: Sloane Walbert  
Re: Case LUR [2020-00003](#)

Hello Sloan Walbert,

The Situation: Celestial Seasonings and developers want to build 268 apartments in land zoned for Industrial-Manufacturing. The neighboring zones are City of Boulder Residential Low-2, City of Boulder Residential Low- 1, and Boulder County Rural Residential according to zoning maps for the City of Boulder and Boulder County.

I am frustrated with the entire process of the proposed development of the Celestial Seasonings property. Here are some of the majors issues I am concerned about:

1.  
Prairie Dogs, Ecosystem, Environmental Impacts
2.  
Surrounding rural zoning doesn't match the proposed project, creates higher density than new downtown Boulder project. *See attached images*
3.  
Apartment rentals do not create sustainable housing
4.  
The actual need versus the perceived need: current Gunbarrel apartment rentals have over 30 available units (as of 2/27/2020)
5.  
The zoning and development process is too rush
6.  
Impact of the development on the community

Some residents were notified by letters and others were not notified at all, signs were never posted that there was a proposed zoning change (I drive, bike, or walk by the Celestial Seasonings property almost every day). The meeting was set for April and then moved to March (which feels like it was rushed so residents, environmentalists, and others had less time to prepare and make comments). Due to this rushed nature, this letter is much longer than necessary since there is no time to properly convey all of my thoughts on this issue.

If this proposal moves forward I think all stakeholders (Celestial Seasonings, Developers, City of Boulder, Local Residents, Prairie Dogs and the Environment) need to compromise on a solution. Possible compromise solutions means keeping a portion of the land for the Prairie Dogs, lower density housing and more affordable ownership housing (homes, townhomes, condos), and reduce impacts on the animals, ecosystem and environment .

Below are the details of the major concerns I have with the proposed zoning change and development project:

1.

**Prairie Dogs, Ecosystem, and Environmental Impacts.**

a.

I am highly concerned about the environmental impact of the proposed project along Spine Road. My first choice is to keep the land as a dedicated Prairie Dog Preserve and continue educating the public about Prairie Dogs.

i.

Prairie dogs are considered a “keystone” species because their colonies create islands of habitat that benefit approximately 150+ other species (<https://defenders.org/wildlife/prairie-dog>).

ii.

Questions and comments if the land is developed:

1.

How will developers and Celestial Seasonings humanely relocate prairie dogs? Where will they be relocated to?

2.

My children will want to know what happened to the prairie dogs. Most likely they will ask if they can go visit them, so what is the plan and why is that not part of the documentation of this proposal?

3.

Why is an environmental impact plan not included anywhere for the public to see?

b.

I am concerned that the Celestial Seasonings agreement back in 1999 when they were found poisoning prairie dogs on their property. What happened to that agreement to preserve the area for this keystone species and the other 175 animals that rely on the prairie dog for survival?

c.



Local wildlife (over 175 species) will suffer from the prairie dogs being gone, this will change our local ecosystem. Recently owls returned to the Boulder County Open Space green way and twin lakes area, which people in our community were very excited about.

- d. Environmental impacts of more people, cars, construction and pollution. I am concerned with the increase in CO2 emissions, noise pollution, light pollution, and the impact of more development (especially high density) on climate change.
- e. Construction (noise, dust, etc.) will impact the wildlife that lives in the area.
- f. Boulder needs more green spaces, parks, animals, and trees in the community. I want to raise my children in an area that still has trees, animals, and wildlife, not just cement and apartment buildings.
  - i. Since the large park to the east of the property is privately owned, will the City of Boulder create a new park in Gunbarrel for residents to enjoy?

2.

**Surrounding zoning doesn't match with this proposed project.** The abutting and neighboring properties are zoned as City of Boulder Rural-2, City of Boulder Rural-1 and Boulder County Rural Residential, and the proposed project does not fit in with surrounding zoning.

- a. If you are considering changing the zoning, why not change it to rural?
- b. This proposal creates a housing density over that of a new downtown Boulder development. I would expect that a new development would be more inline with rural development than downtown urban development. In downtown Boulder one of the recent projects at 30Pearl is building 120 units on 4.6 acres (26.08 units/acre) (zoned Mixed Use-4), this proposal at the celestial seasonings property is 268 units on about 9.57 acres (28.00 units/acre), which is zoned industrial and the surrounding areas zoned a variety of rural (city and county intersect here). It is absolutely ridiculous to think that neighboring rural zoned areas would back against a newly zoned high density zoned area (this will be more density than the 30Pearl project in downtown Boulder. This is a rural surrounding area and 268 units do not fit in to the neighborhood. It will lead to overuse of local areas (a private park, Boulder County open space, twin lakes,

etc, not mention roads and bike lanes.)

i.  
The Proposed Celestial Seasonings density: 28 units per acre

ii.  
Current density of the neighborhood:

1.  
Hunter Creek: 20.4 units per acre

2.  
Powderhorn: 20 units per acre

3.  
Orchard Creek: 3.93 units per acre

4.  
Wills/Deerfield: 2.26 units per acre

3.

**Rental units do not create sustainable/ affordable housing.** Rentals create instability and a more transient population. Developers are using the guise of affordable housing to push their project through. If you really want affordable housing and to create longevity in the community, create an entire development of affordable housing that is ownership single family houses and townhomes that families can live in (this would be much more inline with the surrounding neighborhood and zoning (again rural, low density). Ownership is the key to creating lasting neighborhoods and a sense of belonging. If this property is going to be developed, Celestial Seasonings/Developers should work with neighbors and compromise on some aspects. If the need is affordable housing then make the project affordable housing/affordable ownership, rather than luxury rentals and a few affordable units.

4.

**The need for apartment rentals in Gunbarrel is not that great.** The number of current apartment rentals available in Gunbarrel is over 30 units (and that is not including the 260+ apartments at the diagonal crossing that will soon be available). The need is not what the developers and City of Boulder think. If the current apartments were completely full with waitlists, then sure, maybe you could say there is a need for rentals, but there isn't. People don't need 2,000 - 3,500 dollar a month rentals, that's more than some people's mortgages in the surrounding gunbarrel/Celestial Seasonings neighborhood. Build houses and townhomes that people can buy, create a long lasting home, and feel permanently connected to the community. If you want to create more permanent housing options for affordable housing, build homes that people can own rather than permanently affordable rentals.

a. As of 2/27/2020, Gunbarrel Center had over 14 rentals and a few more coming in the next few weeks, Apex apartments had 8 and at least 2 more available next week, Habitat had 1 apartment available, Meadow creek had apartments available, but I am still waiting to hear back on the exact number, and I am also waiting to hear back from Boulder View apartments. The point is, apartment rentals are not needed in Gunbarrel right now. Houses, townhomes, and private rentals were not even included in this figure, just the 5 named apartment complexes in Gunbarrel.

5. **This process is too rushed.** There has not been enough community engagement events about this proposal, neighbors are not feeling heard, and signs are not posted on the property alerting people of this proposed zoning change.

a. I live near this proposed project and was not notified, and there are no signs about the proposed zoning changes (I walk, drive, or bike past Celestial Seasonings almost every day).

b. Meeting date was set and then suddenly got pushed forward. The city could have pushed it back, but it instead moved it forward during a time when BVSD is going on spring break (how convenient that some families may be getting ready to leave town or already out of town), so their voice might not be heard.

6. **Impact of proposed project on the existing neighborhoods.**

a. **Traffic**

i. **Speed: The traffic speed on Spine road is already a problem, so adding 1,500+ cars a day would exacerbate this situation. Spine is already #6 on the Boulder's neighborhood speed management program.**

1. **Will the city be improving the road to include speed bumps/dips, also will they improve the road in the county section, since the increase in traffic would use a section of county road?**

ii.

**Pedestrians, crosswalks: The increase in traffic is a concern for Boulder County's pedestrian path that crosses spine road, the Lobo trail that crosses Spine road, and local RTD bus stops.**

1.

**Will the City of Boulder add crosswalks at all crossings, with flashing lights before the project is even started (construction vehicles will increase traffic)? Ideally improvements would need to be made before the construction starts since large trucks would be used during the initial phase.**

iii.

**Noise**

1.

**Cars**

2.

**Construction will disturb wildlife, neighbors**

3.

**More people create more noise**

b.

Views (not just for people living here, but those walking, biking, visiting)

c.

Property values (especially people next to proposed development)

d.

Bike path doesn't even connect to Boulder, must ride on jay road, current plan for jay road bike crosswalk doesn't account for 1,500 plus more cars a day, this is a city development issue that impacts rural boulder county in many ways

e.

No rec center in gunbarrel

f.

No library in gunbarrel

g.

Broken promises to local residents when apartments at Gunbarrel Center were built. Will residents near Celestial Seasoning have more agreements broken and not upheld?

There are other solutions to affordable housing that should be considered and I would be happy to become more involved with affordable housing ideas. There are also other uses for the property. I would like to ask that the City of Boulder deny the proposed zoning change and development at this time due to the above concerns.

Thank You for your consideration in this matter, Calan Anderson

## Zoning Density images

### Overview of the neighborhood





Willows/Deerfield: 74 Acres, 167 units: Density is 2.26 units per acre



Powderhorn Area (townhomes): 22.5 Acres, 450 units: Density is 20 units per acre

Hunter Creek: 12.12 Acres, 155 units: Density is 20 units per acre



Hunter Creek: 7.35 acres, 150 units: Density 20.4 units per acre



**From:** Dave A  
**To:** [Walbert, Sloane](#)  
**Cc:** [boulderplanningboard](#)  
**Subject:** Celestial Seasonings Development  
**Date:** Wednesday, February 19, 2020 6:11:25 AM

---

## External Sender

Hello,

I've learned of the planned development near Celestial Seasoning with a proposal from Coburn Development of 12 three-story residential buildings comprising 268 units on top of a historic and vibrant prairie community. This land is already in use by a prairie dog community.

In 1999, Celestial Seasoning poisoned a community of prairie dogs in this exact location for their current building. A prairie dog advocacy group, Rocky Mountain Animal Defense, was able to stop the continued poisoning and Celestial Seasoning promised to never kill anymore wildlife in this area and to set aside 15 acres as a preserve where the prairie dogs would be protected in perpetuity. In addition, they promised, in a written contract, that there would be no more development in the future on this land.

This prairie community is also known throughout the community as a tourist spot where people can go and watch the prairie dogs and all of the other raptors, coyotes, fox and animals they support. The Celestial Seasonings Prairie Park is revered and advertised as a go-to spot in Colorado. This land needs to remain a preserve as was promised by Celestial Seasoning. This is the home of a beautiful and thriving prairie dog community and is known as such throughout the community. Do NOT allow development is this site!

David Auerbach  
Gunbarrel CO

[Sent from Yahoo Mail on Android](#)



**From:** Richard Auletta  
**To:** [Weaver, Sam](#); [Yates, Bob](#); [Brockett, Aaron](#); [Friend, Rachel](#); [Joseph, Junie](#); [Nagle, Mirabai](#); [Swetlik, Adam](#); [Wallach, Mark](#); [Young, Mary](#); [Walbert, Sloane](#); [brautigam@bouldercolorado.gov](mailto:brautigam@bouldercolorado.gov)  
**Subject:** High Density Development at Celestial Seasonings in the City of Boulder  
**Date:** Saturday, February 29, 2020 1:40:57 PM

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## External Sender

### High Density Development at Celestial Seasonings in the City of Boulder

There appears to be an already planned and approved high density apartment complex to be built in the open space prairie dog preserve at the Hain Celestial Group property in the annexed area of the City of Boulder in Gunbarrel that is of concern to local residents.

Since the property already has been staked for utilities and construction, the assumption is this is a done deal to bring more high density to the rural parts of the City of Boulder. The City has expressed interest to build more affordable housing for workers to increase tax revenues and to cover the cost of previous development projects.

I am not too sure I care either way at this point, all the things that brought me to Colorado and Boulder are rapidly disappearing. While once proud to live in Boulder and be a homeowner, I now feel I have been played a fool.

As it is said, a promise not kept is no better than a lie.

The Hain Celestial Group promised in 1999 to preserve the property for prairie dog habitat.

The City of Boulder has used millions of taxpayer dollars to acquire open space which we can only assume one day will also be converted to high density housing for some greater good. The City is rapidly filling in every inch of unpreserved open space to solve some problem with housing in the City. I am not sure the City of Boulder needs to accommodate everyone on the planet who wishes to live in the City. Eventually once the available land is all developed, the City will invariably turn to the tax payer purchased open space and mountain parks.

While a citizen of the City of Boulder, voting in its elections, yet living in what was rural Gunbarrel, there is not much left to attract me to the City anymore. I don't work at Google, I don't work at the University, I don't use the hotels, I don't live in downtown Boulder, nor do I reside at one of the homeless shelters. Why deal with the traffic and congestion and a downtown that feels like a commuter desert on a Saturday morning.

Boulder has become anytown America with a downtown that is tailored to commuters and workers, not residents. Visit any California “high tech city”, cities in name only, and just another jurisdiction in a sea of high density housing and congestion. We all know their names; Santa Clara, San Jose, San Francisco, Palo Alto, the “silicon valley” from whence Google arose.

And now the City of Boulder in Gunbarrel will become the same, simply a place to warehouse as many new workers from far afield as possible just like all the other “high tech cities” across the country. Boulder reminds me more and more everyday of no place special at all.

Practically Gunbarrel does not have the transportation to support additional housing and traffic. The recent large scale development in Gunbarrel around Spine and Lookout and the King Soopers Shopping Center has already created a nightmare of cars, trucks, busses, cyclists all vying to use the same residential streets as new commuter routes into downtown Boulder. A very predictable cyclist death at Jay and 63rd will not be the last. Boulder will never admit its mistakes and errors and address the transportation horror that is now the Gunbarrel portion of the City.

Streets like Spine, Lookout, 63rd, 61st, and Jay Road are all in need of more lanes, more stop lights, dedicated separated bike lanes, to accommodate the flow. Neighborhood signs “Slow down, drive like you live here” are everywhere but the City will turn a blind eye to livability as it strives to address what is perceived as some terrible crime to have a City we can all be proud.

I feel Boulder conned me, did not keep its promise, lied to me, that City of 1998 that I was so proud of is now an embarrassment as the City has forgotten it is a place for its **residents** to live, work, shop, and recreate.

Dr. Richard Auletta  
5981 Wellington Road  
Boulder, Colorado 80301

**P.S. A less nuanced response.**

It would appear that the high density residential development at the Hain Celestial Group site in the City of Boulder and Gunbarrel is already effectively planned and approved.

The utilities at the site have already been marked, as have the utilities along Wellington Road to handle the additional demands on the water and sewage systems. I assume construction will start as soon as the weather permits. The land is already zoned for the intended purpose and the sale of the land is a private sale from the Hain Celestial Group to a developer.

In addition the City and County of Boulder Colorado has made it clear that more affordable and property tax subsidized housing is their primary development objective. The thought leaders and bureaucrats that dominate local government have decided it is a human right to live in the City of Boulder and Boulder County Colorado. The City and County must accommodate anyone who wants to live or work in the City or County, no matter what. We must accommodate all who wish to move to the City and County of Boulder Colorado. It is their human right to join our community no matter the consequences.

Consider the consequences of the Google Campus in the City of Boulder that has replaced the main shopping district around 28th and Pearl. Boulder now reminds me of downtown Denver. Since I don't work at Google, don't live in downtown Boulder, or plan on staying at a fancy hotel, there is little to bring me into the City of Boulder and much to dissuade me from visiting. Has the Google campus been a huge win for the citizens of the City of Boulder? Has it improved livability, sustainability, financial stability, climate stability or did it simply set in place a plan for Boulder's future much like San Jose, Santa Clara, Palo Alto, Milpitas, and many other silicon valley communities.

The City adds thousands of jobs, then panics over becoming a commuter destination while the new workers live in their bedroom communities of Lafayette, Louisville, Superior, Lyons, Longmont and Firestone and Frederick. So predictable, yet the so called City planners could not predict this outcome. A short term gain, that cannot be undone, but a long term loss for the City and its residents. We are to trust these same City planners for their plan for Gunbarrel?

Google could have started a new town anywhere, but they needed to come to downtown Boulder. Why? Curious is it not? Let's love Boulder to death. Another place lost to progress and development and the whim of a multi-national company waving jobs and tax revenues.

Like wilderness, once the character of a community is lost there is no going back. Every new development leads, nay, demands additional development to support the previous development. Each new development needs another gas station, grocery, shopping, hospital, police station, energy development, new roads, new transportation, new schools, liquor stores, brew pubs, cannabis shops and all the accouterments of modern society to both support the demands of the new residents but also to pay taxes to cover the cost of the previous development. Development never covers its own costs. It only drives, demands, additional development.

If you are curious about the future of the City of Boulder and Boulder County there are many examples of what happens in the United States and around the globe when

development is not curtailed. And while there is a claim that the City of Boulder and Boulder County limit development to 1% a year, I would be curious how the number is calculated. Like compounded interest, 1%, is still an additional 1% every year on the past year's growth.

In 20 years the Colorado Front Range will be unrecognizable. Look at what happened to the 36 corridor between Denver and Boulder since 1995. Look at the world globally, then act locally to not repeat those mistakes.

Some voices have claimed that development will bring benefits. That is the optimistic liberal view that all change is good, and all change leads to betterment. These voices have suggested a taxpayer funded Library would be nice to have in Gunbarrel. To that I say have you visited the City of Boulder main library or even better the City of Denver main library. Be careful about your wishes and the unintended consequences they bring.

I lived in downtown Denver (Larimer Square area) from 1995 to 2001. I remember the King Soopers on Speer had an armed guard present in the evenings. I guess I am looking forward to the King Soopers on Lookout in Gunbarrel having armed guards on duty some day. I left Denver for many reasons, including change of employment, but clearly the changes brought on by the "development" downtown would have always driven me out eventually. Time to flee again?

You don't know what you have until it's gone. And once gone, it is gone forever.

**From:** Kate Borchert  
**To:** [Walbert, Sloane](#)  
**Subject:** Complex by Celestial Seasonings  
**Date:** Friday, February 28, 2020 1:23:03 PM

---

### External Sender

Please build it and don't listen to my snobby neighbors who hate poor people. We need more low income housing and it's the perfect location.

**From:** Karen Bordner  
**To:** [Walbert, Sloane](#)  
**Cc:** [Angie Mashaw](#); [Meg Ritter](#); [Katharine Kane](#); [Mary Smith](#); [Duane Isakson](#); [Eli Kalen](#); [Allison Moffitt](#); [Cori Batson](#); [Jessica Buskard](#); [Jack HOA](#); [Sue Crouse](#); [Judi England](#); [Leigh Kornfeld](#); [Jacqueline Hooper](#); [Patricia Hopkins](#); [don Ellis](#); [Carolyn](#); [Karen Bordner](#)  
**Subject:** Re: Proposal for residential development adjacent to Celestial Seasonings  
**Date:** Friday, February 28, 2020 10:43:37 AM

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Greetings Sloane,

My name is Karen Bordner and myself, my husband Don Ellis, and various four-legged family members have lived in Huntington Point for 12 years. I also serve on the Huntington Point HOA board and I am an active real estate agent and I am involved in smaller commercial and residential developments in Denver. Therefore I understand the process, our region's need for housing, and a development's impact on a neighborhood. I would also like to be on the email list for the development and I'm more than happen to attend the meeting in March.

In saying this, in the 12 years that we have lived here there has been nothing but development and no thought concerning the traffic increases or redevelopment of safer roads for pedestrians and cyclists. At morning and evening rush hours it's a solid line of traffic from basically Diagonal Highway to Valmont, and Spine with it's twists and turns is downright scary and life threatening.

I'm very close to this this issue as on the morning of Jan 31, 2020 while walking to the bus stop my husband was struck and critically injured while in the crosswalk of Lookout and 63rd. He had the walk sign, he was about halfway through the intersection when struck by a driver who was turning left on a flashing yellow. I know from reading county data that pedestrian and specifically pedestrian car accidents with cars turning left is a growing issue and one that Boulder has studied. In reading the reports this issue has been studied but by the reports own language not studied well enough or the county/city doesn't have much to offer to correct the situation, at least correct the situation to SOLVE the situation. But you still keep developing property.

Don's injuries were Level 1 Trauma and he had to be air transported to Denver Health, he suffered through 24 hours+ of traction and 4 hours of surgery resulting in 2 plates, 12 screws in one hip and one large rod in his the other femur. Both legs and hips were affected and he is still in a rehabilitation center facing 6-12 months to full recovery. But statistics aren't on his side, as only 25% of the people who have the hip surgery he had fully recover to pre-injury abilities. We are active typical Boulderites cycling, running and walking. Since living in Chicago in the mid 1990's and then moving to Boulder we cut down to one car for environmental, traffic congestion, health, and yes it's easier on the finances to have one car. But I don't need to feel like I'm taking my life in my hands while cycling or walking but it seems it has come to this. There is a ghost bike at 63rd and Jay from a cyclists death. Adding this development will do nothing but cause more accidents, personal injury, possible deaths, and higher insurance costs for everyone.

From a real estate perspective, adding 4-level high buildings blocking the mountain view will decrease the property values of those in Powderhorn, Hunter's Creek and possibly the Wellington neighborhood. The increased traffic will also decrease property values. Are these owners going to be compensated for their loss?

As a developer my partner and I concentrate on taking rental properties OFF of the market and converting properties into condos thereby giving people the chance to build wealth instead of

paying a landlord. Our developments range from entry level to luxury condos using so this can be accomplished. All I have seen in Boulder in the last few years is large luxury apartment developments keeping wealth limited to a few and others stuck paying high rent if they want to live here, or stuck in traffic if they live elsewhere and work in Boulder. The limited housing supply along with the amount of people moving here is the MAIN reason Denver and Boulder real estate valuations have increased the amount that they have. I would be more in favor of a smaller development that offered condos / townhouses for sale at various price points and not for rent than a huge development that only benefits the developer. Having large amounts of rentals in an area also decreases property values. The companies that call Boulder home should favor more home ownership as it statistically creates a more stable workforce for them.

To echo Angie Mashaw's comments, we in Gunbarrel have limited to no services; no library, no recreation center, bad roads, limited bus schedules and now are potentially being dumped on with a large development that will increase traffic, cause more accidents and block the view everyone in Boulder desires, decreasing our property values and risking lives. We don't have to build on every piece of green space left or put more lives at risk.

Thank you and I look forward to the March meeting.

Karen

On Thu, Feb 27, 2020 at 12:07 PM Walbert, Sloane <[WalbertS@bouldercolorado.gov](mailto:WalbertS@bouldercolorado.gov)> wrote:

Dear Angie,

Thank you for the email. Mailed notice was sent to property owners within 600 feet of the property, which is the city's standard practice. I have included you on my email contact list of people to be kept informed of the proposal's progress and public hearing.

The purpose of a Concept Plan is to receive feedback from staff, the Planning Board, and the public early in the development process. Usable open space for the development has been flagged as a potential issue. A public hearing is required before Planning Board. This hearing has been scheduled for Thursday, March 19th.

If you are interested, you can view the proposed plans online at <https://maps.bouldercolorado.gov/development-review/>. Input the address in the upper right hand text box to search for the application.

Please let me know if you have any additional feedback. Thank you,

Sloane Walbert, AICP  
Senior Planner

O: 303-441-4231  
[walberts@bouldercolorado.gov](mailto:walberts@bouldercolorado.gov)

Planning & Development Services  
1739 Broadway, 3rd Floor  
P.O. Box 791  
Boulder, CO 80306-0791

Bouldercolorado.gov

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

From: Angie Mashaw <[angiemashaw1@gmail.com](mailto:angiemashaw1@gmail.com)>

Sent: Tuesday, February 25, 2020 5:36 PM

To: Walbert, Sloane <[WalbertS@bouldercolorado.gov](mailto:WalbertS@bouldercolorado.gov)>

Cc: Meg Ritter <[meg@rpmhoa.com](mailto:meg@rpmhoa.com)>; Katharine Kane <[katharine@rpmhoa.com](mailto:katharine@rpmhoa.com)>; Mary Smith <[marycoleman213@gmail.com](mailto:marycoleman213@gmail.com)>; Duane Isakson <[duaneisell@gmail.com](mailto:duaneisell@gmail.com)>; Eli Kalen <[elikalen@gmail.com](mailto:elikalen@gmail.com)>; Allison Moffitt <[allimoffitt@gmail.com](mailto:allimoffitt@gmail.com)>; Cori Batson <[cbatson@firstrangemanagement.com](mailto:cbatson@firstrangemanagement.com)>; Jessica Buskard <[jbuskard18@gmail.com](mailto:jbuskard18@gmail.com)>; Jack HOA <[jack@spadesbook.com](mailto:jack@spadesbook.com)>; Karen Bordner <[karensbordner@gmail.com](mailto:karensbordner@gmail.com)>; Sue Crouse <[scrouse@crocs.com](mailto:scrouse@crocs.com)>; Judi England <[JEngland@Msihoa.com](mailto:JEngland@Msihoa.com)>; Leigh Kornfeld <[leighk05@gmail.com](mailto:leighk05@gmail.com)>; Jacqueline Hooper <[jhooper.zoo@gmail.com](mailto:jhooper.zoo@gmail.com)>

Subject: Proposal for residential development adjacent to Celestial Seasonings

External Sender

Good afternoon, Sloane,

My name is Angie Mashaw. I live at 4626 Burgundy Ln. in Gunbarrel. I am on the HOA board for Gunbarrel Commons Park. Located on White Rock Circle and Indigo. It is a privately owned park. Owned by five developments surrounding the park: Powderhorn, Hunter Creek, Huntington Point, Willowbrook, and Habitat. All of which are east of Celestial Seasonings.

First of all, I would like to be added to the mailing list about the development being proposed on Spine east of Celestial Seasonings. No one in my community has been notified nor have many of my other neighbors that will be affected. More will be affected than Hunter Creek, Powderhorn, and Orchard Creek.

Neighborhoods include Willowbrook, Huntington Point, Habitat, Wellington, and the Willows.

Second, reviewing the proposal, am I incorrect to see that there are no green space plans, i.e. playground, picnic areas, work out areas, tables, benches, grills, basketball courts, shelter, shade trees, etc.?

Gunbarrel Commons Park is a private park and costs around \$90-\$100K/ year to maintain. Each unit in the before mentioned developments pays monthly dues to the Park HOA.

I would appreciate hearing from y'all and Coburn what the plans are for the proposed 268 unit residents, their kids, and their dogs to recreate. Our park should not to required or expected to be the go-to outdoor place for this new development.

I would happily meet with you and/or Coburn about this matter.

Add please add me to your emails and mailings.

Please feel free to call.

Thanks so very much,

Angie Mashaw  
4626 Burgundy Lane  
Boulder  
80301  
303-588-1231



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Karen S. Bordner, MBA  
President  
KD Residential Investments, Inc  
Licensed Colorado Real Estate Agent  
Realtor, VP Roberts Group  
<https://www.vprobertsgroup.com/>  
303.579.2616 mobile  
connect with me!  
[www.linkedin.com/in/karenbordner](http://www.linkedin.com/in/karenbordner)  
[twitter.com/karenbordner](https://twitter.com/karenbordner)  
Skype: karen.bordner

Colorado State University Alumni Association  
Board of Directors, Life Member

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Go Rams!

**From:** Brian S (Businesses)  
**To:** [Walbert, Sloane](#)  
**Subject:** LUR2020-00003  
**Date:** Saturday, February 29, 2020 5:00:30 AM

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## External Sender

Mr Walbert,

I'm writing on the proposed development project for 4775, 4649 Spine Road in Gunbarrel.

At this time I do not believe the area has sufficient infrastructure to support such a development. I don't think the area supports the current population all that well as it is. Spine Road is filled with parked cars, as well as Gunbarrel Ave (the Gunbarrel Ave congestion was supposed to be alleviated with the Medtronic garage construction (which it seems that very few of their workers currently make use of).

Not only are the roads insufficient to handle the traffic load, but the parked cars make intersections hazardous. Access to 119 is bottlenecked on both ends of Spine and this will further exacerbate that problem.

With all the construction that has occurred in the Gunbarrel shopping neighborhood (King Soopers vicinity), the large amount of housing units added there it has become next to impossible to find parking in those lots while trying to buy groceries. The concentration of services to that very small area has made it less than enjoyable to conduct regular errands. The Gunbarrel area simply does not contain the infrastructure to support current population, adding more would not help it at all.

The area has undergone significant expansion in recent years, and done so in a very concentrated manner. It has completely changed the nature of the community and brought a greater number of crime incidents with it. This is not responsible development; just plunking a building onto an "unused" portion of land is not a "planning" initiative - it's poor development practices.

I hope that a greater picture analysis will be undertaken and full considerations to all aspects of community will be reviewed (increased concentration without increased services - road redevelopment, intersection/safety review, library services, community center activities - is not a responsible approach).

Brian S

\*\*\*\*\*

Correspondence with Businesses  
[brians.1997@yesitis.com](mailto:brians.1997@yesitis.com)

**From:** Anne Brubacher  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings development  
**Date:** Friday, February 07, 2020 2:17:01 PM

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## External Sender

Hello Sloane,

I would like more information about the proposed development on Celestial Seasonings property and to be on the list to receive updates. I'm not having luck on the website to try to find out more about the site.

From first glance I am dismayed at the idea of building 12, 3 story buildings on this property. I'm looking at Spine as I write and it is already a busy road - we have already been in touch with the city about the traffic on Spine. It can not handle traffic from 268 apartments.

Thanks for fielding comments. I look forward to more information about the project and public hearings.

Anne

**From:** Rick and Laura Bruess  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasoning Prairie Park  
**Date:** Friday, February 21, 2020 5:15:25 PM

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External Sender

I am writing in opposition to the proposed residential development project at Celestial Seasonings. This land was dedicated as a prairie dog habitat. We need to preserve and protect this cornerstone species.

Thank you,  
Laura Bruess  
4203 Amber St  
Boulder CO 80304

**From:** Barbara Bunting  
**To:** [Walbert, Sloane](mailto:Walbert.Sloane)  
**Subject:** Fwd: Celestial Seasonings apartments  
**Date:** Saturday, February 29, 2020 7:30:44 AM

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## External Sender

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

**From:** **Barbara Bunting** <[biwbunting@gmail.com](mailto:biwbunting@gmail.com)>  
**Date:** Fri, Feb 28, 2020 at 7:49 PM  
**Subject:** Celestial Seasonings apartments  
**To:** Barbara Bunting <[biwbunting@gmail.com](mailto:biwbunting@gmail.com)>, [walberts@bouldercolorado.com](mailto:walberts@bouldercolorado.com)  
<[walberts@bouldercolorado.com](mailto:walberts@bouldercolorado.com)>

Hello - I am writing to voice our concern over more apartments, people and traffic on Spine Rd. in Gunbarrel. We have lived in Deerfield for 34 years and watched the traffic increase and wildlife decrease in our area. With another possible 500-1000 people and cars using Spine Rd., it will easily become a speedway! People speed through this area all the time now, making it dangerous to cross, even in the walkway between the two Wellington Roads. Many people live in this area and walk their dogs daily. We haven't even been able to have speed bumps installed on Spine and people do 50 -60 mph in a 30 mph zone. This would also increase traffic on Jay Rd creating longer backups at the Diagonal intersection. Taking away the prairie dog community would also be tragic for the wildlife - many fox and owls feed on the prairie dogs and need them to survive. They are also quite the tourist attraction for tourists in Boulder. The view of the Flat Irons is also beautiful along Spine Rd and would completely be taken away with numerous more apartments to block the view. We all live in Gunbarrel to enjoy the beautiful views and lack of congestion and traffic that Boulder City is enduring. Please don't turn our area into an extension of that congestion. Save some space for the enjoyment of taking walks and views and openness.

Thank you,  
Barb Bunting  
Wellington Rd

**From:** Jessica Buskard  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Apartments  
**Date:** Tuesday, February 18, 2020 11:39:21 AM

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## External Sender

Hi Sloane,

I understand that you're most likely bombarded with emails and phone calls regarding the apartment complex at Celestial Seasonings, and I know how aversive it is to feel like you're walking into a fire fight.

Therefore, rather than talk your ear off, I invite you to come up to Gunbarrel and drive down Spine Road, specifically around rush hour and then again at sunset, and see for yourself what the implications of building here may be. This area has been a quiet refuge for the people here away from downtown, and its charm is in its tranquility. I'd be happy to join you and hear more about your views on this matter, or you can experience the tranquility yourself and see what's so special about this neighborhood.

Thanks for your time!

Jessica Buskard  
Homeowner/Resident, Powderhorn Condominium  
516-439-9971

**From:** Emily Carr  
**To:** [Walbert, Sloane](#)  
**Subject:** Please Protect Our Lands and Wildlife  
**Date:** Wednesday, February 26, 2020 12:33:55 PM

---

## External Sender

Hi there,

My name is Emily Carr and I am a local healthcare provider in the Boulder Valley, consumer of numerous Celestial Seasonings products weekly, and a strong supporter for our local and global environments. I am boycotting all Hain Celestial products until the Celestial Seasonings Prairie Park in Boulder, CO & the keystone prairie dogs are protected along with 200+ other species in their biotic community. PLEASE, show us that you will insure an ethical use to the land and protect local wildlife with this proposed development. Prairie dogs are a cornerstone species and are currently at less than 1% of their historic population. Be a part of the restoration & protection of a vital grassland species & habitat. Don't murder any more of our native wild neighbors. I want to continue to support Celestial Seasonings and its subsidiaries, but cannot do so until they prove that they value the land that we all share.

Thank you for your time reading this and your consideration in this matter. Our environment needs our help and you have a large part in that.

Emily Carr  
(248) 860-0396

**From:** Pablo Ceres  
**To:** [Walbert, Sloane](#)  
**Subject:** New development at Celestial Seasonings  
**Date:** Friday, February 28, 2020 1:25:33 PM

---

## External Sender

Dear Madam or Sir;

I am writing to express my concern about the new development currently being proposed for the area nearby Celestial Seasonings. The current road infrastructure (single lane road) does not support the increase in vehicle traffic. The noise of this traffic is already loud and the speed of this traffic is a concern for those of us with small children. Not to mention that the population of prairie dogs will take a hit. I thought boulder would not allow to build in open areas.... it seems this open space does not qualify, but it is very nice for the people that live around us. I see a lot of people there that go for walks or to watch the sunset....

Please don't be naive and think that people would benefit from this because there will be affordable housing. This would not apply for a lot of people and the rent would probably only benefit the few people that can afford to build (they already have a lot of money). Also, a crowded area will not serve those that move in as they would live there for only a limited amount of time and move onto a better situation. I suggest you look at an open space on Jay road West of the diagonal and by pleasantview. That area makes a lot of sense.

Please do not take this matter lightly as it would directly impact our quality of life.

thank you for your time and consideration

Pablo



**From:** separatinco-any@yahoo.com  
**To:** [Walbert, Sloane](#)  
**Subject:** Coburn Development on Celestial Seasoning Property  
**Date:** Friday, February 21, 2020 5:35:09 PM

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## External Sender

Dear Mr. Walbert,

Please do not approve the proposal from Coburn Development for the development of residential buildings on the Celestial Seasoning Prairie Park. Celestial Seasonings set aside this 15 acres as a preserve where the prairie dogs would be protected in perpetuity. We would like this land to remain a preserve as was promised by Celestial Seasoning.

Thank you,  
Coco

**From:** Mary Coleman  
**To:** [Walbert, Sloane](mailto:Walbert.Sloane)  
**Subject:** Re: Concept Plan Review - 4775 Spine Rd.  
**Date:** Tuesday, February 18, 2020 5:51:12 PM

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## External Sender

Hi Sloane,

Thank you for your response. In addition to the increased traffic, there is another issue that has been brought to my attention.

There is a Gunbarrel Commons Park in the vicinity. It is a “private” funded park that is supported by dues the following developments pay: Habitat, Hunter Creek, Huntington Point and Willow Brook. It’s really not fair that this development will now use our park and increase wear and tear, without contributing to the upkeep.

I will be at the meeting!

Thanks, again!

Sent from my iPhone  
Please excuse any typos or errors.

On Feb 18, 2020, at 5:15 PM, Walbert, Sloane <WalbertS@bouldercolorado.gov> wrote:

All,

Thank you for the feedback and emails. Apologies for the mass email. I have received a large number of emails and calls on the project and wanted to get back to you as soon as possible.

Staff will take your comments into account in the evaluation of the proposal. Staff is currently completing the initial review of the application request.

The purpose of a Concept Plan is to receive feedback from staff, the Planning Board, and the public early in the development process. No decision will be made at this stage in the process. A public hearing is required before Planning Board. **This hearing has been scheduled for Thursday, March 19<sup>th</sup>.** **The meeting will begin at 6 pm in Council Chambers at 1777 Broadway. I don’t know at this point where this item will fall on the agenda.**

If you are interested, you can view the proposed plans online at <https://maps.bouldercolorado.gov/development-review/>. Input the address in the

**From:** TAYLOR COOK  
**To:** [Walbert, Sloane](#)  
**Subject:** Coburn project = wrong direction  
**Date:** Tuesday, February 11, 2020 12:49:34 PM

---

## External Sender

To whom it may concern,

There comes a time when monumental decisions need to be made! You face one such decision now! You can rise up to speak for those residents that have no voice. The loss of more open space would be devastating to our wild friends. You can take a pause, listen to your gut, the people you serve and put a stop to this development.

Building on Spine would not only destroy this open space and wildlife habitats but overpopulate the area and eliminate the mountain view for Gunbarrel residents some of whom have lived here for over 30 years.

Please reconsider allowing this development.

Thank you and I hope this aids in your decision making  
Safe Adventures  
Taylor Scott Cook PhD  
Professor Outdoor Leadership

**From:** Mike Costa  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Development  
**Date:** Friday, February 28, 2020 12:32:05 PM

---

### External Sender

Hello Mr Walbert:

As a Gunbarrel resident for 28 years, I am astonished by this proposal. Without any type of traffic mitigation plan, this project would be an complete disaster for our community. Without any concerns for building up Gunbarrel with parks an other amenities, this appears to be yet another shameless grab for additional tax base.

We residents vehemently oppose this project.

Regards/Mike Costa

**From:** Don Deane  
**To:** [Walbert, Sloane](#)  
**Subject:** I support the proposed apartment development near Celestial Seasonings  
**Date:** Monday, February 10, 2020 11:27:59 AM

---

## External Sender

Hello Ms. Walbert:

I am a long-time Boulder resident writing to support the proposed apartment development on the west side of Spine road near Celestial Seasonings.

Although alerted to this issue by the Nextdoor North Boulder internet thread started by opponents of this project, I think this project would be a worthwhile addition to Boulder's low- and moderate-priced housing stock. Here are my thoughts:

- Boulder clearly needs more low- and moderate priced housing, not only for local workers in its (too rapidly) expanding business sector but also for others who can't or don't wish to own single-family homes. The lack of such housing has been a major focus of Council, Planning Board, staff, and citizens in the last several years. And while the proposed development would have fewer designated "affordable" units than critics would like, costing more than critics deem truly affordable, adding such units on-site as well as a general increase in available market-rate units would be an incremental step in mitigating Boulder's shortage of relatively affordable housing.
- Although critics demand local government rent control on existing units rather than building new units to increase supply, I recognize that State law forbids local rent control and is unlikely to allow it in the near future. (Ref. the page 1 article in today's Daily Camera).
- The proposed building site is a nearly barren empty lot populated mainly by prairie dogs.. Critics cite that land as a wildlife haven, but neither the prairie dogs or the predators that feed on them (coyotes, hawks, etc.) are scarce or endangered in the Boulder area. On the contrary, the prairie dog population has far outstripped its related predator population and tends to denude whatever land parcel it dominates.
- This lot is not designated Open Space and is not a reasonable candidate for acquisition as such.
- People complaining about the resulting increase in Gunbarrel-area crowding and traffic largely reflect housing developments (e.g., Powderhorn) already built in that area, which themselves increased crowding and traffic from prior levels. Critics also complain that the proposed apartments would obstruct their mountain views, similarly ignoring the fact that Powderhorn itself obstructs mountain views from the homes east of it.
- My one concern about the proposed apartments is that they may be designed as monolithic blocks, like many other recent 3+ story residential and commercial buildings in various parts of Boulder. I find that architectural style ugly and offensive, and encourage the City to do whatever it can to ensure that the apartments are designed in a more interesting and differentiated style even if this would reduce the number of units and cubic footage in the complex.
- I have no financial or relational affiliation with the developer or with any aspect of the real estate business, so have no vested interest in the apartment proposal. My interest in this

matter solely concerns the public policy issues it raises.

In sum, I think the arguments in favor of the proposed apartment complex far outweigh the arguments against it, and urge the City to approve this complex with the architectural caveat noted above. Thank you for working on this and other difficult planning issues. I would welcome a reply by you or other City officials.

Sincerely,

Don Deane  
2062 Oak Avenue, Boulder 80304  
[d.deane@comcast.net](mailto:d.deane@comcast.net)  
(303) 440-0130

**From:** Dick  
**To:** [Walbert, Sloane](#)  
**Subject:** JUST SAY NO TO 268 APTS IN GUNBARREL  
**Date:** Friday, February 21, 2020 2:04:04 PM

---

External Sender

ENOUGH IS ENOUGH ! 3 Stories - No way!  
No amount of money can compensate for loss of our beautiful area.  
Cluster - cluster - cluster ! Congestion - both cars and people!  
Ruining the Gunbarrel area for residents and animals!  
NIMBY..... build out east!

**From:** Dorothy Donohue  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasoning Residential Deveolpement  
**Date:** Friday, February 28, 2020 3:50:51 PM

---

External Sender

Dear Ms Walberts,

I am a resident of South Orchard Creek and recently heard about the proposal to build a new housing in front of Celestial Seasoning.

This idea I am totally opposed to as are everyone in Gunbarrel I have spoken to.

Concerns are : property value decreasing, traffic & noise pollution increasing, prairie dogs being killed.

Thank you and hope you take into consideration the residence of Gunbarrel.

Best,

Dorothy Donohue  
5898 S Orchard Creek Cir  
80301



**From:** jan dorsey  
**To:** [Walbert, Sloane](#)  
**Subject:** Coburn Partners Housing Disaster  
**Date:** Wednesday, February 19, 2020 9:25:45 AM

---

External Sender

Mr. Sloane, please put me on your contact list about the proposed land use change for the Celestial property. I am horrified at this proposal. I am out of the country and will not be able to attend the hastily planned meeting on 3/19.

Thank you, Jan Dorsey, extremely unhappy condo owner on Spine.

Sent from my iPad

**From:** jan dorsey  
**To:** [Walbert, Sloane; janwa\\_d@yahoo.com](mailto:janwa_d@yahoo.com)  
**Subject:** Spine Apartments  
**Date:** Monday, February 24, 2020 3:28:08 PM

---

External Sender

Dear Ms. Walbert,

I have been out of the country this month so I have not received the letter about the proposed land use change for a 268 unit development directly across from my condo on Spine. I will not be back in time for the hastily scheduled meeting on March 19.

I have lived in Boulder and Boulder County for 49 years. After my Jamestown home was flooded in 2013, the only affordable option near Boulder was a small condominium in Powderhorn. I was a professional nurse in Boulder for 40 years yet I could not afford to live there when I retired.

I feel the basis of this issue: “The imbalance of housing and jobs” in Boulder is because we don’t know how to say “NO” to every Google and tech company that bribes their way into Boulder. The Daily Camera on 2/21/20 mentions “Project Blizzard”, a Japanese company wanting to move to Boulder to “create 280 new jobs paying an AVERAGE ANNUAL WAGE of \$96,253. These 500+ people will surely need a place to live. I see no end in sight.

The huge Alexan Diagonal Crossing complex is about to open which will greatly increase traffic on 119 and Foothills highways.

Proposed Coburn Partners Complex would create an even worse traffic jam at Jay and 119 than we already experience. At least 3X day, traffic is backed up for several light changes at Jay and The Diagonal. If there is a train at the crossing the wait is much longer.

The Developer is not persuading me with “This is the lesser of the two evils” rationale. Gunbarrel and 30th Street have been inundated with Thousands of new ugly box like apartments in the six years I have lived back near town. This proposed complex will not “Dovetail well” into our community. Please say NO to this land use redesignation.

Please also keep me informed of the proceedings of this proposal.

Thank you, Jan Dorsey, Powderhorn Condo owner

Sent from my iPad

**From:** Julie Dye  
**To:** [Walbert, Sloane](#)  
**Subject:** Proposed Celestial Seasonings development  
**Date:** Monday, February 10, 2020 12:18:11 PM

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## External Sender

Hi Sloane-

I am following up on my voicemail from Friday regarding the proposed Celestial Seasonings housing. I feel this will place a burden on Gunbarrel's infrastructure, already dense housing without representation, eliminate important animal habitats and harm our community's quality of life. I therefore have some questions:

- 1) What will the cost of the affordable housing be for the 67 units?
- 2) Is the developer able to ultimately "buy out" these 67 affordable units so that they can pay more to not include affordable housing in this development?
- 3) What environmental assessment has been done for this land that is the home to owls, hawks, prairie dogs and more? Please send me any public information regarding your assessment.
- 4) What will the cost of the other 201 units be?
- 5) Is the development limited to 3 stories or can there be any other changes to the architecture?
- 6) What additional infrastructure is being added in Gunbarrel to support the addition of yet another dense development within a couple square miles?
- 7) Has any consideration been given to the damage this development will do to the tourism associated with Celestial Seasonings that will not doubt be realized when one of Boulder's most popular tourist sites is no longer visible from Spine and will not have the majestic view and environment? What is the statement from Celestial Seasonings?

I will be in touch with additional questions, but would like to begin with these and express my devastation and concern for the environment, infrastructure and community with this proposal.

Thank you for your time and I look forward to your information.

-Julie Dye

**From:** Elise Edson  
**To:** [Walbert, Sloane](#)  
**Subject:** 268 apartments in front on Celestial Seasoning  
**Date:** Friday, February 07, 2020 2:13:02 PM  
**Attachments:** [image001.png](#)

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## External Sender

Hi Sloane,

This is Elise and I live in the neighborhood by Celestial Seasonings. I wanted to voice my opinion about this plan to add 3 stories of apartments in front of Celestial Seasonings.

This would obscure views for homeowners and affect their quality of life and real estate view, as well as obscure views for the surrounding areas. Please vote to keep this space open & free. It's why we live in Boulder!

Thank you.



### **Elise Edson**

Human Factors & Usability

303.802.9723 cell

[elise.edson@tensentric.com](mailto:elise.edson@tensentric.com)

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

**From:** Meghan Edwards  
**To:** [Walbert, Sloane](#)  
**Subject:** Spine Road Apartments  
**Date:** Friday, February 07, 2020 1:59:55 PM

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## External Sender

Hi, Sloane -

I'm writing regarding the proposed change in zoning to build apartments near Celestial Seasonings in Gunbarrel. This development would be destructive to the local animal populations and the area should instead be held as Open Space. Please consider protecting this habitat instead of destroying it.

I am a resident of Gunbarrel and I do not believe our infrastructure can support another large development. Please do not allow this project to move forward.

Thank you,  
Meghan Edwards

720.291.4814

**From:** Susan Einberger  
**To:** [Walbert, Sloane](#)  
**Cc:** [Susan Einberger](#)  
**Subject:** 4775 Spine Rd, 4649 Spine Rd  
**Date:** Wednesday, February 26, 2020 1:15:29 PM

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## External Sender

Hello Sloane,

Per the letter I received from the City of Boulder Planning & Development Services, I am contacting you to request to be kept abreast of updates regarding the proposed Celestial Seasonings PUD.

Also, what is the proper avenue to share the comments below?

If the City of Boulder proceeds with adding 268 units in Gunbarrel and collecting additional tax revenue, then the City needs to stop keeping Gunbarrel on an "island." This means, adding City services such as:

1. Creating a city-funded and maintained park that kids can walk and ride bikes to (Tom Watson is not an acceptable option as it's too far from residences and involves crossing the Diagonal).
2. Collaborating with RTD on regular 205-T bus service all day, instead of just morning and evening rush hour. This development will add a minimum of 268 cars on Spine Rd and Jay Rd every day. Bus transit needs to become more convenient to use.
3. Collaborating with the County to complete the missing link of the LoBo trail. There is currently no way for Gunbarrel residents to connect to the Boulder bike path network without cycling on Jay road, which I believe has the highest accident/fatality rate, and prevents some people from cycling. Again, this development will add a minimum of 268 cars on Spine Rd and Jay Rd every day.
4. Proceeding with a library branch in Gunbarrel.

It is disheartening that the City of Boulder extends into Gunbarrel and has annexed certain areas for tax revenue, yet provides very minimal, and in some cases no city services. The City needs to consider this "second-class" treatment/approach before adding additional residences.

Thank you,  
Susan

**From:** Jerry Enright  
**To:** [Walbert, Sloane](#)  
**Subject:** Concept Plan Review, LUR2020-00003, Spine Road  
**Date:** Friday, February 14, 2020 5:08:22 PM

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External Sender

Mr. Walbert,

Please consider this communication my strong opposition to the proposed Coburn Development request for constructing 12 three-story apartment buildings on Spine Road at the Celestial Seasonings PUD.

I am a homeowner in the Orchard Creek residential development, located just south of the proposed development. We have enjoyed living in our location that is considered a non-contiguous part of the City of Boulder (but maintaining the level of Boulder property, sales taxes, occupational and other miscellaneous taxes and fees) for 23 years.

The proposed rental apartment development, in my view, would be overwhelming and too dense for the existing street, parking and other infrastructure that currently exist in the surrounding area and neighborhoods both south and east of the proposed area. We purchased our home with full knowledge of the operations of our good neighbor Celestial Seasonings and it's then existing zoning and property use. They and the other neighboring businesses that are near to the proposed development are in general good corporate neighbors and along with the existing residential single family home and condominiums, make up the profile and character of our area.

I would not strongly oppose a condominium, single family home or medical type development of the proposed area. These would be less dense and would be a fit for the profile and character of our neighborhoods. A rental development of the scope and magnitude that is being considered for inclusion in the IM zoned area would degrade the neighborhoods and our existing quality of enjoyment as there would be less personal commitment and pride in ownership. The increased traffic, audible and light noise, assuming the 250+ proposed rental units, would add to the stress to the existing roads, services (Spine, Gunbarrel and Lookout Roads) and neighbors. The current zoning and use of the location as a prairie dog habitat, also serves as a buffer that helps us enjoy the peaceful use of our homes and the area. Many of us walk our dogs, walk, run and recreate in the proposed development area. The proposed development would diminish or not make this possible with the proposed structures.

My opposition is not one of NIMBY, but that of having a development that fits into the profile and neighborhoods that currently exist within the area and have minimal negative impact to those of us that peacefully enjoy the area. The proposed apartment development with its higher density, additional vehicles, overtaking of existing streets and services and the related audible and visual noise would not fit in. Please recommend that the proposed zoning use be rejected.

Please also include me in any updates related to this project.

Thank you.

Jerry Enright

**From:** Kathy Fredrickson  
**To:** [Walbert, Sloane](#)  
**Subject:** Opposed to Celestial Seasonings Gunbarrel Housing Proposal  
**Date:** Friday, February 28, 2020 2:55:35 PM

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External Sender

Ms Walbert,

I live in Powderhorn.

I've only been here 7 years... moving out here to be near daughter, who has been here almost 20 years.

In the relatively short time I've been here the hundreds of apartments at Boulder View and the Apex 5510 apartment complexes have been added. Same one grocery store. Same transit. Same single lanes. Being retired I usually can avoid the worse traffic times, but on the occasion I cannot...it's crazy! No impact on traffic?

Baloney. And most traffic from that area probably are not using Spine rd ...because ...well guess what- that's most likely just as bad as getting on Diagonal. Spine is 2 lanes, Jay road is 2 lanes....63rd past Gunbarrel south is...2 lanes. Adding in more traffic this area is crazy. But sure..they'll bike. Right. Getting to the trail is a trick... with cars rushing, and the crossover to trail on Jay... not too safe. And then backs up more traffic.

The impact on the spanking new \$\$ Diagonal Crossing which yet have no residents isn't known yet. On traffic, transit, bikers, and business. At least they are midway from Safeway and KS. I've 'heard' there are underpasses for bikers and walkers to get out of that place...if not. Will be interesting. Will RTD have stops? More transit tie ups?

There are plenty of other points to address, but will wait until the meeting on the 19th.

Thank you,  
Kathleen Fredrickson  
5912 Gunbarrel Av  
Boulder, Co



**From:** Wanda Fuller  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings residential development proposal  
**Date:** Saturday, February 29, 2020 10:02:09 PM

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## External Sender

Hello, I'm writing to express my opposition to the plan to develop high-density housing on the east side Celestial Seasonings along Spine Road.

1. The proposed density is FAR too high for this part of Boulder. The design needs much more green space -- it appears the plan counts parking lots and balconies into open space calculations! Really? The developers should leave the row of tall evergreens along Spine Road, as a good screen between Powderhorn (on the east) and the new buildings on the west side of Spine. The housing should be two-story at the most, and avoid developing the southernmost section of the current plan (the area south of Sleepytime Drive). The design should be a more traditional style using lots of natural stone and brick, not the ugly 21st-century urban-ghetto style (using all kinds of materials) we see going up at the Diagonal and Independence.

2. What about the drainage swales that cross the property on the south and in the center? These drainages will need engineering to maintain water flow during high water periods, especially if the surface is to be used as walkways or parking lots.

3. The value of my house in Orchard Creek (directly to the south of the proposed development) will be negatively affected with this increased density. A more reasonable density (100 units?) and less-high-rise design could use this space in a more positive way, and not negatively impact adjacent housing values.

4. Traffic will increase significantly on Spine Road. This is not addressed in the plan. With additional traffic, the light at Spine and Jay will need to be retimed to eliminate the long wait for traffic from Spine turning east onto Jay. The concrete dividers in the center of Spine at Orchard Creek may need to be eliminated to provide safer bicycle space through those curves.

5. Deterioration of Spine Road, which already does not receive the maintenance it needs, is a serious concern, which I doubt will be addressed because Spine Road passes back and forth between City and County, and neither jurisdiction seems to care about it.

6. Prairie dogs will be killed or relocated, affecting the other local wildlife including coyotes, owls, hawks, and eagles. This is especially unfortunate, since part of the character of Gunbarrel is its more rural feel. We are an urban-wildlife interface, and this should be valued and perpetuated, not destroyed. If more housing is needed in this part of town, it would be better in one of the challenged semi-industrial tracts in our area where buildings are vacant for years at a time.

I will be out of town on the date of the meeting in March on this topic. Please include my opposition and suggestions on the record.

Thank you.

Respectfully,

Wanda Fuller  
4600 Cloud Court, Boulder, CO 80301

**From:** H. Kit Fuller  
**To:** [Walbert, Sloane](#)  
**Subject:** Spine road proposed development at Celestial Seasonings  
**Date:** Saturday, February 29, 2020 9:40:24 PM

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## External Sender

Greetings, I'm writing to convey my strong opposition to the proposed plan to develop high density housing near Celestial Seasonings along Spine Road in Gunbarrel.

I regret that I will be out of town and unable to attend the meeting in March on this topic. I hope my comments will be on record in strong opposition to the plan.

1. The proposed density is FAR too high for this part of Boulder. The design needs much more green space -- it appears the plan counts parking lots and balconies into open space calculations! Shame on you! The developers should leave the row of tall evergreens along Spine Road, as a good screen between Powderhorn (on the east) and the new buildings on the west side of Spine).
2. I question the treatment of the drainage swales that cross the property on the south and in the center. These drainages will need engineering to maintain the flow during the high water periods, especially if the surface is flattened for use as walkways or parking lots.
3. The value of my house in Orchard Creek, directly to the south of the proposed development, will be negatively affected with this increased density. A more reasonable density (100 units?) could use this space in a more positive way, and not impact our adjacent housing values.
4. Traffic will increase significantly on Spine Road. This is not addressed in the plan.
5. Deterioration of Spine Road, which already does not receive the maintenance it needs, is a serious concern, which I doubt will be addressed because Spine Road passes back and forth between City and County, and neither jurisdiction seems to care about it.
6. Prairie dogs will be killed or relocated, affecting the other local wildlife including coyotes, owls, hawks, and eagles. This is especially unfortunate, since part of the character of Gunbarrel is its more rural feel. We are an urban-wildlife interface, and this should be valued, not destroyed. If more housing is needed in this part of town, it would be better in one of the challenged semi-industrial tracts in our area where buildings are vacant for years at a time.

Finally, I need to voice a general feeling to those in the City government, who help oversee the run-away development in Boulder:

STOP developing Boulder as if it were Denver! I'm disgusted with the proliferation of brick monoliths and ugly modern boxy housing all over town. Three stories, minimum, wherever it is. And no setbacks from the sidewalks. Boulder is not improved with this binge of urbanization! The ugly Gunbarrel center development of a few years ago was particularly disappointing, considering that it could/should have included green space, a library, and affordable housing. "No," on all counts. Also, the housing under construction at the Diagonal and Independence Road in northeast Boulder is another affront to Boulder sensibilities: an ugly high-rise jumble crammed into a highway interchange! This is a horrible sight to welcome people driving into Boulder from the northeast. And the impact on traffic in that area will be ugly. (I know: Let's put up more stop lights that don't stay green long enough!)

Whoever is approving these developments is out of touch with the heart of the real Boulder, the older Boulder that most of us longer-time residents treasure. Boulder is a special place, and new construction should add to Boulder's character. This is NOT what is happening. We need to place the special task of helping Boulder "develop" into the hands of people who care more deeply about Boulder.

Sincerely,

H. Kit Fuller  
4600 Cloud Court, Boulder, CO 80301

**From:** Yuanfang Gao  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial seasoning pud project  
**Date:** Sunday, February 09, 2020 1:38:33 PM

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## External Sender

Dear Sloane Walbert,

I am deeply concerned about the Celestial seasoning pud project as it not only need a zoning change but also introduce environmental change and congestion. Boulder as a college town, need to have more industrial/business zones to help it grow, not to the contrary.

Less than a mile away, the 119-Jay road affordable project already has not finished yet, and another new one to be added is not reasonable and appeared to have too much impact to the near communities in too short a time.

I would like to hear more update on this project. Please add me to the email list.

Regards,

Yuanfang Gao

**From:** Betsy Gaums  
**To:** [Walbert, Sloane](#)  
**Subject:** Do not build on Celestial land  
**Date:** Wednesday, February 26, 2020 1:04:43 PM

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## External Sender

*I am writing to request that no building takes place on the grounds of Celestial Seasonings and that they honor their contract to save that property as a safe Prairie Dog Colony.*

*I live across the street in the Powderhorn Condos and we specifically purchased that property 20 years ago because of this agreement that this land could not be built upon. We paid more for our condo in order to have the view and the close proximity of the open space and to the wildlife that it supports.*

*Having 268 units across the street will destroy our enjoyment of our home and that of my neighbors. This will also cause more traffic and pollution to an area that is already over run by commuters traveling to the businesses nearby. I understand the need for "affordable" housing but the other 200 units will then be considered "unaffordable." Boulder has seen an overwhelming increase in buildings lately from the diagonal, to Gunbarrel to the canyon now being built on 30<sup>th</sup> Street.*

*Most of the people who chose to live here did so to be able to have open space areas and clean air and it is quickly being destroyed. I am now boycotting Celestial as are my friends and associates until this building plan is stopped.*

*I am sincerely begging for this plan to stop! Wildlife has become threatened in our area for too long and the time has come to stop the destruction of their remaining habitat.*

*Betsy Gaums  
5922 Gunbarrel Ave, Apt D  
Boulder, CO 80301*

[bgaums@comcast.net](mailto:bgaums@comcast.net)

**From:** [Betsy Gaums](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Celestial  
**Date:** Thursday, March 5, 2020 7:29:39 PM

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External Sender

Why is there drilling on this land if no decision has been made as noted in the letter that we received? The prairie dogs are still there! This should not be allowed. I have photos and video from today.

**From:** Anna Gayer  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Development  
**Date:** Monday, February 17, 2020 12:00:18 PM  
**Attachments:** [PastedGraphic-5.tiff](#)

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## External Sender

Dear Mr. Walbert,

I live in Willowbrook, directly down the street from Celestial and off White Rock Circle. For one, I never received a letter about this proposed development and I would definitely be impacted. Along with Willowbrook, there are 3 other developments, Habitat, Powderhorn and Hunters ridge, which makes it a high density area to begin with. And with the additional growth that has already occurred in downtown Gunbarrel, 63rd St. has become a high traffic area during commuter times. I never heard the constant noise of traffic in the 20+ years I have lived here, from my condo, until these last years.

My alternate route instead of 63rd is through Spine. The study presented with the application for review shows that an additional 1,570 car trips will occur on Spine daily. The street is windy, has dividers and traffic is usually slower to the west. 1,570 new car trips will make it a huge challenge to use as an alternative route to get to Jay Rd. FYI when there is snow and ice, this road is particularly slick. I have slipped sideways turning the corner from White Rock to Spine on many occasions.

Gunbarrel has been a quieter, more nature-oriented area away from Boulder. This area in particular, being so dense already, is a very poor choice for 268 more habitations.

For 68 permanently affordable homes out of 268, it is not a huge gain to the affordable home crisis in Boulder. I havent checked yet, but I am pretty sure there is still vacancy in the apartments that were already built in downtown Gunbarrel.

Sincerely,

Anna



**From:** Gina Geisel  
**To:** [boulderplanningboard: Walbert, Sloane](#)  
**Subject:** Prairie Dogs at Celestial Seasonings  
**Date:** Friday, February 21, 2020 2:37:41 PM

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## External Sender

Dear Mr. Walbert and Boulder Planning Board,

I would like to share my strong opposition to this project. This land needs to remain a preserve as was promised by Celestial Seasoning. This is the home of a beautiful and thriving prairie dog community and is known as such throughout the community. I lived directly across the street in the Powderhorn condos and visitors at Celestial Seasonings would stop on their way to also see the prairie dogs.

So, not only has Celestial Seasoning broken their promise in exchange for money, but they are also killing animals and removing them from their homes (and they were there first).

Thanks for your consideration,  
Gina Geisel



**From:** Melissa Genazzio  
**To:** [Walbert, Sloane](#)  
**Subject:** I do NOT support the building of the apartments by celestial seasonings  
**Date:** Tuesday, March 03, 2020 8:27:55 AM

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## External Sender

Many concerns but here are a few:

1. Curb Property Value Increase - the biggest concern of the neighborhood. During the construction initially as well as once completed for below reasons.
2. Traffic on Spine - this project will add 1570 trips per day (There is no current traffic study report from consultant yet) and increase both traffic and noise pollution and add to the degradation of the roads themselves. Morning traffic from Spine to Jay to 119 is already a struggle. Spine is also #6 on Boulder's Neighborhood Speed Management Program ([https://wwwstatic.bouldercolorado.gov/docs/2019\\_NSMP\\_Complex\\_and\\_Simple\\_Project\\_Lists-1-201911191148.pdf](https://wwwstatic.bouldercolorado.gov/docs/2019_NSMP_Complex_and_Simple_Project_Lists-1-201911191148.pdf)) project list due to the speeding around neighborhoods and the danger it presents.
3. Lack of Gunbarrel Amenities - there is a growing frustration with what is perceived as a lack of municipal services to the Gunbarrel area, as it does not include a Boulder library or recreation center.
4. Wildlife Disturbance - development would be devastating for the local animal population. Even if the prairie dogs are humanely removed, the animals that rely on them will be greatly affected. a. Email/call the 'Prairie Dog Coalition of the Humane Society of the US' if you share these concerns. Contact info: (720) 938-0788 to report this, or e-mail your concerns to [lsterlingkrank@humanesociety.org](mailto:lsterlingkrank@humanesociety.org).
5. Loss of the Mountain View - Spine facing Powderhorn condos have the largest reason for concern. A 3-story complex will take away the mountain view and immediately affect their property value.

*Melissa A. Genazzio*

><((((" Please consider the environment before printing this email

**From:** kimberly gibbs  
**To:** [Walbert, Sloane](#)  
**Subject:** proposed apartments at Celestial Seasonings site  
**Date:** Wednesday, February 26, 2020 4:56:36 PM

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## External Sender

Hi Sloane,

I'm interested to know more about the proposed development at the Celestial Seasonings (CS) site in Gunbarrel. I did not realize that the 3 frontage parcels had been subdivided in 1990. For many of us who purchased Powderhorn condos, there was an understanding that the CS site had already been developed and the remaining acreage would be preserved as privately held open space.

<https://www.mail-archive.com/nativenews@mlists.net/msg02833.html?fbclid=IwAR0ky8z4liqk1VIphpuDfH924mpf01iyv2ymhVkPX4k5sHFCwx8jK-kfEBI>

Was there a public review process regarding the 1990 land subdivision which created the 3 frontage parcels on Spine Road? If so, what was that docket number and may I request all of the documents.

Thanks so much,  
-Kim

**From:** Ora Goldman  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Prairie dog reserve  
**Date:** Sunday, February 23, 2020 11:50:42 AM

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## External Sender

Hello,

I have heard that the city will be examining the issue of whether to allow Celestial Seasonings to sell the prairie dog reserve to a developer who will get rid of or poison the prairie dogs. As a resident of Boulder and an advocate for our open space as well as our co-existence with other species, I firmly believe it is our duty to preserve the prairie dogs. There must be a solution other than disrupting their reserve with additional development. I implore upon the city planning department to deny the request for development and find a way to official preserve this land for the prairie dogs and other animals that depend upon it.

Thank you,

Ora Goldman

Please subscribe to the Northern Colorado [Animal Rights and Social Justice calendar!](#) We continue to add events to it daily.

*"Some people say the longest path we will ever walk is from our head to our heart. "*

**From:** Chris D. Goodman  
**To:** [Walbert, Sloane](#)  
**Subject:** RE: LUR2020-00003 REQUEST TO BE ADDED TO THE UPDATE AND NOTIFICATION LIST  
**Date:** Friday, February 07, 2020 5:22:03 PM

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## External Sender

Dear Boulder Planning and development services,

We have owned and lived in this home, which backs to this proposed property to be developed, since early 2003. We are adamantly against the change of zoning of this property.

In changing Zoning of this property and subsequently building 268 apartments on this land, you would be destroying the atmosphere and feeling of our neighborhood. Thus you would also be inhibiting our ability to continue to fully enjoy living in our home, being in our back yard, spending time in our relaxing community...

Approving this action, would also be destroying the habitat and prairie dog community who have resided behind our homes for decades. I also believe that Celestial Seasonings has a commitment in place to protect the prairie dog currently on this land?

If the boulder planning and development services department were to allow this change in zoning and new construction building, it would most certainly lower our quality of life and also lower our property values dramatically.

The loss of enjoyment in our home would be dramatic and drastic.

I and my FAMILY OPPOSE THIS PROPOSED CHANGE IN ZONING AS WELL AS THE PROPOSAL TO BUILD 12, 3 STORY BUILDINGS. THIS DEVELOPMENT WOULD DESTROY OUR ABILITY TO CONTINUE TO ENJOY LIVING OUR HOME.

CHRIS GOODMAN  
5875 N ORCHARD CREEK  
BOULDER CO 80301

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Sent from mobile device, please excuse errors, omissions and typos. Thank you

**From:** Chris D. Goodman  
**Subject:** Previous commitments  
**Date:** Friday, February 28, 2020 5:41:44 PM

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## External Sender

PLEASE HOLD ACCOUNTABLE

the company who committed to keeping this land a prairie dog sanctuary

<https://www.mail-archive.com/nativenews@mlists.net/msg02833.html?fbclid=IwAR1MIneYDzzwerBVovU3hsKfwI09MkAbbhye0pNiuMSvRB4ZkMno8Q1o0Aw>

Also if our city cares at all about its national image, please note this

<https://blog.livingrootless.com/2016/08/colorado-boulder-prairie-dog-town.html?fbclid=IwAR0WqA9dhApEsTfwgyCThw0J-x7T0DG5YJ1XKCSpC781d-2WQpbADK3Qc6k>

and this

[https://www.roadsideamerica.com/search/tip?tip\\_Town=Boulder&tip\\_State=CO&sort=date](https://www.roadsideamerica.com/search/tip?tip_Town=Boulder&tip_State=CO&sort=date)

PLEASE DO NOT APPROVE THE ZONING CHANGES OR THE HIGH DENSITY HOUSING REQUEST BY AN INVESTOR. PLEASE!

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Sent from a mobile device, please excuse errors, omissions and typos.

Thank you,  
Chris D. Goodman

**From:** Lisa Goodrich  
**To:** [Walbert, Sloane](#)  
**Subject:** protect prairie dogs  
**Date:** Thursday, February 20, 2020 12:46:39 PM

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## External Sender

Dear Sloane Walbert,

Please honor and protect the Celestial Seasoning Prairie Park located at 4600 Sleepytime Drive. Do NOT allow a proposal from Coburn Development to put 12 three-story residential buildings comprising 268 units on top of a historic and vibrant prairie community!

It was decided back in 1999 to stop killing wildlife on this property. I see no reason for this to change now. Keep these 15 acres as a preserve for ALL WILDLIFE. Please keep this wise decision in place.

[https://www.mail-archive.com/nativenews@mlists.net/msg02833.html?fbclid=IwAR2wkNGfvFRdU9xq\\_edCwmEdMqOIUwyRurTZCxg4w\\_yV8zEpEEUKxvtmrHc](https://www.mail-archive.com/nativenews@mlists.net/msg02833.html?fbclid=IwAR2wkNGfvFRdU9xq_edCwmEdMqOIUwyRurTZCxg4w_yV8zEpEEUKxvtmrHc)

This prairie community is known throughout the community as a tourist spot where people can go and watch the prairie dogs and all of the other raptors, coyotes, fox and animals they support. The Celestial Seasonings Prairie Park is revered and advertised as a go-to spot in Colorado:

<https://blog.livingrootless.com/2016/08/colorado-boulder-prairie-dog-town.html?fbclid=IwAR1iTxfhsesUYGR-w3OsfYxE-RzxVhO6LtnUvDjSZU4u3SZG8GpAbtRNBPO>

Many of my out of town relative and friends have been enchanted by the prairie dogs and relish the opportunity to see them. Please do not displace them from their home. They have nowhere else to go.

Thank you for your time,

Lisa Goodrich  
2098 23rd St.  
Boulder, CO 80302

**From:** Lauren Goss  
**To:** [Walbert, Sloane](#)  
**Subject:** Spine Rd Development  
**Date:** Tuesday, February 11, 2020 1:35:21 PM

---

## External Sender

Hello,

I just learned through the mail of the proposal submitted to build condos on 4775, 4649 Spine Rd. As a resident of Willowbrook Condominiums of 6 years, I have used that space as an open space for walking, picnics with friends, and viewed this area as a park of Boulder. I encourage the City of Boulder to stop this and preserve what natural beauty we have left in this city from development. Please let me know if there is anything else I can do as a resident to voice my concern for the development.

Thank you,

Lauren Goss

**From:** John Goyer  
**To:** [Walbert, Sloane](#); [Betsy Gaums](#)  
**Subject:** To Sloan Walberts - Celestial Seasoning 268 Residential Development Plan  
**Date:** Friday, February 28, 2020 3:54:09 PM

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## External Sender

I am opposed to the development of the Celestial Seasonings property for a number of reasons. We own a ground floor condo on Spine road, across from your proposed development. We would lose a great deal of natural beauty, natural light and the calm living that these bring should you continue on your path of "Development".

1. It has been our understanding that this property is akin to Open Space Land in that the City of Boulder, responding to the poisoning of Prairie Dogs, made its protection a condition of any purchase/sale/lease transaction.

This is Open Space - an example of a prairie ecosystem featuring Prairie Dogs, Raptors, Rabbits, Coyotes, Foxes: all of which, along with the land, are now disappearing .And at an alarming rate! For some living here it is a park - to stroll, ride, run, walk the dog all the while enjoying the beauty of the plains, foothills and far pea

2. We have been told nothing about the architecture. Will it be, to Quote developer Coburn Partners - **"All planned, designed or built with the end user in mind." It seems rather callous to develop, design and build without FIRST understanding the Environmental IMPACT, the DAMAGE to the current neighborhoods and the Damage caused by attempting to circumvent existing ordinances & zoning laws.**

It is noted that the "development" is on City of Boulder Land while we, who will be the most impacted, are in Boulder County - with no representation and no means to argue before the

Boulder City Council to their previous zoning restrictions. It is also clear that "the end user" will not be disrupted by this process - pressed to defend ourselves to the same group that wants to change our lives.

3. Again the Coburn Partners - "We are committed to creating great places. Designing health, **environmental responsibility** and energy efficiency into our architecture..." This development would destroy an environmental open space!

Would the 2 cars per 268 units not be used to get to work, shopping, entertainment, work-outs, schools, hospitals? For a number of hours each way, the Diagonal grinds to a halt every weekday morning and afternoon/evening.

How much gas will be burned waiting at the overwhelmed intersection of



Jay Road and Diagonal and how many side roads leading into Boulder (63rd,75th, Valmont, Arapahoe) will fill to capacity.

We are environmental - living with pulled window blinds & open windows. We now fear that with 500+ new vehicles in the neighborhood Spine Road, already used as a quick alternative to the Diagonal traffic will become unbearable to live on.

Coburn Development is now planning a scrape off (as others are doing in North Boulder) - ready to put up their "environmental" three story buildings into whatever space they can acquire.



Either of these Coburn Development designs across Spine Road - 20 yards - would eliminate our view of the foothills and put our home at the bottom of the canyon where we would lose the winter sun.

For more on Coburn Partners Development visit their website <https://coburnpartners.com/about/sustainable-design/>



4. As far as "Affordable" - 62 units of 268 would be affordable. Don't kid us - Affordable is Boulder affordable - and the remaining 202 would be un-affordable and most middle income workers in the area would continue driving in from Longmont, Brighton, Dacono, Westminster, and Broomfield to name a few.

I am certain that this project - this harassment phase, the construction phase (a year?), the loss of our open space, the coming overwhelm of our roads, the disappearance of hawks in flight and of prairie dogs in watchful pose - **ALL WILL FORCE US FROM OUR HOME.**

As always in these processes the method is never made clear - when and where is

the next meeting, who will be making decisions. I am rushed to finish this. If this email finds you and you agree please join us!

John Goyer  
4922 D Spine/Gunbarrel Ave  
[johnfgoyer@gmail.com](mailto:johnfgoyer@gmail.com)

**From:** Judy Greenfield  
**To:** [Walbert, Sloane](#)  
**Subject:** Don't allow the Celestial Seasonings" open space to kill prairie dogs for development  
**Date:** Friday, February 21, 2020 4:23:31 PM

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### External Sender

As someone who cares about the diminishing wildlife within our urban sprawl, I am opposed to the plans to kill and destroy the prairie dogs on the 15 acres that Celestial Seasonings PROMISED as a refuge for this prairie species. In 1999, the company (which promotes itself as green/nature friendly!!!) killed prairie dogs for development of their building and after push back from the community, PROMISED not to kill any more. This plan to kill the prairie community is wrongheaded and must not proceed. 98% of prairie dogs have already been destroyed through human greed.

Thank you.

**From:** Joan Grossman Faulkner  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Celestial seasonings prairie park  
**Date:** Sunday, February 23, 2020 8:00:41 PM

---

### External Sender

Please oppose the project to develop Celestial Seasonings Prairie Park. Please allow the land to remain a preserve as was promised by Celestial Seasonings.

**From:** Jean Hancock  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings proposed development  
**Date:** Wednesday, February 26, 2020 11:26:21 AM

---

## External Sender

Hi Sloane,

I live in Deerfield, on Wellington Rd, and was notified via Nextdoor that there is a proposed development on the Celestial Seasonings site. I never received written notification of this proposal and don't understand why. All surrounding neighborhoods should have been notified by mail, and maybe most were, but I did not receive any information on this. Included neighborhoods should have been, at a minimum, Powderhorn, Orchard Creek, and Deerfield, since we have the most at stake with the proposed development.

Please add me to your email list for any updates on this proposed development so I won't be in the dark going forward.

Thank you,

Jean Hancock  
4521 Wellington Rd  
Boulder, CO 80301

**From:** Jean Hancock  
**To:** [Walbert, Sloane](mailto:Walbert.Sloane)  
**Subject:** Re: Celestial Seasonings proposed development  
**Date:** Friday, February 28, 2020 5:15:24 PM

---

Hi Sloane,

I am opposed to the Celestial Seasonings proposed development for the following reasons:

- 1) Lose of prairie dog/wildlife habitat. Celestial Seasonings poisoned prairie dogs in 1999, got caught, and promised to never do it again. They embarked on a huge public relations effort to overcome the bad press and company boycott by offering grants to wildlife organizations and educating the public on the benefits of prairie dog conservation. While they probably can't be prevented from developing their land, they must provide very detailed plans on prairie dog removal. If the plan is to humanely relocate them, where will they go? There are few places, if any, in Boulder County where they can go. In addition, it would be detrimental to other wildlife who depend on them for food-- hawks, eagles, foxes, and coyotes. What plans are there to mitigate the impact on wildlife?
- 2) Significant increase in traffic on Spine and Jay road, over 1500 trips per day, probably a lot more. Jay Road in rush hour is already bad, how much worse will it get? How will the traffic woes be addressed? Spine road is already #6 on the Neighborhood Speed Management Program list. What will be done to make Spine Road safe for all who live in here with such a significant increase in traffic?
- 3) Lack of dedicated park or open space in the plan. The Gunbarrel Commons park is a private park paid for by surrounding complexes, run by the Park Board. Prospective new residents will no doubt utilize the private park but not contribute to maintenance and upkeep. What additional amenities will be provided by the developer for these residents so current park and open space won't be degraded by overuse?

Thank you for your consideration,

Jean Hancock  
4521 Wellington Rd.  
Boulder, CO. 80301

On Thu, Feb 27, 2020 at 12:09 PM Walbert, Sloane <[WalbertS@bouldercolorado.gov](mailto:WalbertS@bouldercolorado.gov)> wrote:

Dear Jean,

Thank you for the email. Written public notice was mailed to property owners within 600 feet of the site, which is consistent with the city's required notification process.

The purpose of a Concept Plan is to receive feedback from staff, the Planning Board, and the public early in the development process. A public hearing is required before Planning Board. **This hearing has been scheduled for Thursday, March 19<sup>th</sup>.**

If you are interested, you can view the proposed plans online at <https://maps.bouldercolorado.gov/development-review/>. Input the address in the upper right hand text box to search for the application.

I have included you on my contact list of people to be kept informed of the proposal's progress and public hearing.

Please let me know if you have feedback you would like to share. Thank you,

**Sloane Walbert, AICP**

**Senior Planner**



**City of Boulder  
Planning**

O: 303-441-4231

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

Planning & Development Services

1739 Broadway, 3rd Floor

P.O. Box 791

Boulder, CO 80306-0791

[Bouldercolorado.gov](http://Bouldercolorado.gov)

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**From:** Jean Hancock <[jhancock1861@gmail.com](mailto:jhancock1861@gmail.com)>  
**Sent:** Wednesday, February 26, 2020 11:26 AM  
**To:** Walbert, Sloane <[WalbertS@bouldercolorado.gov](mailto:WalbertS@bouldercolorado.gov)>  
**Subject:** Celestial Seasonings proposed development

**External Sender**

Hi Sloane,

I live in Deerfield, on Wellington Rd, and was notified via Nextdoor that there is a proposed development on the Celestial Seasonings site. I never received written notification of this

proposal and don't understand why. All surrounding neighborhoods should have been notified by mail, and maybe most were, but I did not receive any information on this. Included neighborhoods should have been, at a minimum, Powderhorn, Orchard Creek, and Deerfield, since we have the most at stake with the proposed development.

Please add me to your email list for any updates on this proposed development so I won't be in the dark going forward.

Thank you,

Jean Hancock

4521 Wellington Rd

Boulder, CO 80301



**From:** Lisa Haney  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings PUD  
**Date:** Saturday, February 08, 2020 9:16:42 AM

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## External Sender

Hello Ms. Walbert,

I'm a resident of Powderhorn Condominiums on Spine Road, and it recently came to my attention that there's a plan afoot to build a three-story complex directly across the street in what is currently a prairie dog preserve... rather alarming!

I am sure other people will argue the case that the prairie dogs must be protected, how they provide food for raptors, etc. I leave that argument to them, as I remember the plague that killed most of them, and how they rebounded in a few seasons.

For me, one issue is that the prairie dog colony is an unheralded tourist attraction. Since I face that direction, I can see the out-of-town cars stopping by the side of the road, after visiting the CS factory. They have little explanatory signs, etc. People LOVE those rodents and their little chirpy voices.

Building 268 units on top of the prairie dogs, (in front of one of the few touristic attractions old folks can enjoy) is not a good look for Boulder, or Celestial Seasonings. I am guessing their parent company wants to squeeze as much profit as possible before selling the collection of companies (I have been reading a bit about it); this is not a local group considering the impact on the city of Boulder, or more specifically, Gunbarrel. This is someone who doesn't give a rat's ass, one might say.

Spine Road is a deliberately twisty two-lane affair, which has a speed limit of like 35; even then, people are always putting up signs warning of children playing. We have one bus that passes perhaps every half hour. From a traffic perspective, this would be a disaster for both residents and people commuting to Medtronic. A lot of people ride bikes on Spine, and out of towners are afraid to pass them. Sometimes traffic is like, 15 mph... picture that with 268 more units.

Powderhorn (my complex, across the street) is one of the most dense (and diverse, and affordable) places already. I believe our complex is a voting precinct unto itself. As a result, with our city-like density, there is already a bit of traffic, and we only have one grocery store. No library. No rec center. They've been adding lots of units near the intersection of Spine and Gunbarrel; which I believe still have vacancies?

You get my drift.

Some people are arguing on NextDoor (and I have to say, I wonder what is behind their enthusiasm, given how little information we have) that this will be all low-income and affordable housing; that it will increase diversity, lead to less congested commutes, etc. And this is all well and good.

But as a Boulder resident of fifteen years, I've seen so many developers buy their way out of affordable housing obligations, that I've become a bit skeptical when I hear it. Yes, it's true

that there are some affordable options on the edges of town, and since we are a working-class neighborhood, I can see where we are probably destined to be the ones to get our views blocked by three story dense housing... as opposed to the views of the people on City Council, for example.

This is what infuriates me, in the end. I'll admit it. All the people who can afford houses downtown, constantly fighting against any type of infilling, transitional housing, etc. And they seem to win those fights. I have the sinking feeling that Boulder as a city only cares about Quality of Life for the well-to-do.

Part of what made me purchase a unit in Boulder (Gunbarrel) fifteen years ago was our commitment to protect both the physical and the aesthetic environment. I liked that there was a limit on height, so we can all enjoy the views. Now to have this huge project proposed across the street, between all of us middle and working-class folks in Powderhorn and the sun setting over the mountains... well, it seems like a slap in the face.

I have a lot on my plate these days, but I will see you at the hearing on April 2. Although I don't see anything on the city's Development Review Cases website, so maybe all of this was a trial balloon?

Let's just put this egg back up the chicken!

-Lisa Haney

--

**Lisa Haney**

Illustration

[lisa@lisahaney.com](mailto:lisa@lisahaney.com)

(303) 530-1320

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



**From:** Irene Hansen  
**To:** [Walbert, Sloane](#); [boulderplanningboard](#)  
**Subject:** Prairie Park at Sleepytime Dr.  
**Date:** Tuesday, February 18, 2020 8:25:17 PM

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## External Sender

Dear Boulder Officials

I have a daughter who lives near Boulder and when I visit her we always go to watch the prairie dogs and visit Celestial Seasonings. Then we do some shopping in Boulder for the unique items available there. But the main reason we head to Sleepytime Dr. is to watch the prairie dogs. Since I live in western NY, a place without prairie dogs, I really enjoy this chance to observe the interactions of this group.

I think of Boulder as a town that has the protection of nature as a core value. If the government of Boulder decides to allow the destruction of this protected colony, my view of your community will change dramatically, and, quite frankly, visiting Boulder will no longer be on my "Must Do" list.

Please preserve this small, but wonderful area!

Sincerely,  
Irene Hansen

**From:** Patti Harris  
**To:** [Walbert, Sloane](#)  
**Subject:** Application for housing  
**Date:** Thursday, February 06, 2020 2:51:13 PM

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External Sender

Dear Sloan's Walbert,

I left you a message on your phone voice mail, so this is to duplicate.

At this time, I am very much against the development of the field in front of Celestial Seasonings. I live across the street, in Powderhorn condos.

I would like to be made aware of any updates and/or meetings, by mail; my address is 5932 D Gunbarrel Av., Boulder, Co. 80301.

Thank you.

Sincerely,

Patricia Harris

Sent from my iPhone

**From:** Jane Hartford  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** prarie dogs  
**Date:** Sunday, February 23, 2020 11:28:14 AM

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## External Sender

To whom it may concern,



Please oppose the project to develop Celestial Seasoning Prairie Park. Please allow the land to remain a preserve. Thank you very much for your time.

Jane Hartford 312 678 4049

From: Victoria Harvey  
To: [Walbert, Stacey](#)  
Subject: Celestial  
Date: Sunday, February 16, 2020 9:39:13 PM

External Sender

Victoria Harvey <[harveycounseling@gmail.com](mailto:harveycounseling@gmail.com)>

Fri, Feb 14, 10:46 AM (2 days ago)  

to walberts  


Hi,

I own and live in the condo at 4729 Spine, unit D, and am very concerned about the upcoming sale of land. I heard about the meeting, then having it moved. I'd like to make sure I am attending, is there a chance it will be moved again?

My main concern is showing the use of this area of the present time, which will not be possible like the busses and trucks for Celestial. And I do not see where parking could be worse on Spine, and yet these apartments will be right on Spine. Also the traffic on Spine will be even worse and right now it is intolerable how long it takes just to get on 119.

Thanks for any information you can send my way. I tried searching for the documents on the city planning website and couldn't find the plans.

Victoria Harvey, LPC, LMFT  
214 802 7866  
4729 Spine Road Unit D  
Boulder CO 80301  
Victoria Harvey, LPC, LMFT  
214 802 7866

**From:** Caitlin Haynes  
**To:** [Walbert, Sloane](#)  
**Subject:** Opposed to Celestial Seasonings PUD (Herberia Subdivision)  
**Date:** Thursday, February 20, 2020 10:38:58 AM

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## External Sender

Dear Sloane Walbert -

I am writing to request ongoing information and updates on the proposal and hearings regarding the Celestial Seasonings PUD (Herberia Subdivision) at 4775 Spine Rd, 4649 Spine Rd., Boulder, CO.

I am strongly opposed to a large number of residential units being built on this site which is zoned Industrial - Manufacturing.

This is a highly inappropriate location to add this number of residents and vehicles (approximately 700 or more). There is not anywhere near a sufficient infrastructure to support this kind of residential traffic, especially on the narrow, winding Spine Rd. Further, the roads and infrastructure in this area of Gunbarrel are already strained with recent growth.

Please keep me updated with any new information, as well as the public hearing date for Concept Plan Review and Comment on this proposal.

Thank you,  
Caitlin Haynes  
720 556 5383  
4656 White Rock Circle #12  
Boulder, CO 80301



**From:** Tiffany Heintz  
**To:** [Walbert, Sloane](#)  
**Cc:** [Tiffany Heintz](#)  
**Subject:** Development in front of Celestial Seasonings  
**Date:** Friday, February 28, 2020 3:45:16 PM

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External Sender

I am writing to express my concern about the proposed development of the 268 apartments at Celestial Seasons. This would bring too much traffic than Spine Road and to the Gunbarrel community. Please note that I oppose this.

Sincerely,

Tiffany Heintz  
5810 S. Orchard Creek Circle

**From:** Caroline H  
**To:** [Walbert, Sloane](#)  
**Subject:** Housing  
**Date:** Sunday, March 01, 2020 8:50:14 PM

---

## External Sender

As pointed out by Cris Good, the old Sports Authority building and its parking lot are already in place on 28<sup>th</sup> and Iris, and prime for infill housing. It's walkable and right on the bus lines with easy access to services, jobs, libraries, and everything else in Boulder, as well as across the street from a grocery. No need for the city and county housing departments to keep grabbing our open space and other outlying parcels of land to build new housing and parking lots that are far away from town and much-needed resources, and often not on bus lines. Eliminating the cash-in-lieu option for developers will guarantee affordable housing will be built included within their new housing developments. All the cash-in-lieu option does is guarantee that all affordable housing will be out of sight, out of mind, and out of town, creating the segregated "affordable housing ghettos" that the Boulder Community Plan had claimed they would prevent. Did anyone see the article about Google DOUBLING its work force in Boulder? What percentage of those workers will be provided housing by Google? Boulder needs to require every big company moving in here to provide housing for a majority of their work force. If the companies don't like it, they don't need to come. The last thing we need in Boulder is more big companies with hundreds of additional workers moving in, unless the city's goal is for Boulder to become another Denver. Sadly, it's well on its way.

Caroline Hogue  
Twin Lakes  
Gunbarrel

**From:** Corinne Holmberg  
**To:** [Walbert, Sloane](#)  
**Subject:** ENOUGH IS ENOUGH  
**Date:** Saturday, February 08, 2020 10:59:55 AM

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External Sender

Just say no to 268 apts near Celestial Seasonings. 3 stories!  
Despicable, Destroying the land for wildlife and people as well.  
We have enough congestion in the Gunbarrel Area with all the new apts and condos built on Lookout Rd area.  
NIMBY! STOP now !  
Say "NO" to more apts and cluster congestion !  
Thank you,  
Corinne Holmberg

**From:** Corinne Holmberg  
**To:** [Walbert, Sloane](#)  
**Subject:** Just Say No to More Apps in Gunbarrel  
**Date:** Sunday, February 09, 2020 7:16:25 PM

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External Sender

Enough is Enough! Congestion, Clusters, Traffic, etc.  
We need some open areas to save the wild life and human life!  
Can barely shop at KS or fill up on gas with all the growth in the area.  
NIMBY ..... go east and build! Ugly, Ugly, Ugly.  
Stop the Californiation of Colorado!  
Enough,  
Corinne

**From:** Corinne Holmberg  
**To:** [Walbert, Sloane](#)  
**Subject:** Enough Growth in Gunbarrel  
**Date:** Friday, February 28, 2020 4:19:59 PM

---

External Sender

Hi Sloan,

Is it true that Celestial Seasonings owns this property on Spine?

Perhaps I should contact Mo Siegel and beg him to not sell this property to developers.

How many millions does a person or company want or need?

Not only is there a concern of over growth for people and their safety, but also for the quality of life and well being for all previously happy long time residents of this area.

Gunbarrel residents have three (2) major exits out from the neighborhood - Idylwild and Carter Trail. Now it is almost impossible to make a left of right turn !!! In an emergency, this will be a dangerous bottleneck!! The other 2 exits onto 75th street will be just as bad.

Seems like the best way out would be to walk or ride a bike to negotiate the traffic. It will only get worse!!

Congestion, congestion , congestion. We did not move here to face congestion. Enough building.

Population growth is grossly understudied. Roads need to be studied before more building is considered.

Enough,  
Corinne Holmberg

**From:** Honerman, Lynel  
**To:** [Walbert, Sloane](#)  
**Cc:** [Honerman, Lynel](#)  
**Subject:** Re: Proposed High Density Residential development on Spine Road  
**Date:** Monday, March 02, 2020 6:08:49 PM

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## External Sender

Hello Sloane,

This is my third request for an update to this matter. It is my understanding that you are the city case manager for the proposed development in front of Celestial Seasonings. If this is not the case can you please forward this to whomever is?

I need to express my deep concerns about the development of condos across the street from my unit in Powderhorn condos. It will block my view of the front range, increase the traffic on Spine, increase noise to the peaceful area in which we live, and cause damage to the animals that live there. How many units are they planning for? How many levels? Why not build a REQ center or someplace that can be communally used by the rest of the residents of Gunbarrel? Building a new condo across the street from mine will decrease the value of my property and make it harder to sell in the future.

Again, this is my third request for any information you can provide about what is being proposed, meetings scheduled about this, or what next steps are.

Please follow up as soon as you can.

Thanks for your time, Lynel

### Lynel Honerman

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**From:** "Honerman, Lynel" <Lynel.Honerman@netapp.com>  
**Date:** Tuesday, February 18, 2020 at 10:36 AM  
**To:** "walberts@bouldercolorado.gov" <walberts@bouldercolorado.gov>  
**Subject:** Re: Proposed High Density Residential development on Spine Road

Hello Sloane,

Can you please follow up with any information you can so I can be informed with the latest developments?

Thank you for your time, Lynel

### Lynel Honerman

---

**From:** "Honerman, Lynel" <Lynel.Honerman@netapp.com>  
**Date:** Thursday, February 13, 2020 at 10:50 AM  
**To:** "walberts@bouldercolorado.gov" <walberts@bouldercolorado.gov>  
**Subject:** Proposed High Density Residential development on Spine Road

Hello Sloane,

I understand you are the staff manager for the City of Boulders Planning and Development of the 4775 Spine RD 4649 RD Celestial Seasonings PUD (Herberia Subdivision). I am a condo owner at the Powderhorn condos and my unit faces Spine road and the area where this proposed new development will be located. I was never sent any information about this development and learned about it from a FaceBook posting.

I am curious to read anything related to this proposed development as my unit in the Powderhorn Condos (located at 5920) currently has an unobstructed view of the Flatirons and this new development would block and restrict this. I also understand there is a meeting set up for April on this but also heard it may have been moved to March. Any information you can provide would be greatly appreciated so I can understand more of what is planned and voice any concerns I may have.

Thank you for your time,  
Lynel

**Lynel Honerman**

Senior Support Escalation Engineer

[Lynel.Honerman@netapp.com](mailto:Lynel.Honerman@netapp.com)

My normal working hours are Monday to Friday , 9:00AM - 5:00PM East Coast Time Zone

For technical assistance on a new or existing case, please call:

\* US & Canada 888-4-NETAPP // \* EMEA/Europe 00-800-44-638277 // \* Asia/Pacific 800-8008-0800

You may also get Support on the Web at <http://mysupport.netapp.com>.

**From:** Richard Pryde Hughes  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Prairie Dogs  
**Date:** Sunday, February 23, 2020 5:01:01 PM

---

## External Sender

Greetings,

Regarding the The Celestial Seasoning Prairie Park located at 4600 Sleepytime Drive proposal from Coburn Development , I would respectfully ask that we leave this space for the prairie dog community.

One of the magical elements of our community is our balance with wildlife.

Once we cover a space with concrete and buildings, it's essentially gone forever.

The charm of the animals, as well as their right to co-exists with humans, should be honored, in my opinion. Animals have it hard enough in the world we've crafter. I ask that you give these little guys a break and let them exist as they have, in their natural harmony.

We've existed this long without a development in that space. I am confident we could do so in the future.

Kind regards,  
Richard Hughes  
2040 Balsam Dr, Boulder, CO 80304



**From:** [plandvelop](#)  
**To:** [Walbert, Sloane](#)  
**Subject:** FW: Spine road proposal  
**Date:** Monday, February 10, 2020 4:09:56 PM

---

**From:** Dianne Inglis <[dianneinglis@icloud.com](mailto:dianneinglis@icloud.com)>  
**Sent:** Friday, February 7, 2020 12:39 PM  
**To:** [plandvelop](mailto:plandvelop@bouldercolorado.gov) <[plandvelop@bouldercolorado.gov](mailto:plandvelop@bouldercolorado.gov)>  
**Subject:** Fwd: Spine road proposal

**External Sender**

Sent from my iPhone

Begin forwarded message:

**From:** Dianne Inglis <[dianneinglis@icloud.com](mailto:dianneinglis@icloud.com)>  
**Date:** February 7, 2020 at 12:34:03 PM MST  
**To:** [walberts@bouldercolerado.gov](mailto:walberts@bouldercolerado.gov)  
**Subject:** Spine road proposal

To whom it may concern,

I strongly object to any building taking place at the 4775 - 4649 Spine Road plot in Gunbarrel.

I am a resident who appreciates the prairie dog community and the open space valued by our community.

Please keep me updated on any news regarding this process before the 2 April 2020 - especially any meetings that will be taking place.

Regards,  
Dianne Inglis

Sent from my iPhone

**From:** Alanna Irving  
**To:** [Walbert, Sloane](#)  
**Subject:** More neighbors need notification of proposed Celestial Seasoning development  
**Date:** Wednesday, February 26, 2020 1:32:08 PM

---

External Sender

So many people in the Gunbarrel area do not know about this or the meeting. Anyone out there who uses Spine and Jay road is affected whether their house borders this project or not. The amount of people this will bring to our already crowded infrastructure is going to have an Impact on everyone. Coburn/Celestial MUST have a plan to add amenities like a public park/public rec center/bike paths, market, etc....

It cannot come add all of these people without adequate amenities to support them. The result will be a nightmare.

So many people do not know about this at all and they will be affected. Notices should be sent to all in West Gunbarrel and beyond.

Thank you for your consideration.

**From:** Jennifer Johnson  
**To:** [Walbert, Sloane](#)  
**Subject:** Support for development near Celestial Seasonings  
**Date:** Friday, February 07, 2020 1:07:55 PM

---

External Sender

I support the development—even though I own a condo on White Rock Circle that would be seriously impacted by construction and traffic.

Why? First, because our adult kids can't afford to live in their hometown, which is heartbreaking for our close family. We sorely need those additional units of affordable housing!

Second, the culture in Boulder has become far less diverse, welcoming, and open due to economic segregation during my 50 years here. I believe that the fewer poor and lower middle class citizens we have, the more prejudice and fear prevail.

If there is anything I can do to support this project, sign me up!

Jennifer Peters Johnson

**From:** Eileen Joseph  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings PUD - proposed development  
**Date:** Sunday, March 01, 2020 10:59:42 PM

---

## External Sender

Dear Ms./Mr. Alberts,

I am greatly concerned about the proposed development in the parcel directly in front of 4775/4649 Spine Road in Boulder, CO and have signed up for future notices regarding the consideration of an exception to Boulder's zoning laws.

When available, please share why this developer is proposing to supercede Boulder zoning laws and environmental practice. Note: This will greatly impact the property value and quality of life for hundreds of neighbors.

Thank you,

Eileen Joseph  
4725 Spine Rd #E

*"Of all the paths you take in life, make sure a few of them are dirt."*

— John Muir

**From:** Tanya Kasper  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** The Celestial Seasoning Prairie Park at 4600 Sleepytime Drive  
**Date:** Wednesday, February 19, 2020 2:41:30 PM  
**Importance:** High

---

## External Sender

Hello,

I am emailing today regarding the beautiful Prairie Dog community The Celestial Seasoning Prairie Park at 4600 Sleepytime Drive. This land was slated for and promised as a safe haven for prairie dogs, many people and tourist visit just to enjoy the wildlife. It is always tempting to trade nature in for profit but please do the right thing and save this space for future generations! There is so much development we are losing what makes our country so beautiful and special please do the right thing and don't let this fall as yet another victim to industry greed, allow the beautiful wildlife to continue to thrive. Please just drive out and take a look for yourself. It is truly uplifting to enjoy, please do not take it away.

Sincerely,

Tanya Kasper

V. 512.803.7299

**From:** Tanya Kasper  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Celestial Seasoning Prairie Park  
**Date:** Wednesday, February 26, 2020 12:09:58 PM  
**Importance:** High

---

## External Sender

Hello,

I am emailing concerning a beautiful colony of over 200 Prairie Dogs in Boulder, CO. In 1999, Celestial Seasonings poisoned a community of prairie dogs in this exact location for their current building. A prairie dog advocacy group, Rocky Mountain Animal Defense, was able to stop the continued poisoning and Celestial Seasoning promised to never kill anymore wildlife in this area and to set aside 15 acres as a preserve where the prairie dogs would be protected in perpetuity. In addition, THEY PROMISED, IN A WRITTEN CONTRACT, that there would be no more development in the future on this land.

<https://www.mail-archive.com/nativenews@mlis.../msg02833.html...>

This prairie community is also known throughout the community as a tourist spot where people can go and watch the prairie dogs and all of the other raptors, coyotes, fox and animals they support. The Celestial Seasonings Prairie Park is revered and advertised as a go-to spot in Colorado:

<https://blog.livingrootless.com/.../colorado-boulder-prairie-...>

Today, the Celestial Seasoning Prairie Park is at risk! Celestial Seasoning is breaking its promise to protect and preserve this land and the City of Boulder Planning and Development Board will be reviewing Coburn's request at a public meeting on March 19th - I would like to let you know about my decision to boycott every single product produced by this company and voice my strong opposition to this project! This land needs to remain a preserve as was promised by Celestial Seasoning. This is the home of a beautiful and thriving prairie dog community and is known as such throughout the community.

Please do the right thing and hold this company accountable for their contractual obligations and do not let this move forward.

Sincerely,

Tanya Kasper

V. 512.803.7299

**From:** ALee  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasoning Apartment Complex Zoning  
**Date:** Wednesday, February 12, 2020 5:14:08 PM

---

## External Sender

Sloane,

I am emailing you since you are the Case Manager for this project. I live on Spine Road about 500 yards down from this location and I am against the creation of new apartments here. Obviously, the wildlife would greatly suffer from this - but the massive increase of traffic and speeding danger on Spine would skyrocket. Spine Road is already top 10 (in 2019) on the Neighborhood Speed Management Program for Boulder due to the danger with pedestrians and speeding. If 250 new apartments are added that dump directly onto Spine someone will be killed within 12 months from a driver.

I know a large # of our neighbors feel the same and will come out in force to oppose this project.

Thanks for your time,  
Adam

**From:** ALee  
**To:** [Walbert, Sloane](#)  
**Subject:** 4775 Spine Objection Comments  
**Date:** Friday, February 28, 2020 12:27:30 PM

---

## External Sender

Sloane,

After speaking with the collective HOA's here are multiple concerns and objects we have with the 4775 Spine proposal:

1. Available Apartments - there are already over 75 apartments available for rent in the surrounding complexes of Gunbarrel. That does not include the brand new build in the roundabout on Iris and 36. How on does adding 170 more make any sense!? There are also multiple apartments for purchase within these complexes.
2. Curb Property Value Increase - the biggest concern of the neighborhood. During the construction initially as well as once completed for below reasons.
3. Traffic on Spine - this project will add 1570 trips per day (over a 30% increase in traffic from statistics from NSMP 2018 study) and increase both traffic and noise pollution and add to the degradation of the roads themselves. Morning traffic from Spine to Jay to 119 is already a nightmare. Spine is also #6 on Boulder's Neighborhood Speed Management Program ([https://www-static.bouldercolorado.gov/docs/2019\\_NSMP\\_Complex\\_and\\_Simple\\_Project\\_Lists-1-201911191148.pdf](https://www-static.bouldercolorado.gov/docs/2019_NSMP_Complex_and_Simple_Project_Lists-1-201911191148.pdf)) project list due to the speeding around neighborhoods and the danger it presents.
4. Lack of Gunbarrel Amenities - there is a growing frustration with what is perceived as a lack of municipal services to the Gunbarrel area, as it does not include a Boulder library or recreation center. And the surrounding neighbors pay for a park that will be in walking distance of these complexes who will not need to pay.
5. Wildlife Disturbance - development would be devastating for the local animal population. Even if the prairie dogs are humanely removed, the animals that rely on them will be greatly affected.
6. Loss of the Mountain View - Spine facing Powderhorn condos have the largest reason for concern. A 3-story complex will take away the mountain view and immediately affect their property value.

This will hurt the community of Gunbarrel and has already lead to a boycott of Celestial Seasonings (<https://www.facebook.com/prairieprotectioncolorado.org/posts/2459416800989132>). We ask this proposal be rejected or reconsidered.

Thanks,  
Adam Lee



**From:** londondl123@aol.com  
**To:** [Walbert, Sloane](#)  
**Subject:** NO UPZONING OF CELESTIAL SEASONING SITE!!!!  
**Date:** Wednesday, February 26, 2020 3:18:00 PM

---

### External Sender

I reside in the neighborhood and emphatically against the proposed upzoning and new development!! Spine Road cannot handle the additional traffic and the neighborhood does not have any of the other additional infrastructure needed to support a project like that (schools, shopping, etc.) The proposed development will also devastate the local wildlife population. Please do not approve this request!!!! David London, resident, 6021 Wellington Rd.

**From:** J  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Opposing the Destruction of the Celestial Seasoning Prairie Dogs Community  
**Date:** Wednesday, February 19, 2020 2:02:04 PM

---

## External Sender

Dear Sloane Walbert and Boulder Planning Department:

My name is Eider Luda, and I am a resident of Boulder County. I am writing to you to voice my opposition to the proposal from Coburn Development of 12 three-story residential buildings being built on a historic and vibrant prairie community. Celestial Seasoning promised to never kill any more wildlife in this area and to set aside 15 acres as a preserve where the prairie dogs would be protected in perpetuity. This area is the home of a beautiful and thriving prairie dog community and is known as such throughout the community. Please do not support this project and continue to be defenders of wildlife as the Boulder and beyond community is proud to be.

Regards,

--

**Eider**

| pronouns: xe-xem(self)-xer(s), singular.

**From:** Tracy Lyons  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Development Plan  
**Date:** Friday, February 28, 2020 5:47:54 PM

---

## External Sender

Hello,

As a Powderhorn condo owner, I thank you for the opportunity to speak out regarding any plans for further developing this area. Within the past few years, hundreds of apartment complexes have been built behind and beside King Soopers, in the median strip on the Diagonal Highway and elsewhere. This little area is quickly losing its charm, and the ability to get from Point A to Point B is becoming increasingly difficult. Increased traffic is already problematic, especially with several popular breweries in the neighborhood. So we house 400 or so more people and create more problems for traffic, need more shopping areas, maybe another school another urgent care center and on and on. With 400 more people will come 200 dogs (if the current pet population in Boulder is any indication). Where will the dogs be walked and do their business? Commons Park is overrun already with people and their pets. Medtronic and other industries cover the entire north side of our community and along with Powderhorn, Habitat, Willows, Huntington Point and Hunter Creek condos all side by side, we are full.

Also, the Powderhorn community falls into a jurisdiction that is not able to vote for city council members, so why should city council get to vote on any developments in our community? It seems there should be some regulations that prevent that from happening. We should have the ability to vote for someone who we act in our best interests, and vote against someone who does not.

Thank you kindly for your time. I look forward to hearing more about this on March 19.

Tracy Lyons  
6048 Gunbarrel Ave  
Boulder CO 80301

**From:** ChristopherMacor  
**To:** [Walbert, Sloane](#)  
**Subject:** No on Celestial Seasonings apartment complex.People bought  
**Date:** Friday, February 07, 2020 4:42:18 PM

---

## External Sender

No on Celestial Seasonings apartment complex.

Three reasons.

People bought houses out here in Gunbarrel to be away from the suburbs.

High water table. Building on it is dangerous to all in the area.

Roads cannot support that influx of traffic.

Thanks for genuinely considering the feedback of the currents residents Sloan,

Christopher Macor

4435 Driftwood Pl.

--

" Will we or will we not grow into the people we need to be now - to endure the times in which we live, navigate the times in which we live and transform the times in which we live? "

Marianne Williamson ~ The Politics of Love

**Christopher Macor**

*Multimedia Musician with a Message*

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

**From:** Silvina Magda  
**To:** [Walbert, Sloane](#)  
**Subject:** Please prevent development at Celestial Seasonings site  
**Date:** Friday, February 28, 2020 3:16:10 PM

---

## External Sender

As a homeowner and resident of beautiful Gunbarrel, I am urging you to prevent further development at the Celestial Seasoning site. This land needs to remain a preserve as was promised by Celestial Seasoning. This is the home of a beautiful and thriving prairie dog community and is known as such throughout the community.

Thank you for your consideration,

Silvina Magda

### **Silvina Magda, MA**

Bilingual Editorial Consultant  
Certified Court Interpreter  
direct 720.425.2802  
[silvinamagda.email@gmail.com](mailto:silvinamagda.email@gmail.com)

**From:** bigdihedral  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Don't allow development of land at Celestial Seasonings  
**Date:** Friday, February 21, 2020 11:59:14 AM

---

## External Sender

As a longtime Boulder resident, property owner, and taxpayer, I am writing to express my opposition to the development of the property at 4600 Sleepytime Drive by Coburn Development. The beautiful and thriving prairie dog colony and other wildlife living there represent the native beauty of our Colorado landscape. Years ago, Celestial Seasonings promised to preserve this piece of land which is visited regularly by locals and tourists who visit our state.

I urge you to prevent this development from happening.

Sincerely,

Donna Marino

Boulder CO

**From:** Angie Mashaw  
**To:** [Walbert, Sloane](#)  
**Cc:** [Meg Ritter](#); [Katharine Kane](#); [Mary Smith](#); [Duane Isakson](#); [Eli Kalen](#); [Allison Moffitt](#); [Cori Batson](#); [Jessica Buskard](#); [Jack HOA](#); [Karen Bordner](#); [Sue Crouse](#); [Judi England](#); [Leigh Kornfeld](#); [Jacqueline Hooper](#)  
**Subject:** Proposal for residential development adjacent to Celestial Seasonings  
**Date:** Tuesday, February 25, 2020 5:36:30 PM

---

External Sender

Good afternoon, Sloane,

My name is Angie Mashaw. I live at 4626 Burgundy Ln. in Gunbarrel. I am on the HOA board for Gunbarrel Commons Park. Located on White Rock Circle and Indigo. It is a privately owned park. Owned by five developments surrounding the park: Powderhorn, Hunter Creek, Huntington Point, Willowbrook, and Habitat. All of which are east of Celestial Seasonings.

First of all, I would like to be added to the mailing list about the development being proposed on Spine east of Celestial Seasonings. No one in my community has been notified nor have many of my other neighbors that will be affected. More will be affected than Hunter Creek, Powderhorn, and Orchard Creek.

Neighborhoods include Willowbrook, Huntington Point, Habitat, Wellington, and the Willows.

Second, reviewing the proposal, am I incorrect to see that there are no green space plans, i.e. playground, picnic areas, work out areas, tables, benches, grills, basketball courts, shelter, shade trees, etc.?

Gunbarrel Commons Park is a private park and costs around \$90-\$100K/ year to maintain. Each unit in the before mentioned developments pays monthly dues to the Park HOA.

I would appreciate hearing from y'all and Coburn what the plans are for the proposed 268 unit residents, their kids, and their dogs to recreate. Our park should not be required or expected to be the go-to outdoor place for this new development.

I would happily meet with you and/or Coburn about this matter.

Add please add me to your emails and mailings.

Please feel free to call.

Thanks so very much,

Angie Mashaw  
4626 Burgundy Lane  
Boulder  
80301  
303-588-1231

**From:** Astrid Maute  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasoning 268 Residential Development Plan  
**Date:** Friday, February 28, 2020 5:03:39 PM

---

## External Sender

Dear Mr. Walberts:

my family and I moved to Gunbarrel in 2003. We have seen the change in Gunbarrel- good things such as the bike path to Longmont and the connection to Cote Lake. The development behind King Sooper and the Apex was a disappointment, It was sold to Gunbarrel as affordable housing with a lot of green parks and amenities which could be used by Gunbarrel residents. It is NOT affordable housing, No green parks, No community space but it caused much more traffic on the roads and surrounding HOA parks

In the plans for Celestial Seasoning development I see a repeat. I am for affordable housing, but please build it where there is good public transportation options. This is NOT the case in Gunbarrel. The bus takes 45 min to get to downtown and there is no park and ride for the bus on the diagonal highway. Biking to Boulder is dangerous along Jay Rd. I was surprised that it is not only my concern as a mother of two kids that my husband does not favor this as my way to commute, but a lot of adults raised the same concern recently when an update was discussed at a meeting at celestial Seasoning.

We also would have liked to see something changed with respect to the library (another meeting several years ago in Gunbarrel where we were asked). We suggested simple book drop off boxes, a library on wheels or some small corner library open a few days a week. It was decided to build a new north Boulder library so that there are 4 libraries in Boulder but nothing in Gunbarrel.

Please before you increase the population of Gunbarrel improve the infrastructure, improve the public transportation, improve the safety of bikers along Jay Rd, improve access to libraries. We see new bike paths build in Boulder, new libraries, but NOT in Gunbarrel. We cannot have even more traffic on the streets in Gunbarrel- it is bumper-to-bumper morning and evening.

Thanks for the opportunity to raise my concern.

Sincerely,  
Astrid Maute  
5715 Slick Rock Court  
Boulder CO 80301



**From:** M Mayer  
**To:** [Walbert, Sloane](#)  
**Subject:** Proposed development on Spine Rd  
**Date:** Tuesday, March 03, 2020 1:45:07 PM

---

External Sender

Hello Ms Walberts,

I am a home owner at Powderhorn, and have concern about the proposed development in front of Celestial Seasonings on Spine Rd.

- 1) Will the developer be made to mitigate the increased traffic on Spine Rd? There is already plenty of traffic for a tiny curvy road. 268 more housing units will add significantly to the traffic, as well as to noise pollution. Can the existing infrastructure bear this?
- 2) Will the buildings be set back far enough from Spine Rd and be short enough to preserve the mountain view for Powderhorn homeowners who are on Spine Rd? If not, will the developer recompense them for the loss in their property value?
- 3) What plans are being made for the prairie dogs who currently live there? Many raptors depend on the prairie dogs for food. Destroying the prairie dogs is not only inhumane, but will destroy birds of prey as well.

I have always felt that developers should bear the financial burden of the ecological degradation and infrastructure degradation they cause. This should not fall onto the city's budget.

Thank you very much,

Maryann Mayer  
4833 F White Rock Circle  
Boulder

**From:** M Mayer  
**To:** [Walbert, Sloane](#)  
**Subject:** Proposed development on Spine Rd  
**Date:** Tuesday, March 03, 2020 2:17:44 PM

---

External Sender

Also, has the city considered buying this property as open space? One of the few amenities Gunbarrel has is its open space and mountain views. It adds greatly to the livability to have a breath of the country so close to the city.

Thanks again

Maryann Mayer

> On Mar 3, 2020, at 1:45 PM, M Mayer <maryn4949@gmail.com> wrote:

>

> Hello Ms Walberts,

>

> I am a home owner at Powderhorn, and have concern about the proposed development in front of Celestial Seasonings on Spine Rd.

>

> 1) Will the developer be made to mitigate the increased traffic on Spine Rd? There is already plenty of traffic for a tiny curvy road. 268 more housing units will add significantly to the traffic, as well as to noise pollution. Can the existing infrastructure bear this?

>

> 2) Will the buildings be set back far enough from Spine Rd and be short enough to preserve the mountain view for Powderhorn homeowners who are on Spine Rd? If not, will the developer recompense them for the loss in their property value?

>

> 3) What plans are being made for the prairie dogs who currently live there? Many raptors depend on the prairie dogs for food. Destroying the prairie dogs is not only inhumane, but will destroy birds of prey as well.

>

> I have always felt that developers should bear the financial burden of the ecological degradation and infrastructure degradation they cause. This should not fall onto the city's budget.

>

> Thank you very much,

>

> Maryann Mayer

> 4833 F White Rock Circle

> Boulder

**From:** tracey mccoey  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasoning Complex  
**Date:** Friday, February 28, 2020 1:12:33 PM

---

### External Sender

Wanted to send a note opposing the new complex. I live across the street from the green space -- my background literally backs to Spine -- and I'm very concerned about traffic noise and the additional traffic overall. I have three little kids and already it's a busy road.

Really hope this doesn't happen.

Thanks  
Tracey McCoy  
703 944 4594

**From:** Cortney McGuire  
**To:** [Walbert, Sloane](#)  
**Subject:** Potential build site by Celestial Seasonings  
**Date:** Thursday, February 27, 2020 4:41:46 PM

---

## External Sender

To whom it may concern,

I am writing to you as a concerned long time neighbor of the Celestial Seasonings neighborhood (13 years). I think this potential condo complex plan is a terrible idea. It will greatly increase traffic and noise in our neighborhood ... something we all try to get away from being slightly out of the city proper. It will also wreak havoc on the natural environment - we have many beautiful eagles & hawks whom rely on that open space hunting ground, and new buildings will take that away. Also I can't forget to mention the prairie dogs who we have already squished into a small living scenario over the years.

Please don't let this plan go through. It will destroy the tiny little tea drive ecosystem.

Thanks for listening.

Best,

Cortney

**From:** Sukie McMaster  
**To:** [Walbert, Sloane](#)  
**Subject:** Housing Project by Celestial Seasonings Plant  
**Date:** Friday, February 28, 2020 1:12:37 PM

---

## External Sender

Please stop this bad development project. This complex will overwhelm the neighborhood with traffic, congestion and noise. We already have traffic and speed concerns along Spine. If the project goes through the residents will have a hard time getting out of the development onto Spine Rd. It will significantly affect the quality of life for those of who live nearby in the negative. It will reduce property values. We currently have the right mix of housing, light industry and open space in this area. The open space is valuable for the local wildlife.

Susan McMaster  
5946 Brandywine Ct  
Boulder 80301

Sent from [Mail](#) for Windows 10

**From:** Jenny Miles  
**To:** [Walbert, Sloane](#)  
**Subject:** Prairie Park planning  
**Date:** Tuesday, February 18, 2020 7:10:54 PM

---

External Sender

Dear Sloane,

I am writing to express my strong opposition to the construction plans for the Celestial Seasonings Prairie Park and to urge the planning board to block development.

Prairie Dogs are a keystone species--increasingly being wiped off the face of the earth--needed for the well-being of the entire high plains eco system. In the context of a great extinction being brought about by human development, we must refocus our stewardship of the planet and ALL its inhabitants.

Please let us know that you share this extremely important concern by blocking this development.

Regards,

Jennifer Miles

**From:** Holly Mirabile  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Build  
**Date:** Friday, February 28, 2020 5:01:37 PM

---

### External Sender

I urge the city not to build the complex slated for the property in front of Celestial Seasonings. This will create an enormous amount of traffic for the already compromised one-way streets that are riddled with blind spots and oblivious two-aside bicyclists. The complex will completely obstruct our view for which we purchased our condos at Powderhorn. This will be an unrecoverable mistake.

Holly Mirabile

**From:** [Mohagheghi Ali](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Fw: Concern about the proposed development in front of Celestial Seasonings  
**Date:** Thursday, March 5, 2020 8:53:09 PM

---

## External Sender

To Whom It May Concern,

I am forwarding an email that was sent to Ms. Sloane Walberts regarding the proposed development plan in front of Celestial seasonings.

Thanks for consideration,

Regards

Ali Mohagheghi

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

**From:** Mohagheghi Ali <amohagheghi@yahoo.com>  
**To:** walberts@bouldercolorado.gov <walberts@bouldercolorado.gov>  
**Cc:** Ali <amohagheghi@yahoo.com>  
**Sent:** Thursday, March 5, 2020, 08:48:29 PM MST  
**Subject:** Concern about the proposed development in front of Celestial Seasonings

Dear Ms. Sloane Walbert,

I am a homeowner at Powderhorn Condominium and strongly oppose the proposed development in front of Celestial Seasonings. I share the following concerns as most of the neighbors have expressed.

1. Curb Property Value Increase - the biggest concern of the neighborhood. During the construction initially as well as once completed for below reasons.
2. Traffic on Spine - this project will add 1570 trips per day (There is no current traffic study report from consultant yet) and increase both traffic and noise pollution and add to the degradation of the roads themselves. Morning traffic from Spine to Jay to 119 is already a struggle. Spine is also #6 on Boulder's Neighborhood Speed Management Program! project list due to the speeding around neighborhoods and the danger it presents.
3. Lack of Gunbarrel Amenities - there is a growing frustration with what is perceived as a lack of municipal services to the Gunbarrel area, as it does not include a Boulder library or recreation center.
4. Wildlife Disturbance - development would be devastating for the local animal population. Even if the prairie dogs are humanely removed, the animals that rely on them will be greatly affected.

I appreciate your collaboration on stopping this madness development!

Regards,

Ali Mohagheghi  
4879 White Circle Rd. Unit E  
(303)408-2074



**From:** Michelle Mulholland  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings PUD  
**Date:** Tuesday, February 18, 2020 4:31:01 PM  
**Importance:** High

---

## External Sender

RE: LUR2020-00003 Celestial Seasonings proposal

Sloan Walbert,

We are contacting you to **strongly** protest the proposed development of 12 apartment buildings on the vacant Celestial Seasonings land on Spine Rd. We live in the single family housing neighborhood that directly adjoins this parcel, and have been here since it was built 27 years ago. We are very concerned about what this would do to our property values and way of life (and why oh why would the plan put the “affordable” portion of this directly touching our neighborhood, instead of further north near the industrial areas). Although we are in City of Boulder limits, this area is not serviced to the same degree as the rest of Boulder.

\*The bus service that the proposal mentions is almost useless, running only every half hour in mornings and evenings, and only every hour in the middle of the day. Does not work for anyone hoping to use it to commute for work or school.

\*Existing bike trails into Boulder that are referenced can only be accessed at Jay Road and the Diagonal Hwy. 119, almost 1-1/2 miles away on very busy Jay Road. Most people do not let their children (even high schoolers) ride their bikes on Jay Road to get to the trails leading into town. Research was done in the last few years and neighborhood input was solicited to try to create better access to the miles and miles of trails in Boulder. The only thing that came out of it is a push-button-controlled cross walk light (almost) at the intersection of Jay Road and the Diagonal, to make it safer to cross over to Cottonwood Trail. While helpful for that, it did nothing to address the necessity of being on busy Jay Road to even get to this point for the trails.

\*Spine Road is narrow and winding and gets way too much traffic already. During several times of the day you literally take your chances with your life trying to walk across this street. It does not need more traffic.

\*Cars trying to enter Diagonal Hwy. 119 via Jay Road or 63rd are often backed up at least 1/2 mile or more because of traffic.

\*In very recent years, two very large apartment complexes have been built in Gunbarrel, off of Lookout Road and Gunpark Drive. This has added a huge influx of people trying to use the minimal existing services in this area. All these new people have added even more congestion to the **only** very small grocery store and gas station in the whole area. Just about any time of the day, it is difficult or impossible to park at King Soopers and cars are waiting for an empty pump for gas.

\*The land at Celestial is populated by a lot of wildlife, including a thriving prairie dog colony, foxes, coyotes, raccoons, rabbits, squirrels, owls, hawks, geese, etc. Where will they go? A multitude of people living in this immediate area use the vacant area at Celestial to walk their dogs and get a taste of nature in this highly congested area.

\*Again, we are CITY LIMITS and pay CITY TAXES, but Boulder has never seen fit to bring a recreation center or community park or pool or tennis courts or library to our area. Nothing, through all these years. We seem to be lumped into a “Gunbarrel” category and forgotten about. We do NOT need more high density housing areas. We need services to enhance our quality of life.

**PLEASE PUT ME ON YOUR LIST TO RECEIVE UPDATES ABOUT THIS PROPOSAL.**

Thank you.

Michelle and Brent Mulholland

[michellemulholland@comcast.net](mailto:michellemulholland@comcast.net)

**From:** duseydoer@aol.com  
**To:** [Walbert, Sloane](#)  
**Subject:** Development by Celestial Seasoning  
**Date:** Friday, February 07, 2020 4:27:12 PM

---

## External Sender

I strongly object to the development of housing units on the property near Celestial Seasonings. Gunbarrel has seen a large increase in housing over the last few years increasing traffic and congestion. Affordable housing should be built within the city proper to minimize commuting.

*Sent from my Verizon LG Smartphone*

**From:** paul novelli  
**To:** [Walbert, Sloane](#)  
**Subject:** Development of former Celestial Seasons property on Spine Road  
**Date:** Friday, February 28, 2020 3:58:34 PM

---

External Sender

Dear Sloan,

I am writing about the zoning changes and potential development of the former Celestial Seasonings property on Spine road Gunbarrel. My concerns include

- it's Environmental impact in the area
- increased traffic in an already congested area and it's contrast to the city's goal of reducing traffic.
- the very rapid development in Gunbarrel

Paul Novelli  
6092 Chelsea manor court  
Boulder 80301  
303.579.7039

Sent from my iPad

**From:** [Jeff Paley](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Fwd: Concerns with Celestial Seasonings Development  
**Date:** Thursday, March 5, 2020 10:31:01 AM

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## External Sender

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

**From:** **Jeff Paley** <[jeffrey.paley@gmail.com](mailto:jeffrey.paley@gmail.com)>  
**Date:** Thu, Mar 5, 2020 at 10:14 AM  
**Subject:** Concerns with Celestial Seasonings Development  
**To:** <[walberts@bouldercolorado.gov](mailto:walberts@bouldercolorado.gov)>

Good Morning,

My name is Jeff Paley and I'm a resident of the Hunter Creek condo complex across Spine Road from the location of the proposed housing development in front of Celestial Seasonings. I'm writing to express major concerns with the apparent lack of foresight and planning of how this development will affect the Gunbarrel community as well as the environmental impacts.

The first is my concern that there has not been a traffic study report on the effect adding approximately 250 apartments will have on traffic on Spine Road, Jay Road, Hwy 119, and all other already heavily commuted and trafficked routes in the area. Traffic backing up on Spine and Jay has been an increasing issue and adding this many residences will most certainly exacerbate this already increasing problem. Gunbarrel is most definitely not a walkable/bikeable/bussable community and most who live here commute via car for work. Without performing a detailed traffic study and planning on road construction/improvements along with the construction of the development would be short-sighted.

The second is that I do not believe Gunbarrel has the amenities/resources to support this massive increase in population. King Soopers on Lookout Road, the closest grocery store, already has a full parking lot at all hours of the day and there really aren't any municipal services (post office, recreation center, etc.) that exist in the immediate area.

The third is the impact to the wildlife and landscape. There is a thriving prairie dog town that, if I'm not mistaken, Celestial Seasonings vowed to preserve in 1999 that would be completely wiped out by this development. Also, constructing 3 story buildings, taller than most others in the area, would completely block the view of the mountains from east of Spine Road and give the appearance of a large city block-style wall of buildings to a most definitely not urban area.

As a resident and homeowner in this area who commutes daily past the proposed development site, I am very much against this project moving forward until thorough studies are conducted to fully understand how the sharp spike in population will affect our community's already limited resources, roads, and landscape and plans are agreed upon and put into motion prior to construction to address these concerns.

Thank You,  
Jeff Paley

**From:** Orion Poplawski  
**To:** [Walbert, Sloane](#)  
**Subject:** LUR2020-00003 - Development Review  
**Date:** Sunday, February 16, 2020 4:31:31 PM

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## External Sender

I am writing to express my general support for converting existing commercial/industrial zoned space to allow housing. The city of boulder has an over supply of jobs in relation to housing and we need to address this imbalance.

I also strongly support on-site affordable housing. I also hope that efforts will be taken to discourage car use and promote bike and transit usage for residents of this project.

Orion Poplawski  
4452 Driftwood Pl  
Boulder, CO 80301  
303-516-9060

Sent from [Mail](#) for Windows 10

**From:** Joanne Brooks  
**To:** [Walbert, Sloane](#)  
**Subject:** Against Apartments on Spine Road  
**Date:** Monday, February 17, 2020 6:05:13 PM

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External Sender

As a property owner in Gunbarrel for the last 15 years I wanted to voice my opinion as definitely against any apartments being built on Spine Road.

Isn't there enough going up very close by on the diagonal? Hundreds still in the construction stage.

Also, where did anyone get the idea that people living in these apartments would be working in Boulder therefore less traffic. That is a joke! Most of my neighbors here in Gunbarrel do not work in Boulder and commute elsewhere or don't work at all.

You are opening it up for less desirables.

I totally disagree to this and will be joining the group coming to the meeting in April against this construction!

Joanne Porter  
Boulder Colorado

Sent from my iPhone

**From:** Loren Phillips  
**To:** [Walbert, Sloane](#)  
**Subject:** Proposed development @ Celestial Seasonings  
**Date:** Friday, February 28, 2020 3:37:30 PM

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## External Sender

As a homeowner and resident of beautiful Gunbarrel, I am urging you to prevent further development at the Celestial Seasoning site. This land needs to remain a preserve as was promised by Celestial Seasoning. This is the home of a beautiful and thriving prairie dog community and is known as such throughout the community.

Thank you for your consideration,

Loren Phillips



**From:** Reichart, Tracey  
**To:** [Walbert, Sloane](#)  
**Subject:** 268 Apartments! Celestial Seasonings  
**Date:** Thursday, February 13, 2020 4:40:56 PM

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## External Sender

Hello,

I understand we can contact you to voice our concerns about a proposal to build 268 new apartments in Gunbarrel, on the land joining Celestial Seasonings. My husband and I are very opposed to this, as that open space is home to so many animals in their natural habitat (owls, rabbits, prairie dogs, and hawks, to name a few). We have lived in Boulder for 30 years, and while we recognize that progress and development are a "given" over the years, the city and county are just taking this way too far.

How many more people do we want to cram into our community? Gunbarrel has already seen a great deal of residential growth in the past 5 years, with streets that are now packed with cars, where you can't get out of your neighborhood these days without taking your life into your hands. Additionally, the grocery store and parking lot is so crowded, we just don't even shop there any longer, after 30 years. There has to be a point where quality of life in our beloved town will erode. We see some of that now.

Could you please reconsider this building project, and stop this madness? It appears that these decisions are being made to benefit the almighty dollar (in someone's pocket) at the loss of quality of life within our beautiful Boulder. Stop this project, please! We shouldn't strive to fill every open piece of land with more and more development. Can we just stop, please?!

Respectfully submitted,  
Tracey Reichart  
Boulder, CO (Gunbarrel)

**Tracey Reichart**  
**Director of Supply Chain Operations**  
SCL Health Systems  
(303) 498-2508 Direct  
[Tracey.Reichart@sclhealth.org](mailto:Tracey.Reichart@sclhealth.org)

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**From:** Mark Ricketson  
**To:** [Walbert, Sloane](mailto:Walbert.Sloane)  
**Subject:** Fwd: Celestial Seasonings PUD LUR2020-00003  
**Date:** Friday, February 07, 2020 8:27:23 AM

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## External Sender

Sloane, please see the message below. Fat fingered your email address first time around

Mark Ricketson  
303-345-7394

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

**From:** **Mark Ricketson** <[msricketson@gmail.com](mailto:msricketson@gmail.com)>  
**Date:** Fri, Feb 7, 2020 at 8:23 AM  
**Subject:** Celestial Seasonings PUD LUR2020-00003  
**To:** <[walberts@bouldercoloardo.gov](mailto:walberts@bouldercoloardo.gov)>  
**Cc:** Dottie Ricketson <[coachdotboulder@gmail.com](mailto:coachdotboulder@gmail.com)>

Thank you for the recent notification of this project. I support the development of additional housing capacity in general and the development of permanently affordable housing specifically. However, over the past few years, as you probably know, the Gunbarrel area of Boulder has experienced intensive development, especially housing. But, growth without consideration of the resultant impacts on the community is not, in my opinion, good growth.

The critical issue is how do we address the "last mile" problem. I believe this is a significant issue and applies to all housing development in Boulder. Getting people into housing, affordable or otherwise, without a plan on how to get them from their homes to their workplaces, stores, and other such venues, is shortsighted. Having to use a car is not a sustainable solution. With that in mind, here are some suggestions:

1. For this development, construct on/off access to the Diagonal Highway. Direct access to the Diagonal would help to mitigate the vastly increased traffic that we are now experiencing on Spine Rd. Unfortunately, this solution increases the amount of vehicle traffic and resultant pollution and is ultimately not sustainable.
2. Again specific to this development, construct a bike path to connect the housing to nearby trails to enable safe and secure transit by bike to the rest of Boulder. Better, but as the air quality in Boulder and the region continues to diminish, people are starting to think twice about their exposure out of doors.
3. Taking a step back and considering the bigger picture, Boulder could become a national example of how to solve the last mile problem by allying with technology companies at the forefront of electric vehicle transportation as a service. Google's Wamo is a good example. Easy access to safe, reliable electric vehicle transport could be applied throughout Boulder City and County to create the scale necessary for viability. Not the most straightforward solution but to ensure community sustainability, one worth pursuing. Along the lines of the City's electric grid municipalization efforts.

I urge you to think outside the box. Let's put our environment and our quality of life in front of

all else. It's the only way we are going to survive as a community and sustain the quality of life that is good not only for us today, but for those who will follow.

Feel free to contact me should you have any questions.

Regards,

Mark Ricketson  
4539 Wellington Rd.  
303-345-7394

**From:** rietemajoy  
**To:** [Walbert, Sloane](#)  
**Subject:** Proposed development in front of Celestial.  
**Date:** Thursday, February 27, 2020 12:17:36 PM

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### External Sender

I have many concerns about this development. Lack of amenities, loss of wildlife, increased density. My main concern is safety with increased traffic. I live in Orchard creek north and have had drivers pull out in front of me with near misses.

Ardith Rietema

Sent from my Verizon, Samsung Galaxy smartphone

**From:** Bruce Riggins  
**To:** [Walbert, Sloane](mailto:Walbert.Sloane)  
**Cc:** [the4goods@gmail.com](mailto:the4goods@gmail.com)  
**Subject:** RE: LUR2020-00003 REQUEST TO BE ADDED TO THE UPDATE AND NOTIFICATION LIST  
**Date:** Wednesday, February 12, 2020 6:49:49 PM

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## External Sender

I will second Chris's comments. We moved into this neighborhood in 1993. We moved here because of the location, the surrounding area and the relatively slow pace compared to living closer to, or in, Boulder.

Traffic on Spine Road is a constant issue and it has only gotten worse over the last fifteen or twenty years. Since Spine is the dividing line between the county and the city, both entities place responsibility on the other for policing. We almost never see officers – it can literally be years between visits – with radar guns monitoring traffic and handing out tickets. Egregious speeding remains, as it has for 27 years, a daily problem.

As Spine is a two lane road, with homes on both sides and, directly opposite the proposed development, condos, it cannot be widened to handle what we all know – for those who are honest about it – will be a significant increase in traffic.

I fail to see how an increase of close to 300 people, living, almost literally, in my back yard, able to look out of their third-story window into my property, improves or, at best, doesn't negatively impact, my quality of life. And if quality of life for the people in our neighborhood isn't a concern when evaluating the feasibility of this development, then we are not being fairly represented by those with the authority to approve it.

What strikes me is the developer's plan to build the affordable units on the south side of the development. From a financial perspective this makes sense; rent the northern view to those willing and able to pay for it. It also tells the people in our neighborhood that, in the developer's eyes, that is their *primary* perspective.

Thanks.

Bruce

**From:** Chris D. Goodman [mailto:[the4goods@gmail.com](mailto:the4goods@gmail.com)]  
**Sent:** Friday, February 07, 2020 5:22 PM  
**To:** [walberts@bouldercolorado.gov](mailto:walberts@bouldercolorado.gov)  
**Subject:** RE: LUR2020-00003 REQUEST TO BE ADDED TO THE UPDATE AND NOTIFICATION LIST

Dear Boulder Planning and development services,

We have owned and lived in this home, which backs to this proposed property to be developed, since early 2003. We are adamantly against the change of zoning of this property.

In changing Zoning of this property and subsequently building 268 apartments on this land, you would be destroying the atmosphere and feeling of our neighborhood. Thus you would also be inhibiting our ability to continue to fully enjoy living in our home, being in our back yard, spending time in our relaxing community...

Approving this action, would also be destroying the habitat and prairie dog community who have resided behind our homes for decades. I also believe that Celestial Seasonings has a commitment in place to protect the prairie dog currently on this land?

If the boulder planning and development services department were to allow this change in zoning and new construction building, it would most certainly lower our quality of life and also lower our property values dramatically.

The loss of enjoyment in our home would be dramatic and drastic.

I and my FAMILY OPPOSE THIS PROPOSED CHANGE IN ZONING AS WELL AS THE PROPOSAL TO BUILD 12, 3 STORY BUILDINGS. THIS DEVELOPMENT WOULD DESTROY OUR ABILITY TO CONTINUE TO ENJOY LIVING OUR HOME.

CHRIS GOODMAN  
5875 N ORCHARD CREEK  
BOULDER CO 80301

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Sent from mobile device, please excuse errors, omissions and typos. Thank you

**From:** Kristin Robinson  
**To:** [Walbert, Sloane](#)  
**Subject:** Do not develop at Celestial Seasonings  
**Date:** Friday, February 28, 2020 3:53:00 PM

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External Sender

For the love of all that's sacred and beautiful, I implore you to please NOT develop this natural land.

Sent from my iPhone, sorry for any typos!

-Kris



**From:** Jennifer Rodehaver  
**To:** [Walbert, Sloane](#)  
**Cc:** [Julie Dye](#); [Ann Huggins](#)  
**Subject:** Gunbarrel properties  
**Date:** Friday, February 07, 2020 11:52:04 AM

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## External Sender

Dear Case Manager Sloane Walbert,

I am dismayed to hear there may be additional building on vacant lots in Gunbarrel, specifically on Spine. These undeveloped sections of our community are valuable not only to wildlife but residents as well.

Rain and snowmelt are retained, air quality is preserved, and the pollinators using that space contribute to the greenery in our subdivisions. I could go on listing all the many advantages to leaving a significant percent of every neighborhood open to nature. Please give this some serious consideration. Do we really need or want to pave over every potential lot? Once done, this disruption cannot be undone.

Thank you for your service to our community.

Regards,

Jennifer Rodehaver

5159 Idylwild Trail Boulder

**From:** Quilt Fairy  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Plan  
**Date:** Thursday, February 06, 2020 10:59:33 PM

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## External Sender

I would like to receive updates about the proposal to fill in the Celestial Seasoning open space with high density housing.

Please put me on this email list.

Everyone I have spoken to in our area today is shocked and upset by this. We have lived next door in the Orchard Creek neighborhood for 25 years and never imagined that Celestial's open space would be sold for development. Why doesn't the city purchase this for a park or open space?

This land is part of our local community and there are going to be a lot of very unhappy people pushing back on this ill-considered project. This is not just a tear-down or vacant lot or 'NIMBY'. This is a historic and treasured part of our Gunbarrel community, not to mention the raptors, migrating birds, foxes, raccoons, and other wildlife that make their home here.

Sincerely,  
Luana Rubin  
4581 Maple Ct

**From:** Peggy Sands  
**To:** [Walbert, Sloane](#)  
**Subject:** Condos on Spine Rd  
**Date:** Friday, February 28, 2020 1:43:17 PM

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## External Sender

Dear Mr Walbert,

May I humbly request that we don't indulge in:

- More density without the supporting infrastructure
- More traffic on Spine Rd
- More high cost housing for the wealthy  
(It won't be low income housing as long as developers can opt/cash-out of the "requirement" to designate a required percentage of units as low cost.)
- More destruction of our natural environment
- More views blocked by high rises.
- More developers getting rich at the expense of our beautiful home

Please do not change the zoning on the lot in front of Celestial Seasonings on Spine Rd.

Thanks so much,  
Peggy Sands



Peggy Sands  
Indigo Disegno  
[peggysands.com](http://peggysands.com)  
[indigodisegno.com](http://indigodisegno.com)

**From:** light  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Oppose project to develop Celestial Seasoning Prairie Park  
**Date:** Saturday, February 22, 2020 3:38:34 PM

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## External Sender

I love Colorado.

I urge you to oppose the project to develop Celestial Seasoning Prairie Park. Allow the land to remain a preserve as was promised by Celestial Seasonings.

Elizabeth C. Schuch  
630-670-6513

**From:** Cindy Seals  
**To:** [Walbert, Sloane](#)  
**Subject:** CELESTIAL SEASONINGS development  
**Date:** Friday, February 28, 2020 3:17:05 PM

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## External Sender

Dear Ms Sloane,

I am writing you to express my deep concern over the proposed development on Spine Road currently owned by Celestial Seasonings. I am one of the few original home owners in the Orchard Creek Neighborhood and was told when we purchased our home in 1992 that the property in front of Celestial Seasonings along Spine Road was zoned for 2 story commercial buildings. If that building took place, it seemed reasonable; even with more traffic, blockage of mountain views, wildlife disturbance, and noise pollution. On the other hand, the 3 multi-unit apartment buildings now being proposed is a much bigger issue and problem from my view as a nearby homeowner. My property butts right up to the land that is slated for construction, and the noise pollution alone is cause for concern. Having that many apartment units will surely cause many a nightly disturbance in the warm weather months when windows are open. And I certainly agree with the concerns of many other neighbors who have brought up traffic concerns and wildlife disturbance, as well as not enough amenities or services to accommodate that many new housing units.

There are many of us in the neighborhood who have enjoyed our location and being near Celestial Seasonings. In fact, many of us were expecting to retire here. Unfortunately, this proposed land development quite frankly makes our neighborhood less desirable and may force us to move due to the decline in our quality of life.

I know this may seem selfish, but I would ask you to consider some of these issues that will be a huge cause for concern in the surrounding communities before allowing the 3 multi unit apartments to be built.

Sincerely,

Cindy Seals

**From:** Aubrey Senterfitt  
**To:** [Walbert, Sloane](#)  
**Subject:** Coburn Development - Spine Road in Boulder, CO  
**Date:** Tuesday, February 11, 2020 12:30:04 PM

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## External Sender

To whom it may concern,

Building in front of [Celestial Seasonings](#) on Spine would not only destroy this open space and wildlife habitats but overpopulate the area and eliminate the mountain view for Gunbarrel residents some of whom have lived here for over 30 years.

This development will ruin our quiet neighborhood, this beautiful open space, in addition to construction noise and polluted air for years. The Celestial Seasonings area has always been a popular place to walk, run, and enjoy with visitors even from outside the city. From a family of 3 who makes our home here, please reconsider allowing this development.

Aubrey Senterfitt

**From:** Robert Serafin  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasoning Spine Rd Development  
**Date:** Friday, February 28, 2020 2:32:55 PM

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### External Sender

I oppose this development because the traffic issues in Boulder will be exacerbated unacceptably and unnecessarily.

Robert Serafin

**From:** Michael Sharp  
**To:** [Walbert, Sloane; boulderplanningboard](mailto:Walbert.Sloane@boulderplanningboard.com)  
**Subject:** Strong opposition  
**Date:** Wednesday, March 04, 2020 9:01:44 AM

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## External Sender

Hello,

As a tax payer and home owner along Spine Road, I am writing to tell you of my strong opposition to the rezoning and building of high-density apartment housing. Traffic is already heavy and too fast along Spine Road. Before I purchased my property in 2007, I read the 1999 letter from Celestial Seasonings (<https://www.mail-archive.com/nativenews@mlists.net/msg02833.html?fbclid=IwAR1MIneYDzzwerBVovU3hsKfwI09MkAbbhye0pNiuMSvRB4ZkMno8Q1o0Aw>). That helped me make my decision to purchase.

Michael Sharp



**From:** Kari Silva  
**To:** [Walbert, Sloane](#)  
**Cc:** [Dan Schultz](#); [Tom Silva](#)  
**Subject:** Celestial Seasonings Property  
**Date:** Friday, February 28, 2020 9:00:35 AM

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External Sender

Many concerns including:

- prairie dogs
- noise on spine
- loss of mountain views
- loss of open space for views, quiet walks, etc.
- C.S. revoking it's promise to let the prairie dogs share the land
- property values
- safety of children and others crossing Spine
- wildlife safety
- pet safety
- congestion of traffic leading to the diagonal

Kari Silva  
Brandywine Court  
Boulder  
80301

**From:** Mary Coleman  
**To:** [Walbert, Sloane](#)  
**Subject:** I OPPOSE any changes to the undeveloped land on Spine and White Rock Circle!  
**Date:** Friday, February 07, 2020 2:12:06 PM

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## External Sender

Dear Ms or Mr Alberts,

I just learned that there is proposal to change a zoning on a parcel of land to allow for future development of apartments. As a resident of that area, I highly OPPOSE this change. Not only will pollution and traffic increase, the natural species that rely on undeveloped land will be threatened and/or displaced.

PLEASE reconsider this upcoming decision!

Kind regards,  
Mary Smith  
6172 Willow Lane  
Boulder

**From:** The Biscuit 39  
**To:** [Walbert, Sloane](#)  
**Subject:** LUR 2020-00003  
**Date:** Thursday, February 27, 2020 11:54:33 AM  
**Importance:** High

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## External Sender

Ms. Walbert,

As you are by now aware the property surrounding Celestial Seasonings in Boulder has long been the home of a vibrant prairie dog community. These prairie dogs are so loved by the community that in 1999 when it was discovered that Celestial Seasonings was poisoning the colony the public outcry was overwhelming enough to cause Celestial Seasonings to not only apologize but to agree to establish a “Prairie Dog Preserve” on the property and establish the Celestial Seasonings Environmental Grant Program.

A lot has happened in the 21 years since Celestial Seasonings agreed to preserve this area for this keystone species and the over 175 other species that rely upon the prairie dog for survival.

Development has pushed out even more wild spaces in and around Boulder and the prairie dog, already down to less than 1% of their original range, has continued to be eradicated across the state. The staggering impacts of climate change are now a daily reality and we have lost over 60% of the wildlife on the planet. On a positive note, the general public’s appreciation for, and understanding of, the importance of the prairie dog has grown even more.

I would like to ask that the City of Boulder ensure that the agreement made by Celestial Seasonings, **to relocate any prairie dogs that would be impacted by any future development**, be enforced.

There are two types of relocation that would be appropriate in this situation, a wild-to wild relocation where the prairie dogs are trapped and moved to another property, or a passive relocation where the prairie dogs are pushed off of the land being developed into the surrounding Prairie Dog Preserve.

Either of these types of relocations are a very real possibility and certainly within the ability of Hain/Celestial to perform prior to sale and development of this property. As a prairie dog advocate and relocater I would welcome the opportunity to discuss this situation with all parties involved.

Thank you for your consideration.

Sincerely

Susan Sommers

**From:** Linda Spiegler  
**To:** [Walbert, Sloane; boulderplanningboard](#)  
**Subject:** Save Boulder Prairie Dogs  
**Date:** Friday, February 21, 2020 3:24:49 PM

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## External Sender

A beautiful prairie community in Boulder, Colorado is at risk. The Celestial Seasoning Prairie Park located at 4600 Sleepytime Drive is now being threatened by a proposal from Coburn Development of 12 three-story residential buildings comprising 268 units on top of a historic and vibrant prairie community.

History: In 1999, Celestial Seasoning poisoned a community of prairie dogs in this exact location for their current building. A local advocacy group, Rocky Mountain Animal Defense, was able to stop the continued poisoning and Celestial Seasoning promised to never kill anymore wildlife in this area and to set aside 15 acres as a preserve where the prairie dogs would be protected in perpetuity. In addition, they promised, in a written contract, that there would be no more development in the future on this land.

<https://www.mail-archive.com/nativenews@mlist.../msg02833.html>

This prairie community is also known throughout the community as a tourist spot where people can go and watch the prairie dogs and all of the other raptors, coyotes, fox and animals they support. The Celestial Seasonings Prairie Park is revered and advertised as a go-to spot in Colorado:

<https://blog.livingrootless.com/.../colorado-boulder-prairie-...>

Today, the Celestial Seasoning Prairie Park is at risk. Celestial Seasoning is breaking its promise to protect and preserve this land, and Boulder needs to stop it.

I am strongly opposed to this project. This land needs to remain a preserve as was promised by Celestial Seasoning.

Linda Spiegler  
P.O. Box 4211  
Boulder, CO 80306

**From:** Nora Swan-Foster  
**To:** [Walbert, Sloane](#)  
**Cc:** [Stephen Foster](#)  
**Subject:** concern about Celestial Seasoning and Spine housing  
**Date:** Thursday, February 27, 2020 9:08:27 PM

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## External Sender

Dear Sloane Walberts:

My husband (Stephen Foster) and I have VERY serious concerns about this proposed housing project. While we are well aware that affordable housing is needed, this plan appears to increase traffic and other social service/roads/fire etc. needs exponentially without any increase of municipal services. We are already concerned and frustrated by this so adding more housing would only increase the frustrations!

Creative solutions for affordable houses or tiny houses for purchase would make some sense, but Spine is a neighborhood road that has been continually abused since we moved here 30 years ago when it was told to us that it would never be an open road. The proposal unrealistic when considering preservation of environment and wildlife, increased noise, lack of municipal services.

In all these years, there have been no plans on how to handle traffic including now large trucks that come down this neighborhood road to make deliveries. The degradation of Spine Road has been a continuous process over the 30 years of living here. Adding more housing without a plan for a road that would have a direct on/off ramp/outlet onto 119 is going to drastically overburden the community and neighborhood, not just on Spine but Jay Road as well. The traffic is already challenging during morning hours.

Also, we would like people who move into this community to have a social and personal commitment to the community. We see that the best way to do that is to have ownership of the housing, to pay taxes that can support our fire and police and school needs as well as a library and other services like a rec center. More apartments is not going to build a sustainable community.

PLEASE do not push a proposal to build more housing until you have in place a solid infrastructure of roads and taxes that supports it!!!! A creative community that serves a range of people with an emphasis on affordable small homes to buy would be far more acceptable.

Thank you for taking our concerns seriously. We love our neighborhood and love that we have rentals as well as home ownership. We also appreciate that we have nature and community. AND, we need more consideration of this proposal.

Nora Swan-Foster and Stephen Foster

Nora Swan-Foster  
[noraswanfoster@comcast.net](mailto:noraswanfoster@comcast.net)  
303-548-5513

**From:** Pamela Tommey  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings plan to build housing.  
**Date:** Friday, February 28, 2020 8:29:12 PM

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External Sender

My family has owned a condo in Hunters Creek for more than 20 years. We bought it for the view of the foothills. We understood that Celestial Seasoning would never sell or develop their east facing property; that they would protect the extensive prairie dog community therein. I am so disappointed that this ideal plan has changed. I will boycott sales of Celestial Seasonings products from here on out.

Pamela Tommey

Sent from my iPhone

**From:** rhona@unsellinc.com  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings PUD LUR2020-00003  
**Date:** Wednesday, February 26, 2020 4:15:08 PM  
**Importance:** High

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## External Sender

Ms. Walbert:

Thank you for the recent notification of “Celestial Seasonings” project.

Gunbarrel has recently experienced intensive development and the massive apartment complexes call “Diagonal Crossing” aren’t even completed yet. To add the additional 268 proposed residential apartments on Spine Road will further complicate the horrendous traffic problem and environmental burden, increasing traffic by **1570 trips** per day in the area. That is a **32% increase** and there is no plan to combat the increase in traffic. There are also burgeoning new apartment complexes and commercial buildings at Lookout Road and Spine Road which have created an increasing traffic burden in North Gunbarrel.

The proposed Celestial Seasoning project apartment dwellers would need to use a car to get to and from work, into Boulder, Denver, etc.

Spine Road is already experiencing the maximum congestion it can handle. Jay Road is the main artery that would be impacted and again, it’s currently at maximum capacity and the new **Diagonal Crossing isn’t even inhabited yet**. Spine Road is also #6 on Boulder’s Neighborhood Speed Management Program. Morning traffic from Spine Road to Jay Road is already a struggle and at peak capacity.

**When will ENOUGH be ENOUGH?** Continuing to build these additional condensed housing units (affordable or otherwise) without serious consideration for the increased traffic, air pollution and burden on existing residents is irresponsible and not representative of Boulder’s approach to thoughtful growth. There are still many more appropriate locations for development in Boulder County without “cramming” a complex of 12 total, 2-3 story apartment buildings on this particular piece of land in a residential neighborhood.

Unmanageable traffic congestion and increase pollution are the most obvious negatives to this project. The impact on the natural animal populations in this area would be devastating. There will be the loss of the prairie dogs colonies and open hunting grounds that help sustain additional species in this area, causing irreparable damage that **once done cannot be reversed**. So called “humane removal” of prairie dogs is still a controversial practice as to how humane it actually ends up being. Many prairie dogs do not

survive this process.

Multiple three story buildings will obliterate mountain views for the neighboring, established homeowners especially Powderhorn condos.

The negative impact to neighboring property values is another huge concern. The Celestial Seasonings project will **decrease property values** in all the surrounding residential neighborhoods that feed into Spine Road. Where are our rights as established Gunbarrel homeowners?

Please reconsider the Celestial Seasoning project. The increased traffic burden, negative environmental burden and congestion in this area of Gunbarrel will cause irreparable hardship on the existing and future residents. The time to reconsider and evaluate alternative sites is now, if you intend to sustain the quality of life today and in the future for the residents of Gunbarrel.

I will be attending the meeting on March 19<sup>th</sup> and am encouraging my neighbors to also attend to voice our concerns and objections.

Regards,  
Rhona Unsell  
4527 Wellington Road  
Boulder, CO 80301  
303-527-0947



**From:** [Voecks, Daniel](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Development along Spine Road  
**Date:** Thursday, March 5, 2020 2:19:57 PM

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## External Sender

Dear Boulder Planning Board,

I am writing to express passionate opposition to the proposed development of apartment buildings along Spine Road (Case Number: LUR2020-00003). I am an owner of a Powderhorn condominium in the area and I work for Medtronic, so I am there every day.

My concerns are as follows:

1. Traffic and congestion: Adding 268 doors will bring at least that many cars and will balloon the overall traffic congestion in the area. The existing infrastructure is not equipped to support this much additional volume. This will not only be a disruption for those of us that need to work there, but it will be a safety concern with significantly more cars on the road interacting with pedestrians and cyclists. In addition, there will be more pressure for cars to be parked along adjacent streets (White Rock Circle, Gunbarrel), again creating congestion.
2. Property values: Adding apartment units will negatively impact the value of property in the area (including mine) due to increased road congestion as well as overall attractiveness of the area. Adding apartments does not make an area more desirable to buy adjacent property, just the opposite.
3. Quality of life: I am concerned that apartments and their tenants may not have the incentive to keep their units and property maintained as well as owners of private property. The existing community is well maintained now, but adding apartments could negatively impact this.

I am not against development, but I am against this particular development in this particular area. I ask that as you consider this input as you assess this proposal, and that you reject the development proposal.

Sincerely,

Dan Voecks  
IBP Enterprise Process Lead  
Medtronic

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**From:** [Dan Voecks](#)  
**To:** [boulderplanningboard](#)  
**Subject:** Proposed development along Spine Road  
**Date:** Friday, March 6, 2020 8:52:29 AM

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### External Sender

Please DO NOT approve the proposed development project to add apartment buildings along Spine Road. I am concerned about the impact it will have on my property value, the increased traffic and congestion in the area, impact to wildlife in the area, and create a more congested feeling in the area.

Thank you

**From:** Mary Webber  
**To:** [Walbert, Sloane](#)  
**Subject:** Development at Celestial Seasonings  
**Date:** Saturday, February 29, 2020 10:31:07 PM

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External Sender

My family and I are are vehemently opposed to the proposed housing development on the Celestial Seasonings land off of Spine Road in east Boulder. Celestial Seasonings PROMISED to retain that land in its natural state in perpetuity for the preservation of the prairie dog population and other wildlife. If that commitment is set aside, not only will the prairie dog colony likely be obliterated, but the natural habitat for hundreds of other species will be forever altered and likely destroyed. The surrounding community has long enjoyed the Celestial property as an area of open space where they can walk, enjoy the outdoors and observe the incredible diversity of wildlife that resides there. We have seen bald eagles visit the property on a number of occasions. In addition to these concerns, a housing project such as this will increase daily traffic by over 30% on a street that has a 30 mph speed limit due to the difficulty in navigating its serpentine curves. This is a disaster in the making. I implore you do the ethical thing and keep the commitment that Celestial made to retain this property in its natural state. STOP THIS PROJECT IN ITS TRACKS for the safety of the community and the wildlife living on the Celestial acreage. Thank you! Mary Webber

Sent from my iPhone

**From:** tintala  
**To:** [Walbert, Sloane](#)  
**Subject:** apartment development at Celestial Seasonings  
**Date:** Saturday, February 08, 2020 11:17:10 AM

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### External Sender

I strongly oppose this proposal it will greatly impact the already horrible congestion on Jay rd and the environment, but who cares right? As long as there's money to be made! There is major wildlife biodiversity that lives in that area. I live within 1 mile of it... Please refrain from taking bribes from developers and lobbyist.

Concerned resident

Shane Williams

4426 clipper Ct, Boulder, CO 80301

**From:** Natasha Wing  
**To:** [Walbert, Sloane](#)  
**Subject:** Fwd: Celestial Seasonings Preserve  
**Date:** Wednesday, February 19, 2020 9:40:54 AM

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## External Sender

I read in horror that Celestial Seasonings might go against their promise to preserve the prairie dog town and to not develop, and is now wanting to build more freaking residential buildings??? And why is this even an option? What contract are they ignoring?

The preserve was set aside due to the poisoning of prairie dogs to make room for CS in the first place. And now you want to poison them again and remove threatened wildlife to make room for the deadliest life on the planet - humans? We don't need more housing there. Find another piece of vacant land that doesn't have prairie dogs on it. Or repurpose some old building. Think more creatively, not destructively. Besides, as the prairie dog population decreases rapidly due to Colorado's growth, there are less and less places for tourists to actually see prairie dogs. This is a natural attraction, not a developers detraction.

Honestly, I wish you people in charge would think of the planet more than your pockets. Colorado makes me sad. I moved here for the natural beauty and to a state that I thought respected the great outdoors. Not so.

--

Natasha Wing  
Colorado resident and Northern Colorado Prairie Dog Advocate

**From:** marcwishner@comcast.net  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial seasonings apartment proposal  
**Date:** Friday, February 28, 2020 10:16:42 PM

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## External Sender

I live on Scotswood CT. and Have to drive on spine road several times a day and the traffic to pull out of my neighborhood is terrible already. I cannot imagine that adding almost 300 apartments to my neighborhood will help the already difficult access we have. Please do not approve more housing in this area.

*Sent from my T-Mobile 4G LTE device*

**From:** Marion Worrell  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Prairie Dogs  
**Date:** Tuesday, February 18, 2020 5:04:43 PM

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External Sender

Dear Mrs. Walberts,

> We beg you to please protect this area that has been such a sanctuary to the Prairie Dogs and other animals!! The rapid growth in our area combined with the farmers' and ranchers' killing of Prairie Dogs has already hugely reduced their population and we can't afford to push them to the brink of extinction! Please be a voice for preservation rather than destruction in the name of profit!!

> THANK YOU from the Worrell family

> Marion, Jim, Jeremy and Andre Worrell

> Niwot, CO



**From:** Don Wrege  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings Gunbarrel Housing Plan  
**Date:** Friday, February 28, 2020 1:45:54 PM

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External Sender

Ms. Walbert,

re: Celestial Seasonings Gunbarrel Housing Plan

I've lived out here in the Heatherwood subdivision for the past 25 years. The last time the city dumped density on us resulted in the Commons, Boulder View and the Apex 5510 apartment complexes. We were told there wouldn't be an impact on traffic because those who were moving in "...are young people, who will be using their bicycles to get to King Soopers and to mass transit." That turned out to be a fairy tale. We were shown lovely and impressive renderings of what the Commons would look like, and promised a little amphitheater among other things. That was the second fairy tale.

While the previous Gunbarrel development was being discussed by council (whom people in the Heatherwood subdivision can't vote for or against) I spoke with councilperson Tom Eldrige who had voted for the Gunbarrel expansion. I only had one question for him: "When is the last time you visited Gunbarrel?" To his credit he admitted that he couldn't remember – yet he had voted for massive high-density development in this previously quiet area. Why not? It wouldn't bother him, and I guess for a councilperson driving six or seven miles to see what you're about to destroy isn't part of the job – they leave that to the planners.

A visit to Celestial Seasonings in that bucolic surrounding to survey the site for a 268 unit development isn't complete unless you check out the one and only nearby supermarket/pharmacy. Good luck finding a parking space. Or do you expect them to ride their bikes to and fro on the expensive "multi-use path" adjacent to Spine (which already boasted bike lanes) and/or take the bus which comes by [checking watch] just about every make a wish.

I'm not sure which communities were alerted of the city's intentions, but they missed my house out in Heatherwood. I read the Camera every day and must have missed it. Although we here in Heatherwood live in the unincorporated county, "Boulder, CO" is still our mailing address and when the city planners urge the city council to pack 'em and stack 'em out here, it impacts more than just the gerrymandered business district and surrounding subdivisions.

Thanks for your consideration,

Don Wrege  
4632 Ashfield Dr.  
Boulder, CO 80301  
720-530-0286

**From:** Eriko Yatabe-Waldock  
**To:** [Walbert, Sloane](#)  
**Subject:** Celestial Seasonings plan for development  
**Date:** Friday, February 21, 2020 8:54:40 PM

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## External Sender

Mr. Walberts

I am writing to express my utter shock and feeling of betrayal by Celestial Seasoning's plan to destroy the Prairie Park to build more apartments.

I have been taking several groups of students from Japan to Celestial Seasoning to show how a corporation could be run without becoming an enemy to the environment. Celestial Seasonings cannot purchase safe tea leaves if everyone in the world acts like Celestial Seasonings. All my students have been positively surprised at the prairie dog park upon visit. I have not seen any of them impressed with apartments because they can see them everywhere. But not prairie dogs.

They see the corporate philosophy of focusing on the environment.

Whenever I go to Japan for personal and business purposes, I go to Celestial Seasonings to purchase Boulder local products to promote Boulder, and its environmentalism, and unique corporate - environmentalism culture.

However, Celestial Seasonings has lost its credibility, and I am not going to use their items to represent Boulder. The company is now used to explain what "hypocritical" means.

I have seen too many prairie dog homes destroyed, which means more animals that rely on prairie dogs will be destroyed. I walk my dogs and watch prairie dogs communicate each other. I wish human being has as much ability to communicate to each other as prairie dogs. Please no more destruction.

I urge you not to approve the Celestial Seasonings' destructive plan.

Respectfully,

Eriko Yatabe-Waldock

**From:** stevenzawaski@gmail.com  
**To:** [Walbert, Sloane](#)  
**Subject:** Spine Road Development  
**Date:** Monday, February 10, 2020 10:04:04 AM

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## External Sender

Sloane Walbert,

I just learned through the mail of the proposal submitted to build condos on 4775, 4649 spine road. This is horrible news. Not only will this significantly devalue Powderhorn owners' property by up to \$100k but destroy a much loved prairie dog habitat and open space. People drive there to walk or run around that exact block for the beauty and lack of people with a view of the mountains. No one in the community including other properties (Willow Springs, Huntington Point, Hunter Creek, Habitat, etc) wants this development. I predict there will be protests by prairie dog preservation organizations, protests by open space protectors, boycotts of Celestial Seasonings, and lawsuits filed. I encourage the City of Boulder to stop this and preserve what natural beauty we have left in this city from development. Please help us.

Thank you for reading and appreciate any updates on this.

Steven Zawaski  
Powderhorn Owner and Resident

**From:** stevenzawaski@gmail.com  
**To:** [Walbert, Sloane](#)  
**Subject:** RE: Spine Road Development  
**Date:** Saturday, February 15, 2020 5:31:45 PM

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Here is a more formal comment with more resources at the bottom

Developers are threatening to destroy our community and as such our very homes. The property in front of Celestial Seasonings was promised to be open space and is even advertised as a prairie dog reserve. There was an agreement they could keep it as such when they originally built the factory. The Celestial Seasonings store even sells plush prairie dogs in the Celestial store and many travel sites highlight the park. Residents of the neighborhood understood the implicit agreement that area would be kept the land open regardless of the technicalities. We all live here under that promise. Not just Powderhorn, but Willow Springs, Huntington Point, Habitat, east of Twin Lakes, all the houses just South of Celestial Seasonings, and more. People from all over come just to visit that park and I have seen chairs setup just to watch the prairie dogs.

The homeowners here, in all the areas I mentioned and more, especially those on spine line myself will lose our mountain view of which I personally worked hard overtime scraping and saving for eight years and searching three years with a realtor to get barely get my home with a mortgage. I barely fought off ten offers because I was genuine and wanted to make it my home in this community. I also work from home so my workplace will suffer from the development as well. The two to three year construction would be unbearably noisy, polluted, unbreathable air, and crowded especially with our paper thin walls. I even worry about security and theft since we are not a locked down building. Construction works don't respect our properties or parking, look at the construction issues with the new buildings on Thunderbird and complaints with them. Then to add 500 residents with 500 cars in a tiny area makes this more akin to down-town Denver. This will add traffic lights and NOT reduce commuter traffic. Sure some may work at Medtronic or take the bus but people switch jobs within two years on average and will be driving to their place of work. This is not a down-town city business area where such housing would be appropriate. Jay already backs up for a mile down the road during rush hour and Gunbarrel Ave overflows with business parking. Despite whatever plans the city claims, what I write here is the reality that will happen. Our property values, especially mine will drop by 25% based upon comparable units and areas. Maybe it will recover in ten years but not before we have left from that monstrosity. We aren't rich people here who generally rely on our home for financial stability. Then who will be living in these new "needed" housings, it will be transient upper-class making \$150-300k (look at salaries at Google) despite the 25% affordable which is not helping people afford the area. The units will rent for \$2,000 - \$5,000/mo. This is based on comparably new properties, look at the new apartments by King Soopers. Look at the units by Google (1-2 bed, \$2,280 - \$5,000/mo). Speaking of that, the Gunbarrel King Soopers parking lot is already overflowing a few times a day, our community cannot handle this.

So who benefits from this building? Certainly the Coburn family (Coburn Development) who will make tens of millions while they live on a multi-acre private ranch in Crested Butte. They have nobody threatening their home and front lawn and will pat themselves on the back saying they help the people but instead destroying our community, homes, and lives. Celestial Seasonings' newer parent company Hain Celestial which has driven the business to the ground also benefits. I have spoken with former Celestial employees who have been there over the last few decades to verify much of this information. A few realtors, since more people in an area means more business even if

it's apartments. A few random citizens support this, who don't live in the area, who quoted to me that they would love this to become big dense city. Will it help affordable housing? Maybe a tad, but there is no lack of housing a mere few miles outside the city and plenty of housing is in the works on 30<sup>th</sup> and East Pearl. People can't help others by hurting hundreds more, it's fundamentally immoral. I know a dozen people in affordable units or trying to get in whom are against this development. We are not an exclusionary town but you can only fit so many people before the culture and beauty is gone.

Boulder is supposed to be a small environmentally friendly town who cares about its people and that's why we made painstaking efforts to be here. Is that no longer what the town stands for? Do they stand for crony corporatism guised as helping people? The timeline for the meeting has been accelerated without notice, some neighbors just got their letter today still with the incorrect town meeting date. I only found out the newer and much earlier date being directly in contact here. I already have hundreds against this development and most are still uninformed. Most don't know how to speak out or what to do. Regardless if the laws technically prohibit this, which I think they do somewhere, we still do not want a development by Celestial Seasonings! Even non-area residents! Remember when Boulder fought so hard to keep out Walmart? Well, the City of Boulder is becoming a Walmart itself. We will be forced out of the neighborhood by the city brining in the very climate we came to Boulder to avoid as well as seeing an iconic natural wildlife area destroyed. One suggestion by a community member is the city could make the property a formal prairie dog reserve open space forever. She looked into the city codes and it is completely doable. I also just learned something similar is happening in North Boulder taking land for a library and it is also extremely upsetting so please don't let that happen either. Boulder has limited size and there are still other lands that would not disturb anyone if this expansion must continue. This is our home and our lives and wildlife lives so we are going to protect them with everything we have so please help us.

Steven Zawaski and the Gunbarrel Community

### Celestial Seasonings Declaration to Protect that land

<https://www.mail-archive.com/nativenews@mlists.net/msg02833.html>

Exert from ENN about Celestial Seasonings Adoption of the Prairie Dog

<http://www.cnn.com/NATURE/9906/09/prairie.dogs.enn/>

“Under the new plan, prairie dogs will not be poisoned and the company will consider adopting prairie dogs relocated from other areas. Also, the company started an environmental grant program, which will award \$50,000 to local environmental and wildlife organizations, and guests on a tour of the tea plant will be educated on prairie dog conservation. The company also will not continue to allow parking on the land where the prairie dogs live.”

### Travel Site Samples about the “Prairie Dog Preserve”

<https://www.roadsideamerica.com/tip/14085>

<https://blog.livingrootless.com/2016/08/colorado-boulder-prairie-dog-town.html>

[https://www.waymarking.com/waymarks/WM6NV0\\_Prairie\\_Dog\\_Preserve\\_Boulder\\_Colorado](https://www.waymarking.com/waymarks/WM6NV0_Prairie_Dog_Preserve_Boulder_Colorado)

[https://www.tripadvisor.com/ShowUserReviews-g33324-d277554-r488256656-](https://www.tripadvisor.com/ShowUserReviews-g33324-d277554-r488256656-Celestial_Seasonings_Tea_Factory-Boulder_Colorado.html)

[Celestial\\_Seasonings\\_Tea\\_Factory-Boulder\\_Colorado.html](https://www.tripadvisor.com/ShowUserReviews-g33324-d277554-r488256656-Celestial_Seasonings_Tea_Factory-Boulder_Colorado.html)

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**From:** Walbert, Sloane <WalbertS@bouldercolorado.gov>  
**Sent:** Tuesday, February 11, 2020 12:08  
**To:** stevenzawaski@gmail.com  
**Subject:** RE: Spine Road Development

Dear Steven,

Thank you for the feedback. Staff will take your comments into account in the evaluation of the proposal. Staff is currently completing the initial review of the application request.

The purpose of a Concept Plan is to receive feedback from staff, the Planning Board, and the public early in the development process. A public hearing is required before Planning Board. **This hearing has been scheduled for Thursday, March 19<sup>th</sup>.**

If you are interested, you can view the proposed plans online at <https://maps.bouldercolorado.gov/development-review/>. Input the address in the upper right hand text box to search for the application.

I have included you on my contact list of people to be kept informed of the proposal's progress and public hearing.

Please let me know if you have any comments or questions. Thank you,

**Sloane Walbert, AICP**  
**Senior Planner**



**City of Boulder**  
**Planning**

O: 303-441-4231  
[walberts@bouldercolorado.gov](mailto:walberts@bouldercolorado.gov)

Planning & Development Services  
1739 Broadway, 3rd Floor  
P.O. Box 791  
Boulder, CO 80306-0791  
[Bouldercolorado.gov](http://Bouldercolorado.gov)

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**From:** [stevenzawaski@gmail.com](mailto:stevenzawaski@gmail.com) <[stevenzawaski@gmail.com](mailto:stevenzawaski@gmail.com)>  
**Sent:** Monday, February 10, 2020 10:04 AM  
**To:** Walbert, Sloane <[WalbertS@bouldercolorado.gov](mailto:WalbertS@bouldercolorado.gov)>  
**Subject:** Spine Road Development

**External Sender**

Sloane Walbert,

I just learned through the mail of the proposal submitted to build condos on 4775, 4649 spine road.

This is horrible news. Not only will this significantly devalue Powderhorn owners' property by up to \$100k but destroy a much loved prairie dog habitat and open space. People drive there to walk or run around that exact block for the beauty and lack of people with a view of the mountains. No one in the community including other properties (Willow Springs, Huntington Point, Hunter Creek, Habitat, etc) wants this development. I predict there will be protests by prairie dog preservation organizations, protests by open space protectors, boycotts of Celestial Seasonings, and lawsuits filed. I encourage the City of Boulder to stop this and preserve what natural beauty we have left in this city from development. Please help us.

Thank you for reading and appreciate any updates on this.

Steven Zawaski  
Powderhorn Owner and Resident

**From:** [stevenzawaski@gmail.com](mailto:stevenzawaski@gmail.com)  
**To:** [boulderplanningboard](#)  
**Subject:** Spine Road Development  
**Date:** Thursday, March 5, 2020 11:33:05 AM

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## External Sender

To Whom It May Concern,

What is going on with the Spine Road Development? There are already stakes all over the property and there are vehicles drilling right on top of the prairie dog land! The development has not even had its initial public meeting yet! The noise is already disturbing the neighborhood as well. See attached photos.

Steven Zawaski









# City of Boulder Planning & Development Services

## CITY OF BOULDER

### LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **March 1, 2020**  
CASE MANAGER: **Sloane Walbert**  
PROJECT NAME: **CELESTIAL SEASONINGS PUD (HERBERIA SUB)**  
LOCATION: **4775 SPINE RD**  
REVIEW TYPE: **Concept Plan Review & Comment**  
REVIEW NUMBER: **LUR2020-00003**  
APPLICANT: **KATHERINE VAN DER SPEK, COBURN DEVELOPMENT**  
DESCRIPTION: **Request for citizen, staff, and Planning Board input on a proposal to develop three vacant lots with 12 three-story buildings containing 268 residential units. The development would be 25% permanently affordable housing (68 units). Proposed residential units would consist of a mix of studio, one-bedroom, two-bedroom, and three-bedroom apartments.**

#### I. REVIEW FINDINGS

This application will be neither approved or denied, but rather is an opportunity for the city staff, the Planning Board, and the public to comment on the general aspects of the proposal. Refer to review comments below for staff's initial review comments and information regarding the Planning Board hearing.

#### II. INFORMATIONAL COMMENTS

1. A collection system analysis will be required at time of Site Review to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city's Wastewater Collection System Master Plan, July 2016.
2. A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.
3. A portion of the open space shown in the concept plan package appears concurrent with the parking lot(s) and internal parking lot islands. This would not amount to usable open space and should be reconfigured to allow all open space to perform as a significant amenity.
4. A water system distribution analysis will be required at time of Site Review in order to assess the impacts and service demands of the proposed development. Conformance with the city's Treated Water Master Plan, October 2011 is necessary.
5. Access Circulation: In meeting the site review criteria for circulation in and through the site, staff will require the project to:
  - a. Construct a sidewalk that provides internal connectivity from Lot 2 to Lot 4.
  - b. Replace the existing social trail that crosses the south side of Lot 4 with a permanent connection.
  - c. Provide a pedestrian connection between Lot 4 and the public Right-of-Way.

6. Affordable Housing, Beth Roberts, 303-441-1828
  - a. Each new residential unit developed on the property is subject to 9-13 B.R.C., 1981, "Inclusionary Housing" which requires that all residential developments with 5 or more dwelling units contribute 25% of the total dwelling units as permanently affordable housing affordable to low/moderate and middle-income households. The means for satisfying the inclusionary requirement will be reviewed by staff concurrent with any land use review or for those projects not subject to any land use review, prior to application for a residential building permit.
  - b. Rental developments do not have an on-site requirement and may satisfy the inclusionary requirement through the provision of on-site affordable rental units or comparable existing or newly built off-site permanently affordable rental units or through the dedication of land appropriate for affordable housing or by payment of a cash-in-lieu contribution.
  - c. Applicant is proposing to meet the IH requirement by providing the required number of permanently affordable units on site. Permanently affordable dwelling units must be proportionate in type (such as detached, attached or townhome units) and number of bedrooms to the market rate units and meet minimum size requirements. Permanently affordable dwelling unit finishes must be functionally equivalent to market rate units.
  - d. Permanently affordable dwelling units must meet the Livability Standards for Permanently Affordable Housing. No unit shall be considered a permanently affordable unit until the location, construction methods, floor plan, fixtures, finish and the cabinetry of the dwelling unit have been approved by the city manager.
  - e. Any required documents including the Determination of Inclusionary Housing Compliance form, a Land Covenant to secure the permanent affordability of the units, and an Agreement must be signed and if necessary, recorded prior to application for any residential building permit. Any applicable cash-in-lieu contribution must be made prior to receipt of a residential building permit.
  - f. A Unit and Cash-in-lieu Calculator for estimating the Inclusionary requirement for your development may be found on the city website at [www.boulderaffordablehomes.com](http://www.boulderaffordablehomes.com). Please contact a housing planner as soon as possible in the development process to determine how best to meet the IH requirement.
  
7. All proposed public utilities for this project shall be designed in accordance with the City of Boulder Design and Construction Standards (DCS). A Utility Report per Sections 5.02 and 6.02 of the DCS will be required at time of Site Review application to establish the impacts of this project on the City of Boulder utility systems
  
8. Alternatives to the Automobile: In meeting the site review criteria for circulation the project will be required to enhance the existing transit stop on southbound Spine Road. The applicant should consider installing a transit shelter along with benches and lighting in order to enhance the existing transit stop.
  
9. At the time of site review, staff will require the plans to demonstrate that emergency access vehicles and trash vehicles can access and circulate throughout the site. Please use the SU 40 vehicle template to demonstrate accessibility.
  
10. Bicycle Parking: Short-term and long-term bicycle parking will need to be provided with the proposed development. The short-term bicycle parking should be dispersed throughout the site such that residents will have convenient access to the facilities. The amount of bicycle parking required is found in Table 9-8 of section 9-9-6 B.R.C. 1981 and shall meet the design requirements in section 9-9-6(g) B.R.C. 1981 and section 2.11 of the City's Design and Construction Standards (DCS).
  
11. Detention ponding shall be provided for all new development to ensure that storm water runoff can be conveyed to the major drainage system without adverse impact on upstream, surrounding, or downstream properties and facilities. Also, all proposed projects and developments over 1 acre in size shall provide Water Quality Capture Volume and a Water Quality Outlet in accordance with the UDFCD Drainage Criteria Manual. It is unclear where these features will be located based on the submitted site plan.
  
12. Discharge of groundwater to the public storm sewer system is anticipated to accommodate construction and operation of the proposed developments. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.

13. Existing detention ponds are present on the proposed site. Please contact Will Johnson (johnsonw@bouldercolorado.gov) for further information.
14. Fire hydrants will need to be installed to meet the coverage requirements outlined in Section 5.10 of the City of Boulder Design and Construction Standards. Per the standards, no portion of any building shall be over 175 feet of fire access distance from the nearest hydrant. Fire access distance is measured along public or private (fire accessible) roadways or fire lanes, as would be traveled by motorized fire equipment. All fire hydrants and public water lines will need to be located within public utility easements.
15. Initial Site Review Analysis, Sloane Walbert, 303-441-4231  
The proposal appears to meet several site review criteria, particularly regarding building design, relationship to the existing and proposed surrounding area, variety of housing types, and character of the area. The development is compatible with residential development across Spine Road in terms of density, mass, and scale. The project is designed to promote a safe and vibrant pedestrian experience with the location of building frontages along streets (building forward design). Parking is internal to the site, which reduces the visual impact of the project. The buildings have good architectural legibility, with readable entries, and are well oriented for solar. There are opportunities for individual identity between buildings. The design appears to fit with the established surrounding character.

Special consideration should be given to the following site review criteria:

- Provision of appropriate open space. *“Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather”* (criterion (h)(2)(A)(i)), *“Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve”* (criterion (h)(2)(A)(v)), and *“The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and nonresidential uses that will meet the needs of the anticipated residents, occupants, tenants and visitors of the property”* (criterion (h)(2)(B)(i)). As with all multi-family developments, the design should focus on the provision of quality open space for future residents, including both private areas and common gathering spaces. Currently the interior of the site is dominated by surface parking. There may be some opportunities for efficiency in site design to provide places for centralized gathering spaces. Open space should be of various scales and uses (passive and active). The open space should be well coordinated, with structured spaces for outdoor active uses, running tracks, and play structures. Meaningful open space should be programmed along the creek drainageway.
- Design of parking areas. *“The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project”* (criterion (h)(2)(D)(ii)). Consideration should be given to assigning less of the overall site design to surface parking. Centralized parking areas could be broken up to provide more interior usable open space for the residents in private protected areas.
- Natural environment. *“The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, “Species of Special Concern in Boulder County” designated by Boulder County, or prairie dogs ( Cynomys ludovicianus ), which is a species of local concern, and their habitat”* (criterion (h)(2)(A)(iii)) and *“The project incorporates the natural environment into the design and avoids, minimizes or mitigates impacts to natural systems”* (criterion (h)(2) (F)(x)). There is an extensive prairie dog colony on the site. Undeveloped parcels such as the subject property that are contiguous with developed areas and natural areas provide habitat for wildlife. The species that persist in fairly close association with humans be it migratory birds, roosting raptors, or mammals or varying size (such as deer, fox, coyote, raccoons, rabbits and prairie dogs) hold intrinsic, aesthetic, spiritual, ecological, educational and economic value in our community. The impact of habitat loss for these species will likely not result in eliminating the species, but instead reduce the overall habitat mosaic the urban service area offers. Further analysis of the natural systems and compliance with the Urban Wildlife Management Plan will be necessary at time of site review.

16. Multi-Modal Access Plans: Per the site review criteria for circulation, at time of site review please ensure the site review and engineering plans show the multi-modal access that will be provided through the site and between adjacent properties.
17. No issue with this concept. It appears that access into the "middle" of the buildings may be an issue and will need to be worked out with Fire. David Lowrey 303.441.4356
18. On-site and off-site water main and wastewater main construction per the City of Boulder Design and Construction Standards (DCS) as necessary to serve the development, as well as perpetuate the overall system, will be required. All proposed public utilities for this project shall be designed in accordance with the DCS. A Utility Report per Sections 5.02 and 6.02 of the DCS will be required at time of Site Review or Preliminary Plat application to establish the impacts of this project on the City of Boulder utility systems.
19. Open Space, Sloane Walbert, 303-441-4231  
Developments within the IM zone district are required to provide 600 square feet of open space per dwelling unit with 60 square feet of private open space per unit. In addition, pursuant to the standards for residential development in industrial zoning districts (Section 9-6-4(f), a minimum of forty percent of the required usable open space must be configured as a common contiguous area that will provide for the active and passive recreational needs of the residents. The applicant has not demonstrated how the proposed open space will be organized and programmed to meet the requirement for a common continuous area.
20. Parking Tables: Please ensure the site review plans include separate tables for the bicycle and motor vehicle parking spaces being provided on each of the individual sites. The tables should include the required and proposed parking spaces for each lot. The bicycle parking information must show the amount of short-term and long-term bicycle parking spaces for each lot. The motor vehicle parking must show the number of standard and compact parking spaces proposed for each lot. The accessible spaces should be broken down to van accessible spaces and motor vehicle accessible spaces.
21. Parking, Sloane Walbert, 303-441-4231  
The applicant should note the requirement for 1.25 spaces per 1-bedroom unit in residential developments in which 1-bedroom units are 60% or more of the total (Table 9-2). The development has just over 60% one-bedroom units. Thus, the proposal includes a 4.7% parking reduction.
22. Parking: The site review plans must demonstrate the bicycle parking and the vehicle parking areas meet the parking design standards contained in section 9-9-6 B.R.C. 1981. Please consult the ADA Standards for Accessible Design for the number of accessible parking spaces to be provided in each parking area including the number of van accessible parking spaces. Applicant is advised that accessible parking spaces must be provided for each lot separately and a van accessible parking space must be provided for each. Please label and dimension the plans such that compliance with the parking design standards can be verified upon review.
23. Please clarify at site review how trash, recycling, and compost are handled on the site and how these functions are fully screened from view.
24. Private Streets: Staff acknowledges that that the existing width of the private streets can accommodate on-street parking along one side of the street. A requested parking reduction will require the private streets to be widened to the 36-foot wide city standard base street to allow for parking on both sides of the street.
25. Proposed architecture in its current massing appears oriented inward away from the open space network rendering primary green spaces and pedestrian corridors superficial to the overall design and perhaps not as meaningful.
26. Public Access Easement for the Private Streets: Staff will require the pavement section and detached sidewalks of the private streets to be within public access easements dedicated to the City. At time of site review, please ensure that the plans show all pavement sections and detached sidewalks to be located within the existing public access easements or within proposed public access easements to be dedicated to the City.

27. Regarding the city's new storm water regulations and the June 2019 adoption of the updated City of Boulder Design and Construction Standards (DCS), this development is considered an "applicable development". All requirements of Chapter 7 of the DCS apply including (but not limited to) LID Techniques, Quality Design Standard Compliance, Selection and Design of SCM's, Preliminary Infiltration Feasibility Screening, Treatment Approach Selection Criteria, Soil and Infiltration Test, etc.
28. Review Process, Sloane Walbert, 303-441-4231  
 The applicant has elected to undergo a Concept Plan Review to solicit feedback from city staff, the public, Planning Board and City Council early in the development process as to whether the proposal is consistent with the Boulder Valley Comprehensive Plan and the city's land use regulations. The project site is located within the Celestial Seasonings Planned Unit Development (PUD) (#P 82-41). Per the city's land use code, previously approved valid PUDs are required to be amended consistent with the provisions of the Site Review process. Site Review occurs subsequent to the Concept Plan Review.
- The purpose of the concept plan review is to determine the general development plan for a particular site and to help identify key issues in advance of a site review submittal. This step in the development process is intended to give the applicant an opportunity to solicit comments from the Planning Board as well as the public early in the development process as to whether a development concept is consistent with the requirements of the city as set forth in its adopted plans, ordinances, and policies (Section 9-2-13, B.R.C. 1981). Concept plan review requires staff review and a public hearing before the Planning Board. The hearing is scheduled for March 19, 2020.
29. Right-of-Way and Easements: In accordance with section 9-2-14(d)(11) B.R.C. 1981 the site review and engineering plans must show and label the width of any Right-of-Way and easements required to be dedicated to the City in order to construct the public improvements.
30. Right-of-Way: The width of the existing right-of-way along Spine Road is less than the standard right-of-way width for a collector street per technical drawing 2.61.B DCS. Given that, and in accordance with section 9-9-8(d) B.R.C. 1981, if additional right-of-way is required along Spine Rd to accommodate the public improvements staff will require the first six-feet to be dedicated as public right-of-way with the remaining width being dedicated as a public access easement.
31. Site Access: In meeting the site review criteria for circulation, staff will require the curb-cuts serving the sites to be designed as driveway ramps consistent with the City's Std. Dwg. No. 2.21 for driveway ramps with detached sidewalks.
32. Spine Road Bicycle Lane: This project is impacted by a planned connection shown in the Transportation Master Plan (TMP). The planned connection is to enhance the existing bike lane on Spine Road into a buffered bike lane. In meeting the site review criteria for circulation, the project will be responsible for constructing the buffered bike lane. At time of site review please ensure the engineering drawings show a 7-foot bike lane along southbound Spine Road.
33. Spine Road Improvements: Pursuant to section 9-9-8(g) B.R.C. 1981 and in meeting the site review criteria for circulation the project will be required to construct the following public improvements on southbound Spine Road:
- a. An 11-foot southbound travel lane measured from the edge of median gutter pan
  - b. A 7-foot wide buffered bicycle lane
  - c. A 6.5-foot wide on-street parking \*\*lane/aisle?\*\*\*
  - d. A 2-foot wide standard 6" curb and gutter
  - e. An 8-foot wide landscaping strip
  - f. A 5-foot wide detached sidewalk
  - g. A 2-foot wide buffer between the sidewalk and Right-of-Way/public access easement as applicable
  - h. Replacing the existing transit stop with an RTD bus pad
  - i. Reconstructing the curb radii at the existing intersections to slow speeds of turning vehicles entering Spine Road

34. Storm water quality enhancement and detention ponding are issues that must be addressed during the Site Review Process. A Preliminary Storm Water Report and Plan in accordance with the City of Boulder Design and Construction Standards (DCS) must be provided by the applicant at time of Site Review application. The required report and plan must also address the following issues:
  - All requirements of DCS Chapter 7
  - Water quality for surface runoff using "Best Management Practices"
  - Minimize Directly Connected Impervious Areas (MDCIA)
  - Detention ponding facilities
  - Water Quality Capture Volume (WQCV)
  - Storm sewer construction
  - Irrigation Ditches and Laterals
  - Groundwater discharge
  - Wetland mitigation
  - Erosion control during construction activities
35. Substantial landscape presence on Spine Road is needed, not just as a buffer between private and public realm but as a series of components lending identity to the development.
36. TDM Plan: At time of site review a Transportation Demand Management (TDM) Plan must be submitted which outlines strategies to mitigate traffic impacts created by the proposed development with implementable measures for promoting alternate modes of travel. The TDM Plan must be consistent with the criteria contained in Section 9-2-14(h)(2)(D)(iv) and (v) of the B.R.C. 1981 and Section 2.03(l) of the DCS. Staff will either comment or concur with the 20% alternative travel mode reduction upon review of the TDM.
37. The applicant is advised that any proposed street trees along the property frontage may conflict with existing or proposed utilities, including without limitation: water, wastewater, storm drainage, flood control, gas, electric, telecommunications, drainageways, and irrigation ditches, within and adjacent to the development site. It is the applicant's responsibility to resolve such conflicts with appropriate methods conforming to the Boulder Revised Code 1981, the City of Boulder Design and Construction Standards, and any private/franchise utility specifications.
38. The applicant is notified that detention and water quality ponds intended to detain and treat stormwater runoff for the entire property (not each individual lot) shall be located in "Outlots", with maintenance responsibilities detailed in the subdivision agreement.
39. The applicant is notified that, though the city allows Xcel, Comcast and Century Link to install their utilities in the public right-of-way, they generally require them to be located in easements on private property.
40. The applicant should note that trees are not permitted within ten feet of underground utility lines. At Site Review, the applicant will need to demonstrate that their plans can meet both landscaping and utility requirements.
41. The current layout lacks strong pedestrian connectivity north to south.
42. The landscape irrigation system requires a separate water service and meter. A separate water Plant Investment Fee must be paid at time of building permit. Service, meter and tap sizes will be required at time of building permit submittal.
43. Traffic Study: In accordance with section 2.02 of the DCS a traffic study will be required for the project because the vehicle trips expected to be generated by the project during the peak hour exceeds 20 vehicles. Please have the traffic consultant forward the parameters of the traffic study for staff's concurrence prior to starting work on the traffic study.



44. While the proposed development site is not known to have high groundwater levels, groundwater is a concern in many areas of the city of Boulder. Please be advised that if it is encountered at this site, an underdrain/dewatering system may be required to reduce groundwater infiltration, and information pertaining to the quality of the groundwater encountered on the site will be required to determine if treatment is necessary prior to discharge from the site. City and/or State permits are required for the discharge of any groundwater to the public storm sewer system.

**CITY OF BOULDER**  
**PLANNING BOARD ACTION MINUTES**  
**June 25, 2020**  
**Virtual Meeting**

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: <http://www.bouldercolorado.gov/>

**PLANNING BOARD MEMBERS PRESENT:**

David Ensign  
John Gerstle  
Lupita Montoya  
Sarah Silver  
Lisa Smith  
Peter Vitale  
Harmon Zuckerman, Chair

**PLANNING BOARD MEMBERS ABSENT:**

N/A

**STAFF PRESENT:**

Charles Ferro, Development Review Manager  
Hella Pannewig, Assistant City Attorney  
Cindy Spence, Administrative Specialist III  
Elaine McLaughlin, Senior Planner  
Sloane Walbert, Senior Planner  
Jean Gatza, Meeting Moderator

**1. CALL TO ORDER**

Chair, **H. Zuckerman**, declared a quorum at 6:05 p.m. and the following business was conducted.

**2. APPROVAL OF MINUTES**

On a motion by **J. Gerstle** and seconded by **D. Ensign** the Planning Board voted 7-0 to approve the June 4, 2020 minutes as amended.

**3. PUBLIC PARTICIPATION**

a) **Lynn Segal**

**4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS**

**A. CALL UP ITEM:** Site Review Amendment for 2655 N. 63rd Street: for phasing plan revisions to a previously approved campus for Western Disposal Services that includes a Waste Transfer Building for sorting and transferring solid waste (for both public drop-off and Western Disposal trucks) off-site; a Gate House for public weigh-in and weigh-out; a new corporate office building that also provides leasable space for future tenants in the same/similar industry; a Shop Building that serves as the command center for the fleet of waste collection vehicles and vehicular service

bays for maintaining the vehicles; a Container Building for construction, servicing and repairing of the various waste/recycle/compost container units used for commercial and residential use. The decision may be called up before Planning Board on or before June 26, 2020.

- B. CALL UP ITEM:** Minor Site Review Amendment for 5995 Arapahoe Avenue for a 7,103 square foot addition to expand the service area of the existing Flatiron Subaru Automobile Dealership. The decision may be called up before Planning Board on or before June 26, 2020.

None of the items were called up.

## 5. PUBLIC HEARING ITEMS

- A. AGENDA TITLE:** Public hearing and consideration of a Site Review to redevelop the properties at 1727 and 1737 Pearl Street with a 28,222 square foot three-story mixed-use building containing 9,439 square feet of commercial space on the first floor and 14 residential units on the second and third floors (case no. LUR2018-00073). Development includes one level of underground parking with 14 vehicular parking spaces.

*Board members were asked to reveal any ex-parte contacts they may have had on this item.*

- **H. Zuckerman** stated the engineering firm on this project, Scott Cox and Associates, is also working on a development project in Gilpin County in which he is the attorney on the project handling entitlement. No work has been done for over a year and there is no contractual relationship with the engineering firm. **H. Pannewig** confirmed that this relationship does not amount to a conflict of code. **H. Zuckerman** confirmed that he would remain fair and impartial. **J. Gerstle** stated that he had previously worked for the predecessor of Scott Cox and Associates in high school but could be fair and objective in this matter.

### Staff Presentation:

**C. Ferro** introduced the item.

**S. Walbert** presented the item to the board.

### Board Questions:

**S. Walbert** answered questions from the board.

### Applicant Presentation:

**Adam Wertz**, the property owner, and **Chris Russell**, with Studio Architecture, presented the item to the board.

### Board Questions:

**Adam Wertz** and **Chris Russell**, representing the applicant, answered questions from the board.

### Public Hearing:

- 1) **Ray Wrigley** spoke in opposition to the project concerning the north elevation and setback as proposed.
- 2) **Lori Hunter** spoke in opposition to the project concerning the north elevation and setback as proposed.

- 3) **Lynn Segal** spoke in opposition to the project.
- 4) **Zach Zeldner** spoke in support of the project.
- 5) **Crystal Gray** spoke in support of mixed use at the project. She spoke in opposition to the project concerning the north elevation, setback and height as proposed.
- 6) **David Foster** encouraged special sensitively in the interface zone for this project.

**Board Comments:**

**Key Issue #1: Does the project meet the applicable Site Review criteria in Section 9-2-14(h), B.R.C. 1981?**

- **P. Vitale** clarified that the issues of solar shadow and design components would be discussed at TEC docs review. This would be a positive development for Pearl street. The project must meet 2020 Energy code.
- **S. Silver** said this project does not meet site review criteria. Specifically, the mass and height do not meet site criteria according to 9-2-14(h)(2)(f)(i). The proposed third story will create a problem for the homes on alley and will be impacted. In addition, she said it may not be meeting 9-9-17(d)(1)(b) regarding solar access. In addition, she did not believe it met 9-2-14(h)(2)(f)(xi) in that there would be no mitigating of energy from this site.
- **J. Gerstle** was concerned with the impact on the alley to the north and that it would be unacceptable.
- **D. Ensign** said the proposal was acceptable from the BVCP standards. Open space considerations have been done. There has been a green plan proposed for the setback in the front and rear. The elevator idea is a nice component in that it will allow the vehicles to be off the street and not be an enormous amount of energy. In general, this is an area for mixed use and would be appropriate. The proposal is a beautiful design. The wedding cake design works well due to the side setbacks.
- **L. Smith** approved of the site design. The neighbors along the alley will be affected, that is just a fact. Perhaps the third story could be brought in more. She would like to see solar panels on the flat roof. She appreciated the trees and bike racks on the street elevation. She approved of the courtyard and trying to keep it open. The mixed use and retail are positive features.
- **H. Zuckerman** agreed with **D. Ensign**. He reminded the board that this would be a “by-right thirty-eight-foot zone”. He said he was satisfied with the north elevation articulation as well as the fifteen-foot setback. He suggested an additional condition adding the wiring for PV panels on the roof to meet site review criteria.
- **S. Silver** recommended a setback on the northern end on the third floor. She was okay with the proposed third story, however the mass on the north end did not appear appropriate given the interface zone.
- **P. Vitale** agreed.
- **L. Smith** added that she would like to see wiring for electric cars and to integrate affordable housing into future developments and neighborhoods.
- **L. Montoya** liked the courtyard and commercial components. She was concerned there was no opportunity for affordable housing.

**Key Issue #2: Is the proposed project consistent with the Downtown Urban Design Guidelines for the Non-Historic and Interface Areas?**

- **S. Silver** suggested regarding the courtyard a condition to require a clear plan by the applicant for a heating element within courtyard to be clear and ice-free. She said she would like to see more minimized impacts to the adjacent neighborhood alley houses.
- **D. Ensign** said that he did not consider the wall along the alley unreasonable.
- **H. Zuckerman** agreed.
- **S. Silver** said that reducing the third floor slightly would be a reasonable compromise.
- **J. Gerstle** voiced concerns about the setback modifications proposed at the side yard and along Pearl Street. He questioned whether the mass and scale of the building would set a precedent for future properties that redevelop on the block, particularly the adjacent properties to the east and west. **S. Silver** agreed with his concerns.

**Motion:**

On a motion by **D. Ensign** seconded by **H. Zuckerman** the Planning Board voted 5-2 (**S. Silver, J. Gerstle** opposed) to approve Site Review case no. LUR2018-00073 incorporating the staff memorandum and the attached Site Review Criteria Checklist as findings of fact, and subject to the conditions of approval recommended in the staff memorandum.

**Applicant Rebuttal:**

**Jeff Dawson**, with Studio Architecture, thanked the board for their feedback.

- 6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY**
- 7. DEBRIEF MEETING/CALENDAR CHECK**
- 8. ADJOURNMENT**

The Planning Board adjourned the meeting at 9:43 p.m.

APPROVED BY

\_\_\_\_\_  
Board Chair

\_\_\_\_\_  
DATE

A LETTER TO THE BOULDER COMMUNITY FROM CELESTIAL SEASONINGS

A LETTER TO THE BOULDER COMMUNITY FROM CELESTIAL SEASONINGS



# A Letter to the Boulder Community

The values of Celestial Seasonings have come into question over the last two weeks relating to the poisoning of some of the prairie dogs on our property. The response that we have received from the community of Boulder, a great many of our loyal consumers, our neighbors, and many wildlife advocates has been both overwhelming and justified. The extent of this response, however, has paled in comparison to the disappointment expressed by the passionate and dedicated employees of Celestial Seasonings.

I am deeply sorry for what has happened. This is an act that Celestial Seasonings should not have done and will not be involved with from this point forward. In life, companies, as do people, make mistakes. The measure of that company should be judged by its acknowledgement of the wrong, the ability to learn from it, and the steps taken to correct it.

To this end, Celestial Seasonings is pledging to act in the manner that our consumers and community expect of us. As a company, we hope to be a model for handling environmental issues in a humane and earth friendly manner. We recently met with David Crawford and Lauren McCain of the Rocky Mountain Animal Defense Group (RMAD) and jointly created an action plan that we can all feel proud to be associated with in the future.

Sincerely,

Steve Hughes  
President and CEO  
Celestial Seasonings, Inc.

## CELESTIAL SEASONINGS<sup>®</sup> ACTION PLAN

1. Immediately limit prairie dog colony management activity to relocation within property boundaries only.
2. Continue meeting with leading environmental and wildlife organizations to hear their concerns first-hand and ask their help to develop our long-term strategy for co-existence with the prairie dog colony.
3. Explore the potential for some relocation of prairie dogs to our property.
4. In anticipation of a facility expansion plan, create a buffer zone around the facility with minimal impact on the existing habitat.
5. Ensure that the colony is protected during all activities utilizing the facility and, most importantly, that the fields are not used for parking.
6. Establish the Celestial Seasonings<sup>®</sup> Environmental Grant Program. This program will request proposals from Boulder County environmental and wildlife organizations. Our intent is to receive these proposals by July 1, 1999. We will then have our employees vote on which two or three organizations they would like us to support. Our financial support would be up to \$50,000 per year in total. These groups would also be organizations our employees would be prepared to volunteer their time to.
7. Include education regarding the value and the plight of prairie dog ecosystems in our company tour and consumer relations efforts.





# Prairie dogs safe at Celestial Seasonings

*Tea company renounces  
poisoning; protesters  
call off boycott*

By Katy Human

Camera Staff Writer

In a policy reversal following public outcry over its poisoning of prairie dogs, tea company Celestial Seasonings announced this week it not only will no longer poison the rodents but may relocate homeless prairie dogs to its land in Gunbarrel.

The move is part of a new company plan outlining prairie dog management at its plant and the creation of a new environmental grant and educational program.

## INSIDE

• Prairie dogs to get new homes.

Page 1B

Company managers released the plan after meeting this week with members of the animal rights group Rocky Mountain Animal Defense. That group immediately suspended its boycott of Celestial Seasonings tea.

Employees and activists were outraged when managers admitted last week to poisoning prairie dogs as part of its grounds maintenance program. The news was especially disturbing, they said, because Celestial Seasonings long has cultivated a pro-environment image.

Steve Hughes, Celestial president and chief executive officer, called that reaction "overwhelming and justified."

"This has been the most intense and passionate dialogue we've had inside this company," he said. "We made a mistake. This is something this company should never have been involved in and will never be involved in again."

According to the new company policy, Celestial Seasonings will not poison prairie dogs. Hughes said the company also will



Numerous attempts to reach Lathrop, 60, were unsuccessful, but a family member said he be-

Sisk stopped short of openly criticizing the Lathrops.

"We need to understand the

ordinance says the official must leave the room where the discussion or decision is taking place.

and Carol Lathrop is a past president of the Foundation for Boulder Valley Schools.

# Prairie dogs to live in peace at Celestial

*Continued from 1A*

consider taking in prairie dogs left homeless by development in the county, a suggestion made by animal rights activists.

In addition, it is starting a new environmental grant program, which will award local environment and wildlife organizations up to \$50,000 a year.

And company tour guides will include educational information on

prairie dog conservation.

"We hope to set a precedent for Boulder companies," Hughes said.

When prairie dog colonies stand in the way of development, they're typically poisoned.

"We're coming to appreciate the threatened nature of these prairie dogs," he added. "We're looking to create a co-existence here and find a way to advocate for this colony."

Dave Crawford of Rocky Mountain

Animal Defense said Celestial Seasonings' plan "comes pretty close to what we called for in our boycott." For example, the company will not allow parking on its land that is inhabited by prairie dogs. At a recent bicycle race, hundreds of participants parked their cars and trucks on the prairie dog colony.

Members of Animal Defense had also asked Celestial Seasonings to promise not to develop the

property on which prairie dog colonies are found.

Hughes said he couldn't make that promise because the company needs to have options for the future use of the land.

He has said, however, that if the land is developed, the prairie dogs will be relocated, not killed.

*Organizations interested in Celestial's environmental grant program should contact Marie Gambon at (303) 581-1312.*



**COVER SHEET**

**MEETING DATE**

**July 28, 2020**

**AGENDA ITEM**

Update on Xcel Settlement Discussions

**PRIMARY STAFF CONTACT**

TBD

**ATTACHMENTS:**

**Description**

No Attachments Available