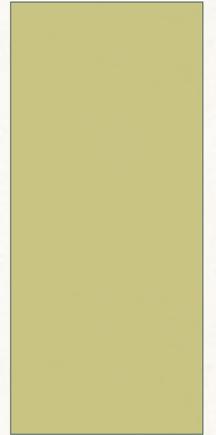




TWIN LAKES STAKEHOLDERS
GROUP MEETING
APRIL 27, 2016



TWIN LAKES ACTION GROUP

Charter

To protect the zoned rural-residential *look and feel* of our neighborhoods, and adjacent land.

Primary Issue: Development along Twin Lakes Road: Is ANY development at 6655 and 6500 Twin Lakes Road appropriate on this parcel?
Hence Proposal #36 for Open Space designation

SPIRIT OF COMMUNITY

- Spirit of Community
 - We want to be a PART of the discussion, not a “here’s what we did” in the past tense
 - TLAG feels like an agenda is being exerted **ON US, not WITH US**
 - Collaboration is critical to success
- The impact is on OUR Sub-Community
- Changes should be based in fact and science, not crisis and emotion

TRANSPARENCY

- CORAs would not be needed if the whole process was open
 - Why would RFPs be issued prior to talks?
 - There is immediate suspicion generated by issuing RFPs days before the Motion from the City. Everyone KNEW about the pending Motion.
 - Seems to be many double standards and the process is not level for all players
 - RFPs and contracts are awarded outside these discussions – which is #1 on the list.

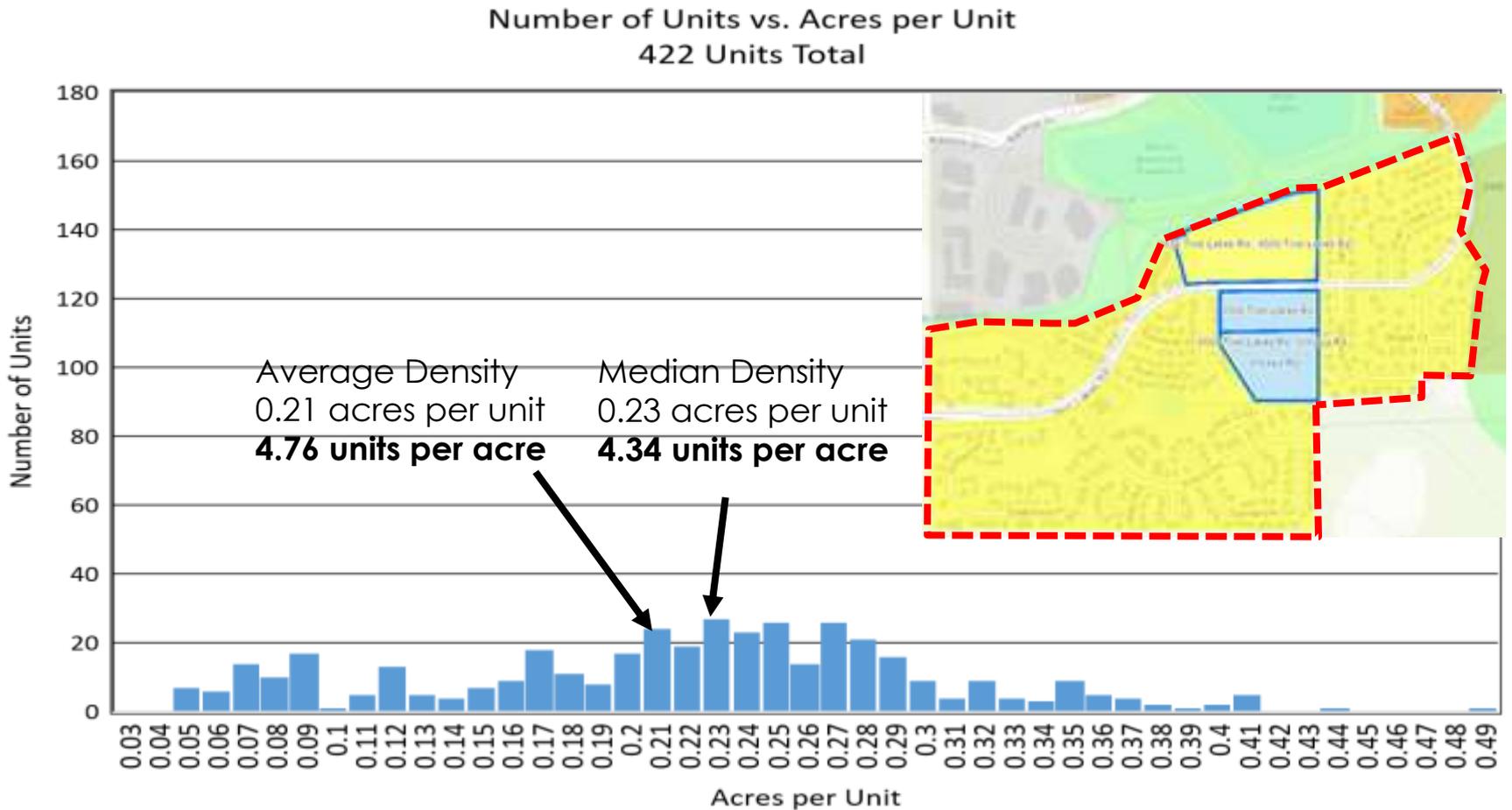
DENSITY

- There has been statements that “MXR” density is consistent with the neighborhood.
- But change #36 is really more in keeping with the character of the neighborhood
- Here’s the reality:

EXISTING NEIGHBORHOODS



EXISTING NEIGHBORHOOD DENSITY

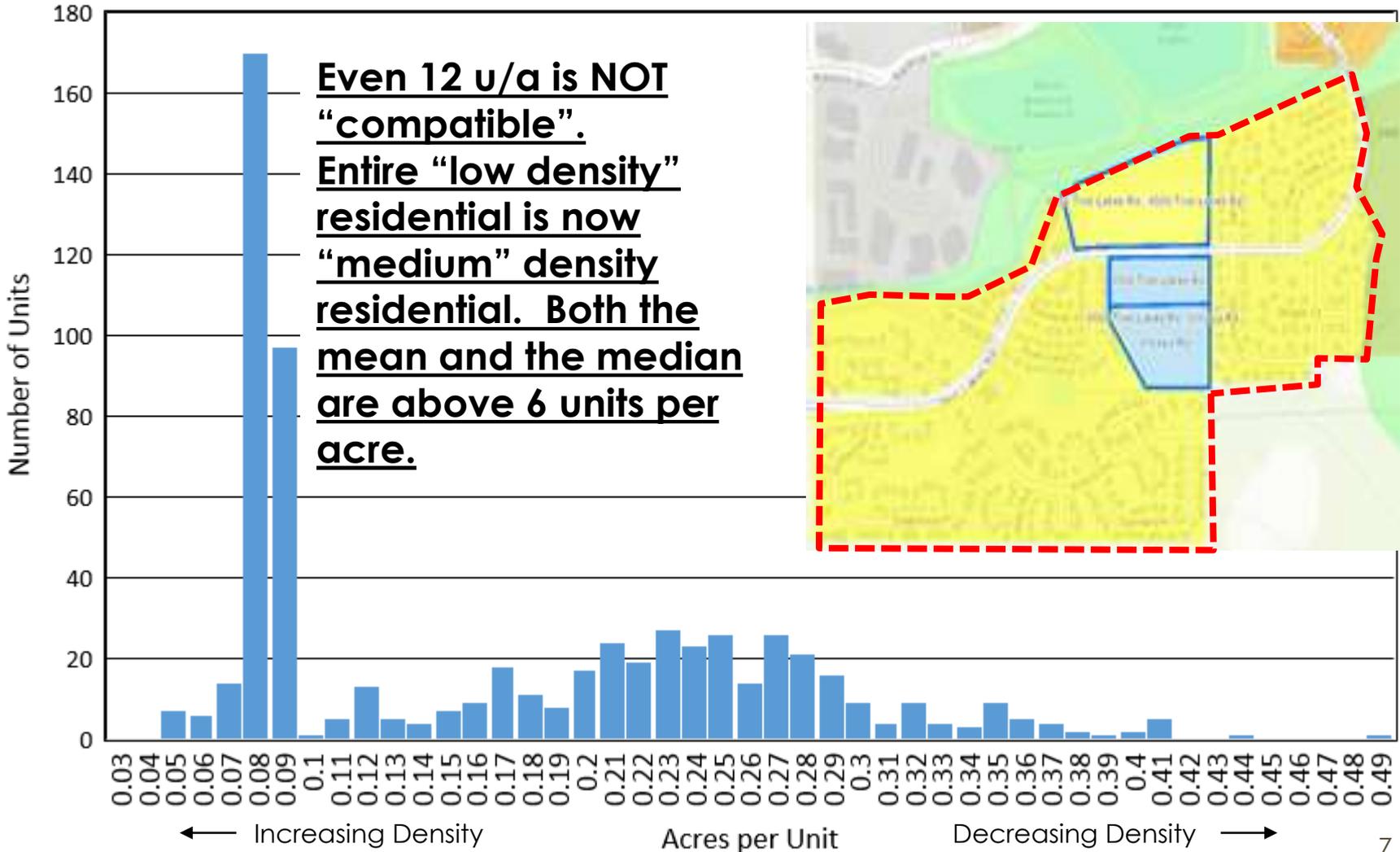


← Increasing Density

Decreasing Density →

IF DEVELOPED AT ONLY 12 UNITS / ACRE

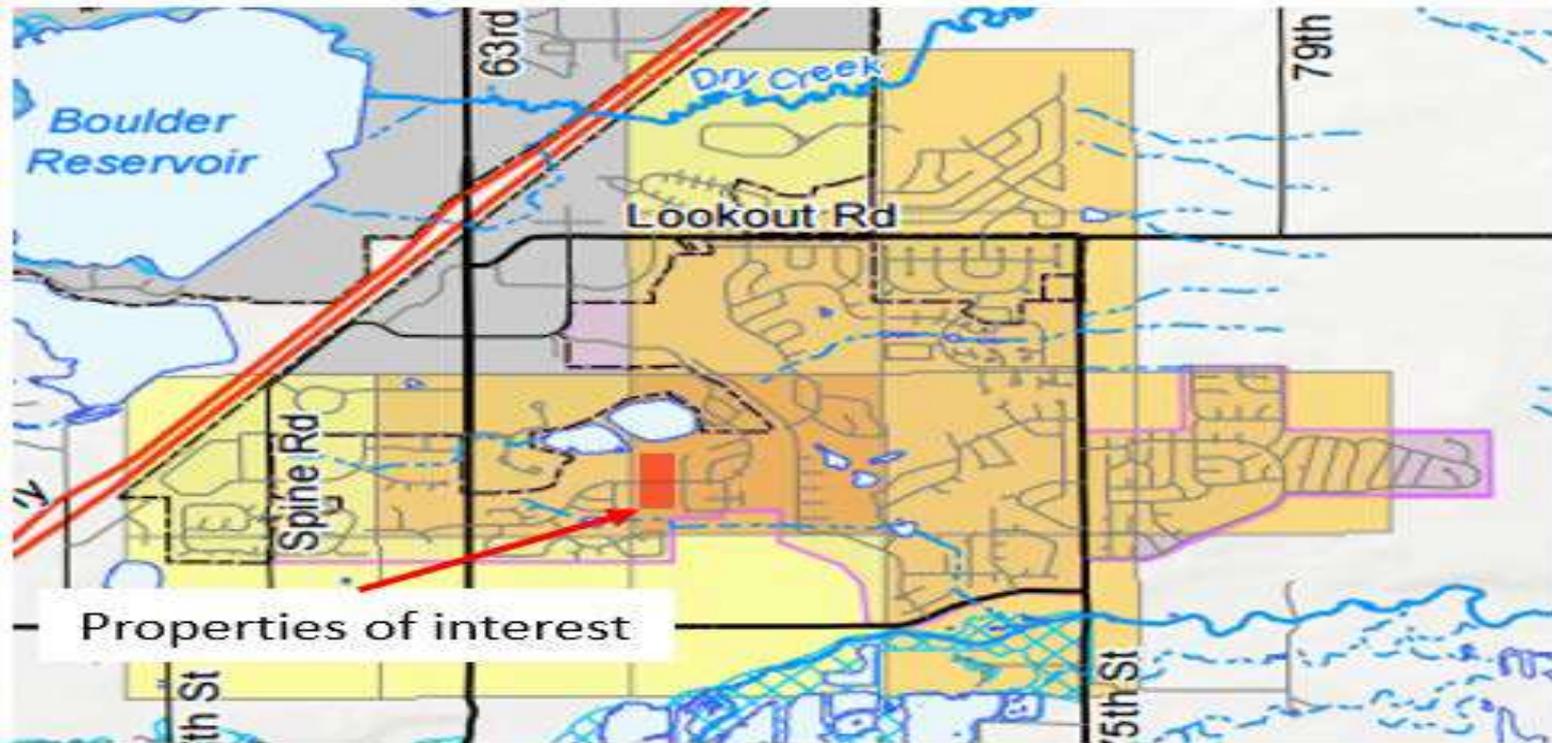
662 Units Total (56% increase)



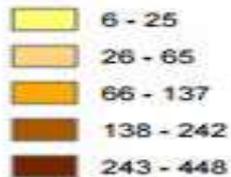
INFRASTRUCTURE

- 10 water main breaks in RFH alone – It's been stated by people who maintain such systems:
 - "It would be 'crazy' to add to the density of Twin Lakes"
- RFH owns all of the existing storm water drains
 - Any new development would require completely new infrastructure
 - Design is at capacity
- Question on repairing pipes vs. paving the roads

HYDROLOGY



FEMA Individual Assistance Applicants



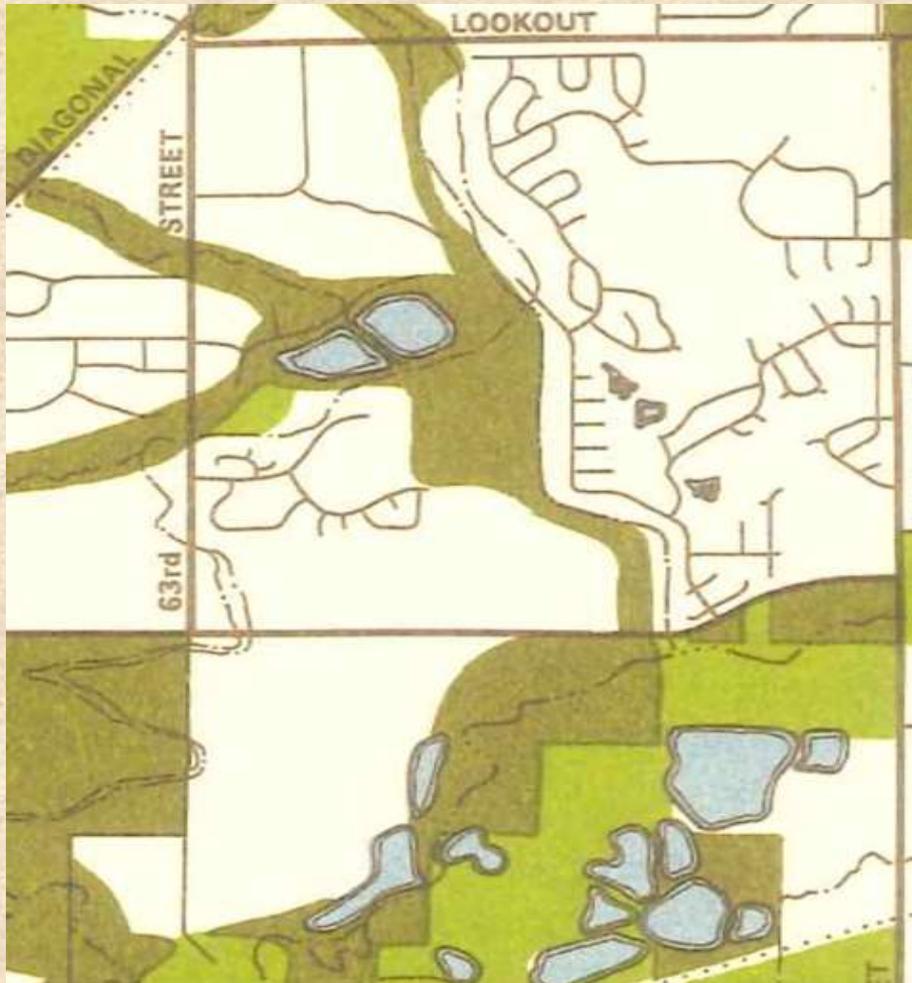
Preliminary Urban Flooding Extents

Note: This map shows the number of applicants for FEMA assistance within a geographic grid. Any cell of the grid with less than 5 applicants is not shown to protect the privacy of the applicant. This data is taken directly from FEMA's situational awareness map viewer (<http://fema.maps.arcgis.com/home/>)

HYDROLOGY



WILDLIFE CORRIDOR



The area south of Twin Lakes has been planned as open space in the BVCP since 1970, not planned for development

LANDS OF AGRICULTURAL IMPORTANCE

- USDA – US Department of Agriculture
- NRCS – National Resources Conservation Services
- FPPA – Farmland Protection Policy Act
- **Prime Farmland**
 - North Parcel 62.3%
 - South Parcel 91.7%
- **Farmland of Agricultural Importance**
 - North Parcel 37.7%
 - South Parcel 8.3%
- AG 1.01 “It is the policy of Boulder County to promote and support the preservation of agricultural lands and activities within the unincorporated areas of the county, and to make that position known to all citizens currently living in or intending to move into this area.”

SUB-COMMUNITY PLANNING

- What's the Rush?
- Gunbarrel Center = disaster
- Is the review process is broken?
- Hesitant to discuss Planning Reserve – why is Gunbarrel Different

LEGAL?

- Liability for water damages
 - 90 years of legal precedent
 - City and County could be liable in perpetuity
 - Who pays?!? We all do!
 - These issues were presented at meetings

LEGAL???

- Annexation through Open Space.....
- Setting of legal precedent
 - Can all lands now be annexed through publicly owned open space
 - Isn't that a violation of State Law
- What prevents the creation of new enclaves that will then be FORCED into the city?
- That's not why we taxed ourselves for OS

SUMMARY

- Keep to our TLAG mission
- Density and Hydrology largest concerns
- Infrastructure and jurisdiction issues remain
- Impacts on Wildlife and Ecology important to many, not just in Gunbarrel
- Land use changes are long term and follow the properties
 - Up-Zoning and spot zoning are hard to remove