

# Gunbarrel Community Alliance Newsletter

*The GCA news in a nutshell*

Volume 1, Number 1

August 20, 2020

**The Spine Road proposal? We're not done yet** -- Here's a look at the process so far for the Spine Road proposal. In January 2020, the developer (Coburn) submitted a proposal for "**Concept Review,**" a process to collect comments from Boulder city staff, Planning Board, City Council, and the general public (us!). This process finished on July 28 with the City Council meeting at which 85 spoke against and 7 spoke in favor. The city received 105 letters opposed to the proposal and 4 in favor. At the May 21 Planning Board meeting 57 spoke against and 6 spoke in favor. That summarizes the comments the developers received.

Even though the Concept Review has ended, **we're not done yet**. The generally friendly comments from Planning Board and City Council members are a concern for us, especially if the developers submit a revised proposal for "**Site Review,**" the process of reviewing a proposal for actual development. If and when this gets to site review -- and we don't know when this might happen -- the Planning Board will review the proposal in greater detail and work with the developer for weeks or months to create a proposal they can recommend to the City Council. There will be a Planning Board meeting with public comment and a vote by PB members. After that there will be a City Council meeting with public comment and a vote by Council members. City Council almost always approves proposals that the Planning Board recommends.

So... GCA is working to be in touch with Planning Board and City Council members to become part of this process as much as we can.

THANKS TO EVERYONE FOR YOUR AMAZING SUPPORT SO FAR!

**Reasons we are optimistic that we can stop this development** -- Here are four ways we might prevent this development:

1. Reduce the density to the point that it's no longer profitable enough for the developers.
2. Force the developers to meet Boulder's requirement for contiguous open space, which would require about 4 acres to be left unbuilt, which might make this unprofitable.
3. Forge a deal w Hain/Celestial to do something else with the parcels.
4. Reach a deal with Hain/Celestial to enable GCA to purchase the property.

**Meet our attorney, Mike Chiropolos** -- A graduate of CU Law School, 1994, Mike is an experienced environmental attorney and policy expert with a record of achievement on energy, environment, public lands, wildlife, water, land use, planning, and Indian law matters. Since hanging the virtual Chiropolos Law shingle in 2013, he has worked with people to protect places and communities while advocating for long-term solutions.

Mike has successfully represented individuals, community groups (including the Twin Lakes Action Group), local government, national environmental groups such as the Sierra Club and Natural Resources Defense Council, and Tribes including Eastern Shoshone, Pyramid Lake Paiute, Crow, and Chapters of the Navajo Nation.

Mike has been positioned in the vanguard of re-writing Colorado oil and gas law from 2007-present, as primary drafter of the Colorado Habitat Stewardship Act, a contributor to subsequent legislation, and an attorney expanding public health and environmental protections through rulemakings and case-specific advocacy.

WE LIKE MIKE!

**GCA needs your help!** -- Specific areas where we need some volunteer help:

- Web site editing, using Wix
- Writing letters, newsletter pieces, and web content
- Working on subcommunity planning with working groups and Boulder City staff
- Organizing our online files of reports, maps, photos, etc.
- Researching affordable housing best practices and success stories

To volunteer, write to [PreserveGunbarrel@gmail.com](mailto:PreserveGunbarrel@gmail.com). THANKS!

**Hey, we're a 501c3** -- The IRS has confirmed that we're officially a 501c3, so all your wonderful donations are tax deductible!

**Where did my donation go?** -- Here's what we've had to pay for so far:

- \$50 - Application for GCA to be a Colorado non-profit corporation
- \$275 - Application for 501c3 status with IRS
- \$204 - Annual fee for WIX website hosting and tools
- \$99 - Two 3 ft X 6 ft banners saying BOYCOTT HAIN CELESTIAL
- \$140 - 15 yard signs saying BOYCOTT HAIN CELESTIAL
- \$5000 - 60 hours of legal services (including weekly GCA board meetings, research, legal advice, experienced leadership, and a 13-page letter to Boulder City Council, Planning Board, and the Planning Dept.)

[www.GunbarrelCommunityAlliance.org/Donate](http://www.GunbarrelCommunityAlliance.org/Donate)