

**Twin Lakes Stakeholder Group**  
**April 27, 2016 – 4 pm to 7 pm**

*Location: Board Room at Boulder Valley School District Office at 6500 Arapahoe*

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- 4:00 pm**      **Welcome and Introductions**
- 4:05 pm**      **Review Draft Summary and Draft Protocols**
- Necessary changes to summary
  - Necessary changes to protocols
  - Agreements to finalize and post
- 4:30 pm**      **Stakeholder Interests in the Twin Lakes Properties**
- BCHA, BVSD, and TLAG will each provide a 10-minute presentation to share their respective interests associated with the Twin Lakes properties. Group discussion to further understand and refine the stakeholder interests will follow the presentations.
- 5:30 pm**      **Break**
- 5:40 pm**      **Staff Responses to Stakeholder Questions**
- City and County planning staff will respond to stakeholder questions provided via email in advance of the meeting. Staff will prioritize responding to questions related to the Boulder Valley Comprehensive Plan process and the associated land use designation questions. Following the staff presentation, the group will determine what questions remain to be answered, whether they are associated with the land use designation issues or with the site review process, and how they can be addressed in the future.
- 6:45 pm**      **Next Steps**
- Will this group meet again?
  - If so, what are the agenda items for the next meeting?
  - What will be the meeting schedule going forward?
- 7:00 pm**      **Adjourn**

**TWIN LAKES STAKEHOLDER GROUP  
 PROTOCOLS  
 APRIL 28, 2016  
 FINAL**

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***Purpose***

As is indicated in the motion passed by the Boulder City Council, the purpose of the Twin Lakes Stakeholder Group is to engage in a facilitated discussion regarding the two Twin Lakes properties. The group will engage in shared learning and increase their common understanding of the issues and interests at play regarding these properties, the needs of and impacts to the surrounding neighborhood, and the needs of and impacts to the broader Boulder community. The Stakeholder Group will make recommendations regarding the number of units appropriate for the sites, questions for future studies on the sites, and other aspects regarding the future use of the two property that emerge during their discussion.

The Stakeholder Group will make recommendations to City of Boulder (City) and Boulder County (County) staff as they consider proposed changes to the land use designation for the properties in the Boulder Valley Comprehensive Plan and made recommendations to the 4 deciding bodies overseeing the Comp Plan. Staff is committed to taking recommendations from the Stakeholder Group very seriously. City Council, the Board of County Commissioners, the City of Boulder Planning Board, and the Boulder County Planning Commission will receive the full recommendations from the Stakeholder Group. The four bodies are not bound to honor the recommendations of the Group but are expected to review them and give them due consideration.

***Membership and Alternates***

Boulder County Housing Authority, Boulder Valley School District, and the Twin Lakes Action Group will each identify up to three members to participate in the Stakeholder Group. Each member entity may have up to 2 alternates. Members and alternates are expected to remain up to date on the Group’s discussion so that there is not need to backtrack to bring alternates or absent members up to speed during meetings.

<b>Members</b>	<b>Entity</b>
Frank Alexander	BCHA
Norrie Boyd	BCHA
Brian Lay	TLAG
Rolf Munson	TLAG
Dave Rechberger	TLAG
Glen Segrue	BVSD
Ian Swallow	BCHA
<b>Alternates</b>	<b>Entity</b>
Susan Lambert	TLAG

***Representation***

Members will be representing their respective entities’ perspectives in the discussion. They will consult with their respective colleagues, leadership, and/or constituents between meetings to ensure that they are able to provide effective representation.

***Subcommittees***

The Stakeholder Group may create subcommittees if they are needed or desired. Subcommittees will have a clear charge from the Group and will not have decision-making authority on behalf of or in lieu of the full Stakeholder Group.

**TWIN LAKES STAKEHOLDER GROUP  
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***Decision Making***

The Stakeholder Group will strive to reach decisions by consensus. If consensus cannot be reached, the number of Group members supporting and opposing a specific proposal or recommendation will be noted in the meeting summary and in a final report, along with the associated reasons for both supporting and opposing perspectives. For any decision point, two TLAG, one BCHA, and one BVSD representative must be present.

The Stakeholder Group will provide input to City of Boulder (City) and Boulder County (County) staff as they consider proposed changes to the land use designation for the properties in the Boulder Valley Comprehensive Plan and made recommendations to the 4 deciding bodies overseeing the Comp Plan. Staff is committed to taking recommendations from the Stakeholder Group very seriously as part of the Comp Plan review process. City Council, the Board of County Commissioners, the City of Boulder Planning Board, and the Boulder County Planning Commission will receive the full set of items agreed to among the parties and any recommendations from the Stakeholder Group. The four decision-making bodies are not bound to honor the recommendations of the Group but are expected to review them and give them due consideration.

***Agency Roles***

Members of City of Boulder and Boulder County staff are expected to participate in Stakeholder Group meetings as informational resources, but they are not parties to the discussion and their consent is not required for the group to find agreement. City and County staff will work with the facilitator prior to each meeting to ensure the appropriate technical, policy, and planning information and documents are made available to the group. Staff may also provide the facilitator with suggestions for the process, but the facilitator and the stakeholder group will determine how the process will proceed. While the City and County will be paying the facilitator, the facilitator will work for the Stakeholder Group and will not be directed by the City or the County.

***Public Meetings***

All Stakeholder Group meetings are public. All meeting locations, agendas, and finalized meeting summaries will be posted on the City of Boulder website. Links will also be provided from the County website.

***Public Participation***

Public comment will be received in writing. All comments should be submitted to the facilitator ([heather@peakfacilitation.com](mailto:heather@peakfacilitation.com)). The facilitator will distribute all comments received to all members of the Stakeholder Group. City staff will post comments on the website no less frequently than once every two weeks. Those submitting public comments are encouraged to focus comments on the work of the Stakeholder Group at its meetings and to frame them in a constructive manner.

***Documentation***

The facilitation team is responsible for preparing timely and detailed meeting summaries. Draft summaries will be distributed to the Stakeholder Group within one week of each meeting. Suggestions for revision will be invited with a comment deadline provided. The facilitation team will use their judgment about which proposed changes can simply be made to the draft summary and which, if any, require the discussion and consent of the group. Final meeting summaries will be distributed to the Stakeholder Group and posted to the website. Draft documents will not be circulated outside of the Stakeholder Group and immediate staff support team.

**TWIN LAKES STAKEHOLDER GROUP  
PROTOCOLS  
APRIL 28, 2016  
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***Meeting Frequency and Duration***

The Stakeholder Group will meet every other Wednesday in the afternoon/evening. Meetings will be 3 hours in length and will occur in or around Gunbarrel as much as possible.

***Media Interaction***

Stakeholder Group members may speak to the media to express their own perspectives but will not represent the opinions of the Group as a whole or of any other members.

***Other Interactions***

Members will refrain from representing the opinions of other members or the entire Stakeholder Group when interacting with City Council members.

***Transparency***

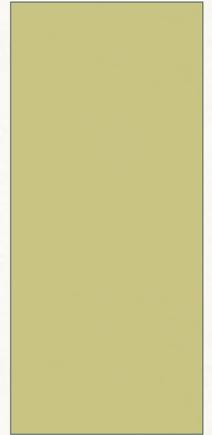
If something noteworthy or impactful to this process occurs outside of meeting time, members will share that information with each other to foster a trusting environment. Members can share any pertinent information during meeting time or email it to the facilitator for dissemination. Requests for information from the City or County should be streamlined whenever possible.

## Differentiating Interests from Positions

Positions	Interests
<u>What</u> I want or need	<u>Why</u> I want or need it
Often binary/absolute (yes/no, yours/mine, right/wrong, etc.)	Describes the motivation for a need or want
Distributive (resources can and will be divided)	Integrative (stakeholders' interests can be integrated for shared gain)
Involves stakeholders claiming their piece of the pie	Involves stakeholders <u>creating</u> new solutions and new "pie"
Involves win/lose dynamics	Involves win/win dynamics
Stakeholders seek to maximize their own gains and minimize their own losses	Stakeholders seek to maximize joint gains
Best outcome: everyone gets about half of what they want	Best outcome: everyone gets most or all of what they want
Allows for a single solution: <i>this one</i>	Allows for multiple possible solutions
<p>Example: This river floods; we need a dam.</p> <p><i>Solution = build a dam.</i></p>	<p>Example: This river floods; we need to do something to stop the flooding.</p> <p><i>Solution = build a dam OR create wetlands for flood water retention OR build multiple small diversions to slow water as it reaches the stream OR reduce impervious areas in upstream areas so water percolates into the ground instead of running off</i></p>



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.

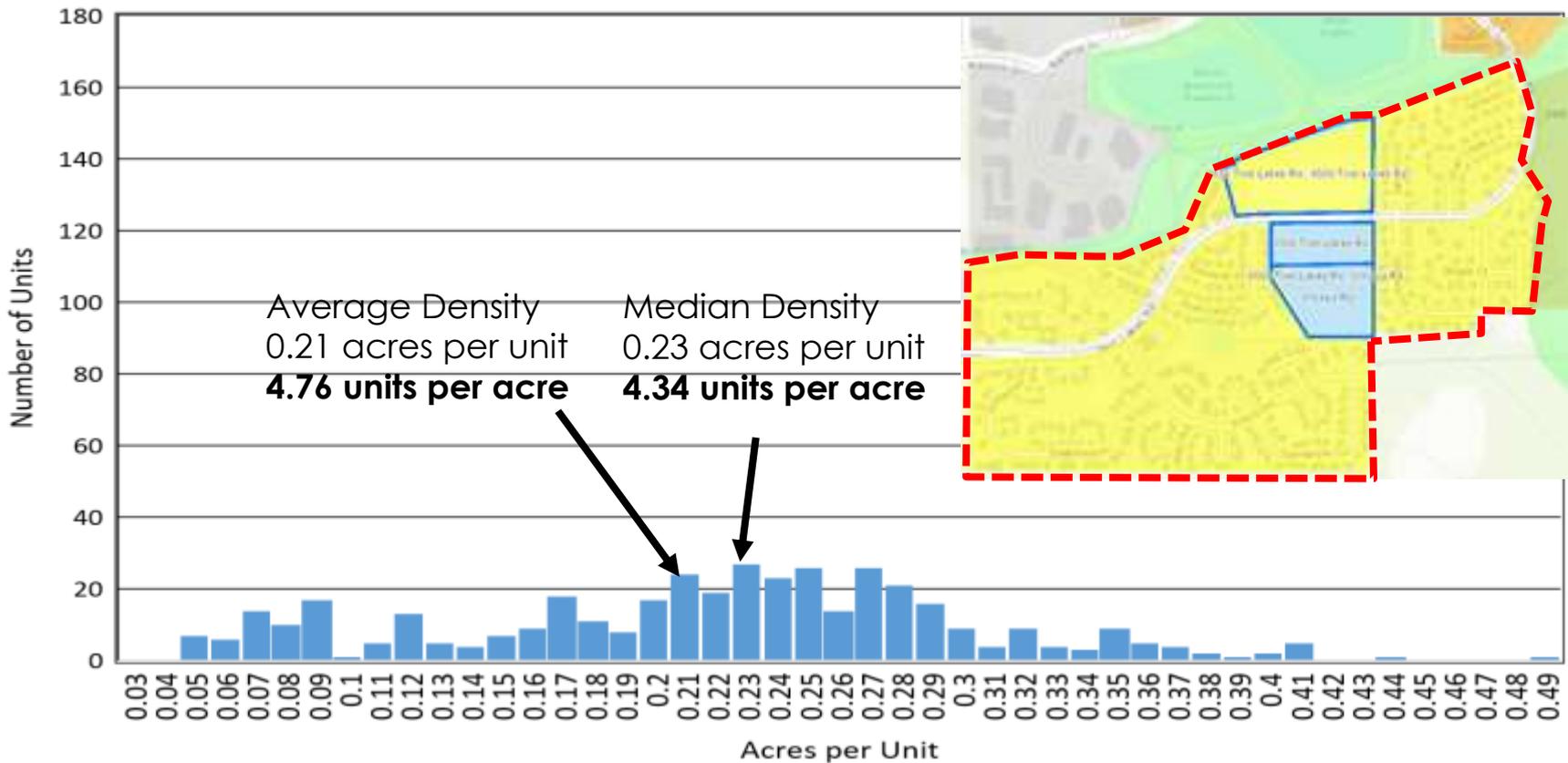
# DENSITY

- 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 NEIGHBORHOOD DENSITY

Number of Units vs. Acres per Unit  
422 Units Total

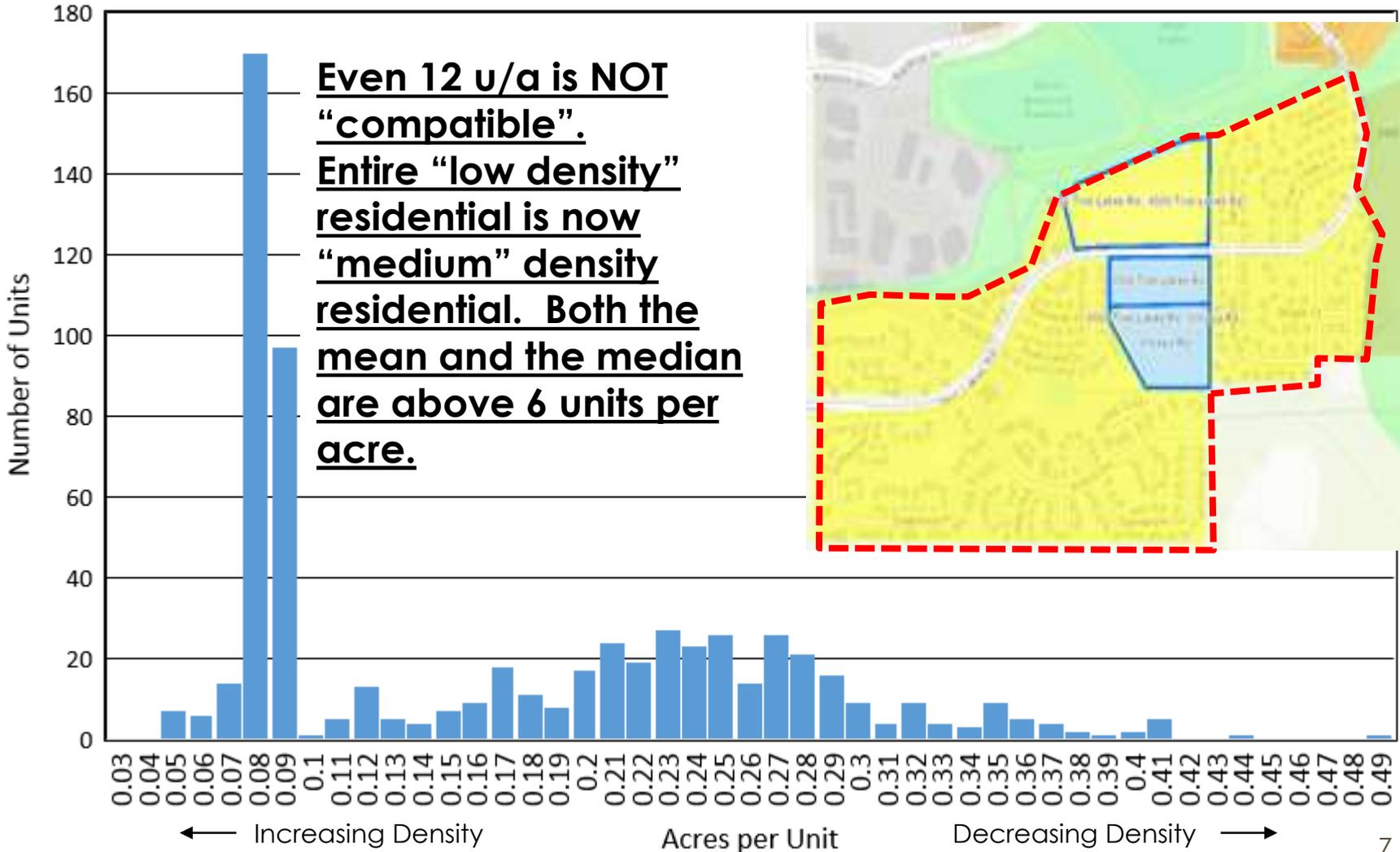


← Increasing Density

Decreasing Density →

# IF DEVELOPED AT ONLY 12 UNITS / ACRE

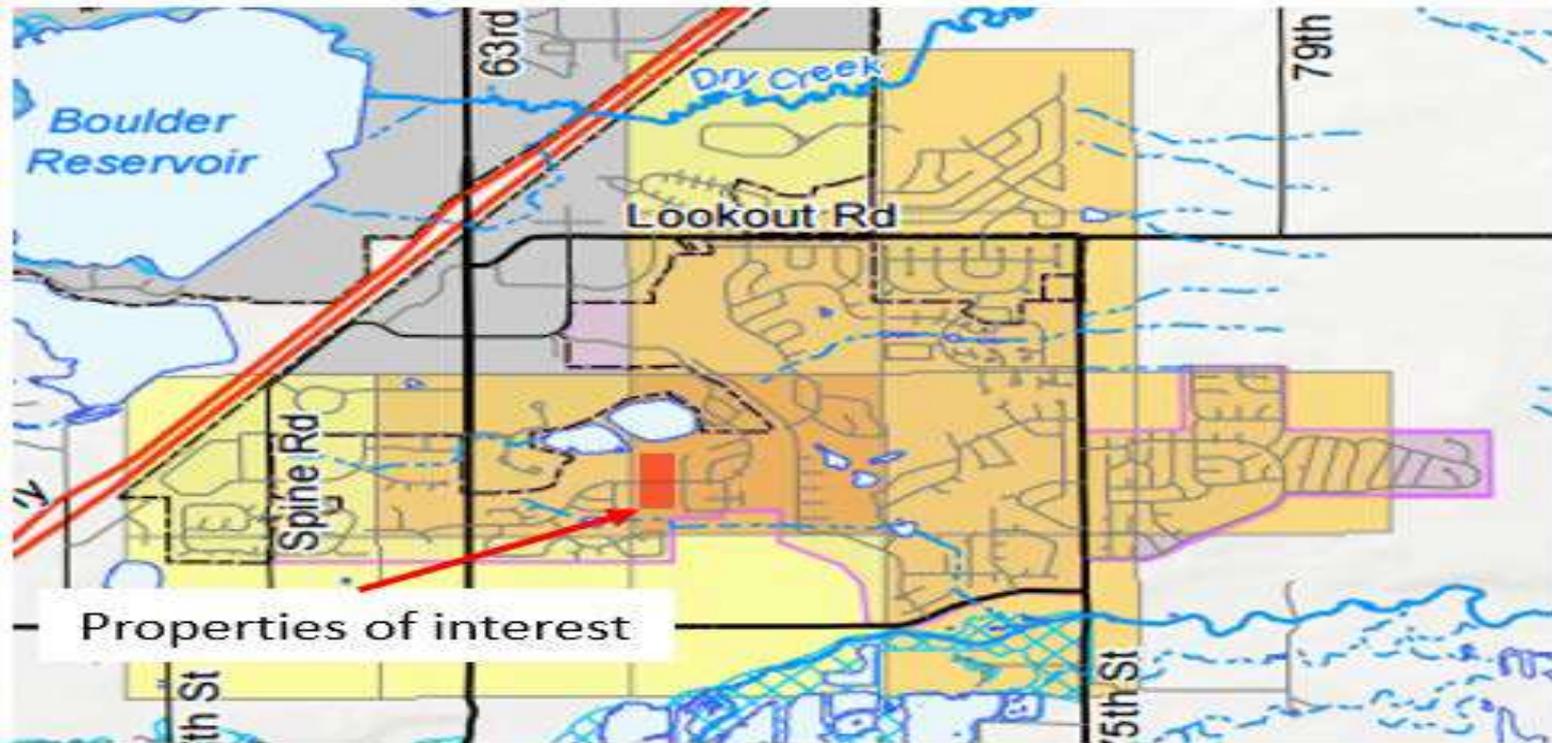
662 Units Total (56% increase)



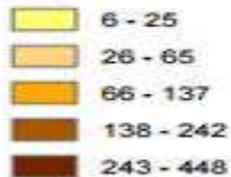
# INFRASTRUCTURE

- 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**



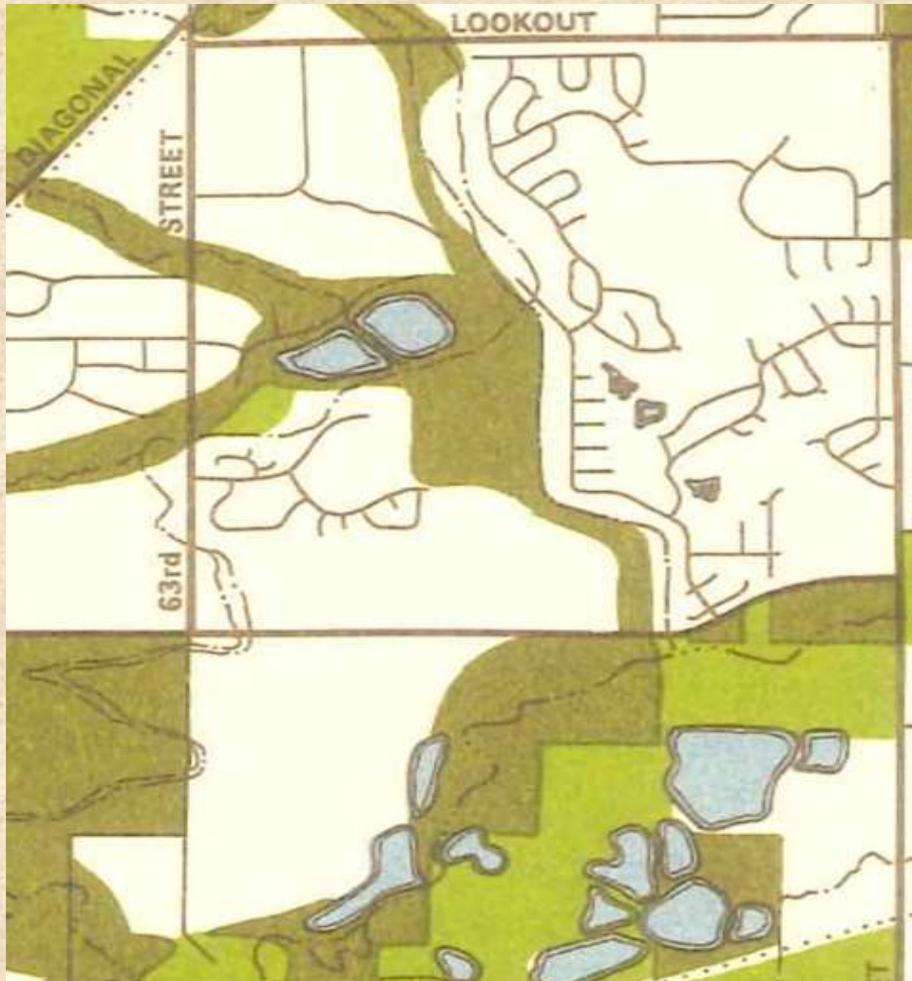
**Preliminary Urban Flooding Extents**

*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?

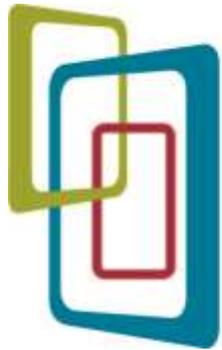
- Liability for water damages
  - 90 years of legal precedent
  - City and County could be liable in perpetuity
  - Who pays?!? We all do!
  - These issues were presented at meetings

# 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



BOULDER COUNTY  
**HOUSING**  
AUTHORITY



**Boulder Valley**  
School District

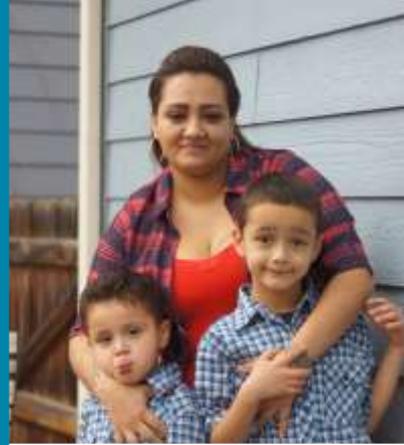
## **BCHA-BVSD Partnership to Address Affordable Housing Crisis in Boulder County**

**April 27, 2016**

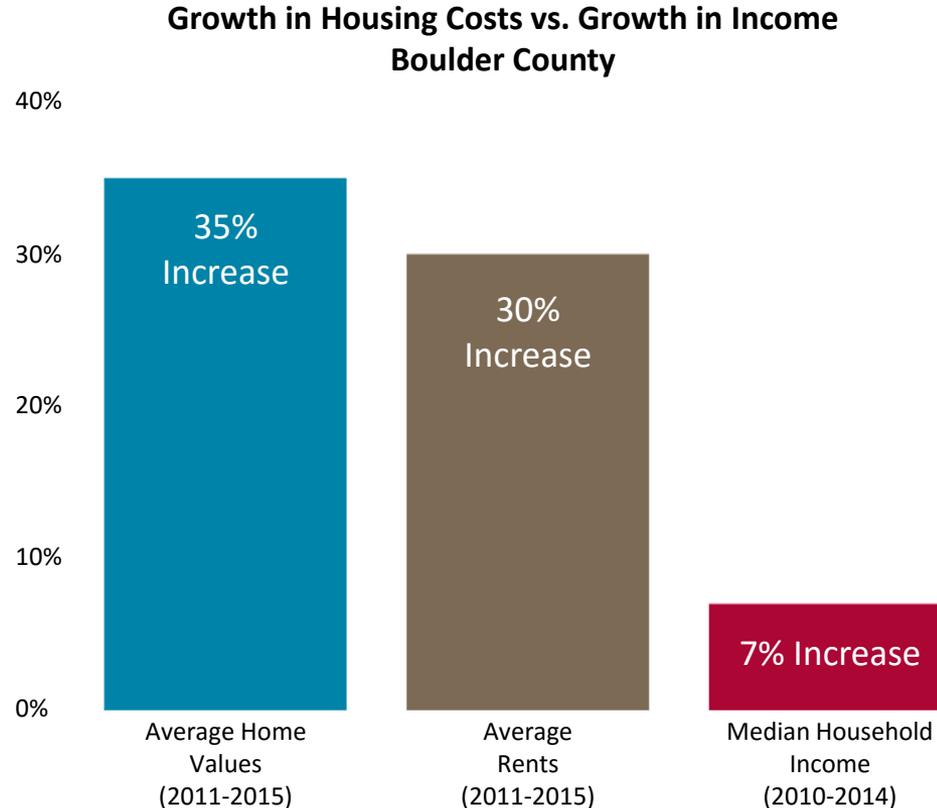
# What We Know

- Boulder County is in an affordable housing crisis
- Increasingly difficult for people to live in the communities in which they work
- Communities across the county see rising housing costs, median home values and average rents increasing rapidly in recent years
- Colorado's northern Front Range has one of the hottest housing markets in the country, with Boulder Denver, Greeley and Fort Collins setting records in March 2016 for gains in home prices.\*
- High costs are exacerbated by extremely low vacancy rates

\*Source – Denver Business Post 4/20/16



# Boulder County Housing Costs Far Outpacing Income Gains



Sources: Census data; Zillow.com  
(most recent data available)

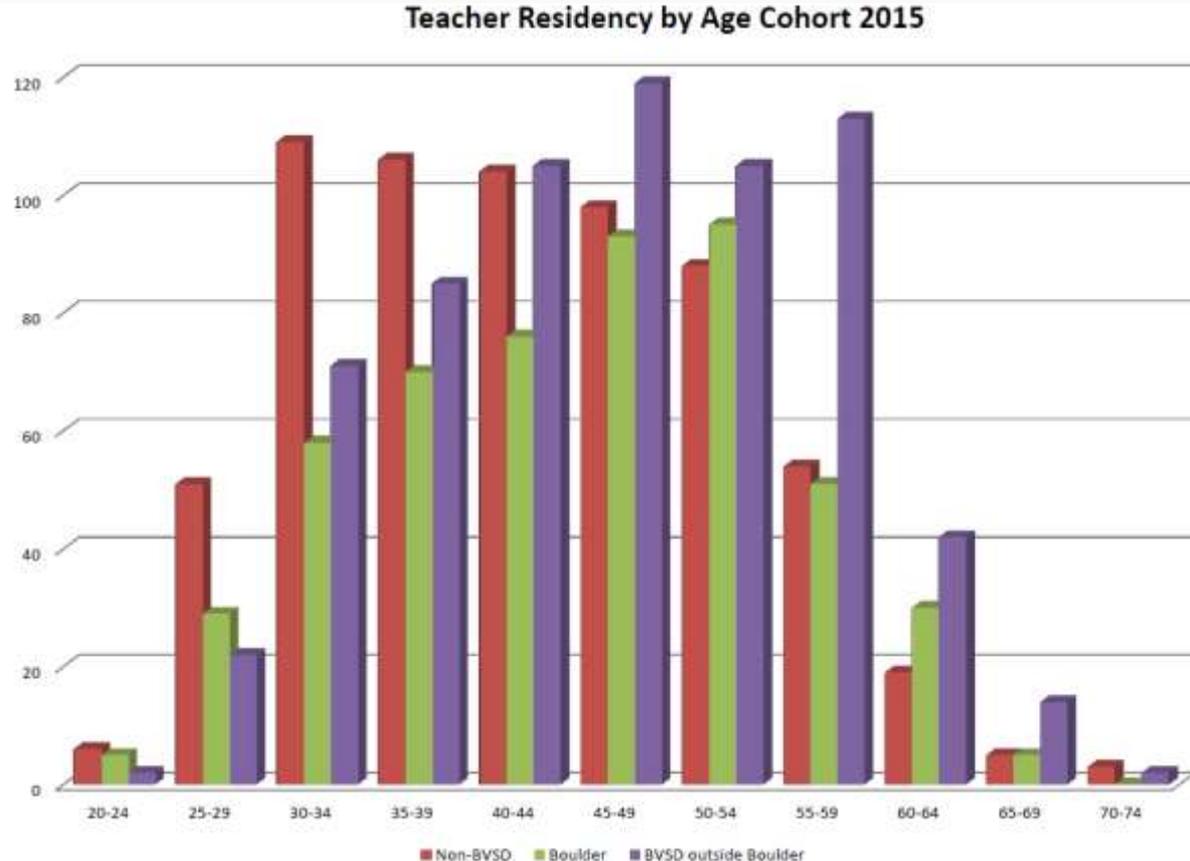
# What We're Hearing from Our Community

2015 Boulder Valley  
Comp Plan Survey:  
cost of housing top concern

BVSD employee outreach:

500+ employees expressed  
interest in affordable  
housing *within* district  
boundaries

New younger labor pool less  
likely to live in Boulder





# BCHA-BVSD Twin Lakes Partnership

## A once-in-a-generation opportunity

- Rare availability of affordable land suitable for housing, with good proximity to public infrastructure, community services, jobs;
- Located in an area with limited permanently-affordable housing;
- Supports those who serve our community, including school district employees;
- BVSD and BCHA are service providers that rely heavily on a skilled and talented workforce that is committed to the community;
- BVSD leverages BCHA's depth of housing development experience and support, and BCHA leverages BVSD's ability to build stability within families and to strengthen community connections ;
- Planning both properties simultaneously will allow for better site planning and alignment of amenities.

# BCHA-BVSD Twin Lakes Partnership

Long-term property owners with community-based missions

Envision a permanently-affordable housing development that:

- Provides broad community benefit
- Matches surrounding neighborhood in density and design
- Respects environment and wildlife
- Specific neighborhood-serving amenities

**BCHA's 6655 Twin Lakes Road property (10 acres)**

**BVSD's 6500 Twin Lakes Road and 0 Kalua Road properties (10 acres)**



# BCHA-BVSD Twin Lakes Partnership: Who Might Qualify?

50%  
AMI



**Kate:** new teacher; salary: \$43,074/yr.

**Joe:** cares for elderly father

**Rent:** \$1,350/mo.

*median price for a 1-BR in Boulder County*

**38%** of income goes toward housing,  
limiting funds for other necessities

Affordable unit could save them  
\$400 per month

*A recent interest list formulated by BVSD administration attracted over 500 employees of varying income ranges interested in affordable housing in Gunbarrel*

60%  
AMI



**Bill:** custodian; salary: \$34,379/yr.

**Mary:** part-time child care worker

**Combined income:** \$59,750/yr.

Two school-age children

**Rent:** \$2,350

*median price for 3-BR in Boulder County*

**HALF** of income goes toward housing,  
family living paycheck-to-paycheck

Affordable unit could save them  
\$700 per month

# What are Other School Districts Doing?



LA Unified School District: Currently building three housing developments for LAUSD employees



Newark, NJ: Providing 214 units of rental housing for teachers



Teton County, WY: Building 11 homes for teachers on school owned property



Roaring Fork School District: Seeking to provide up to 89 housing units for district employees.

# Collaboration



Collaboration results in better designs, community ownership, mutual benefits for neighbors, developer, and clients.

# Collaboration in Lyons--What did you love about your neighborhood before the flood?

Quiet Setting

Presence of Wildlife

Diversity of my Neighbors – All Types of People Lived Here

Everyone Wanted Each Other to Succeed

We Supported and Looked Out for One Another

A Porch Community

Private

Stop By Without Calling

Safe

People Knew You

Sound of Children - Laughter

Pets / Pet Sitting

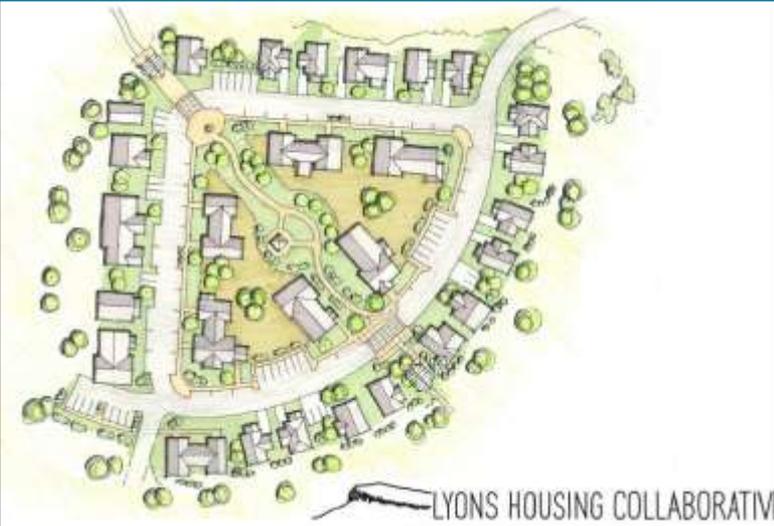
Dark Night Sky

No Traffic

# Collaboration in Lyons--landscape and amenities findings



Native Plants and Stone



LYONS HOUSING COLLABORATIVE



Walking Trails, Gardens and Play Areas

# Community and BCHA Collaboration

24 City staff meetings and 17 community meetings



**“Fix the traffic.”**

**“I want a walkable neighborhood.”**

**“It’s hard to find a handicap accessible home in my community.”**

**“I don’t want to move to assisted living.”**

**“I can’t stand my commute – I want to live where I work.”**

**“We really like community gardens.”**

**“We want more one-bedroom units.”**

**“We don’t want a ‘Project’, we want a small-scale neighborhood.”**

**“Incorporate fitness into the plans.”**

**“Make spaces for public sculpture and art.”**

**“I want to be able to see my child when he is playing outside.”**

# Collaboration

What amenities would make you want to live here?



**Kestrel**  
LOUISVILLE, COLORADO

# Collaboration

What features would make you wary?



# Collaboration

## Community Feedback



### What we've heard:

- Provide opportunities for seniors outside of a senior only building
- Provide unique open space
- Make sure units are accessible

### How we've responded:

- Increased the number of one-bedroom units across the site
- Integrated seven unique pocket parks with varying themes
- Ensured that nearly  $\frac{1}{4}$  of all units are fully accessible and visitable
- Provide community gardens with raised beds for wheelchair accessibility

**Our interest list currently has over 250 households**

# Results of Collaboration



## Kestrel

- Louisville
- 200 new units
- Density minimized with smaller scale structures, ample greenspace, focused on pedestrians and bikes
  - 129 family units
  - 71 units for age 55+
- Scheduled to open in 2017

Thank you!



# Twin Lakes Stakeholder Group Questions for Staff

APRIL 27, 2016

## BVCP Process/Methods

Explain how evaluation for the BVCP can be so comprehensive when it does not address Gunbarrel as a sub-community. Why does such a plan only address individual properties?

The Boulder Valley Comprehensive Plan (BVCP) is a policy document. It is a community wide plan. Subcommunity and Area plans address parts of the city at a more detailed level as needed and are separate from the BVCP.

### Adopted Subcommunity and Area Plans:

- Boulder Plaza Subarea Plan, 1992
- North Boulder Subcommunity Plan, 1995
- University Hill Area Plan, 1996
- Crossroads East/ Sunrise Center Area Plan, 1997
- **Gunbarrel Community Center Plan, 2004**
- Transit Village Area Plan, 2007
- Junior Academy Area Plan, 2009

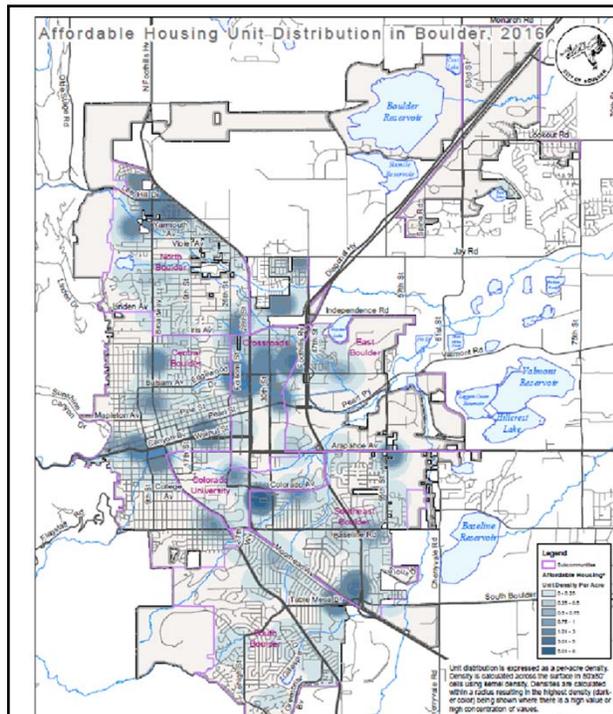
## BVCP Process/Methods

How is the Staff going to specifically and impartially evaluate the merits of TWO land use changes that have been proposed? Not just discussions on density.

Staff's role is to analyze and formulate recommendations for decision makers. Staff bases the analysis on related 2010 BVCP policies and core values, public comments and input, community needs, site characteristics, infrastructure, etc.

How is each section of the Comprehensive plan weighted during evaluation?

There is no specific weighing of BVCP policies or sections of the Comprehensive Plan as part of the staff analysis.



## Affordability and Housing

What percentage of Gunbarrel is affordable in comparison to the broader City of Boulder?

**Gunbarrel Population Renting:** 32%  
(37% BoCo; 51% City of Boulder)

**Gunbarrel Housing Cost-Burdened Renters:** 47% (55% BoCo)

## Affordability and Housing

What is the current projected build out for Gunbarrel in terms of housing? Job projections?

**Housing:** +825 (current dwelling unit number for Gunbarrel is 5,117)

**Jobs:** +2,429 (current employee number for Gunbarrel is 12,747)

## Annexation, Zoning, and Density

Which zoning designations would likely be applied if the property were to be annexed under its current Low-Density designation? Mixed-Density?

[There are a range of zoning districts for each designation.](#)

What are some examples of recent developments under these zoning designations throughout the City?

[Northfield Commons](#)

What are some examples of recent development in the 6-12 du/ac range?

[Additional analysis is underway.](#)

## Annexation, Zoning, and Density

Does Mixed Density typically allow for a broader range of community benefit amenities than the low-density designation?

Not specific to any one designation, each annexation is evaluated based on BVCP Policies...

**1.18 Growth Requirements.** "...urban growth must add significant value to the community, improving quality of life. The city will require development and redevelopment as a whole to provide significant community benefits, achieve sustainability goals for urban form, and to maintain or improve environmental quality as a precondition for further housing and community growth."

### 1.24 Annexation.

- a) "Annexation will be required before adequate facilities and services are furnished."
- b) "The city will actively pursue annexation of county enclaves...and Area II properties..."
- c) "Annexation of existing substantially developed areas will be offered in a manner and on terms and conditions that respect existing lifestyles and densities..."
- d) "...the city will annex Area II land with significant development or redevelopment potential only if the annexation provides a special opportunity or benefit to the city. For annexation considerations, emphasis will be given to the benefits achieved from the creation of permanently affordable housing....the following may also be considered...reduction of future employment projections, land and/or facilities for public purposes over and above that required by the city's land use regulations, environmental preservation, or other amenities determined by the city to be a special opportunity or benefit..."

## Annexation, Zoning, and Density

What percentage of a development is required to be dedicated as open space under Mixed Density? Under Low Density?

The open space requirement is related to private open space for each unit. Each zoning district has a unique set of standards (Title 9 of the city's code).

## Annexation, Zoning, and Density

Why does BCHA feel the land at 6655 Twin Lakes cannot be developed without annexation?

BCHA will need to secure city water and sewer services for development on parcels. The most logical approach to secure services for the parcels is through annexation. The Area II designation is also consistent with BCHA's plans to annex.

Note that the maximum density allowed under county regulations would be 1 du/acre, or 9 – 10 units as a formal platted subdivision. Development of one unit per acre would limit the ability to maximize open space on the properties.

## Annexation, Zoning, and Density

Why does BCHA feel annexation through open space does not violate State law?

The "skipping rule" in C.R.S. 31-12-104(a)(1) prohibits "skipping" over and ignoring County-owned open space that is under County jurisdiction for purposes of obtaining contiguity for annexation.

The statute allows a municipality to ignore certain types of property for purposes of contiguity (roads, state-owned land, etc.), but exempts County-owned open space from what can be skipped over. This does not, however, preclude a County from seeking annexation of its open space because using it for contiguity is not "skipping" over it.

## **Annexation, Zoning, and Density**

Why does POS feel it is appropriate to allow annexation of open space for BCHA, but not for the Archdiocese?

The Archdiocese had general discussions with Parks and Open Space in 2006 about the development process and procedures for their property. No specific plan or request was presented. The Archdiocese chose not to pursue the situation further.

What does the existing sub-designation of open space on 6655 Twin Lakes mean?

Need clarification on this question.

## **Annexation, Zoning, and Density**

BVSD: How can BVSD limit eligibility to the property at 6600 Twin Lakes to only BVSD employees when it partners with BCHA/BHP?

## Annexation, Zoning, and Density

How is the latest very great increase in density in Gunbarrel as a whole evaluated and reviewed and considered when possibly creating additional density? How large of a surrounding area is used to create an "average" density for a particular lot? How is density defined?

## Community Benefit / Amenities

What types of community benefit have previous annexations supported by staff included?

The most defined and explicit community benefit in the BVCP (Policy 1.24) is for provision of affordable housing (40-60% of all units).

Other recent benefits include historic preservation, open space dedications, public trails, etc. For example, for the Boulder Jewish Commons (now under construction), the property owner dedicated several acres of adjacent land to the city for wetlands preservation/restoration.

## Community Benefit / Amenities

If the developer were to construct a natural open space buffer, would the City be interested in owning and maintaining the open space buffer as a public amenity or would they prefer the developer to own and maintain, or is this open for negotiations?

If the developer were to construct a park of 2 acres or more, would the City be interested in the developer making a public land dedication for the City to own and maintain, or would the City prefer the developer to own and maintain, or is this open for negotiations?

Too early to know, but typically the City does not want small scattered parcels due to increased cost. Most likely scenario is developer would own and maintain.

## Site Review

What specific studies would be required of the applicant during an annexation/initial zoning/site plan review process?

[Site review process and criteria ...](#)

[https://www2.municode.com/library/co/boulder/codes/municipal\\_code?nodeId=TIT9LAUSCO\\_CH2REPR\\_9-2-14SIRE](https://www2.municode.com/library/co/boulder/codes/municipal_code?nodeId=TIT9LAUSCO_CH2REPR_9-2-14SIRE)

When was the last hydrology study, and what were the results?

When was the last traffic study, and what were the results?

When was the last employment study, and what were the results?

When was the last wildlife study, and what were the results?

When was the last infrastructure study, and what were the results?

[Topics for future meetings.](#)



## Compatibility / Surrounding Area

How does City Council/Planning Commission ensure development is compatible? What are their discretionary tools?

[Site review process and criteria.](#)

What are RTD's long-term plans for the Diagonal Highway corridor?

RTD is starting a study this fall on Bus Rapid Transit for the Boulder - Longmont corridor (\$3.5M for preliminary engineering and NEPA approval).

## Other

What happens to the properties after any potential developmental tax incentive expires?

What are the precedents for BHP and BCHA to create the "in the City but owned by County" relationship?