



Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

MINUTES AND PROCEEDINGS OF THE PARKS AND OPEN SPACE ADVISORY COMMITTEE July 28, 2016

The meeting was called to order at 6:30 p.m. by Eric Hozempa in the Hearing Room of the Board of Commissioners, Third Floor, Boulder County Courthouse, Boulder, Colorado.

POSAC Members in Attendance

Present: Jenn Archuleta, Sue Cass, Cathy Comstock, Eric Hozempa, James Mapes, Scott Miller, and Gordon Pedrow

Excused: John Nibarger and Jim Krug

Staff in Attendance

Sandy Duff, Justin Atherton-Wood, Janis Whisman, Renata Frye, Conrad Lattes, Therese Glowacki, and Ron Stewart - Parks & Open Space

Dale Case – Land Use

Norrie Boyd – Boulder County Housing Authority

Approval of the June Meeting Minutes

Jenn Archuleta moved to accept the June 23 minutes. Sue Cass seconded the motion. Motion carried unanimously. Eric Hozempa abstained because he was not at the June 23 meeting.

Public Participation - Items not on the Agenda

None

BLM Exchange-Ward Area-Mishkin & BLM Exchange-Ward Area-Kuner

Staff Presenter: Sandy Duff, Land Officer

Action Requested: Recommendation to BOCC

Public Comment

Haydee Kuner, 6469 N. 63rd St., Longmont

Action Taken: Gordon Pedrow moved to accept staff recommendation for the dispositions as presented, and Sue Cass seconded. After discussion, motion carried unanimously.

Reynolds Ranch-2016 Nederland Easement (Emergency Egress Easement, a/k/a Big Springs Emergency Egress Easement)

Staff Presenters: Sandy Duff, Land Officer & Justin-Atherton-Wood, Resource Planner

Action Requested: Recommendation to BOCC

Public Comment

- Sandra Sanchez, 36 Doe Trail, Nederland
- Thomas Parker, 47 Doe Trail, Nederland
- Joseph Marriott, 56 Doe Trail, Nederland
- Rick Dirr, Nederland Fire Chief, 650 W. 4th, Nederland
- Andy McGregor, 107 Ponderosa Dr., Nederland
- Jessica Fitzer, 42 Doe Trail, Nederland
- Alisha Reis, Nederland Town Administrator, 66 Barker Rd., Nederland
- Brian Hynek, 38 Wildewood, Nederland
- Randy Lee, 171 E. 1st St., Nederland
- Chris Hess, 95 Valleyview Dr., Nederland
- Julie Gustafson, 32 Barker Rd., Nederland
- Stephanie Miller, 35 Sundown Trail, Nederland
- Keith Nowicki, 13 Wildewood Dr., Nederland
- Mark McClish, 132 Rocky Knob Lane, Nederland

Action Taken: Jenn Archuleta moved to accept staff recommendation for the disposition of the easement as presented, and Gordon Pedrow seconded. After discussion, motion carried unanimously.

Hillside Estates-Xcel 2016 Easement

Staff Presenter: Sandy Duff, Land Officer

Action Requested: Recommendation to BOCC

Public Comment

None

Action Taken: Sue Cass moved to accept staff recommendation for the disposition of the easement as presented, and Scott Miller seconded. After discussion, motion carried unanimously.

Update on Issues Related to Twin Lakes Open Space and Vicinity

Staff Presenters: Ron Stewart-Director, Boulder County Parks and Open Space, Conrad Lattes-Assistant Boulder County Attorney, Dale Case-Boulder County Land Use Director, and Norrie Boyd-Boulder County Housing Authority

Action Requested: Information Only

Public Comment

- Mark George, 4661 Tally Ho Ct., Boulder
- Kristin Bjornsen, 4818 Branson Creek Dr., Boulder
- Gina Hyatt, 5098 Cottonwood Dr., Boulder
- Mike Smith, 4596 Tally Ho Trail, Boulder
- Marty Streim, 4659 Tally Ho Trail, Boulder
- Bridget Gordon, 7057 Indian Peaks Trail, Boulder
- Dinah McKay, 4695 Portside Way, Boulder
- Donna George, 4661 Tally Ho Ct., Boulder
- Allen Bese, 5262 Spotted Horse Trail, Boulder
- Alex Niehaus, 4557 Starboard Dr., Boulder
- Alec Solimeo, 4336 63rd St.

Action Taken: None; this is an Information Only item

Director's Update

- Boulder County Parks & Open Space is working with the City of Longmont to create conservation easements over approximately 660 acres of Longmont open space.
- Boulder County and City of Boulder will revise ownership in the Beech property. The County will have a 1/3 undivided interest and the City will have a 2/3 undivided interest over the entire property. The parties are contractually obligated per a prior agreement.

Adjournment

The meeting adjourned at 10:59 p.m.

The full audio, available staff memos, and related materials for this meeting can be found on our website:
www.BoulderCountyOpenSpace.org/POSAC



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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

DATE: Thursday, July 28, 2016
TIME: 6:30 pm
PLACE: Commissioners' Hearing Room, 3rd Floor, Boulder County Courthouse,
1325 Pearl Street, Boulder, CO

AGENDA

Suggested Timetable

- 6:30 1. **Approval of the June 23, 2016 Meeting Minutes**
2. **Public Participation - Items not on the Agenda**
- 6:40 3. **Property Transactions:**

BLM Exchange-Ward Area-Mishkin & BLM Exchange-Ward Area-Kuner
Disposition of approximately 12.83 acres subject to conservation easement, to be merged with the Mishkin property at 400 Whispering Pines Road, located northwest of Bald Mountain, off of Sunshine Canyon Drive, resulting in a conservation easement over approximately 14 acres total; and disposition of approximately 3.7 acres subject to conservation easement, to be merged with the adjacent Kuner property off of Sunshine Canyon Drive, located northwest of Bald Mountain, resulting in a conservation easement of approximately 6 acres total.

Staff Presenter: Sandy Duff, Land Officer

Action Requested: Recommendation to BOCC

Reynolds Ranch-2016 Nederland Easement (Emergency Egress Easement, a/k/a Big Springs Emergency Egress Easement)

Disposition of an easement to the Town of Nederland and Nederland Fire Protection District to construct and maintain an emergency egress across the Reynolds Ranch Open Space between the Big Springs Subdivision and Magnolia Road.

Staff Presenters: Sandy Duff, Land Officer & Justin-Atherton-Wood, Resource Planner

Action Requested: Recommendation to BOCC

Hillside Estates-Xcel 2016 Easement

Disposition of approximately 0.20 acres for Xcel's relocation of the Niwot Meter Station at the north east corner of N. 79th and Mineral Road in Niwot.

Staff Presenter: Sandy Duff, Land Officer

Action Requested: Recommendation to BOCC

- 7:30 4. **Update on Issues Related to Twin Lakes Open Space and Vicinity**
Staff Presenters: Ron Stewart, Director, Boulder County Parks and Open Space and Dale Case, Boulder County Land Use Director
Action Requested: Information Only
- 8:30 5. **Director's Update**
- 8:40 6. **Adjourn**

Available staff memos & related materials for this meeting may be viewed on our website:
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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 28, 2016

Location: BOCC Hearing Room, 1325 Pearl Street, 3rd Floor, Boulder, CO

TO: Parks & Open Space Advisory Committee
FROM: Sandy Duff, Land Officer
RE: BLM Exchange-Ward Area-Mishkin Disposition
BLM Exchange-Ward Area-Kuner Disposition
DATE: July 19, 2016
ACTION REQUESTED: Recommendation to the BOCC

Summary

Boulder County proposes to sell approximately 12.83 acres of property, subject to a conservation easement, to Sam and Aimee Mishkin, which will be merged with their property at 400 Whispering Pines Road, in Sunshine Canyon for \$44,905. Boulder County also proposes to sell approximately 3.70 acres, subject to a conservation easement, to Haydee Kuner, which will be merged with her property off of Sunshine Canyon Drive, for \$12,950. If approved, Parks and Open Space will accomplish a division of land to divide one existing parcel into the two parcels, which will be sold subject to conservation easements and merged with each purchaser's original property.

Background

In 2003, Boulder County acquired a number of open space parcels from the US Bureau of Land Management (BLM) in a land exchange around the Ward area. The exchange included a number of smaller parcels between Ward and Boulder that are surrounded by private property. Some of these smaller parcels are geographically isolated from other open space properties and do not make ideal county open space holdings. From a resource management standpoint, they could be better managed by an adjacent property owner.

The county has been approached by two adjacent landowners in this instance. Sam and Aimee Mishkin, who own the property at 400 Whispering Pines Road, would like to purchase 12.83 acres of the county property that lie adjacent to their property. Haydee Kuner, who owns property off of Sunshine Canyon Drive, who would like to purchase 3.7 acres of the county property, and those acres lie adjacent to her property.

Summary of Sale Terms

Acreage	Water Rights	# Development Rights	Price per Acre	Mineral Rights*	Total Purchase Price
12.83	None	None	\$3,500	None	\$44,905
3.70	None	None	\$3,500	None	\$12,950

* The mineral rights for the land were reserved by the BLM in the Ward area exchange.

Each property will be sold at fair market value and merged with each purchaser's original property. Conservation easements will be placed over land each party purchases along with additional portions of each owner's original property protecting the natural resources and placing strict restrictions against development in the conservation easement areas. The proposed Mishkin Conservation Easement is approximately 14 acres and the proposed Kuner Conservation Easement is approximately 6 acres.

Public Process

It is the county's practice to notify adjacent property owners when a future sale of the property is being contemplated. Staff originally sent letters to adjacent property owners outlining the proposed disposition of the entire county parcel to only the Mishkins, and Haydee Kuner came forward requesting to purchase 3.7 of the 16.53 acres. Staff then sent a second set of letters, and an additional party came forward requesting more information. This additional party has since decided they are not interested in the property. We have also received 1 email in support of the disposition letting us know that the Mishkins will be good stewards of the land, and 1 person who had questions about the conservation easement that we have answered.

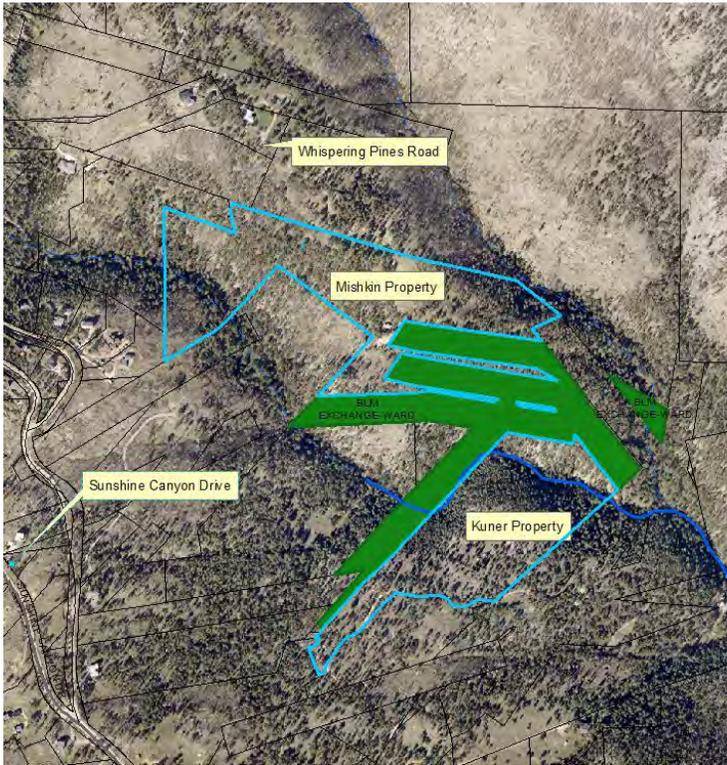
The process to create parcels of land under 35 acres require commissioners' approval pursuant to the Parks and Open Space Department's "division of land" process that meets the Community Facility Lot Split regulations contained in the Land Use Code, and so adjacent property owners and the Land Use and Transportation Departments and Boulder County Public Health have been notified according to standard practice. The notices included an invitation to attend and comment at this meeting. Public comments received to date are above, and any additional comments we receive will be shared with you at the meeting.

Staff Discussion and Recommendation

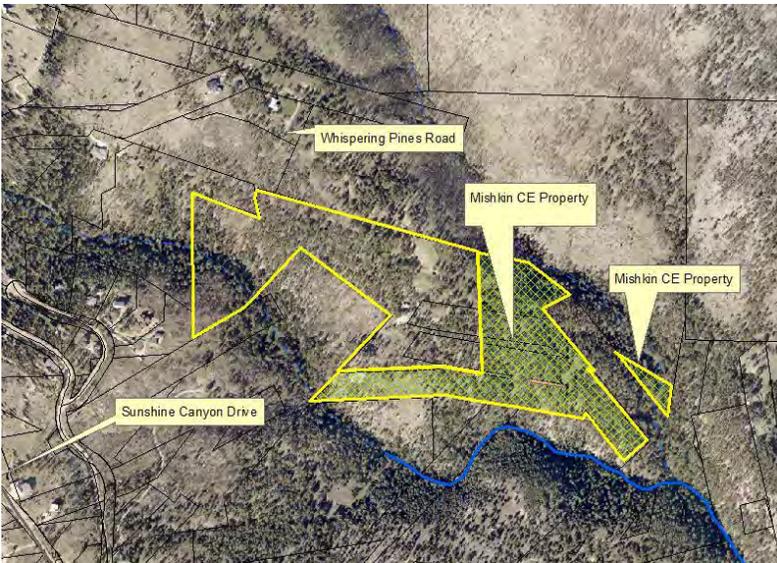
Staff recommends approval of the dispositions of the property. This particular BLM Exchange parcel is located in a remote area at the end of Whispering Pines Drive and is not adjacent to any other county open space. There is an encroaching driveway and a structure within the setback of the county parcel, both of which existed prior to the county's ownership. Merging the parcel with the Mishkin parcel will alleviate those specific concerns. Conservation Easements will be placed on the parcels, and each party has also agreed to Parks and Open Space's requirement that some of their original land be included in the conservation easement area for additional preservation and protection. No structures will be allowed on the conservation easement areas. The dispositions will provide for better long term management of the property and the protection of the land's natural resources.

POSAC Action Requested

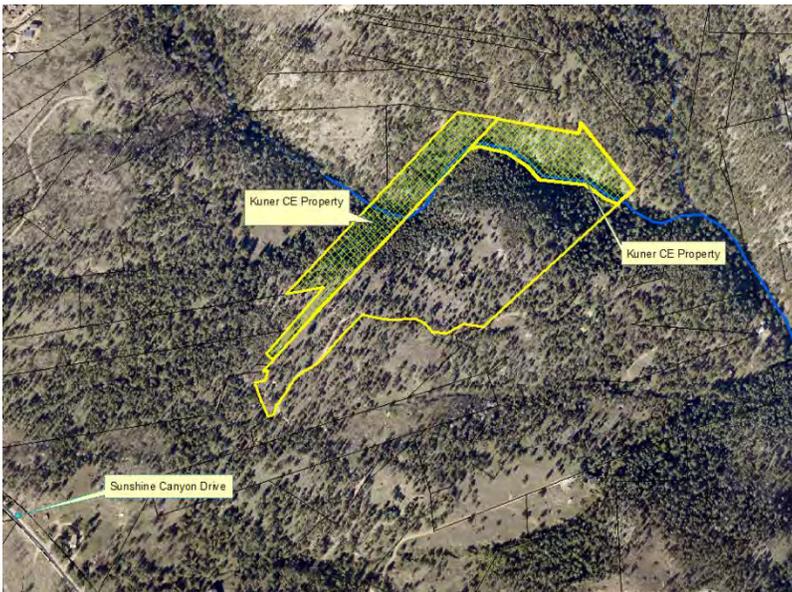
Recommendation to the Boulder County Commissioners for approval of the division of land and the disposition of 12.83 acres to Sam and Aimee Mishkin and 3.70 acres to Haydee Kuner.



Existing Configuration
County Property in green to be
divided and merged.



Final Configuration
Mishkin CE Property in hatched
area.



Final Configuration
Kuner CE Property in hatched
area.



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PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 28, 2016

Location: BOCC Hearing Room, 1325 Pearl Street, 3rd Floor, Boulder, CO

TO: Parks & Open Space Advisory Committee

FROM: Sandy Duff, Land Officer

Justin Atherton-Wood, Resource Planner

RE: Reynolds Ranch-2016 Nederland Easement (Emergency Egress Easement, a/k/a Big Springs Emergency Egress Easement)

DATE: July 18, 2016

ACTION REQUESTED: Recommendation to the BOCC

Summary

The Town of Nederland (Town), with the support of the Nederland Fire Protection District (Fire District), is requesting a permanent easement from Boulder County through the Reynolds Ranch Open Space Property to construct and maintain an emergency egress route between the Big Springs Subdivision and Magnolia Road. The egress would begin in the eastern side of the subdivision at Doe Trail and travel south across US Forest Service property and county open space property terminating at Magnolia Road. Currently the only maintained roads providing access into the subdivision (Big Springs Drive and Peakview Drive) enter from the west off of Peak to Peak Highway. If an emergency were to limit or obstruct access to the highway from the subdivision, residents in the Big Springs Subdivision would not have an evacuation route.

Background

The need for additional egress for emergency situations from the 187 home subdivision has been known and under study for some time. And, Parks and Open Space, the Town and the Fire District have been evaluating a number of alternatives to address this life safety concern in cooperation with other county departments and the US Forest Service (USFS) in more detail over the past few years. Given the topographic and ownership constraints in the forested mountains and foothills of Boulder County, this circumstance is present in other communities as well and the county has worked with fire districts and citizens to identify and implement solutions.

At this time, the combination of this route across Reynolds Ranch, referred to as the Doe Trail Egress, and the route to the west across USFS lands, called the Wildewood Egress, have been identified by the Town and the Fire District as the preferred strategy for meeting the life safety need that would arise in a range of emergency scenarios that could face the subdivision at any time. Depending on the situation, the two single-lane routes would both be needed: the route closer to the event would be used by emergency personnel to gain access to the emergency area while the farther route would be used for residents to evacuate to Magnolia Road.

Last fall, the Town submitted an application to the US Forest Service to formalize their request for a special use permit to construct and maintain the egress routes. The application was also provided to the county for consideration. The application describes the Town's intentions for both routes in detail. The application was subsequently used by USFS to develop a proposed action for inclusion in the Forsythe II Environmental Assessment. The proposed action included the Wildewood Egress and those portions of the Doe Trail Egress located on USFS lands. Staff at the Boulder Ranger District anticipate that the timing of a decision about the potential permit could be resolved later this fall about the same time that the county's land disposition process would be completed and an easement could potentially be granted.

Earlier this year, the Town supplemented the application with a Time Until Fire Arrival Analysis (the TUFA Analysis) for the two proposed routes, as well as a GIS Spatial Analysis of the Doe Trail Egress (the Spatial Analysis). The TUFA Analysis helps provide additional justification for the need for both routes. And the Spatial Analysis provides a preliminary understanding of the feasibility of the Doe Trail route as well as the intensity of impacts. These two documents, along with the original Special Use application have been used to formulate the alignment description and discussion of impacts below. The documents are available here: <http://www.bouldercounty.org/doc/parks/reynolds-ranch-nederland-easement-application.pdf>.

Alignment Description

The proposed Doe Trail Egress is located on the east side of the subdivision. It would originate from Doe Trail, a Town road, and climb generally southeast for roughly 3,780 linear feet along remnants of an old mining road with the last section following an old utility corridor before accessing Magnolia Road. About 10% of the egress would be located on USFS lands in two separate segments for a total of approximately 380 feet.

The egress would be constructed consistent with the Parcel Access Design Standards of the Boulder County Multimodal Transportation Standards for a One-Lane Mountain Access Road (Table 5.5.1 in that document). The Spatial Analysis applied this standard to the route location that was identified as having the most minimal environmental impact in the analysis. This preliminary analysis yields the following characteristics of the route:

- Route sited to avoid natural drainages, wetlands, and other water features
- A travelway width of 12 feet wide with 2 feet clear on each side
- Pull-outs planned approximately every 500 feet, for a total of seven
- A natural surface tread that may be seeded with short native groundcover
- Grades that average 8%, with a minimum of 0% and a maximum of 14% for very short distances
- A net elevation change of about 305 feet
- A roadside ditch that would manage storm water and other drainage flows and include 7 to 10 culverts with stabilized outlets located along the length of the route (3,785 feet of ditch)
- Side slopes of 1.5:1 are achievable that minimize disturbance from grading
- Total disturbance area would be 1.91 acres consisting of 1.27 acres for the road and pull-outs, 0.39 acres for cut slope areas, and 0.25 acres of fill slope areas

- Silt perimeter fencing and other strategies to protect natural drainage from project-related sedimentation

The route generally follows an existing trail that was likely an old mining road. The existing trail became part of the county's non-motorized trail system (also known as the Dot Trails, East Mag Trails, and/or Boy Scout Trails) when the Platt Rogers Memorial Park, Reynolds Ranch, and Roger Property Management Plan was adopted by BOCC in 2000. The egress would continue to function as a non-motorized trail in the county's system and be restricted to emergencies for vehicles with access control being provided by gates, bollards, or another means acceptable to Parks and Open Space.

Public Process

Because the county open space property affected by the easement was purchased with open space sales tax funds, this easement disposition requires POSAC review and county commissioner approval. Following approval, it will then be subject to a 60-day waiting period before the easement can be conveyed to the Town of Nederland. As required by sales tax language, staff sent letters to adjacent property owners outlining the proposed easement disposition and published a notice of this hearing in the newspapers of record within the county. The notices included an invitation to attend and comment at this meeting. Comments we receive will be shared with you at the meeting.

Staff Discussion and Recommendation

When discussion with the Town, Fire District, the county, and USFS about potential egress routes began in earnest a few years ago, the Doe Trail alignment was among a number of alignments that were being evaluated for their feasibility. With Barker Reservoir as an impediment to the north, what was learned during that process is that there is no ideal location for constructing a new access out of Big Springs across open space or USFS lands, the subdivision's only neighbors to the east and to the south. However, the recent analysis done by the Town demonstrates that the Doe Trail Egress provides an effective and efficient means for improving life safety outcomes in the event of an emergency.

As described in the TUFA Analysis, the Doe Trail Egress is the most important egress to construct for life safety reasons primarily because of its location at the eastern end of the subdivision. It also provides the longest window of opportunity for the most residents to evacuate if a fire were to spread from west to east, a common fire behavior for this area.

Potential Natural Resource Impacts

One of the primary considerations behind a detailed analysis of other locations is that there are multiple significant natural resources in the vicinity of the proposed alignment. Those that are identified in the Reynolds Ranch Management Plan and the Environmental Resource Element of the Boulder County Comprehensive Plan include:

- The corridor is known to provide nesting and fledging habitat for sensitive species including Northern Goshawk and Long-eared Owls, both of which are designated as Species of Special Concern;
- The area is well known as a Wildlife Migration Corridor for elk and designated as such on the Critical Wildlife Habitat map;

- Stands of large diameter trees (Englemann spruce and Douglas-fir) are also known to be present in the drainage area with the oldest more than 140 years old; these stands are designated as a Significant Natural Community; and,
- At the lower end of the drainage, while not yet inventoried as such, plant communities have riparian and/or wetland characteristics, particularly on USFS lands near the access point from Doe Trail. Wetland and Riparian Areas are another Comprehensive Plan designation.

Due in part to the potential impacts to the above significant natural resources, alternative alignments on the eastern side of the subdivision were evaluated for constructability, maintainability, effectiveness in an emergency, and potential impacts to significant open space resources. The other routes are summarized below.

Other Alternatives Studied

Three routes looked at the potential of climbing to the ridge to the south of the Doe Trail route where forest treatments have occurred over the past decade or so leaving remnant skid roads and open areas for easy travel. These routes would then traverse the ridge to connect to the same abandoned utility road that the Doe Trail route would utilize.

The first route would begin at Alpine Drive and traverse a heavily wooded hillside on the east side of the ridge. It would require substantial earthwork and forest clearing work while also creating all new disturbance. Connecting to Alpine Drive to the hillside would also be a challenge due to grade differential between the road cut and the available public land.

The second route explored using a private drive to help reach the ridge. The driveway easement is held by as many as five property owners and consists of multiple tight switchbacks that would be difficult for rescue equipment or evacuees to utilize in an emergency situation. When contacted by the fire chief, owners were not readily amenable to the idea of using their driveway for this purpose.

A third route was evaluated that would begin near the Doe Trail access point and use switchbacks to climb to the ridge. This route would require significant earthwork to create the switchbacks and pose challenges similar to the driveway in terms of navigability. Maintaining potential sedimentation into a wetland located below the switchbacks would also be a challenge.

The fourth route would traverse around the south and east side of Barker Reservoir and connect eventually to Boulder Canyon. Like the first route, it would start from Alpine Drive. This route would require significant forest clearing and potentially even rock blasting. There would also be Homeland Security considerations to address associated with the dam. And, negotiations with multiple property owners would be needed to secure access to the highway. A bridge would also be required to cross Boulder Creek somewhere below the dam. Finally, using the dam itself as a crossing was considered, but Homeland Security concerns made this alternative a non-starter.

Staff Recommendation

After exploring and analyzing other alternatives, it has been determined that the Town has sufficiently demonstrated the need for moving forward despite the potential impacts. During a site visit last fall, the Doe Trail route was also supported by the Office of Emergency Management as a means for enhancing life safety concerns in the subdivision; County Road

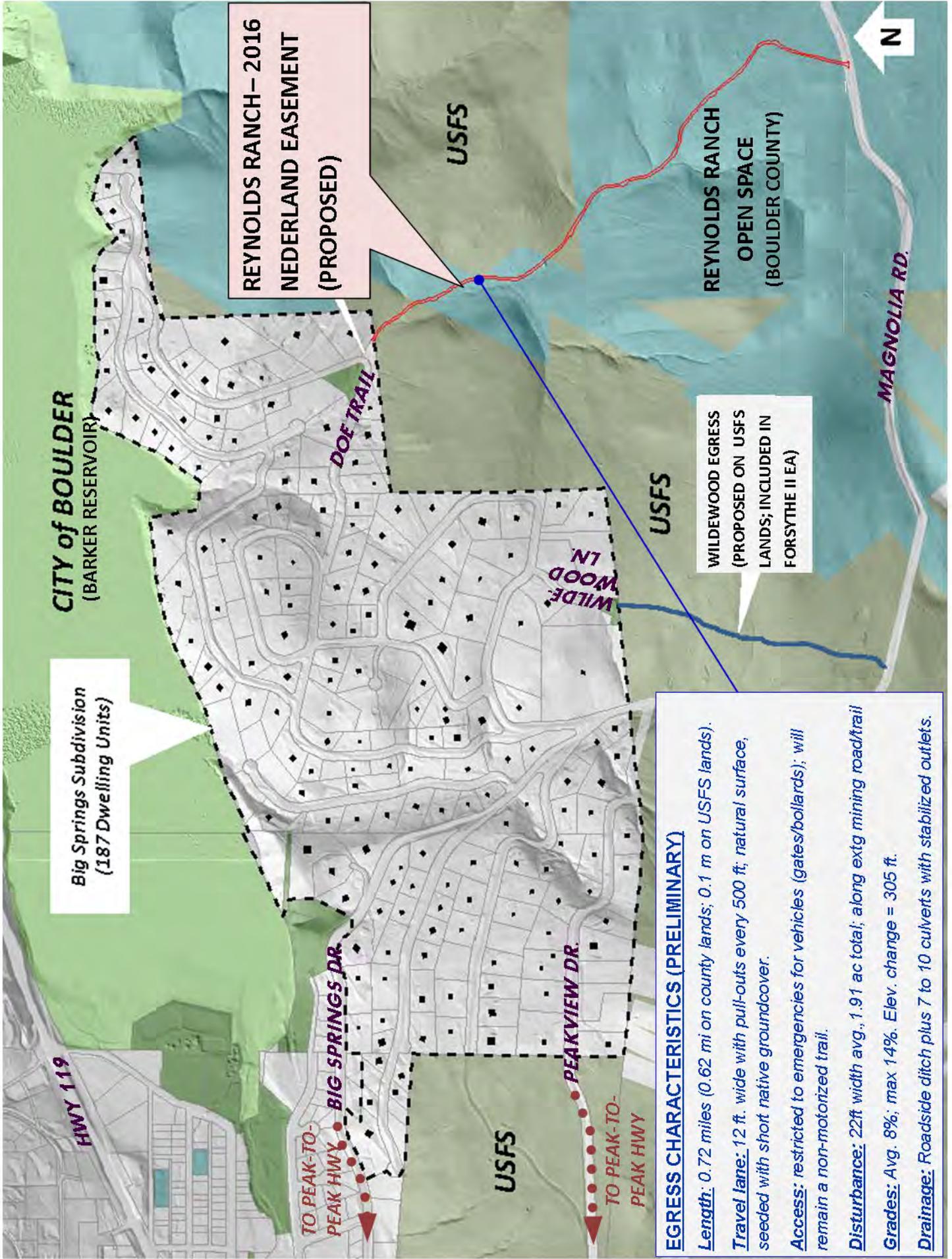
Maintenance staff also supported this route as more easily constructed and maintained than other routes they had evaluated. As such, this Disposition of Lands process for an easement is an appropriate means for reconciling this use that may impact the open values present on this portion of the property.

While the impacts will be real and significant, relative to the other alternatives, the Doe Trail Egress would be easier to construct and maintain in part because it would utilize the existing trail/mining road. However, the Parks and Open Space Department does have some design criteria and other management considerations that should be included in the easement agreement to minimize impacts to open space resources within the easement area and in the immediate vicinity. These measures will be better defined as the easement language is drafted in cooperation with the Town. They include:

- The easement will give the Town the right to construct the one-lane, natural surface egress route consistent with the county's standards for *Driveway Access for Emergency Vehicles* (attached). The Town shall prepare and submit a construction plan to Boulder County for approval prior to construction.
- With that right comes to obligation to regularly maintain the facility particularly in the spring and following large storm events.
- The route shall continue to function as a designated, non-motorized trail within the Reynolds Ranch Open Space trail network; in addition, the county may plan for and construct or deconstruct trails that connect to the egress in cooperation with the Town and to the extent that any changes would not significantly impact the purpose of the egress
- The Town shall develop a plan to manage storm water, sediment and other erosion-related concerns. The design shall include specific measures to avoid negative impacts to riparian forest areas, wetland areas, and old-growth timber from sedimentation and other pollutants. A proposed maintenance plan shall be a component of this plan. Parks and Open Space must approve this plan prior to construction.
- The Town shall construct and maintain gates, bollards, or other facilities to prevent and enforce unauthorized motorized use of the route and any/all adjacent open space. Fencing and related structures shall be designed to wildlife-friendly, especially for elk, and approved by Parks and Open Space.
- Goshawk and Long-eared Owl have used this area for nesting and fledging in the past. The Town and Parks and Open Space shall work together to develop mutually agreeable and appropriate measures that shall be taken by the Town if there is a need construction and maintenance activity to occur during potential periods of nesting or when nesting activity is detected. Colorado Parks and Wildlife may be consulted for additional guidance. The measures, protocols, and responsibilities shall be outlined in the easement or other subsequent agreement.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the easement disposition to the Town of Nederland as described above.



Big Springs Subdivision
(187 Dwelling Units)

REYNOLDS RANCH – 2016
NEDERLAND EASEMENT
(PROPOSED)

WILDEWOOD EGRESS
(PROPOSED ON USFS
LANDS; INCLUDED IN
FORSYTHE II EA)

EGRESS CHARACTERISTICS (PRELIMINARY)
Length: 0.72 miles (0.62 mi on county lands; 0.1 m on USFS lands).
Travel lane: 12 ft. wide with pull-outs every 500 ft; natural surface, seeded with short native groundcover.
Access: restricted to emergencies for vehicles (gates/bollards); will remain a non-motorized trail.
Disturbance: 22ft width avg., 1.91 ac total; along extg mining road/trail
Grades: Avg. 8%; max 14%. Elev. change = 305 ft.
Drainage: Roadside ditch plus 7 to 10 culverts with stabilized outlets.

CITY of BOULDER
(BARKER RESERVOIR)

TO PEAK-TO-
PEAK HWY. • BIG SPRINGS DR.

TO PEAK-TO-
PEAK HWY
PEAKVIEW DR.

USFS

USFS

WILDEWOOD LN

REYNOLDS RANCH
OPEN SPACE
(BOULDER COUNTY)

MAGNOLIA RD.





**Boulder
County**

Boulder County
Land Use Department
Publications

Driveway Access for Emergency Vehicles

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Wildfire Mitigation Services:
Phone: 720.564.2625
Fax: 303.441.4856
Email: ephilips@bouldercounty.org
www.bouldercounty.org/lu/wildfire

Office Hours:
Monday — Friday 8:00 a.m. to 4:30 p.m.

Driveway Access for Emergency Vehicles

Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. Planning for access by emergency vehicles improves safety for homeowners and their families by providing for a more efficient response by firefighters and other emergency personnel arriving on the scene. This is especially important in rural and mountainous areas where response times may be considerably longer than in cities, where emergency services are closer by.

Driveway Width, Height, and Grade

In order for emergency vehicles to safely access your property, your driveway must have a clean, dry all-weather surface that is able to provide adequate support for large, heavy vehicles. This may require that the drive be graded and 6" of road base be added.

■ In order to allow for the passage of large vehicles such as fire engines, driveways are required to have an unobstructed vertical clearance of 13 feet, 6 inches. This may require limbing and/or removing trees and brush to provide the necessary vertical clearance

■ Driveways need to have a 12-foot wide drivable surface, with a 2-foot clear zone on each side of the driveway (16-foot overall). This may require the removal of rocks and burying utility lines to provide adequate sight distance (inter-visibility).

■ Grade must also be considered. Grade of the driveway must not exceed 12% overall (in drives over 150 feet in length, one section is permitted at a maximum 14%).

■ Sharp turns are also discouraged. The minimum curve on a private driveway is 30' radius. The drive may need to be straightened or rerouted around rock outcrops and steep banks to achieve this.

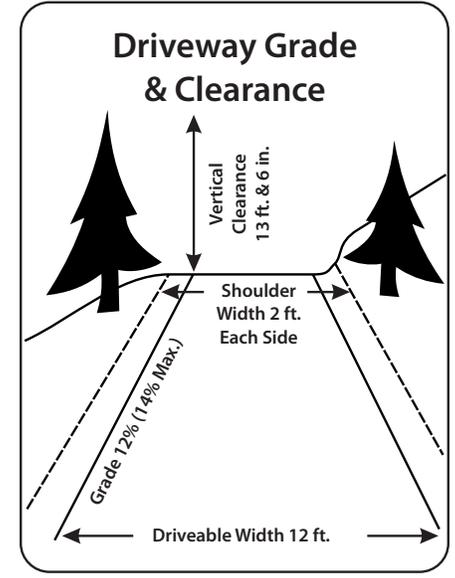


Figure 1: Driveway Grade & Clearance.

Pull-Outs

Pullouts allow emergency vehicles to pass one another and other private vehicles on one-lane driveways during emergency operations. They must be used if the driveway or private access road is greater than 400 feet in length. They must be designed to be of sufficient length and width for emergency equipment to pass one another, while at the same time minimizing site disturbance. Typically the pullout is about 8' wide. In combination with the 12' wide driveway, this creates a 20' wide section. Pullouts need to be at least 35' long to accommodate a fire engine.

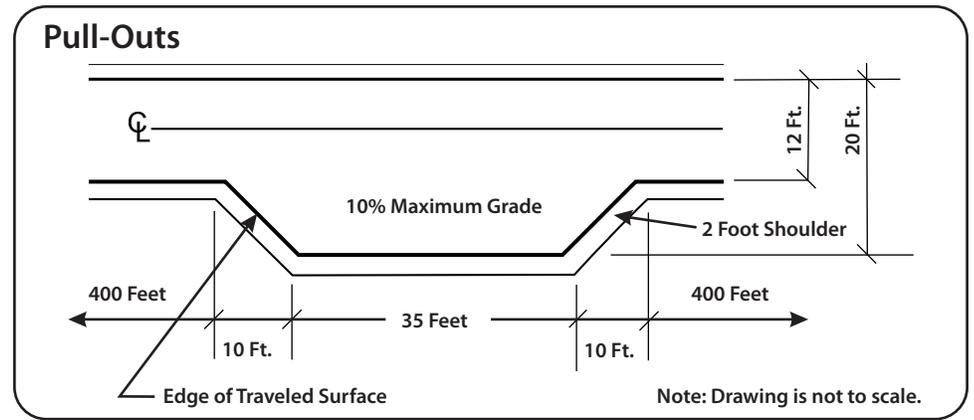


Figure 2: Driveway Pull Out.

Turn-Arounds

Emergency personnel must be able to reverse the direction of their emergency vehicles once they arrive at the house. This is for the safety of emergency personnel as well as for workability, since many operations take place from the rear of the emergency vehicle. For driveways that are 150 feet or more in drivable length from a public or private road, a turn-around is required. Two turnaround designs, the "Y" and the "Hammerhead", are preferred by Boulder County because they provide the necessary turn-around requirements while minimizing site disturbance. Other configurations may be possible, but regardless of the design, they must meet the minimum turning radius of 30 feet.

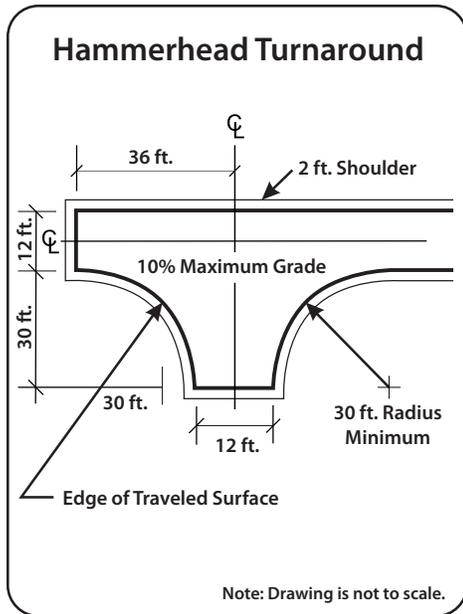


Figure 3: Hammerhead turnaround.

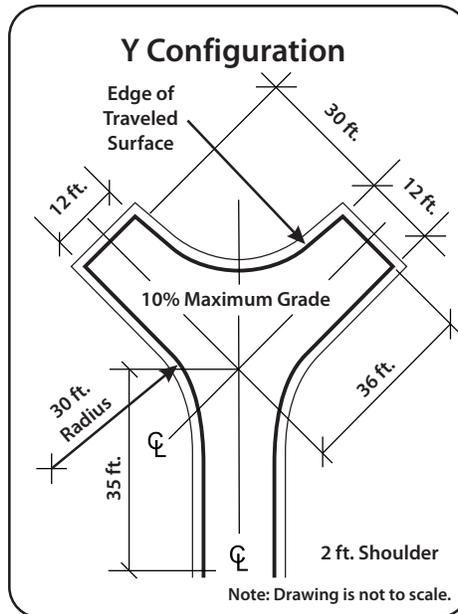


Figure 4: Y configuration.

Location

Emergency turnarounds and pullouts must be unobstructed and may not be used for other purposes, such as parking of private vehicles. Turnarounds must be no closer than 50 feet to the house, and no more than 150 feet from the rear of the house. Pullouts must be placed at 400-foot intervals along the driveway.

The exact location for a turnaround or pullout can be modified to accommodate physical barriers such as rock outcrops, steep drop-offs, bodies of water, and other such features.

Exceptions or modifications to any of these requirements must be approved by the Transportation Department and/or the Fire Protection District.

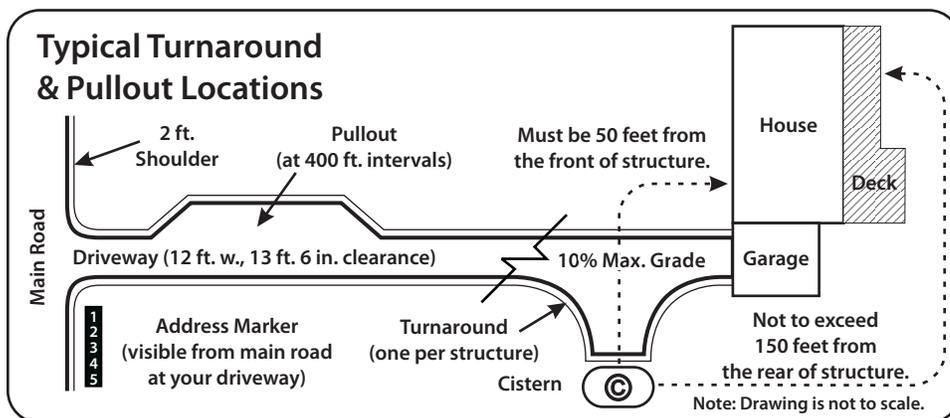


Figure 5: Typical Turnaround & Pullout Locations.

Access Guidelines

The Land Use Department relies on information provided by the Transportation Department and your local Fire Protection District about emergency access for projects under review. It is always helpful for you to discuss your project with these agencies before you submit for any Land Use Review. This will help determine what kind of emergency access, turnarounds and pullouts will work best for your site.

Ultimately, it is the Land Use Department that places the actual emergency access requirements on projects. These requirements may differ somewhat from the Fire Protection Districts suggestions, because while they can focus their comments specifically on the emergency service requirements, the Land Use review must address a wide range of issues.

Address Signs

All new structures must have a permanently posted green and white address marker.

- The address sign must be placed and maintained at the driveway entrance. It must be visible from both directions of travel along the main road or access route.
- Signs must be mounted on a metal t-post or other noncombustible support, not on a wooden post or to a live tree.

Address signs issued by Boulder County will be mailed to you within six months of building permit application. If you do not receive your sign within this period, please contact the Land Use Department at (303) 441-3930.

Bridge Load Limits

Emergency vehicles are very heavy and will not cross bridges that do not have a sufficient posted weight capacity. The load limits for a bridge must be posted at both entrances of the bridge.



Parks and Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.bouldercounty.org

PARKS AND OPEN SPACE ADVISORY COMMITTEE MEETING

Time/Date of Meeting: 6:30 p.m., Thursday, July 28, 2016

Location: BOCC Hearing Room, 1325 Pearl Street, 3rd Floor, Boulder, CO

TO: Parks & Open Space Advisory Committee

FROM: Sandy Duff, Land Officer

RE: Hillside Estates-Xcel 2016 Easement

DATE: July 19, 2016

ACTION REQUESTED: Recommendation to the BOCC

Summary

Xcel Energy intends to relocate the existing Niwot Meter Station at the northeast corner of Highway 52 and North 79th Street in Niwot. They will move it further east, to the east side of the Boulder and Whiterock Ditch and onto county open space property known as the Hillside Estates property. The new meter station will be housed in a 15' X 33' X 10' (495 square feet) structure within a fenced area. Xcel will take a permanent easement of approximately 0.20 acres of county owned open space property for housing the structure and will also take a temporary construction easement to construct the project.

Background

The purpose for relocation of the meter station is that it is sitting in an unsafe location at a very busy high speed intersection where accidents have occurred and between two ditches that carry irrigation water, both of which could negatively impact the station. Also, the piping is old and is need of replacement. Xcel has determined that it needs to move the station to a safer location.

Value of Taking

Xcel Energy has condemnation authority over Boulder County, so the county is legally unable to prevent this project. Xcel is required to provide fair/just compensation for the easement taking, and appropriate appraisal work has been provided.

Property	Perm. Easements	Value/acre	Value	County Proceeds
Easement Disposition				
Hillside Estates	0.20 acres	\$25,000	\$5,000	\$5,000

Public Process

Staff notified adjacent landowners about the taking and invited them to comment and attend this meeting, as well as the Board of County Commissioners public hearing. At this time no comments have been received and any received by the meeting date will be presented to you at the public hearing.

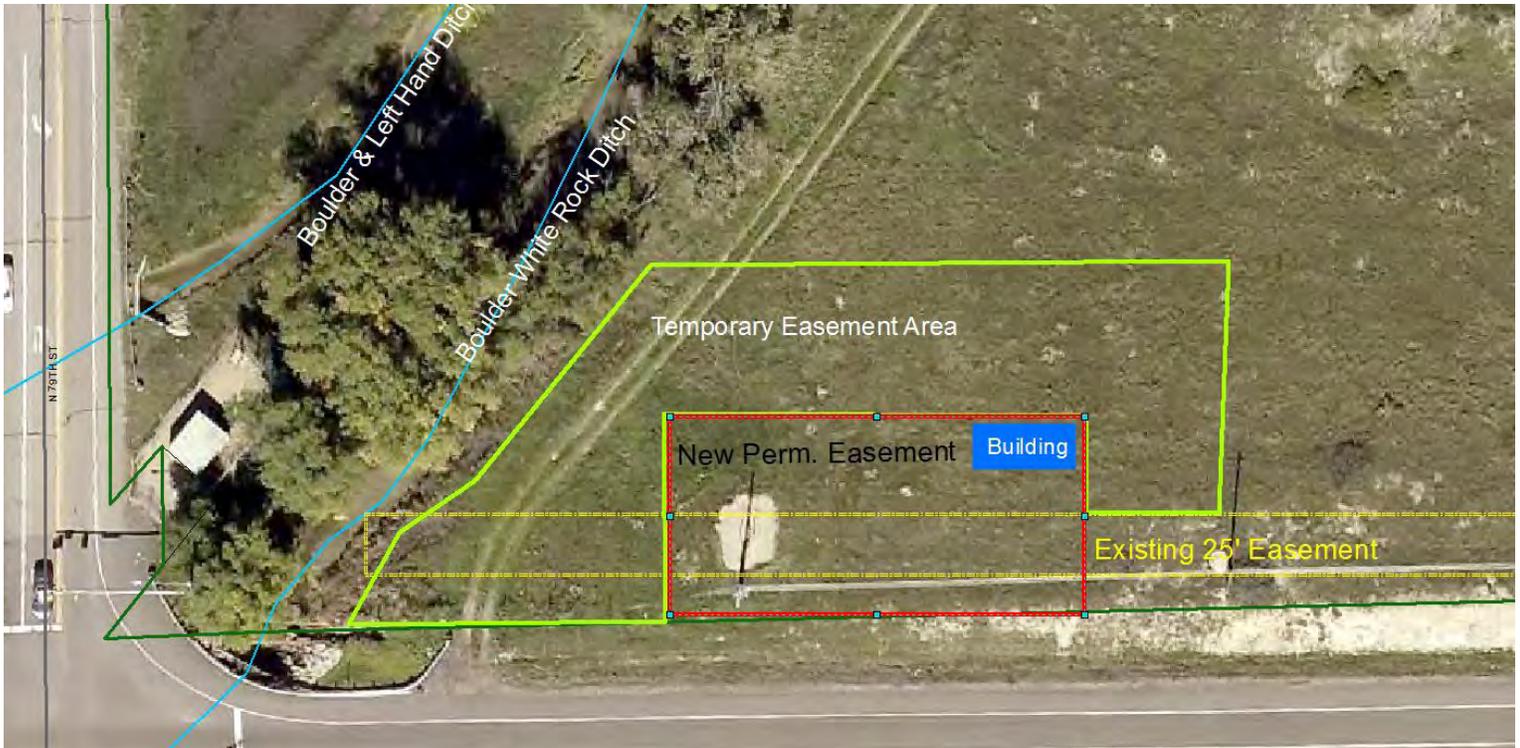
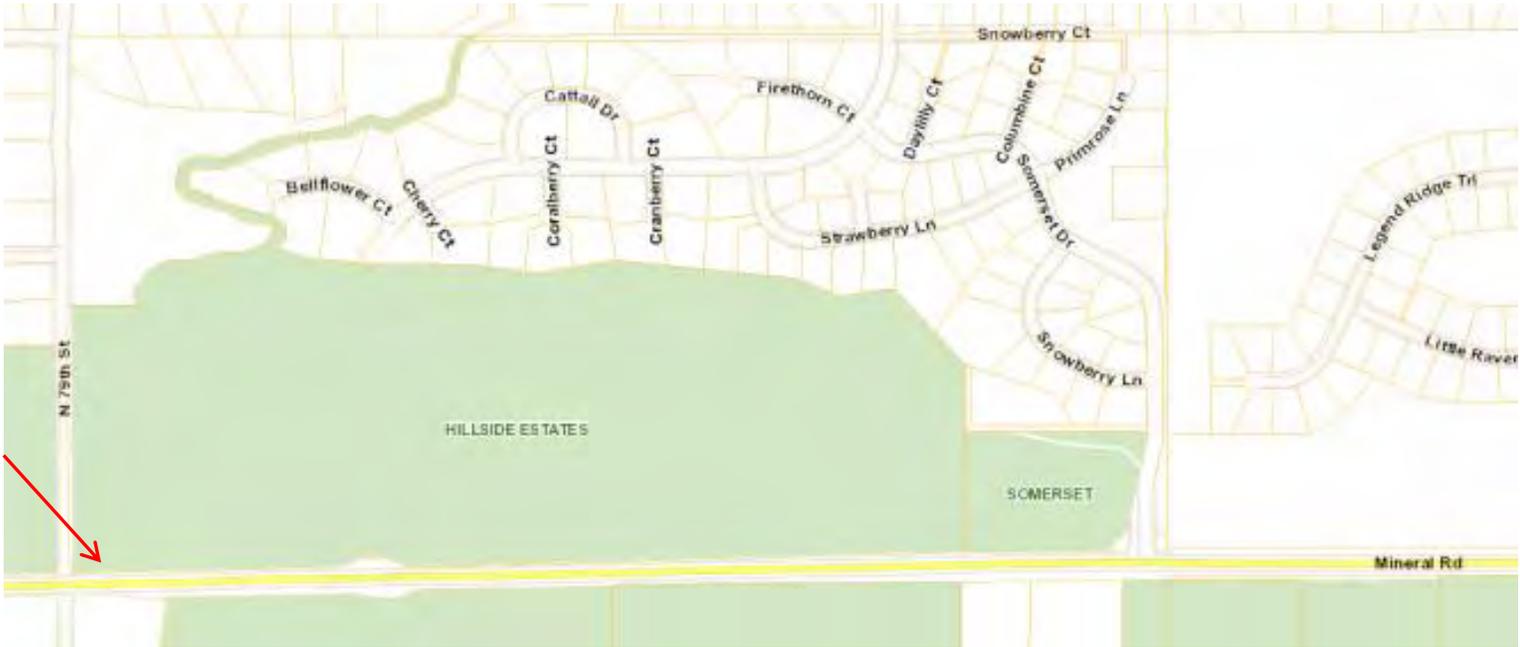
Staff Discussion and Recommendation

Staff recommends approval. Xcel has condemnation authority over Boulder County, so the county cannot prevent this taking. Boulder County prefers to cooperate informally with Xcel in these instances and negotiate fair compensation, rather than require the full formal condemnation process that is more costly and time-consuming for both parties. Xcel has been cooperative in meeting staff's requests designed to protect natural resources and properly reclaim following construction of other projects, and we anticipate the county will continue having a good working relationship with Xcel.

POSAC Action Requested

Recommendation to the Boulder County Commissioners for approval of the easement disposition to Xcel Energy.

Vicinity Map – North East Corner of N. 79th Street and Mineral Road





Parks and Open Space

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PARKS AND OPEN SPACE ADVISORY COMMITTEE

TO: Parks & Open Space Advisory Committee

DATE and LOCATION: Thursday, July 28, 2016, 6:30 p.m., Commissioners Hearing Room, 3rd floor Boulder County Courthouse, 1325 Pearl Street, Boulder, CO

AGENDA ITEM TITLE: Update on Issues Related to Twin Lakes

PRESENTERS: Ron Stewart, Director, Boulder County Parks and Open Space
Dale Case, Director, Boulder County Land Use
Norrie Boyd, Deputy Director, Boulder County Housing Authority

ACTION REQUESTED: *Information only*

Over the past few months, residents in the vicinity of Twin Lakes (Gunbarrel) have come to POSAC meetings to talk about issues related to Twin Lakes Open Space and pending Land Use Designation Change requests for three neighboring parcels, one owned by the Boulder County Housing Authority (BCHA) and two owned by Boulder Valley School District (BVSD). Because these speakers have been talking about issues that were not on the POSAC agenda, POSAC has not heard the county's perspective on these issues. In response to POSAC's request at its June meeting, staff from the Boulder County Parks and Open Space and Land Use Departments and BCHA will provide information to POSAC about issues associated with Twin Lakes Open Space.

I. Land Use:

Background

Every five years, the Boulder Valley Comprehensive Plan (BVCP) undergoes a Major Update process during which all the core values, policies, master plans, land use map designations, and other components of the plan are reviewed as a whole to assess how well the plan has functioned over the previous five years and whether it needs revision to address new issues, needs and projections that have been identified and are anticipated for the near future.

As part of update the public is invited to submit requests for Land Use Map designation changes to the existing plan which, in this case is the 2010 edition. City and county planning staffs review and prepare recommendations on those that have been received. The requests and staff recommendations are then forwarded and must be approved in public hearings for further study and ultimately accepted by four review bodies: City Council; City Planning Board; County Commissioners; and County Planning Commission. The four bodies decided to move the two Twin Lakes requests forward for further analysis. Based on the analysis, the four bodies will decide this fall as to whether either request should be conditionally

approved, denied, or combined in some hybrid fashion to meet some of the needs of both requestors and the community.

The subject parcels are located south of the Twin Lakes Open Space and bisected by Twin Lakes Rd. The parcel north of the road is owned by Boulder County Housing Authority and the parcels south are owned by Boulder Valley School District. The Housing Authority and BVSD are seeking changes in the Land Use Designations as follows:

- Housing Authority parcel – from Low Density Residential (LR) to Mixed Density Residential (MXR).
- BVSD parcels -- from Public (PUB) to MXR.

The Twin Lakes Action Group has requested:

- Change in designation on these parcels to Open Space (OS) with Natural Ecosystems or Environmental Preservation Designation.

The parcels together make up 19.8 acres.

Boulder Valley Comprehensive Plan

The following is a brief summary of the Boulder Valley Comprehensive Plan and history.

The following text describing the plan is taken directly from the City’s website:

“Since 1970, the City of Boulder and Boulder County have jointly adopted a comprehensive plan that guides land use decisions in the Boulder Valley. The Boulder Valley Comprehensive Plan (BVCP) seeks to protect the natural environment of the Boulder Valley while fostering a livable, vibrant and sustainable community. The current plan was first adopted in 1977. Since then, six major updates have been completed: 1982, 1990, 1995, 2000, 2005 and 2010. The 2015 BVCP Major Update will continue through 2016.

The BVCP provides a general statement of the community’s desires for future development and preservation of the Boulder Valley. The principle of sustainability drives the overall framework of the BVCP.” (2010 Boulder Valley Comprehensive Plan).”¹

The plan is a dynamic document and can be amended to account for changes in conditions.

One of the key features of the plan is to concentrate the areas where urban development can occur and define a growth boundary outside of which the area would remain rural and under County jurisdiction. A simple three-tiered approach was developed as described below.

Figure 1 helps illustrate the concept as applied.

- Area I -- The area within the City of Boulder corporate limits.
- Area II -- Currently under Boulder County jurisdiction but which can be considered for annexation to the City for development coincident with the availability of adequate facilities and services. Together, Areas I and II are defined as the city’s Community Service Area.
- Area III – Mainly in unincorporated Boulder County and the area where the city and county intend to preserve existing rural land uses. A small portion of Area III

¹ <https://bouldercolorado.gov/bvcp/2010-boulder-valley-comprehensive-plan>

(shaded lighter green on Figure 1) is designated as Area III Planning Reserve which may be appropriate for future urban development.

These designations help assure a compact urban form and direct growth inward to existing city boundaries and immediately adjacent areas where service provision is anticipated. These fundamentals help prevent inefficient use of land and resources and the leap frog or strip development that often results without such strong planning policies.

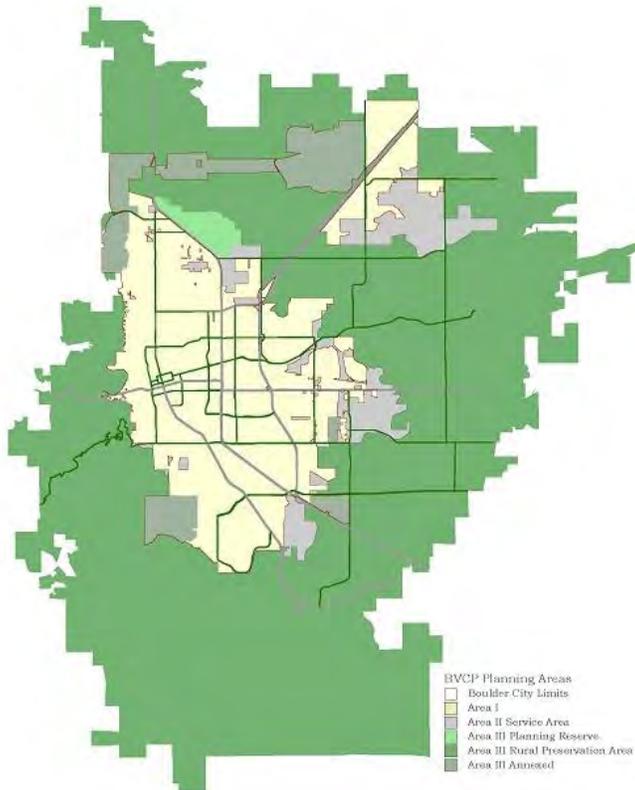


Figure 1 - diagram representing Area I, II and III of the BVCP.

As you can see in Figure 2 the Twin Lakes parcels are located in Area II. Again, this area is contemplated for urban service provision and development within the city limits. The Area III designated area is adjacent on the southeastern edge of the parcels.

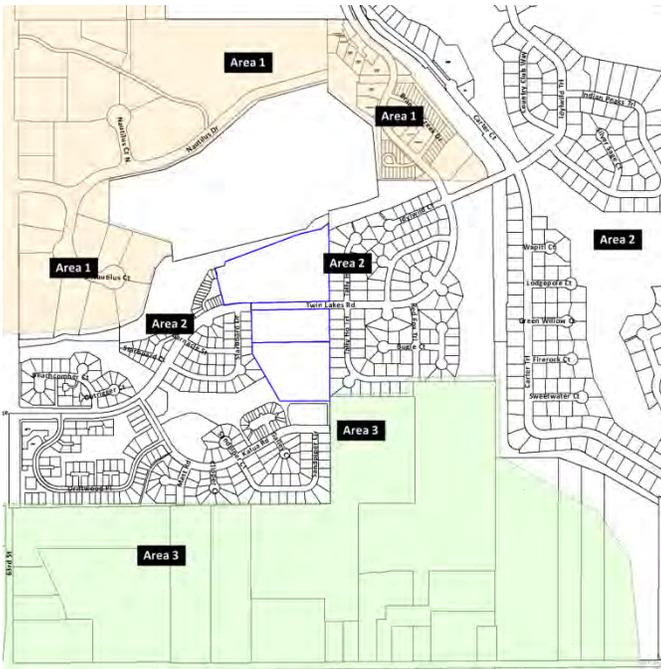


Figure 2 - Twin Lakes Area - Area I, II and III designations. Housing Authority and BVSD parcels outlined in Blue

Within Area II the lands are further designated into classifications of desired future land uses. These classifications are mapped and provide a more detailed framework for the land use pattern in the City (Area I) or those areas expected to be brought into the City (Area I and II). The current designations for these parcels are Low Density Residential, which contemplates 2-6 units per acres of residential development and the BVSD parcels with the Public (PUB) designation which could allow a myriad of Public Uses (initially anticipated as a potential school site).

Parcel and Designation History

The parcels currently under consideration are not part of any subdivision. The Housing Authority Parcel was previously owned by the Archdiocese of Denver and was initially planned for a church. The BVSD parcel was acquired by the School District in the 1960s and was a possible future school site to accommodate future growth in Gunbarrel.

To illustrate the dynamic and changing nature of the plan one can look to the history of the areas land use designations. The parcels have remained as Area II, and thus contemplated for development, since the designations came about as part of the 1977 Comprehensive Plan. Prior to the 1977 BVCP, there were plans showing a community park in the area. The initial 1977 plan depicted a green space/wildlife corridor connecting Twin Lakes and several other areas (see figure 3 Proposed Open Space and Figure 4 Land Use Designation). Only the far eastern and northern portions of the subject parcels were covered by this designation. The area to the east which was proposed as Open Space with a Land Use Designation of Community Use is now the Red Fox Hill subdivision. One will also note areas to the east of Twin Lakes were developed as part of Brandon Creek and the connector to the northwest was developed as Twin Lakes Technology Park.

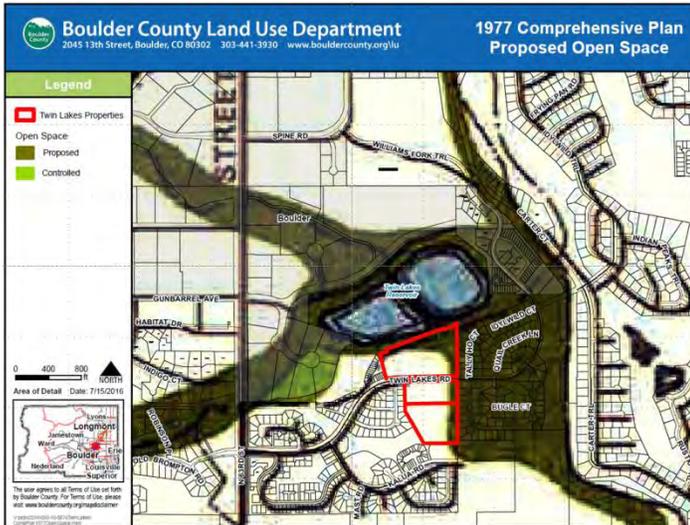


Figure 3 - 1977 BVCP proposed Open Space Map w/current parcel overlay

Figure 4 is the 1977 BVCP Land Use designations for the parcels. At that time the Housing Authority site was designated as a Residential Land Use with low density designation. The BVSD parcel is shown designated as Public Use.

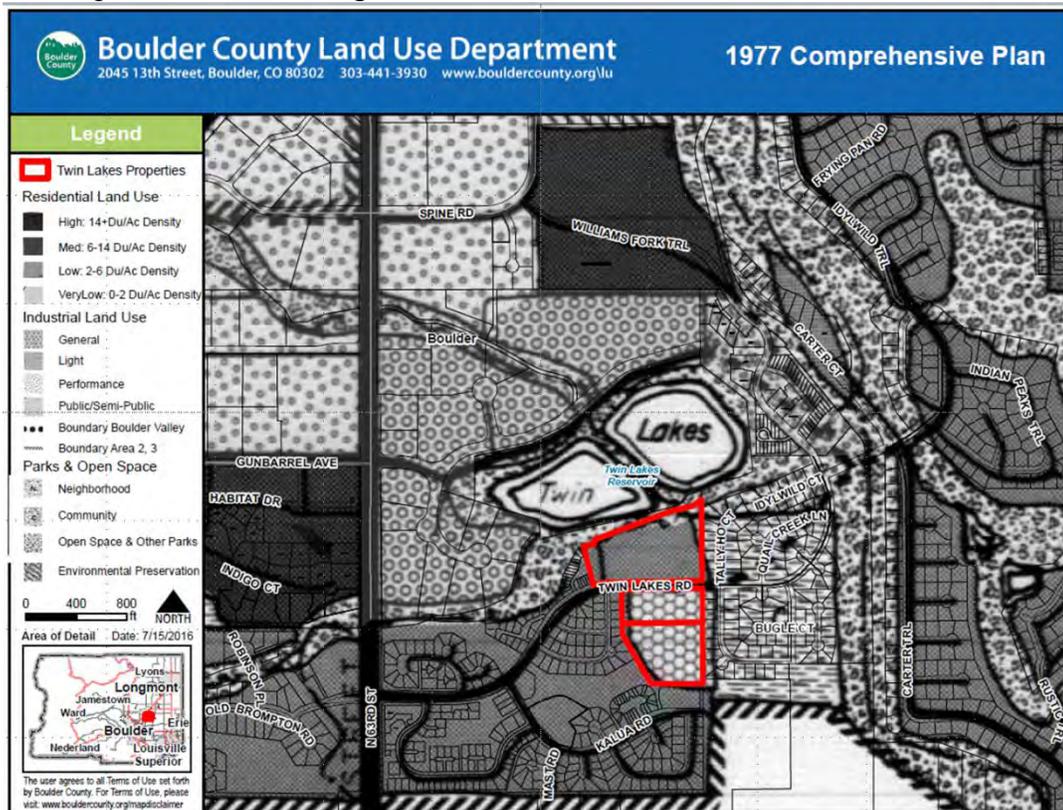
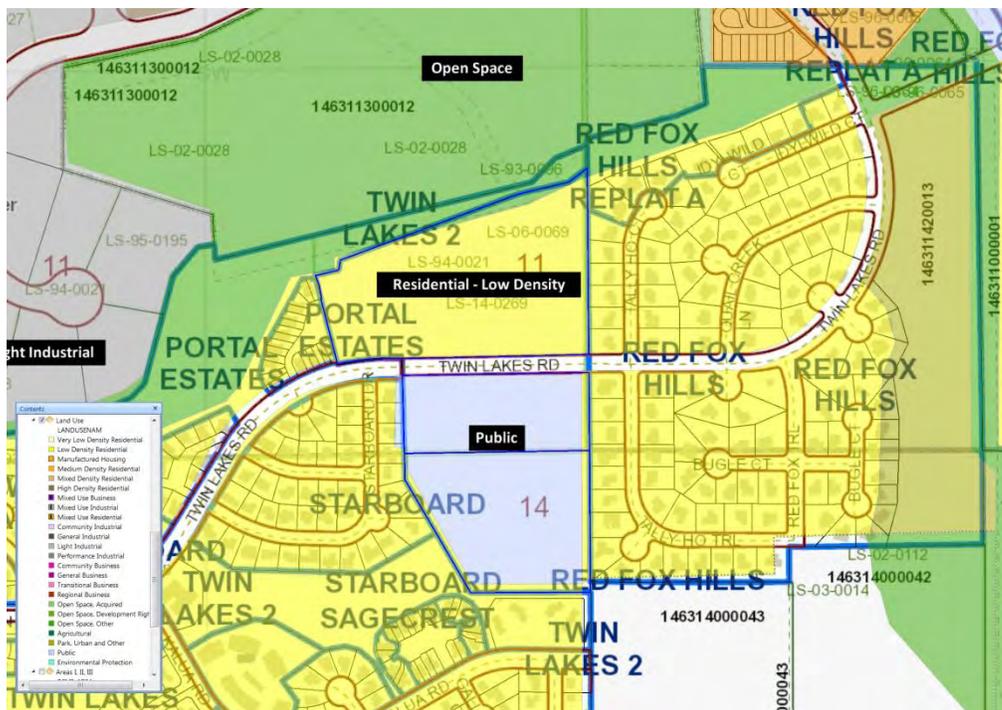


Figure 5 shows the current (2010) BVCP Land Use designations.



Annexation, Zoning and Development

Currently there is not an annexation proposal for these parcels. When the owners wish to develop, it will be require annexation. Any annexation must meet state statute requirements. The City also has a codified process and requirements for annexation, initial zoning, and then subsequently development.

The County’s role in the annexation process is to ensure the annexation is consistent with the BVCP (it is in Area II). In this case the County also may have a role since under state statute the area being annexed must have 1/6 contiguity with the existing municipal boundary. The County acquired the Twin Lakes parcels to the north as Open Space in 2002 at the request of the Boulder & Lefthand Irrigation Company. The Twin Lakes Open Space property lies between the subject parcels and the current city boundary. The Boulder County Housing Authority and BVSD anticipate the County requesting annexation of the Twin Lakes parcels into the City so they then have the necessary contiguity. In the alternative the Housing Authority and School District could annex down the road rights-of-way (ROW) in order to achieve the necessary contiguity. And, although using the ROW would still meet the terms of the BVCP, as it is all in Area II, the County often discourages the use of these flagpole-type annexations.

Upon annexation, the parcels would be given their initial zoning. Zoning prescribes uses potentially allowed, density, setbacks, height, affordable housing requirements and more. The zoning a particular parcel receives is based on the BVCP and the land use designations. For example a parcel with a land use designation of low density can’t receive a zoning that would allow high density development. The City can also be more prescriptive in implementing the BVCP and zoning in negotiating the annexation agreement and contract with the requestors any requirements to meet BVCP policies and zoning requirements. Open Space and other areas can be defined as part of these agreements.

Prior to development being approved, the City also requires a development review process. At this stage the subdivision layout, building types, setbacks, uses, densities would all

receive the final review and approvals prior to building permits. Any development may be required to have specific design elements, open space requirements, trail connections, etc. in order to meet BVCP policies.

II. Boulder County Housing Authority:

Mission

As an organization with a central mission to both develop and provide permanently-affordable housing across the county, BCHA remains committed to advocating for more affordable housing for those in the community who are struggling to pay the increasingly high costs of renting and owning a home here. BCHA is also committed to working with all stakeholders to ensure the broadest community benefit, including neighborhood amenities.

Growing Need for Affordable Housing in Our Community

Our community is in an affordable housing crisis. There is a continued influx of higher-income residents in Boulder County, and housing costs are rising quickly while wages are not. Far too many people are housing-cost-burdened (spending over 30% of their income on housing), while 40,000 people in Boulder County live in households in which 50% or more of total income is spent on rent. Almost 1,300 children in our local school districts are homeless or marginally-housed. And hundreds of Boulder County families and elderly and disabled individuals remain on years-long waitlists for affordable units or housing vouchers. Many of the people who keep Boulder County thriving – teachers, child care providers, young working families – can't afford to live in the communities they support.

Additionally, in part because of these high housing costs, there are 60,000 people commuting into the city of Boulder every day, most of them for work. Providing a range of housing opportunities closer to jobs strengthens our community and helps us meet the core values of our community including sustainability and inclusion.

In the September 2015 Boulder Valley Comprehensive Plan Citizen Survey, the cost of housing was one of the most common and highest priority concerns of focus group participants – out of concern for their own or their children's future housing options and ability to live/stay in Boulder and out of concern for Boulder's socioeconomic diversity and character.

Background: Boulder County's Acquisition of 6655 Twin Lakes Road

In 2013, acknowledging the extensive need for affordable housing in our community, BCHA began a comprehensive search for new parcels of land for future affordable housing. At the time of the Twin Lakes acquisition, BCHA had informally looked at dozens of properties throughout Boulder County and more thoroughly evaluated 15 potential acquisitions. BCHA found very few options, as land prices throughout Boulder County had risen substantially over the past decade and many available lots did not fit BCHA's criteria for housing. BCHA also purchased a 13-acre site in Louisville in early 2013. BCHA continues to search actively for additional suitable sites for affordable housing in Boulder County.

Prior to the time of BCHA's search, when contemplating selling the 6655 Twin Lakes Road property, the Archdiocese of Denver had approached Boulder County as a potential buyer and indicated a preference for the land to be used for social good. Boulder County assessed purchasing the land for use by the public as open space. Although the land is next to the

county's Twin Lakes open space property, it did not present a priority for the county's open space program because the land is within a developed area.

Boulder County and BCHA found the Twin Lakes site to have several attractive aspects for affordable housing, including:

- location in an area with limited affordable housing and limited available land;
- fair asking price;
- location in 'Area II' of the BVCP, indicating potential for annexation into the City of Boulder and development in a manner consistent with the surrounding area;
- residential land use designation; and
- good proximity to public infrastructure, parks, trails and open space.

Partnership with Boulder Valley School District

BCHA is coordinating closely with BVSD, which owns two parcels adjacent to the BCHA property. BVSD is hoping to utilize its properties to build affordable housing for school district employees and is in the process of gathering feedback to more fully understand the range and diversity of housing needs.

On February 29, 2016, BCHA and BVSD executed a Memorandum of Understanding to further strengthen the partnership. The MOU outlines collaboration on master planning, public engagement, and entitlement processes and limits real estate activities with entities outside of the agreement. Both BCHA and BVSD are eager to work with neighbors to create a development that brings a range of housing options, neighborhood-serving amenities, and broad community benefit.

One of the most important ways that the community can help address the affordable housing crisis in Boulder County is through singular and creative partnerships such as this. Parcels of land in Boulder County suitable for affordable housing (good price being critical) are almost non-existent now. This is an opportunity that doesn't come along often.

Current BVCP Update

As mentioned in the Land Use discussion (above), the 6655 Twin Lakes Road property has been included in Area II since the adoption of the original comp plan in 1977. This is significant in that both the city and the county have long agreed that it is appropriate for annexation and residential development. Building affordable housing on this infill site is in close alignment with the BVCP's sustainability framework and guidance to consider the issues of environment, economy, and social equity in a holistic manner. The parcel's close proximity to existing residential development, facilities, and services are some of the reasons it has been considered appropriate for annexation and development since 1977. Development on the site is also consistent with the 2003 Boulder County Countywide Coordinated Comprehensive Development Plan Intergovernmental Agreement (the "Super IGA"), which governs development and land preservation policies and promotes development within Municipal Areas of Influence.

BCHA has requested that a Mixed Density Residential designation be applied to the property in the current BVCP update. A Mixed Density Residential designation will allow for BCHA's desired outcome of up to 120 homes (i.e., 12 dwelling units per acre) and include neighborhood-serving amenities such as trail connections, wildlife buffers, gardens, and play

space. BCHA is committed to creating a site where density and design complement the surrounding area.

Facilitated Process with Key Stakeholders

In late February, in addition to advancing BCHA's change request for further study in the comp plan process, Boulder City Council approved a motion to establish a facilitated process among interested stakeholders including BCHA, BVSD, and the Twin Lakes Action Group (TLAG), which represents some of the area neighbors.

Since then, the Twin Lakes Stakeholder Group (TLSG), composed of members of TLAG, BCHA, and BVSD, has held six meetings, including a public open house. Over the course of the first five meetings, TLSG identified common goals and discussed a range of concerns and desires for the BCHA- and BVSD-owned Twin Lakes properties. With those concerns and desires in mind, the group began drawing and discussing potential development and open space options on concept maps of the area. These drawings and discussions focused largely on different configurations in terms of density, housing location, road placement, and potential amenities should development move forward.

Potential open space and landscape amenities include:

- Trail connections
- Wildlife buffers
- Native landscape restoration
- Wildflower garden
- Community gardens
- Playground
- Interpretive signage

TLSG held a public open house on June 22 to solicit community feedback on several of the concept maps. A final TLSG meeting is scheduled for July 20.

BCHA has reiterated its commitment to ensuring the broadest possible community benefit (both affordable housing and neighborhood amenities) if development moves forward. BCHA appreciates the perspective and work of the members of the Twin Lakes Action Group, city and county planning staff, the TLSG facilitator, and others who have helped with guidance around BVCP and city and county requirements in this process.

Addressing Wildlife and Environmental Concerns

Prior to purchasing the Twin Lakes property, BCHA conducted a Phase I Environmental Assessment. Consistent with typical development protocol, before moving forward with an affordable housing development proposal for the property, BCHA will conduct several formal environmental assessments.

Earlier this year, BCHA released a Request for Proposals for an independent wildlife study on the BCHA and BVSD properties. Biologists from Felsburg, Holt, and Ullevig are currently working to document the wildlife and habitat currently present on the two properties. They will combine this information with other existing publicly-available data on the parcels to produce a Wildlife Habitat Assessment Report. Wildlife consultants have been on site to conduct field visits twice this summer and will perform additional visits in late

July/early August. An initial report based on field visits conducted in June 2016 will be available in early-August. A final report will also include information gleaned from additional studies conducted later this summer during the blooming season for plants that are endangered, listed as a special status species, or are of potential local concern. The results of the wildlife assessment will be shared publicly and will inform BCHA's work going forward. BCHA takes environmental stewardship on its sites seriously and has a proven track record of responding to environmental issues identified through the formal assessment process.

Additionally, BCHA recently completed a wetlands delineation study, which concluded that there are two small wetlands located on the properties.

Addressing Groundwater and Traffic Concerns

BCHA is aware of concerns from neighbors about groundwater levels in the area around 6655 Twin Lakes Road. In February 2016, BCHA released a Request for Proposals to identify an independent, third-party geotechnical engineering organization to drill and monitor test wells and obtain and analyze soil samples on the BCHA property and the adjacent BVSD properties. In June, technicians from Martinez Associates drilled six borings (holes) across both the BCHA and BVSD properties to begin monitoring the properties' groundwater conditions (including water depth and flow direction, and soil properties). BCHA expects this monitoring to continue for about a year, and ultimately provide useful scientific information about groundwater and soil conditions to help inform any development that might occur there. An initial geotechnical report detailing the soil types encountered, laboratory analysis of soil samples and recommendations for potential building foundations will be available in August. BCHA will share these results with the public after the study is complete.

It's important to note that in areas of high groundwater, there are options for mitigating impacts of development including building on piers, creating smaller-scale buildings, using permeable ground surface materials, and routing storm water and runoff in ways that help improve the area hydrology. As is normal practice, BCHA will work closely with its geotechnical and civil engineers to design and implement building strategies that provide a safe home for future residents and mitigate impacts to surrounding properties.

BCHA is also aware of concerns related to traffic in the area as a result of the development of 6655 Twin Lakes Road for affordable housing. As is the case in all such projects, a traffic study would be required as part of the site plan review and funding application processes. BCHA would work with its traffic engineer to provide an optimal design that minimizes traffic impacts, aligns with local policy goals on alternative transportation, and provides good connections for pedestrians and cyclists.

Transparency and Continued Opportunities for Public Engagement

BCHA works to ensure each of its developments fits the character of the existing community and surrounding neighborhoods. While the work of the Twin Lakes Stakeholder Group will soon conclude, BCHA looks forward to working with a wide variety of stakeholders should development move forward. These planning and design processes take months and sometimes years, and BCHA finds that constructive input from neighbors always strengthens and improves the end product. You can see the results of BCHA's work in Lafayette at Josephine Commons and Aspinwall, and in Lyons at Walter Self Senior Housing. You can see it in BCHA's plans for Kestrel in Louisville, which broke ground in December and will

see its first residents move home in 2017. BCHA would use the same approach for any future development process in Gunbarrel.

III. Parks and Open Space:

The Twin Lakes area is part of the Boulder Valley Comprehensive Plan which is jointly adopted by Boulder County and the City of Boulder. The parcels that have been the subject of public input in previous POSAC meetings are parcels that are designated for urban development in that Plan.

Representatives of the owners of the property on the north side of Twin Lakes Road have contacted our department on several occasions over the past many years to ask about our interest in acquiring the property as open space. Unlike the Twin Lakes parcel, the land that Boulder County purchases and manages as open space is on the edge of, rather than in the middle of, urban development. In addition, the property is not designated as significant agricultural land in the Boulder County Comprehensive Plan Agricultural Lands map and is not designated as significant wildlife habitat in the recently adopted Environmental Resources maps. It is abutted on three sides by residential development. After careful consideration by our department, we have repeatedly concluded that the parcel did not fit into our definition of the kind of land that should be Boulder County Open Space.

Boulder County currently owns the Twin Lakes Open Space property as well as a lineal corridor through the area that serves as a trail corridor. The undeveloped parcels that are currently being considered for a Comprehensive Plan change do not have contiguity with the Boulder city limits. In order to be annexed, the properties could achieve contiguity with city limits by annexing a public road that is adjacent to the parcels and which also touches the city limits or by annexing a portion of the trail corridor parcel. Parks and Open Space staff has been asked about the potential for annexing the trail corridor land. Staff does not have any concern about potential annexation because the ownership and management of the land would not be impacted by an annexation. The trail corridor parcel would continue to be owned by the county and our Rules and Regulations would continue to be in force on the parcel.

At the June POSAC meeting, a member of the public said that POSAC should have a role to play in reviewing a proposed sale of land by the Boulder Valley School District (BVSD). This claim is based upon a misinterpretation of the Boulder County Land Use Code. Under Article 7-1308 of the Land Use Code, there is a provision that says the Planning Commission and POSAC shall review the transfer of a school site no longer needed by the school district. However, this provision only applies if the land is dedicated on a plat for school purposes but is still owned by the county. It does not apply if the land has already been transferred to BVSD (as BVSD's Twin Lakes parcel was 49 years ago). Because BVSD, not the county, owns the property, there is no requirement for POSAC review, or any county involvement, if BVSD decides to sell its property.