

Gunbarrel Community Alliance Newsletter, Volume 1, Number 4

Gunbarrel news in a nutshell

FEBRUARY 20, 2021 -- SPECIAL SPINE ROAD EDITION -- LUR2020-00063

So much is happening -- a new administration takes charge in Washington, serious winter weather grips the US, people are being vaccinated, and YES, on January 4 the developer submitted more than 700 pages of detailed plans for ultra-high density apartments at Celestial Seasonings. The developer's team is working hard, and GCA is, too! And we need your help!

Already, the Initial Review deadline has passed (Jan 21). In the few days we had before this deadline GCA leaders and many members mobilized quickly, read hundreds of pages, and submitted more than 3 dozen comment letters. And the review process continues!

The process is moving quickly, despite City staffing shortages due to COVID-caused layoffs. Already, the developer has responded to staff and community "Initial Review comments" with many new documents dated February 11. This week GCA Board members met with Elaine McLaughlin, the lead city planner on the project, to answer questions and develop a closer working relationship. We learned the next deadline for comments on these new documents is March 10.

YOU CAN HELP! THE NEXT FEW MONTHS WILL BE CRITICAL!

ACCESS THESE DOCUMENTS -- The [City of Boulder website](#) is where these documents are posted. This will be the most up-to-date place to access these documents, but it is a difficult user interface, so follow these directions:

- 1. In the very small white box in the upper right of the page, enter LUR2020-0006 and wait for the small drop-down list to appear. DO NOT ENTER THE FULL LUR NUMBER. LEAVE OFF THE LAST DIGIT. Read this instruction again and follow it to the letter. It should work...**
- 2. Next, when the drop-down list appears, click on LUR2020-00063.**
- 3. This will retrieve a long list of links that are displayed to the left of the map.**
- 4. To pull up a document, just click on the link and it will download and open.**

The names of the documents can be difficult to figure out, as they are abbreviated and they may include jargon. We may find critical points in **every** document so investigate as much as you can. Here is a short list of the documents to start with:

[ArchPlns 4775SpineRd 02-11-2021 v1.pdf](#)
[CommentResponses 4775Spine 02-11-2021 v1.pdf](#)

[DevPlns 4775SpineRd 02-11-2021 v1.pdf](#)

[DevPlns Landscape 4775SpineRd 02-11-2021 v1.pdf](#)
[StrmPlns 4775SpineRd 02-11-2021 v1.pdf](#)
[StrmReprt 4775SpineRd 02-11-2021 v1.pdf](#)
[TDM 4775SpineRd 02-11-2021 v1.pdf](#)
[TDM TIA 4775SpineRd 02-11-2021 v1.pdf](#)
[UtilPlns 4775SpineRd 02-11-2021 v1.pdf](#)
[UtilReprt 4775SpineRd 02-11-2021 v1.pdf](#)
[WrtnStmnt 4775Spine 02-11-2021 v1.pdf](#)

THEN WHAT? -- As you read, look for questions and concerns. It's IMPORTANT we remember that the City evaluates the proposal based on [criteria in City development code](#) and goals stated in the [Boulder Valley Comprehensive Plan](#).

This proposal squeezes 230 units onto 9.8 acres, higher than any density in our semi-rural neighborhood, despite the lack of Subcommunity Planning for these undeveloped parcels zoned Industrial Manufacturing. This project would increase incorporated Gunbarrel's population by more than 10% without any thought to the public and civic amenities that Gunbarrel lacks. These are significant defects inconsistent with the Boulder Valley Comprehensive Plan. These 9.8 acres represent more than 17% of the vacant acreage left in Gunbarrel, as well as being 3 of the 8 largest parcels left undeveloped. They should not be used before Subcommunity Planning addresses the broader spectrum of needs in Gunbarrel.

[EMAIL YOUR CONCERNS, COMMENTS, AND QUESTIONS TO GCA.](#)

We'll take your questions to future working meetings we have with the City planner and staff specialists. We'll also compile all our questions and write to the City.

[EMAIL YOUR CONCERNS, COMMENTS, AND QUESTIONS TO THE PLANNER.](#)

Your emails will become public record and influence the project this way.

[EMAIL YOUR CONCERNS TO HAIN](#) AND [BOYCOTT THEIR PRODUCTS.](#)

You never know, but it might help.

LET'S GET TOGETHER -- GCA Open Meeting on Zoom March 4, 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 \$5,000! But we'll need to raise at least another \$10,000 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!](#)

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](#).

Limited time offer: Thanks to Moe's Bagels, our next TEN 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 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](#).

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

[Email GCA Board members](#) with any additional comments and suggestions!

Kit and Wanda Fuller
Julie Dye
April Lyons
Ardith and Rod Rietema