

4600 Hwy 119 (LUR2023-00013) Spine Road Town Home Development

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Sat 4/13/2024 12:28 PM

To: Blaine, Alison <BlaineA@boulder-colorado.gov>

External Sender Notice This email was sent by an external sender.Concerning: 4600 Hwy 119 (LUR2023-00013) Spine Road Town Home Development

YET MORE RENTALS WHEN WE NEED MORE HOMES/CONDOS FOR PURCHASE

Welcome to Boulder Firemen, Policemen, Teachers Professors and other mid-income professionals and your families. You have 2 options.

1. You can **pay high rent for the rest of your life** for a fine town home next to an expressway with bumper to bumper rush hour traffic. There will be no nearby parks, swimming pools or libraries and minimal shopping and dining. The local elementary school is quite a ways away and experiencing low enrollment. Will it close? Other options are nearby private schools which run about \$25,000 a year. You will certainly need 2 cars to get about.

OR

Like 60,000 others, you can **invest** in a lovely home for your family in Longmont, Erie, Lafayette, Louisville, Firestone, or another nearby town. Your families will enjoy their back yards for play and quiet relaxation, nearby parks and schools and convenient dining and shopping. True, you will have to commute, but you will have **an investment** and a much more enjoyable quality of life for your family.

Pretty much a no brainerisn't it?

Will the planning board and council ever have the guts to stand up to developers who think only of their profits and don't care at all about quality of life in Boulder? Will the middle class work force be doomed to choose between renting and commuting? Please no more rentals -yes to homes for families.

City 2023	Renter occupied	Home/condo owner occupied
Boulder	52%	48%
Erie	14.04%	85.93%
Lafayette	30.27%	69.73
Louisville	33.77%	68.23%

Loveland	37.01%	62.99%
Firestone	15.5%	84.5%

LUR2024-00013 Coments

April Lyons <aalyons@gmail.com>

Mon 4/15/2024 10:36 AM

To: Blaine, Alison <blainea@bouldercolorado.gov>

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Hi Alison,

Here are my comments on the proposal.

Thanks!

April

I mean no disrespect to the developer or architect, but this is outrageous! This is such an insult to the celestial seasonings development and Coburn. I mean, at least the celestial seasonings developer tried to give some community benefit. We have a library that won't be funded and a transportation hub that is useless.

This developer didn't even do any research about the neighborhood. The only benefit I can see that comes out of this is a bike trail that's about a block or two long. What is it connected to? There's nothing it can connect to. There's no other trail. Maybe in 2030 or something the city can come up with some kind of rail trail, but it's completely useless and might not fit that plan. The only reason the developers want to do this is because they want to plop down rental apartments that they call family housing. Townhomes with two car garages in Boulder are not going to address affordable housing or the missing middle.

It's interesting how the proposal never mentions the railroad tracks that are 25 feet from the development. If you've taken a look at the area it's obvious this isn't going to work. These tracks are not a light rail. These trains run across the country multiple times a day from coast to coast. Research has shown that people who live a quarter of a mile away from railroads have a higher rate of diabetes and this accounts for socioeconomic and lifestyle. Plus, there are over 1000 derailments in the US every year.

And then they say in the description that you'll get to watch migrating birds pass by but this will not be the case because we are encroaching on wildlife and destroying habitat. The proposal uses the mosaic of prairie dog habitat among the city as an excuse to continue to exterminate them. What's wrong with having a little nature in a city? Instead the wildlife is replaced with wet tuff. Even though the propaganda says prairie dogs are dirty vicious rodents who want to give us the plague, they still feed over a hundred species and are important for many reasons. Since the prairie dogs on the other piece of land were moved, we are seeing less foxes and bobcats. It's a big loss to Gunbarrel. So much for migrating birds.

And then what is with the address being 119 yet the entrance is Spine. In the proposal, it says they plan to have street parking on Spine. Has the developer noticed that Spine is a one way road? I'm not even sure they've seen this area.

There are so many issues with Gunbarrel right now.
There's no parks to get to without crossing 119
No recreation center
No public schools
No library
Not even a bus line on Spine because it was discontinued during Covid.
The grocery store is a 30 minute walk.
I know we already covered all this last year. Nothing has changed.

There's already over 1200 empty market rate apartment units vacant in Boulder City and so many more coming out.

Are we so desperate for market rate housing that we're willing to give up IM land for more empty apartments? What are we doing? Are we thinking about the future? Gunbarrel needs a subcommunity plan because this is an absolute disaster that future generations will resent.

With these two developments in this 3 block area we'll bring in a 1000 more residences, which is just unthinkable to me. If the city passes this I will be so dumbfounded. I will need someone to explain in great detail how this is adding any kind of benefit to Boulder.

In addition, let's make sure to study the Covidien PUD for this land before the day of approval unlike the Celestial PUD that wasn't mentioned until the day the complex was passed. The CS PUD wanted that land to be green space for the community. Even though it was illegal to build on it, the law changed that day and the PUD was null.

This proposal is a mess. That's all I have to say, please don't let this continue. Stick to your promise that after the last development was passed we'd get a subcommunity plan. Do the right thing to take care of your residences that are already here. There's a lot of residents in Gunbarrel that are part of Boulder City who pay city taxes. It seems that because parts of Gunbarrel are unincorporated county, we are punished and are an afterthought.

This is stressing us out. Why can't we have a view and be part of the mosaic prairie dog habitat? We know this land will be developed at some time. I think we would feel better with a development that was part of a subcommunity plan and adds value to the area.

Why are residents being treated so badly? There is still a fence up one the other piece of land that Coburn said would be taken down until they start building. It is still over the sidewalk that makes walking dangerous because we're sharing the street with semi trucks passing by. I've noticed people aren't walking in that area anymore.

People are leaving Boulder at a very alarming rate. We're losing people and the people that are here are not being listened to. We're just told to make more room for new residents with more money who will strain the amenities we don't have. Boulder is becoming a place where people with money are kicking out people who are trying to make it.

Why can't the residents who live in Boulder have any say about what would be best for the community. Instead, future residents are the focus. I know the developers pay the city to pass these developments, but we pay the city too and expect more.

☐

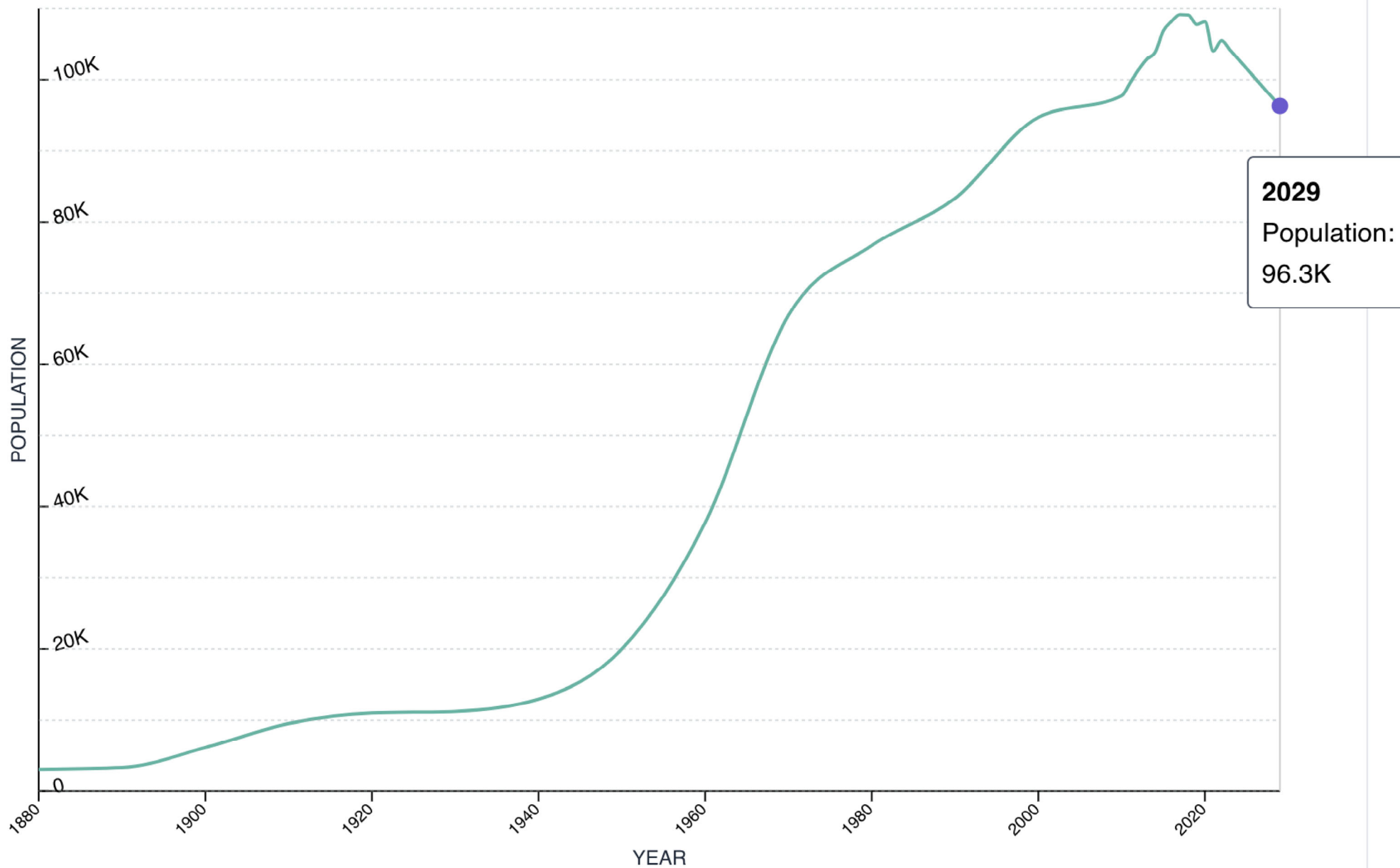
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April Lyons, MA, LPC (she, her & hers)
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I acknowledge that we are in the unceded territory of Hinóno'éíno (Arapaho), Tsitsistas (Cheyenne), and Nuciu (Ute) Nations according to the 1851 Treaty of Fort Laramie. And that the Boulder Valley is home to people of many Indigenous nations today.

Boulder, Colorado Population 2024

102,858



4600 Hwy 119 (LUR2023-00013)

Eric Olson <eolson0149@gmail.com>

Mon 4/15/2024 2:12 PM

To: Blaine, Alison <BlaineA@bouldercolorado.gov>

External Sender Notice This email was sent by an external sender.

Dear Ms. Blaine,

I am writing to speak against the above referenced proposed site development. There are many reasons why this is ill-suited for Gunbarrel and for this specific location. I am sure that other Gunbarrel residents are providing long lists of the problems associated with the proposal. Foremost in my mind are: traffic and parking issues in that area, lack of good public transportation, inadequate food and other local shopping as well as a lack of available space to expand the existing facilities. Certainly, you are aware that the housing is not needed in this location. Many of the local employers are leaving Gunbarrel (e.g., Medtronics, Leaning Tree to name a few) and the apartments will be mainly for CU students and commuting Boulder employees. If for no other reason, you should be considering the aesthetics of having a 3 story (or 3 1/2 or 4?) line of apartments so near the Longmont Diagonal. Is that the impression you want to give of Boulder?

Remember for this proposed development along with other new construction in Boulder that it is relatively easy to develop and essentially impossible to un-develop. Go slowly, lest you make bad choices that cannot be easily undone.

Eric and Jane Olson

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Residing in the Willows-Deerfield neighborhood