

STOP THE CELESTIAL SEASONINGS DEVELOPMENT: JOIN THE BOYCOTT NOW!

Visit www.GunbarrelCommunityAlliance.org for information on this boycott & our community!

WHAT YOU NEED TO KNOW:

- **The proposed Celestial Seasonings development fails to meet municipal building code:** The project does not provide the required parking spaces or green space.
- **This development would harm our neighborhood:** This project would add congestion and traffic and bring no improvements to our neighborhood. Developers with out-of-state interests are planning to pack 268 rental apartments into only 9.8 acres, averaging 27.35 units/acre -- the highest density allowed in Boulder, and double the density of Powderhorn.
- **This development is discriminatory:** The 25% of the rentals that Boulder requires to be affordable housing would be segregated in their own building, with smaller-size units and a separate swimming pool.
- **This development breaks a public agreement:** The project would destroy the prairie dog preserve that Celestial Seasonings very publicly promised in 1999 to Boulder and Celestial Seasonings customers. As a keystone species, prairie dogs support 150 other species. Prairie dog populations have declined 95% due to loss of habitat.

FACT CHECKING THE PROPOSED DEVELOPMENT:

Developer Claim: This property should be used for residential uses.

Reality: This property is zoned IM "Industrial Manufacturing." It was annexed into the City on that basis, and is structured under a PUD as such. City leaders have expressed concern about the dwindling availability of IM parcels suggesting they be reserved for that purpose and not be used for residential construction.

Developer Claim: Celestial Seasonings does not have to protect these prairie dogs.

Reality: After getting caught poisoning a prairie dog colony on their property in 1999, Celestial Seasonings publicly apologized and vowed in writing to protect and preserve these prairie dogs.

Developer Claim: There are 3 bus lines that stop at the proposed development.

Reality: Bus service is being reduced in response to covid19. Only one route has a stop on Spine Road. Another route stops on the Diagonal, requiring a long walk or cutting across railroad tracks.

Developer Claim: It's a 20 minute walk from the development to Gunbarrel Center and services.

Reality: It's a 35 minute walk, with little shade and few trees. It's a 3-mile round trip to King Soopers on foot, which equates to over an hour for most folks. That's why this site is car-dependent.

Developer Claim: 20% of all vehicle trip generation will be offset with alternative transportation.

Reality: This number is unrealistic and comes from a deeply flawed "traffic study" done by the developer. There is inadequate space for parking for all the cars expected for 268 units.

Developer Claim: There is a bike path from the proposed development into Boulder.

Reality: Currently, the only bike paths from Gunbarrel to Boulder are along busy streets, where bicyclists have been killed. Bottom line: there is no safe bike path from anywhere in Gunbarrel to Boulder.

Developer Claim: This development will help alleviate Boulder's affordable housing needs.

Reality: The developer is **required** to offset market-priced apartments with 25% affordable housing apartments. This developer is doing the bare minimum to get approval and can always buy out of the obligation.

Developer Claim: This proposed housing development benefits Gunbarrel.

Reality: It does not benefit Gunbarrel; it shifts downtown housing needs to Gunbarrel. More importantly, the developer's past projects at Nest apartments in Boulder demonstrate a track record of enriching themselves and their out-of-state investors without any local commitments or concerns.

Developer Claim: The site plan satisfies the code requirements for 40% contiguous open space.

Reality: The project fails to meet the requirement of 40% of contiguous open space.

WHO WE ARE: Gunbarrel Community Alliance (GCA) is a new all-volunteer non-profit organization. Our goals are to **1)** Ensure the protection of Gunbarrel open spaces, wildlife corridors, and other valuable natural resources; and **2)** Represent Gunbarrel residents in City of Boulder and Boulder County land use planning and development decisions.

Why we think Gunbarrel needs a voice:

- We support affordable housing, but Gunbarrel has no comprehensive development plan. Part city and part county, development is more complex in Gunbarrel.
- Gunbarrel population is already over the carrying capacity that Boulder has determined. Our population is already heavily straining Gunbarrel infrastructure, services, and amenities.
- Gunbarrel does not need more affordable housing. Boulder does. Housing prices are generally lower in Gunbarrel than in Boulder. The newest apartments in Gunbarrel have many vacancies and even commercial properties sit empty.
- The City of Boulder has been collecting millions of dollars from Gunbarrel's commercial areas for years, as well as property taxes from its City residents. It's time the City does the right thing for Gunbarrel and stops random development and develops a Gunbarrel subcommunity plan to guide development in Gunbarrel.

How can you make your voice heard?

- **Join us!** Email preservegunbarrel@gmail.com and we will add you to our email list. You'll receive news and invitations to meetings where you can learn more and get involved.
- **Visit GunbarrelCommunityAlliance.org for more information or to DONATE!**
- **Voice your concerns! Write to the city and county:** ask for a moratorium on new development until after the pandemic is over and we know the effects on our community AND we have a Gunbarrel comprehensive development plan in place.
 - Boulder City Council: council@bouldercolorado.gov
 - Boulder Planning Board: boulderplanningboard@bouldercolorado.gov
 - Boulder County Planning Commission: planner@bouldercounty.org
 - Boulder County Commissioners: commissioners@bouldercounty.org