

# Gunbarrel Community Alliance Newsletter

*Gunbarrel news in a nutshell*

Volume 1, Number 3

DECEMBER 20, 2020

Hello GCA members, we hope you are well and finding ways to enjoy the holidays under these challenging circumstances. Yes, after what feels like a long year, it's the holiday season -- and still we are struggling with COVID -- and yet the City of Boulder and Boulder County are pushing ahead with votes on important issues. Here are threats to Gunbarrel that you might want to know about and speak up about:

**We hope it's not too late to STOP an attempt by Boulder County to develop on Boulder County Open Space:** Boulder County open space along Highway 287 is under **SERIOUS** threat from Boulder County itself. The County wants to build an industrial scale composting facility on 40 acres we bought for open space, even ignoring the conservation easement on the property. Just because they say "compost" does not make this action acceptable. [Find out more and write to the County](#) to object to their plans, their process, and their very short deadline for comments (December 11). Support the efforts of [ProtectRainbowOpenSpace.org](#)! Don't allow development on land we bought for open space! This could set a dangerous precedent.

[Learn more](#) **NOW about Boulder's plan to kill thousands of prairie dogs:** As noted in the [Dec 13 Daily Camera](#), you can comment on the City's plan to kill thousands of prairie dogs on Boulder City properties, but **only until DECEMBER 20**. Email [osmpinput@bouldercolorado.gov](mailto:osmpinput@bouldercolorado.gov). Learn more on the Resources page of the GCA website, especially [the article entitled "Recommendations for a reduced project area... \(by Keep Boulder Wild\)." The "preferred alternative."](#) adopted by the city ignored these recommendations.

**Changes are coming to the Boulder Valley Comprehensive Plan (BVCP):** Included in the many changes to the BVCP is rezoning to enable high-density residential development at 6500 Odell Place, near the intersection of Spine Road and Lookout Road. This location is not a bad place for high-density residential, especially if it will be 100% permanently affordable housing. However, we must insist that developers **meet Boulder's basic requirements** for (1) density comparable to neighboring properties, (2) parking for residents and visitors, (3) and open space for the number of units

approved. Very important: Development at this site **should not** be exempted from Boulder's height requirements. Also Important: GCA calls on the city to pause other development proposals in Gunbarrel until Gunbarrel has a subcommunity plan to guide development. [Learn more about the BVCP mid-term update](#).

**The Spine Road proposal**: No news from the City on anything like a site review request for the parcels at Celestial Seasonings. GCA is quietly working behind the scenes to be ready when this happens, whenever that may be.

**Stay tuned for a GCA Open Meeting on Zoom coming in early January 2021 (date TBD)**: There's more to talk about than will fit in here, so we look forward to being with you on Zoom after the holidays.

**And let's have some fun**: Email us back with the top three things you like about Gunbarrel, and you'll be part of the wordcloud we make for our website. We will also use this for a short video we're making on this subject! Hope to hear from you soon!

## **News since our last newsletter**

-- **Height limits may be raised in Boulder**: As part of a new program called "community benefit," the City wants to raise height limits on new buildings to as high as 55 feet (five stories). [Guess where the largest area for this would be!](#) [Learn more](#)

--[Medtronics sells Gunbarrel property for \\$36.5M](#): More changes ahead. GCA is watching this closely.

-- **Boulder Rifle Club proposed expansion**: Boulder County approved "phase 1" of a [proposed expansion of the shooting range in north Boulder](#). Many local residents are opposed. This is a complex subject, involving many organizations, government bodies, and regulations governing shooting in the County. It may take time for this to fully play out.

-- [Regulations on short term rentals adopted for Boulder County](#): This is a move to prevent negative impacts on neighboring properties.

-- **Boulder County has updated oil and gas regulations**: [Check out the process and stay informed](#). Let's hope our air quality won't get any worse!

-- **GCA Board, minus 1 plus 2**: Unfortunately, Suzanne Smith decided she needed to step down from the Board. Abounding thanks, Suzanne for the many ways you helped guide GCA thru our first few months! GCA is very pleased to welcome Susan Lambert and Rhona Unsell as new Board members! Thanks, Susan and Rhona, for stepping up!

-- **GCA fundraising:** Thanks to 65 donors, GCA has raised over \$10,000! Now we're working on our next \$10K. Limited time offer: Next 9 donations of \$100 or more receive a \$20 gift card to Moe's Bagels! Every dollar directly supports our all-volunteer efforts gathering critical information, sharing facts and information, legal fees, and more... all of which helps us oppose the run-away and random development here in Gunbarrel. Learn more on [our website](#) and [donate here](#). THANK YOU SO MUCH!

Gunbarrel Community Alliance sincerely appreciates all your support for our first few months in existence! GCA is working hard (quietly, most of the time) to preserve wildlife and open spaces in Gunbarrel. This means working with -- and against -- the City of Boulder and Boulder County. Thank you to our many neighbors for your donations of time, ideas, talents, and dollars, and especially for the trust you place in the GCA Board and others who are doing so much to help out! We truly are all in this together!

**Very best wishes for the holidays, and let's all have a happy and healthy 2021!**