

From: Madelyn Wynne
To: Council
Subject: BCH & EcoCycle
Date: Monday, November 12, 2018 11:57:30 AM

Boulder's city council, in a Tuesday night study session, will discuss plans for the former Boulder Community Health hospital site on Broadway, including an update on deconstructing the existing structure.

The evening's meeting will also touch on long-term plans for city land at 6400 Arapahoe Ave., home to Eco-Cycle and Resource, to make better use of the property and increase community involvement.

For the old BCH building - I know there have been several open meetings regarding the use of this building. I do not attend evening meetings, so I don't know what all has been suggested. However, I feel it could be an excellent senior facility with moderate prices and would use the rooms and eating facilities the way it is with some upgrades. The old Memorial Hospital site is not going to provide senior housing for many in Boulder as it is outpricing us with a \$1M entrance fee. This would be a huge and needed facility and so well located also for transportation.

Eco-Cycle and Resource - Boulder has a 30% + over 65 population and growing. A facility were seniors that are downsizing their "stuff" could take these things and allow, especially CU Students furnishing living quarters to come and take what they need free or for a nominal fee. Most seniors have decent furnishings and find it hard to properly dispose of them locally. This could be a win-win situation for all.

From: Andrea Poniers
To: Council
Cc: Leni Wilsmann
Subject: Alpine-Balsam
Date: Tuesday, November 13, 2018 1:35:37 PM

Boulder City Council members:

We attended the community session on the Alpine-Balsam project a few weeks ago. We encourage you to consider consolidating all city and county services with which the public interacts in the Alpine-Balsam location. It's also conveniently on a bus line. Use the county's Iris-Broadway campus for housing, since it's large and already in a residential area. Thank you.

Andrea Poniers
Leni Wilsmann
Boulder, 80304

From: Carolyn Usher
To: Council
Subject: Alpine-Balsam Project
Date: Tuesday, November 13, 2018 7:40:17 AM

I took part in the recent Alpine-Balsam workshop. "Mixed use" garnered the most votes. HOWEVER, I overheard someone inquiring about the "full civic campus" option parking with regard to limited hours. What wasn't mentioned during the group meeting was that a full civic campus would have the limited hours of 9-5 and no use on weekends or holidays, thus having the LEAST impact on surrounding neighborhoods. Furthermore, the idea of having all city and county in one location is appealing and the vacated locations can be used for affordable housing, also not mentioned in the group meeting.

Carolyn Usher - Boulder, 80304

From: Claudia Hanson Thiem
Sent: Tuesday, November 20, 2018 9:14 AM
To: Council <council@bouldercolorado.gov>
Cc: Gatza, Jean
Subject: Letter to the Editor: Alpine-Balsam

Dear Councilmembers,
I submitted the attached to the Daily Camera after the 11/13 study session on the Alpine-Balsam redevelopment project. Thank you for your engagement with this important project, and I look forward to participating in this evolving conversation.

Claudia Hanson Thiem
Boulder, 80304

To the Editor:

The Alpine-Balsam redevelopment project is an opportunity to make real progress on city housing and transportation goals, while also creating a model mixed-use community in the heart of Boulder. Preliminary design scenarios show that the 8.8 acre site could accommodate up to 330 units of housing alongside civic uses. This intensity of housing development would maximize community benefits from our public investment in the property, while also catalyzing transit use and pedestrian life in this mixed-use neighborhood.

At its recent Study Session (11/13), City Council members did well to focus on Alpine-Balsam's housing potential, but seemed to lack appetite for a truly bold project. Many members favored modest housing density (slightly more than the 140 in staff's mixed-use scenario), which would require greater subsidies to reach affordability. Others raised familiar concerns about building height and parking needs.

Given the existing uses of the Alpine-Balsam site, it seems we could avoid these traps. We are discussing, after all, the redevelopment of a hospital adjacent to a commercial center. The BCH patient tower is more than 60 feet tall, and the medical complex generated heavy traffic loads when in full use. Broadway is already a major transportation artery, and the retail hub to the east is considered a neighborhood asset. Replacing the hospital with housing and city office spaces - even at relatively high densities - would create little additional impact on immediate neighbors. And the addition of greenways and civic spaces would in fact add new value to the area.

By virtue of its history and location, Alpine-Balsam provides an opportunity to reimagine urbanism rather than rehashing fights about its impacts. Council should take intensive re-use as a given and produce a housing and civic hub that models our values of sustainability and inclusion.

From: Sarah Silver
Sent: Thursday, November 15, 2018 10:09 AM
To: Council; Housing Advisory Board; boulderplanningboard
Subject: Housing only at Hospital site; consolidate govt offices further east

Dear Council Members (and HAB and PB members),
I applaud your guidance to staff that it seeks a Hospital site proposal that advances Boulder's ability to address its housing needs.

However, I urge you to go the next step and direct the staff to focus entirely on housing and the establishment of a vibrant neighborhood of mix income housing on this very unique site.

This site is ideal for housing - in fact a lot of housing - which if far and away the greatest need we have. More housing that meets our need for mixed income housing (much like Holiday) and can play a role in reducing in-commuting, move us toward our climate goals, and help move us toward our Vision Zero goals.

It is in the immediate catchment areas of nearby public schools (which would allow parents to WALK

their children to primary and middle school and teens to walk to Boulder High).

It is within walking distance of local regional transportation (the Walnut Street bus station), on all Broadway bus lines and

It is within walking distance of many of Boulder's jobs

It is located across the street from an existing shopping area and is, in fact, the definition of a 15 minute neighborhood.

It is located on the edge of three vibrant neighborhoods (Whittier, Mapleton Hill, and Old North Boulder).

I do understand the need and desire to consolidate government offices and urge the City Council to direct staff to look further EAST for real estate opportunities. Perhaps you have already provided this guidance but if not, I would recommend you ask the city staff to explore the financials associated with three different east Boulder options: purchase land and build a new building; purchase and renovate of an existing building; rental of space in existing buildings. (I wonder if the Opportunity Zone program might have a component for government operations?)

Armed with these alternatives, the City Council could separate the two issues (use of the hospital site AND consolidation of government offices) and make informed choices on both as separate issues.

If you do separate these two issues, then I would recommend the City revise its community engagement project vis-a-vis the hospital site so that community members can approach this solely with housing in mind and offer input with the vision of this plot of land as a neighborhood.

http://www.dailycamera.com/news/boulder/ci_32269942/council-pushes-more-housing-bouldermulls-uses-ex

Thank you so much for reading this email and for all your hard work.

Warmly,

Sarah Silver

Downtown Boulder Resident

From: Jerry Shapins

Sent: November 7, 2018

To: Council

Subject: Alpine-Balsam

Dear Members of Boulder City Council and others,

Recently I have been inspired by recent public meetings related to the Alpine Balsam project. All this has been great... but it has left me concerned that the public discourse remains narrowly framed and not really addressing the potential community benefits of executing a major mixed use project in the heart of Boulder. So I am asking for your help to perhaps reposition and reframe this effort to more broadly consider how to responsibly implement the project soon while addressing the known and familiar issues so well-articulated by staff, consultants and the community. We have the chance at AB to demonstrate to ourselves and others how not only to listen to the community, but how to proactively build urbanism in the 21st Century and to show a commitment for achieving results. Perhaps we should now act upon these opportunities:

1. At AB yes there may be a good chance to build more densely and creatively to address housing/mixed use/economic needs....the vision shows us and the recent public meetings and public comments likely support at least a modest mixed-use project that incorporates housing, some civic/social services and ground floor retail. But given the expectation for excellent amenities, beautiful buildings, improved mobility infrastructure, and neighborhood compatibility there is just not enough room and footprint or dollars for what's needed; we cannot pay for the structured parking/stormwater infrastructure needs; and working with Boulder County at AB will tend to complicate the issue and the neighborhoods will not see the benefit of adding another civic elephant to AB. So more civic use sf will need to go to the East Bookend? Significant civic development there will take away from our cultural /markethall/transit center aspirations and other creative

development that will promote an active safe pedestrian setting and vibrancy.

So maybe the civic uses/urban campus should go elsewhere? or?

2. If the civic uses went east...we can strengthen #livewhereyouwork housing and pedestrian vibrancy at Alpine Balsam; we can build an exciting urban civic campus near BJ to be a catalyst/soul to the Transit Village/BVRC and good to be near existing regional transit and folks coming to town from elsewhere. Especially the 70% city workers who do not live in Boulder. We can leverage Civic development where there is room to benefit the regional activities/destinations at TVAP/BVRC.

3. Our standards, methods and planning processes remain muddled in producing policy results that may not reflect the current aspirations of boards, officials and staff. We still have no answer to revising outdated zoning, building and development standards to be more reflective of a changing society that wants *vibrancy and sustainability without traffic congestion or climate impacts*. Our leadership should focus on demonstrating at Alpine Balsam how we can build a future for many types of people in one setting that offers a more affordable way to live, work and play in Boulder that has real community benefits. At the joint board meeting there was unanimous direction to staff to be more aspirational, pay attention to our goals and visions for Alpine Balsam, and to do something very special to demonstrate that people will *forgo car ownership* if they have walkable destinations/ urban amenities/urban qualities nearby. We should build the "15 minute neighborhood" at AB then learn from that and do that in the other parts of town.

4. I hope that you consider a proactive approach to Alpine Balsam that could include the following **ACTIONS** :

4.1 *Create a AB development oriented **public private partnership** that can make the process more efficient, be responsive to the community, and be more creative. Make this project easier for all. Then we can jump to a design build to construct housing/mixed use/services early. The examples are all around where the city teams with trusted developers. And there is enough community support to get this done soon.*

4.2 **Revise policy** to explore more capacity, density, efficiency and sustainability at AB. *Why not explore the benefits of taller buildings, smaller units, great evolving Broadway transit, green infrastructure investments, limited parking, amazing amenities on the ground and on the rooftops, all with a beautiful urban form driven by the green sustainable energy we all want now. The City can do this if you empower our creative staff and consultants now. The boards and the community want this.*

4.3 *Look broader for solutions. Why not use more of our city land assets? Can we **buy or acquire more land**? Why not trade parcels with land owners TVAP? BVRC? Allow some market uses AB/Downtown to pay for what we want? Or work with the owners of Community Plaza now to incorporate a larger more feasible mixed-use footprint.*

The public discourse and questionnaires have definitely enlightened all. Now we need strong leadership, vision and action from you. Thank you for considering these comments.

Respectfully submitted,
Jerry Shapins
Boulder, 80304

From: Pete Morton

To: Council

Subject: BCH Re-development

Date: Tuesday, November 13, 2018 1:50:34 PM

Dear Council Members,

I heard today that you are having a study session tonight on the re-development of the Boulder Community Hospital. Here are some quick thoughts. I live on Alpine Avenue just up the street from

the BCH site and I was involved with the push to get the city to purchase the hospital. I'm a longterm renter (13 years at current location) – not a homeowner. I'm also an economist who is quite familiar with Boulder's economy. All of which provides me with a somewhat unique perspective. I look at the BCH re-development as a golden opportunity for the City of Boulder to address the affordable housing crisis currently faced by local workers (and local businesses that employ those local workers), while also showcasing a world class green development project that provides a real example of how to do it right.

To be clear, I do not support building more big unaffordable homes. We have plenty of those. I do support building affordable housing options, including affordable rentals specifically for local middleclass workers and families.

As I see it, one of the challenges the City faces is that the local middle-class workers and families are being carved out of the local economy. This problem is not unique to Boulder nor Boulder County. The City of Boulder has done an admirable job providing low cost housing options, but the middle working class is suffering too. More attention for saving the middle – by for example, providing affordable rental space for local workers, non-profits - and middle-class families should be a part of the mix.

One of the reasons why I support providing affordable housing options for local workers and working families is that such public investments can help sustain the economic health of Boulder. Middle class workers and families who live and work in Boulder spend considerable money locally - in Boulder – which in turn generates sales tax revenue while also supporting additional local jobs (indirect and induced jobs).

I would be interested in gaining a better understanding of the marginal propensity to spend and consume locally for low, middle- and high-income residents of Boulder. While I have not looked any data, it would not surprise me if the marginal propensity of local middle-class workers and families to spend locally is quite high. How much City sales tax revenue is generated by local middle-income workers and families? And has that relationship changed over time?

Just some local food for thought for tonight's study session.

Thanks as always for your public service!

Best regards,
Pete Morton

p.s. If interested, several years ago I presented data and graphs on Boulder's economy in both my FrackingSense presentation at CU -- as well as my presentation at Utah State. Both presentations are available for viewing at www.conservationecon.org

Pete Morton
Boulder, 80304

From: David Adamson
To: Council
Cc: Aaron Brockett; External-Sam Weaver; Bob Yates; Jill Grano
Subject: Fwd: Alpine-Balsam: Let's Get our Money's Worth! (Publish THIS Tuesday if possible)
Date: Sunday, November 11, 2018 9:45:21 PM

Hello City Council!

Please consider this at your Study Session on Tuesday:

Alpine-Balsam: Let's Get our Money's Worth!

Jerry Shapins and Benita Duran

The 8.8 acre BCH property we purchased for \$60 million can be a beautiful, vital, diverse, sustainable "urban village". It can contain enough housing (at least ~50 units/acre) to support transit. It can make a dent in citizens' #1 priority: permanently affordable, mixed-income homes. It can demonstrate innovation in urban development and house innovators. Innovativeness helps us address the deluge of social, cultural, economic and environmental change we face. It is

Boulder's competitive advantage.

This approach, if compared to most of the City's Alpine Balsam (A-B) development scenarios (not #5), optimizes our public investment. It heeds the recent UN climate report requiring we immediately shift our way of life. If skillfully implemented, this approach is a win for the whole community including future generations.

We ask you, the owners of this opportunity, to contact City Council to make sure Alpine-Balsam (A-B) expresses our values fully by considering the following at Tuesday's Study Session and beyond:

Process

Evaluate development options with social return on investment. The City's scenarios generally don't capture sufficient community benefit. 10, 55 units or 130 housing units, at the \$164/sf land cost, do not "pencil" for the public. The concerns of some neighbors about noise, pollution, congestion, safety, and views ARE valid (we neighbors share them!) but reducing community benefit shortchanges us all.

Partnerships Now-Set Construction Date

Craft an RFP to rapidly engage a master developer who, with local affordable housing developers and the community, can skillfully execute an innovative project by a set date. Project completion could have been scheduled 3 years and many interest payments ago. The City is not an innovative developer but can find one!

Site City and County (Iris & Broadway offices) east to Boulder Junction

Build an exciting urban civic campus to enliven Boulder Junction which is easily accessed from elsewhere with its existing regional transit, instead of drawing many employees and government service seekers all the way to the western edge of Boulder.

Making A-B an amenity-rich, lower traffic place, and not a destination for citycounty services, may help those concerned about adding lots of housing appreciate the value of adding people but not cars. People who are their employees, teachers, first responders, friends, artists, musicians, baby-sitters, care-givers, and adult children!

Mix of Uses A-B can sustain our innovative, prosperous culture by making it cheaper for change-makers and supporting employees (see The New Economy of Jobs) to live here.

Prioritize mixed-income (NOT low income and "market rate" aka "currently, or soon-to-be, unaffordable" housing), permanently affordable, for-sale housing especially for in-commuters. Our single-family zoning and other land use policies force 60,000 of 100,000 employees to commute. We get their traffic, carbon and toxic emissions but mostly miss their civic contributions (e.g. political engagement and volunteering) and sales and property tax.

Provide permanently affordable work space especially for vital non-profit/social enterprises and start-ups (whose often young, public-spirited employees also must live elsewhere). Promote a vibrant urban setting with ground floor retail that serves the local community and lively public outdoor spaces. Such a local "café culture" fosters a community connectedness that enhances innovation and well-being.

Urban Form This large site can accommodate taller buildings (the existing building is over 60') while minimizing loss of views. Let's analyze how buildings of different heights can improve social and financial returns. Buildings can beautifully complement their setting (eg NCAR). The recent A-B presentation presents a false choice between greater or lesser density and height. Return on

investment in meeting our values (diversity, sustainability, beauty with financial feasibility) should be the overriding metric.

Access, Mobility and Parking On-site car-bike sharing and transit passes built into each unit price with little resident parking (for gas cars especially) means higher returns for the community (more saleable housing and commercial space) and more affordable living for residents. Neighborhood Parking Permitting zones around the site will dramatically reduce overflow parking.

Connect the site to Sanitas Open Space, Mapleton Hospital redevelopment, Boulder Junction via an extended Goose Creek path to the site, downtown and North Boulder via Broadway with **reinvented park-like streets** and paths prioritizing pedestrians, bikes and electric buses to create safe, healthy, beautiful mobility/recreation.

Flood Mitigation: Daylite Goose Creek from North Boulder Park to its emergence at 19th and Balsam.

To get our money's worth, let's innovate to make Alpine-Balsam a neighborhood that inspires the world like our Open Space, Pearl St. Mall, Greenways and NoBo community.

Roger Lewis, Steve LeBlang, David Adamson, Richard Foy
Roger Lewis, Boulder 80304
Steve LeBlang, Boulder 80304
David Adamson, Boulder 80304
Richard Foy, Boulder CO 80304
Thank you!

David Adlai Adamson
Executive Director
Goose Creek Community Land Trust
Boulder CO 80304
"Maintain the Middle"

When we see land as a community to which we belong, we may use it with love and respect." Aldo Leopold

From: Stephen LeBlang
To: Council
Subject: Alpine Balsam discussion
Date: Monday, November 12, 2018 8:40:32 AM

Hello Council people,
Thank you to those of you that got back to me and offered very helpful comments and to those that read my last email. Prior to your discussion on Tuesday regarding Alpine/Balsam I would like to offer a quote from Edward Glaeser, Harvard professor, that one of my fellow supporters for dense and sustainable housing at Alpine Balsam forwarded to me. Everything we support in Boulder is more obtainable by placing dense and sustainable housing in this location. Some of our policies in the early 70s have had unintended consequences of pushing out rather than up and now we are paying the price with increased daily traffic into Boulder. Hopefully we will not continue to feed this problem but will address it and create a more vibrant and sustainable community. I am also attaching a resume for Mr. Edward Glaeser to show he has immense experience and knowledge in this field and we would be wise to consider his thoughts.

Thank you for your contributions to Boulder, Steve LeBlang.

- from **Triumph of the City** by Edward Glaeser, one of the world's most brilliant economists and a Harvard professor:

Good environmentalism means putting buildings in places where they will do the least environmental harm. This means that we must be more tolerant of

tearing down the short buildings in cities in order to build tall ones, and more intolerant of the activists who oppose emissions-reducing urban growth.

Governments should encourage people to live in modestly sized urban aries instead of bribing home buyers into big suburban McMansions.

Ideas move from person to person within dense urban spaces, and this exchange occasionally creates miracles of human creativity.

...communities should not have the power to completely prevent construction, by restricting heights or imposing excessive regulations, lest local communities become NIMBYist enclaves. If cities cannot build up then they will build out.

But it would be a lot better for the planet if their urbanized population lives in dense cities built around the elevator, rather than in sprawling areas built around the car.

Smarter preservationism would push new buildings to be taller, not shorter.

Building taller new structures would reduce the pressure to tear down other, older monuments.

Not all change is good, but much change is necessary if the world is to become more productive, affordable, exciting, innovative, and environmentally friendly.

They seem to get the fact that tall towers enhance productivity and reduce environmental costs.

My fellow supporter also added:

Let's remember that we have in Boulder MANY tall buildings between 80 and 120 feet tall on the beautiful CU campus and in our CBD with Horizon West and Presbyterian Manor @ 110 feet, Boulderado @ 63 feet, Williams Village, NCAR 85 ft

If helping save the planet matters we could densify the BCH 9+ acres and get water, energy, residential affordability, car share, 100% sustainability with a referendum as obtained for the south end of 29th Street

Please take time to review Glaeser's resume as it is most impressive. Maybe we should consider bringing him to Boulder to speak. (attachment)

From: jdicintio

Sent: Wednesday, November 7, 2018 5:37 PM

To: Gatza, Jean

Subject: Alpine Balsam Site Project...

Hello Jean,

I attended the September 12th "Focus Group" about the Alpine-Balsam Site project. I was not able to go to the October 29th workshop, but I did participate and completed the online survey at BeHeardBoulder.org.

I think the "Be Heard Boulder" website is a great asset for the citizens of Boulder. I like that I was able to watch a video of the workshop and participate in the survey. Also, having access to the "Document Library" is helpful.

Overall, I sincerely think the city is doing a great job. I do appreciate when the city keeps the elderly and physically disabled in mind whenever they are developing new projects, especially with transportation and parking issues.

Thanks again for giving us (Citizens of Boulder) a chance to participate online.

Cheers, James (continues next page)

James Di Cintio

From: Mark Bloomfield
To: Council
Subject: Alpine-Balsam housing
Date: Tuesday, November 13, 2018 3:25:46 PM

As a small business owner, I have several employees that in-commute because of housing prices, and it makes employee retention challenging.

The City of Boulder has a unique opportunity for lots of high-density attainable housing right in the heart of Boulder! I urge you to put as much housing as you can into the Alpine-Boulder site. Because of its location, it's a great opportunity for a high-density, zero automobile (or close to zero - certainly a few car-share cars for residents).

With the recent IPCC report, the urgency to lower our carbon footprint is greater than ever. And high-density housing is one of the best ways to lower our footprint, especially for those that are renting and don't have control over the big pieces of energy consumption for their building.

And while I've got you, I'll zoom out from Alpine-Balsam. I urge to be bold, and not be afraid to make mistakes. We've got to be able to experiment, to try new things, and to fall down every once in a while with getting excoriated for it.

Thanks for all your hard work!

Mark Bloomfield
Principal
Sustainably Built, LLC

From: Elizabeth Black
To: Council
Subject: Alpine Balsam site
Date: Wednesday, November 14, 2018 6:40:57 AM

Council,

The fires in California are so disturbing on so many levels, but if nothing else, they bring home the point that business as usual is no longer an option in the face of Climate Change. Yes, we are at risk from similar fires in Boulder, but it is FLOOD which is our Number 1 risk. Please do not squander the opportunity which Alpine Balsam presents. With Alpine Balsam, you can move ALL City services out of the floodplain to a safe location where they can continue to function during our next flood. You will not have an opportunity like this again. Please do not waste it. Elizabeth Black

Elizabeth Black
Boulder CO 80304

From: Dennis Bashline
Sent: Sunday, November 4, 2018 10:06 AM
To: Gatza, Jean
Cc: Knapp, Katie
Subject: Alpine-Balsam Project/re: Goose Creek

11/3/18 Dear Planners

We attempted the Alpine/Balsam project BE HEARD survey after last Monday's meeting. As usual, there was an obvious gap through omission as the answer options did not contain enough to broach (much less express) our feelings and preferences. (There is no area for one to type his opinions, either, other than posting an IDEA.) These tedious formatted 'surveys' need to serve all possible scenarios, despite the unsavory feedback they may present. Posting an IDEA was not easy, either. I could not read or see what I posted until after I attempted with no option for viewing or revising before submitting. (Still not sure if what I wanted to enter will be copy/pasted in its entirety.)

In a nutshell

We want NO further monster buildings in our area. WE want MAINTENANCE and we'd like to start with our ROADS and storm drains. We are not interested in more looming architecture or the increased traffic and influx of people who would use Edgewood to access the east side. We have been denied the beautiful views of 28th and 30th as we do our daily business. Why would we want more of that loss as we maneuver through this side of town? You are TAKING something very valuable from all with your 'Sky Scraper' virus --- as it attacks the beauty of our city from head to toe. Addressing this upward & outward sprawl "agenda" with the all-important flood mitigation of Goose Creek feels purposely and intentionally planned as it morphs into proportions gauged to confuse, discourage, and overwhelm. We are not interested in any projects affecting our overly busy RESIDENTIAL street or our beloved natural area of Goose Creek and its existing flow. We were railroaded by the City/School Board in the building of the new high-rise Columbine Elementary School and are not up for another INVASION of our space or fluidity. Just ask the people of Floral, 22nd and portions of Glenwood how they feel about the intrusion! The same goes for the absurd/gaudy mitigations to our portion of Folsom. And have you seen the S-curve area of Edgewood? It is an ugly eyesore with so many signs, humps and bumps, one would need two passengers to read, heed, and decipher all of them while trying to exit the labyrinth. Suggestion: Maintain what we have before adding MORE! Knowing when to STOP, assess and 'keep house' is just as important as acquiring and pushing forward.

(Thank you Peggy and Dennis Bashline)

How far do we really need to go before a goal loses meaning?

From: Cedar Barstow

To: Council

Subject: Alpine Balsam Housing

Date: Tuesday, November 13, 2018 1:48:22 PM

Dear Council Members,

I have reviewed this proposal and think that it deserves some serious discussion at tonight's council meeting.

Sincerely, Cedar Barstow

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Dr. Cedar Barstow, M.Ed., C.H.T., D.P.I.

Boulder, Colorado

www.rightuseofpower.org

www.cedarbarstow.com