

**Gunbarrel Community Alliance Newsletter, Volume 1,
Number 5**

Gunbarrel news in a nutshell

April 22, 2021 -- HAPPY EARTH DAY!!

Let's celebrate by stopping the Celestial Seasonings development!

WHY WE DON'T LIKE THE CELESTIAL SEASONINGS PLAN

Last year a developer submitted concept review documents for ultra-high density rental apartments at Celestial Seasonings. During the concept review process many, many neighbors wrote and spoke against many aspects of the proposal. That process ended July 28, 2020, with considerable opposition from neighbors and encouraging comments by Planning Board and City Council members (who apparently did not hear us). The concept review in 2020 was just to test the waters.

On January 4, 2021, the site review process began. **Site review is the approval process for actual development.**

The developer has submitted more than 700 pages of site review documents for the parcels at Celestial Seasonings and the documents have been revised twice already. The plans differ in many small ways from the concept review, but they are still far too urban and dense, and they ignore many of the concerns we raised last year. **We want to stop this at the Planning Board meeting, when it comes in the next month or two.** If Planning Board approves it, it goes to the City Council soon afterwards and we have a slimmer chance of stopping it. **Our time is now!!**

Here are some **big reasons not to like this plan:**

- **Unplanned development!** We need a Gunbarrel Subcommunity Plan before we see these Industrial Manufacturing zoned parcels developed as Residential.

Too many units! This brings too much congestion to the neighborhood.

- **No city amenities in the area!** Already hundreds of Gunbarrel residents in the area have no local city park, rec center, library, public art, etc. A subcommunity plan would plan for amenities as well as other kinds of development.
- **Not enough affordable housing** to make this worthwhile. The developer is planning only the minimum number of affordable units that Boulder requires.
- **Fails to address the “missing middle”.** It’s just more apartments, and Boulder already has a glut of vacant apartments.
- **Segregated affordable housing.** In some US cities and states segregating affordable units from market rate units is illegal. These developers did it at Diagonal Crossing, and Boulderites should not allow it to happen again!
- **Destruction of trees and wildlife habitat.** The site will be completely torn up so that the oversized development can be squeezed into the space.
- **No benefit to the neighborhood.** This is all about profit for Hain Celestial and the developer.
- **Climate impact!** Sprawl that builds over and paves over natural areas reduces natural buffers to climate change and adds to the urban heat island effect, raising local temperatures.
- **Health and safety!** COVID shows that people need space and this plan will overpopulate this space.

- **Traffic safety!** Residents and their children will be dodging not only car traffic, but also the semi trucks that drive in and out of Celestial Seasonings all day. And who knows if Celestial Seasonings still plans to park all those trailers along Zinger Street.
- **Wrong location for this plan.** This design and density would fit fine in many places in Boulder, but it doesn't fit miles away in quiet Gunbarrel.

What is Gunbarrel Community Alliance doing?

We are very active behind the scenes right now!

- Gathering data
- Studying Boulder's policies and recent history relating to affordable housing, climate, residential development, subcommunity planning, and more
- Documenting our concerns with this plan
- Strategizing
- Communicating with City staff and elected officials and local media outlets
- Fundraising
- And we're working to mobilize YOUR VOICE
- **AND WE'RE LOOKING FOR TWO MORE BOARD MEMBERS!!! [Email GCA to apply](#) by APRIL 30.**

[Donate to GCA](#) and help us pay for the excellent research and legal services we need! Thanks to Moe's Bagels, our next TWENTY donations of \$100 or more WILL 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 community communications... all of which helps us oppose run-away and random development here in Gunbarrel. Learn more on [our website](#) and [help as much as you can](#).

LET'S GET TOGETHER -- GCA Open Meeting on Zoom, Wednesday May 12, 2021, 7:00-8:30 pm: There's more to talk about than will fit in here, so we will send you a Zoom invitation very soon!

SPECIAL APPEAL -- Thanks to our generous supporters, GCA has raised another \$1,000! But we'll need to raise at least another \$8,000 for the high quality legal support and communications we will need to fight this proposal over the next several months. Can you spare \$20 a month to help? [It's easy to set this up!](#) THANK YOU!

SHOP AT KING SOOPERS — Please take a few minutes and help GCA benefit when you shop at King Soopers and Amazon. It costs you no more and GCA gets 5% from our total shopping at King Soopers! It's only 0.5% from Amazon, so if you can't do both, do [KING SOOPERS](#). THANK YOU!

THANK YOU SO MUCH! WE ARE ALL IN THIS TOGETHER!

[Email GCA Board members](#) with any additional comments and suggestions or to **apply for the two vacant seats on the GCA Board of Directors!**

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