



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: June 16, 2020

AGENDA TITLE: Call-Up Item: Concept Plan Review (LUR2020-00014) for input on a proposal for a 5.5 acre property located at 5691 South Boulder Road in advance of a future annexation application. The concept is illustrated with four new single-family lots and remodeling of an existing single family home at the east end of the site. Reviewed under case no. LUR2020-00014.

PRESENTER/S

Jane S. Brautigam, City Manager
Mary Ann Weideman, Interim Director of Planning & Development Services
Charles Ferro, Development Review Manager, Planning
Elaine McLaughlin, Senior Planner

EXECUTIVE SUMMARY

The purpose of this item is for the City Council to consider whether to call up the above-referenced application for review and comment. On June 4, 2020 the Planning Board held a virtual meeting and reviewed and commented on the proposal. The City Council may call up a Concept Plan application for a public hearing within thirty days of the board's review. The call up period expires on July 5, 2020. City Council is scheduled to consider this application for call-up at its **Jun. 16, 2019** public meeting.

The staff memorandum to Planning Board, minutes, recorded video, and the applicant's submittal materials along with other related background materials are available on the [city website for Planning Board](#). The applicant's submittal package is provided in **Attachment A**.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- **Economic:** None identified.
Environmental: None identified at the time of Concept Plan Review.
Social: The proposed Concept Plan proposes community benefit of two permanently affordable residential units on a 5.5 acre Residential – Low 1 (RL-1) planned property.

OTHER IMPACTS

- Fiscal: no fiscal impacts are anticipated.
- Staff time: the application was completed under standard staff review time.

BOARD AND COMMISSION FEEDBACK

At the virtual public hearing on June 4, 2020, the Planning Board heard presentations by staff and the applicant, and asked questions following each presentation. During the public hearing, six members of the public addressed the board regarding the proposal.

At the public hearing, the Planning Board discussed three key issues: (1) is the Concept Plan consistent with the Boulder Valley Comprehensive Plan (BVCP) Land Use Plan and policies; (2) does the proposed residential land use meet the intent of community benefits for annexation; and (3) what are the options for access into the site?

Regarding consistency with BVCP policies a majority of the board agreed the applicant should consider additional community benefit for the future annexation in keeping with recent residential annexations with additional development potential. As was discussed, given the size of the property at 5.5 acres (or 239,580 square feet) and the proposed RL-1 zoning that allows for one dwelling unit per 7,000 square feet, a greater number of residential units, between 12 and 20, could be built than was shown in the Concept Plan that would, in turn, provide more permanently affordable residential units. In addition, it was noted that the small, planned Conservation Easement over a portion of the existing hayfield was not accompanied by any documentation to suggest that area of the site be preserved in such an easement.

The board also noted that, while the Comprehensive Plan anticipates residential land use for this Planning Area II site, if the applicant does not want to develop the property, that the bulk of the land could be sold or held in a conservation easement, and just the existing home could be annexed to receive city water and sewer. The example given was of the Old Tale Road and Gapter Road annexations in 2010. In that regard, staff notes that those examples, unlike the subject site, were substantially developed properties with no additional development potential. These properties were annexed to provide city water to the properties and remove septic systems within the conveyance flood zone of the South Boulder Creek. The BVCP does not anticipate provision of community benefit upon annexation of substantially developed properties.

The board also noted that the applicant should consider Residential Low – 2 (RL-2) zoning on the site, rather than Residential Low – 1 (RL-1) that could offer a greater variety of residential uses including small lot residential; paired homes or duplexes that the RL-1 zoning would not. The board discussed the opportunity to cluster the development toward 55th Street and thereby allow a greater number of units on a smaller percentage of the site; keeping open a large portion of the site.

The board also indicated support for the use of the existing access lane into the site, that may necessitate a request for variance to the City's Design and Construction Standard (DCS) through Annexation. As was noted, the applicant's family had created a double row of trees aligning the entry drive into the property over several decades that they would like

to retain as the access. The DCS standards require that access points be offset from other access points on a collector street by 150 feet, whereas the existing access point is offset by an existing driveway on 55th Street by 120 feet. The board noted the use of the existing access drive would be supportable given the long term use of the access and the relatively low number of trips per day that would be likely after development.

PUBLIC FEEDBACK

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject property. The requirement for sign posting found in Section 9-4-3, BRC 1981 was waived pursuant to the disaster emergency authority granted to the city manager in Section 2-2.5-11(g) (7), B.R.C. 1981. A sign was posted on the property a minimum of 10 days prior to the hearing, and was also posted prior to the rule that suspended sign postings to protect the public health and safety during the COVID-19 pandemic.

Staff has received 16 emails from members of the public commenting on the Concept Plan, expressing concerns related to the potential need to increase density to meet annexation policies for community benefit. **Attachment B** includes all of the comments received, including those after the Planning Board packet was published. There were also six members of the public who spoke under public comment during the virtual hearing. Both the letters, and most of those who spoke, pointed to concerns about adding density given the proximity of the site to the Hogan-Pancost site. That property, which was ultimately purchased by the city, was the subject of a controversial annexation that was not approved and received concerns from neighbors related primarily to groundwater. Other concerns cited the necessity to use a different access point that the commenters perceived would require trees to be cut down and in a location on a curve in the road. Some commenters supported higher density on the site and emphasized the need for the provision of permanently affordable residential within Boulder and the opportunity that annexation provides to achieve that need. Public comments made during the hearing are provided in the link to the recorded video of the hearing in the link that follows in the next section.

BACKGROUND & ANALYSIS

Refer to the link of the Planning Board packet and audio by navigating to the June 4, 2020 Planning Board hearing [here](#). In addition, council may access the discussion via [Boulder Channel 8 video](#).

MATRIX OF OPTIONS

The City Council may call up a Concept Plan application within thirty days of the Planning Board's review. Any application that it calls up, the council will review at a public meeting within sixty days of the call-up vote, or within such other time as the city manager or council and the applicant mutually agree. The City Council is scheduled to consider this application for call-up at its **Jun. 16, 2020** public hearing.

ATTACHMENTS

- A.** Applicant Concept Plans and Written Statements
- B.** Public Comments Received During Review

**Peacock Place
Concept Plan Review and Comment**

**5691 South Boulder Road
Applicant's Written Statement**

- I. **Overview**
 - II. **History and Area Characteristics**
 - a. **Boulder Valley Comprehensive Plan**
 - b. **Site and Area History**
 - c. **Site Characteristics**
 - III. **Project Summary**
 - a. **Concept Plan**
 - b. **Transportation**
 - c. **Conceptual City Utility Service**
 - d. **Environmental, TDM, Land Uses, Affordability**
 - IV. **Neighborhood Outreach and Feedback**
-

I. Overview

- A concept plan for an approximately 5.5 acre property at 5691 South Boulder Rd. (located on the east side of 55th Street, just north of Greenbelt Meadows), in advance of a future annexation application. The concept plan shows four new single family lots along 55th Street and remodeling an existing (currently vacant) single family home at the east end of the site.
- The applicants filed an annexation feasibility study application in 2018, with city comments issued on August 3, 2018.
- In the past year, the applicants have met with city staff from Planning, Public Works, Open Space /Mountain Parks, and Housing offices to receive input on issues like what to address in the concept plan application, utility service options, and likely annexation requirements.

II. History and Area Characteristics

a. Boulder Valley Comprehensive Plan

The property is located in unincorporated Boulder County, with Rural Residential (RR) county zoning on the east side of the property and Suburban Residential (SR) county zoning on the west side. Due to an Area II designation in the Boulder Valley Comprehensive Plan (BVCP) and 1/6 contiguity of its boundary contiguous to the city limits, the site is eligible for annexation to the City of Boulder if it is consistent with BVCP policies. Specific relevant policies highlighted by city staff in 2018 include Policy 1.07 (Adapting to Limits on Physical Expansion), Policy 1.09 (Growth Requirements), Policy 1.16 (Annexation) and Policy 2.10 (Preservation and Support for Residential Neighborhoods). If annexed, the property would be located in the BVCP's Southeast Boulder Subcommunity.

b. Site and Area History

As shown on the enclosed context plan, the project site is located on the east side of 55th St, north of South Boulder Rd. and south of the East Boulder Community Park/Center. Surrounding single-family residential neighborhoods are Greenbelt Meadows (adjacent to the south, annexed in 1983) and Keewaydin Meadows (to the

west, annexed in 1963). A recently purchased city-owned open space parcel is adjacent to the north. Area city zoning is Public, Low-Density Residential -1, and Low-Density Residential -2 (see context plan).

The 22 acre property known as Hogan-Pancost is located in part adjacent to the north, with the larger portion to the northwest across 55th St. After three decades of city review of proposed annexation and recent development plans for 121 new units - and substantial neighborhood opposition - the City of Boulder authorized the purchase of the property for \$5 million on February 20, 2018. The portion of the site adjacent to the proposed Peacock Place development to the north is now owned by the City of Boulder (open space). Much of the neighborhood concerns were related to issues of groundwater and that development on the land would increase flood risk to their homes. The applicant is very aware of and sensitive to these concerns and has met with several of these neighbors (see below).

c. Site Characteristics

The 5.5 acre (241,267 s.f.) parcel at 5691 South Boulder Rd. is unplatted and was created in the early 1960's. The existing one-story frame ranch style single family home was built in 1958 and then relocated from 28th St. and Baseline Rd. to the site in 1963. (The "historic peacocks" in a backyard pen on the site were moved with the house.) The house has a failing well and the owners seek city water and sewer service via annexation. There was a previously grandfathered commercial use (repair of trailers from 1965 to 2007) on the property. Several trailers now being used for storage will be emptied and removed upon annexation.

The enclosed concept plan and survey show the key site features. These include:

- Existing pond
- The boundary of the 100-year floodplain
- Existing ditch: Super Fosticle (one of the two main Howard ditches)
- Driveway and stormwater ditch along the south property line
- Mature trees along west and south property lines; there is a beautiful canopy of dense, tall trees lining both sides of the driveway along the south boundary

III. Project Summary

a. Concept Plan

The enclosed concept plan is presented for review and feedback by neighbors and interested public, City of Boulder staff, Planning Board, and if called up, City Council. The applicant is open to input, particularly related to zoning and residential density. The concept was created with the intent of a balance between neighborhood feedback and city interests in community benefit and affordable housing.

The key elements of the concept plan proposal:

- Remodel and expand/update the existing house (with access from the existing drive)
- Subdivide to add four new lots for single family homes along 55th Street
 - Each lot would be approximately 8,000 sq. ft.
 - No basements in the new homes
 - No new lots in the existing 100-year floodplain
 - Two of the new lots would meet affordable housing requirements
- Add a driveway off the existing 55th Street access to serve the new lots
- Retain the majority of existing mature trees; remove/clean up damaged trees
- Dedicate a one acre conservation easement, as shown
- Maintain the existing pond

- **Preble's Meadow Jumping Mouse:** While the South Boulder Creek floodplain is known as a habitat for the threatened Preble's mouse, according to the U.S. Fish and Wildlife Service, its typical habitat is riparian areas with adjacent undisturbed grasslands. The property has been occupied by the Kent family since the early 1960's – with a cat that has never brought home a mouse. Also, the property has been used as a hayfield for almost a century and is dry during summer months and not conducive to the habitat of the Preble's mouse. The concept plan shows a one acre part of the property in a conservation easement. The new homes are shown along 55th Street.

Concept Plan Options

The applicant has spent over a year speaking with neighbors, policymakers and city staff from Planning, Public Works, Housing, and Open Space departments to get important information and feedback about the future annexation and development of this site.

There was a wide variety of ideas shared on the prospective concept plan, particularly on how many new units should be proposed. *The applicant's proposed concept plan is the result of listening carefully to all of this feedback and their neighbors, who requested no more than several new units.*

The concept plan is design with four new units along 55th Street and the layout can be modified easily to accommodate fewer or more units, if desired by the city in order to annex the property. Fewer or more single family dwelling units can be based on the same proposed circulation plan and avoiding the floodplain. Based on the feedback received over the past year, the applicant has not heard interest in attached dwelling units on this property.

Another option would be to propose different sized lots so that the market rate units are located on larger lots and the smaller, affordable units are on smaller lots. As an example, Lots 1 and 2 could be about 7,000 s.f. and Lots 3 and 4 could be approximately 10,000 s.f.

b. Transportation

A trip generation and trip distribution analysis report by Felsburg Holt & Ullevig is included in this application. Below is an executive summary of findings.

The construction of five single-family homes will have very little impact to the traveling public along 55th Street. Existing vehicular movements are about 1,500 vehicles per day, with about 225 motorists using 55th Street during the morning rush hour. The development of this project will add approximately 65 vehicle-trips to the traffic volume levels on 55th Street each day, about a 5% increase. Vehicle movements at the site driveway will be less than 10 during any hour of the day and this driveway will operate well during the peak travel times along 55th Street.

When considering the existing and projected traffic volume levels along 55th Street and the good operating results at the site driveway, the construction of this project will have very little impact to the traveling public. This level of traffic volume increase will be almost imperceptible to the existing users of 55th Street.

As requested by the city, the applicant will provide an eight-foot wide public sidewalk along 55th Street, separated by an eight-foot landscape strip with the mature trees retained where their health allows.

c. Conceptual City Utility Service

A Preliminary Engineering and Utility Report by Scott, Cox & Associates, Inc. is included in the application.

Sanitary Sewer

Based on our review of the existing site conditions and currently available sanitary sewer infrastructure, the following are two (2) options for providing service to the property.

Option #1 would install a new 8" sanitary sewer main beginning at the north end of the proposed cul-de-sac, which would flow east through the property, and connect to the existing 10" sanitary sewer main located on the east side of Outlot C. The existing 10" sanitary sewer main then connects to the existing 36" main.

Option #2 would flow east past Outlot C and continue into the City of Boulder Open Space. The new main would then connect to the existing 36" sanitary sewer main located on the adjacent City of Boulder Open Space.

Water

Based on our review of the existing site conditions and currently available water infrastructure, our recommendation would be to connect to the existing 8" water main located within the 55th Street right-of-way. The four (4) new single-family residential lots (Lots 1-4) would all be provided water and fire protection services via the existing 8" water main.

Lot 5 would then connect to the existing water service stub that was installed as part of the Greenbelt Meadows project. The existing stub was located on the subject property, adjacent to Mineola Court. Expanded service to the single-family residence on Lot 5 would be provided through the main south of the site, or back to the main in 55th Street, as required.

**d. As Required for a Concept Plan Application:
Environmental, TDM, Land Uses, Affordability**

(A) Techniques and strategies for environmental impact avoidance, minimization, or mitigation;

The concept plan was developed in a way to specifically minimize environmental impacts and to avoid major environmental features on this site. The existing pond on the site will remain. No new lots are proposed in the area of the 100-year floodplain on the property. Since the site's mature trees are one of the most beautiful features of the site, every effort will be made to keep the healthy mature trees, and in particular, the canopy of tall trees in two rows along the southern driveway. The applicant welcomes the input from city staff during the review process about other ways to mitigate environmental impacts.

(B) Techniques and strategies for practical and economically feasible travel demand management techniques, including, without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials or programs that may reduce single-occupant vehicle trip generation to and from the site; and

The concept plan is for a total of five dwelling units with on-site residential parking, resulting in a low trip generation as documented in the application's traffic study. The site is located very close to a stop on the DASH bus line at South Boulder Rd. and 55th St. A sidewalk along 55th Street will be extended along the site, at the city's request. The site is walkable to the East Boulder Community Center. No additional travel demand management techniques are proposed at this time and, during the concept plan review, the applicant is interested in other ways to reduce single-occupant vehicle trip generation.

(C) Proposed land uses and if it is a development that includes residential housing type, mix, sizes, and anticipated sale prices, the percentage of affordable units to be included; special design characteristics that may be needed to assure affordability.

The applicant proposes an initial zoning designation of RL-1 (Residential – Low 1) upon annexation. This zoning is consistent with the property's BVCP land use designation of Low Density Residential (intended for 2 to 6 dwelling units per acre, that consist predominantly of single-family detached units).

The four new units on the concept plan are proposed as two market rate units (approximately 2,500 to 3,000 s.f.) and two permanently affordable (approximately 1,800 to 2,200 s.f.). All four new units would be for sale. The permanently affordable units would be priced to be affordable to middle income households earning no more than 120 percent of the AMI (Average Median Income). The applicant looks to city staff for guidance on anticipated sales prices. After annexation and development, initial sales prices will be based on the affordable pricing sheet established by the city manager and in place when the affordable deed restricting covenant is signed.

The proposed housing affordability and the substantial conservation easement – with a large portion of the site to remain without structures - would be presented as community benefit as part of a future annexation application.

IV. Neighborhood Outreach and Feedback

a. January 27, 2020 Neighborhood Meeting

The Kents worked with the SEBNA (Southeast Boulder Neighborhood Association) and Greenbelt Meadows HOA to schedule a neighborhood meeting (the neighborhoods emailed notice). About 11 neighbors attended the meeting, most from Greenbelt Meadows and some from Keewaydin Meadows. The meeting was held before the applicant had developed a concept plan. The applicants discussed potential zoning and asked the attendees to provide feedback about site density and development. A summary of the neighbors' comments and questions is attached.

b. Feedback on Concept Plan from Interested Neighbors

The applicants will send e-mailed notice of this Concept Plan application to all neighbors who attended the Jan. 27th meeting and look forward to hearing feedback on the conceptual plan.

**5691 South Boulder Rd.
Neighborhood Meeting #1 Notes**

**Owners: Joe & Karri Kent
Jan. 27, 2020**

Attendees:

- 10 neighbors attended the Jan. 27 meeting
- The attendees live in Greenbelt Meadows, and across 55th St., and in the broader neighborhood area.
- On a sign-up sheet, the attendees and contact info. were recorded and thank you notes were sent by the property owners.

Questions:

- Why not just ask the city for water & sewer? (no annexation or development)
- How many units are proposed?
- Has the city required a hydrological study? (Better to do it early before a concept plan.)
- What is your vision for your property to keep your own home livable?
- Do you have a Plan B? Stay on the lot in the County?
- Preble's Mouse?
- Traffic impacts? Get traffic counts (counter hose). Neighborhood got speed bumps on 55th.
- Would you develop the new units or sell part of the property?
- The city requires community benefit? What are your options for community benefit besides affordable housing? Community gardens?

Comments:

Water / flooding

- When it rains, the field on this site fills with water.
- Problems with flooding started after the soccer fields were built.
- No basements.
- You can't make neighbors' problems worse.
- The annexation would be close to my house; I'm pretty freaked out about getting water.

Preferred Development

- No high rises. Gonna have to compromise, give as grudgingly as you can (to add units).
- Do a cul-de-sac with 3 homes.
- I'd like to see minimal development, single-family homes on RL-1 zoning.
- Suggest a small cul de sac with a few units (like off 55th St., south of Arapahoe).
- No tiny homes.
- Suggest you give land to the city as open space to get annexed.
- Add a few homes, three other families.
- The city can force you to do 30 units.
- The city wants as much housing as possible but Greenbelt Meadows is the last subdivision out of Boulder.
- What we want is no development to minimal development.

The Kents

- We love Joe, he's a great neighbor.
- It is cool that this will remain a family property.
- There is lots of support for the Kents.
- When Greenbelt Meadows was built, 122 homes became the Kents' neighbors.
- We've known the Kent family for four decades. It was Joe Sr.'s dream that his family live on the property.

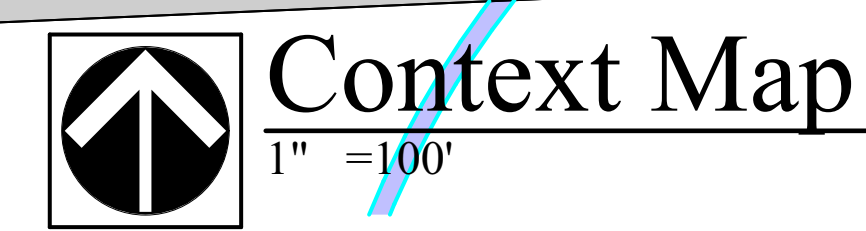
Other Comments

- Greenbelt Meadows should never have been built (said a G.M. resident).
- Originally, there were supposed to be 3 homes on the property where Greenbelt Meadows was built. The Kents have been good neighbors. My property (on 55th) is in the County and there will be a day when I annex. We have a basement & sump pumps & didn't flood.
- If there has to be some development, make it minimal.
- Some on City Council are more reasonable.
- We don't want another Hogan Pancost.
- We appreciate you taking this step and meeting us so early; it means a lot.



Peacock Place

5691 South Boulder Road, Boulder, CO 80303



55th Street

55th Street



Existing grove of Trees-Typ.

Existing grove of Trees-Typ.

Existing grove of Trees-Typ.

Existing House to be Remodeled

Edge of FEMA 100-year Floodplain

Existing Gravel Driveway

Existing grove of Trees-Typ.

Lot 04
8,048 sq ft

Lot 03
8,048 sq ft

Lot 02
8,048 sq ft

Lot 01
8,048 sq ft

New Driveway

Existing Gravel Driveway

Conservation Easement

Edge of FEMA 100-year Floodplain

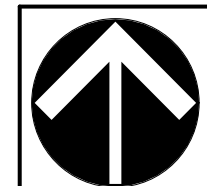
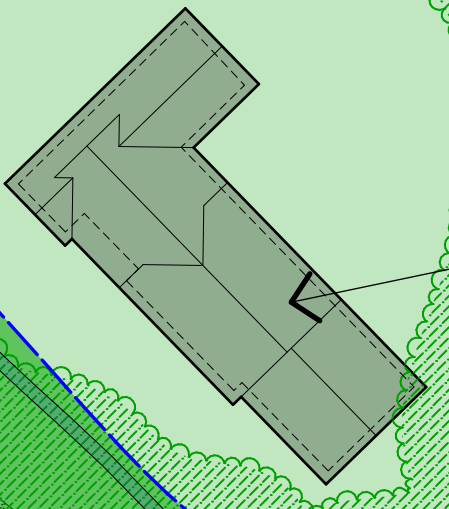
FEMA 100-year Floodplain

Edge of FEMA 100-year Zone

FEMA 100-year Floodplain

Existing Pond

Existing Ditch 5' +/- Wide



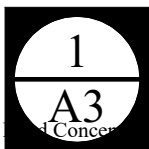
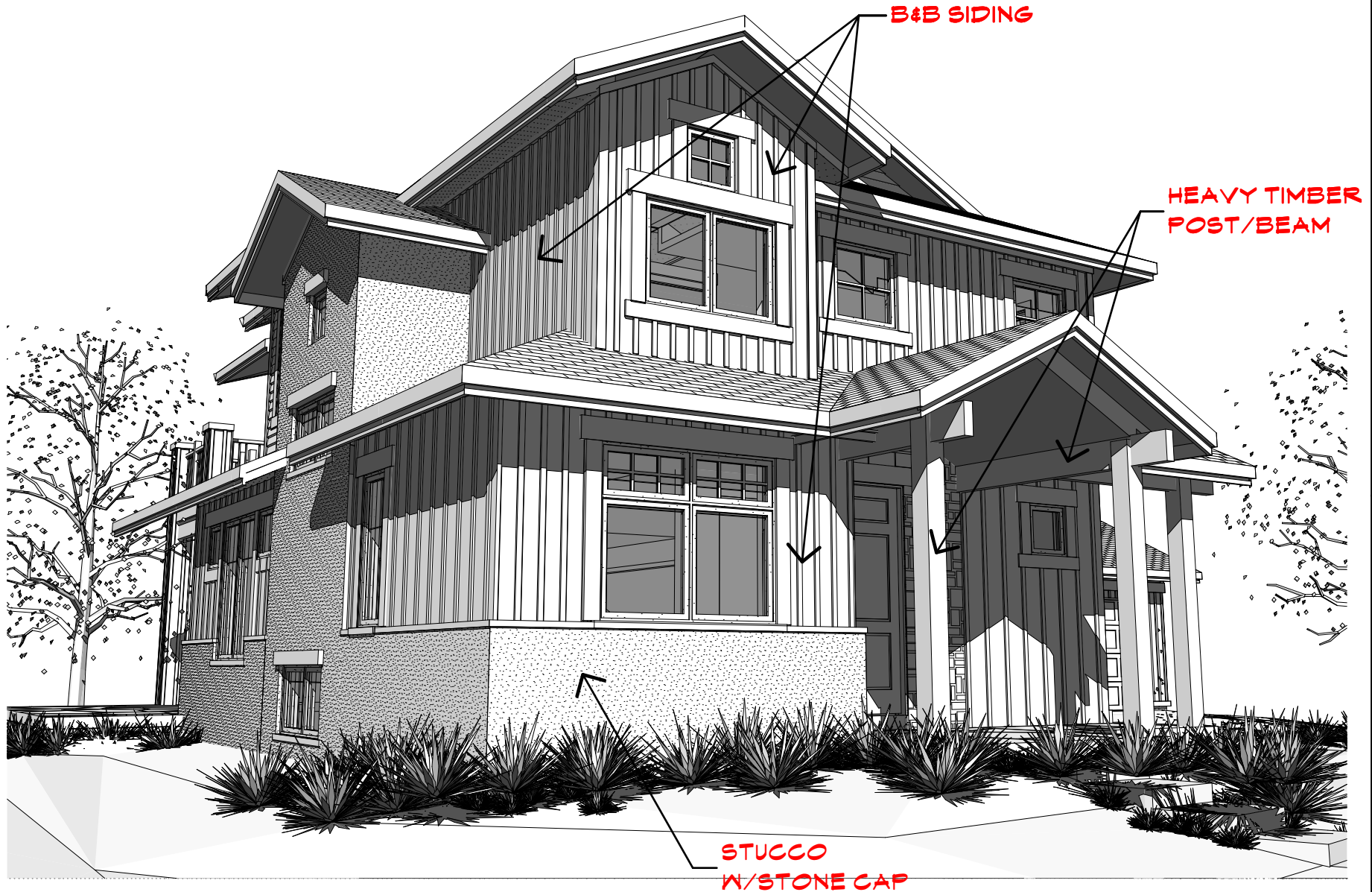
Site Development Concept

1" = 40'

Peacock Place

5691 South Boulder Road, Boulder, CO 80303

Peacock Place
5691 South Boulder Road, Boulder, CO 80303

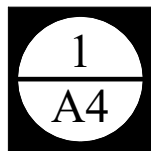
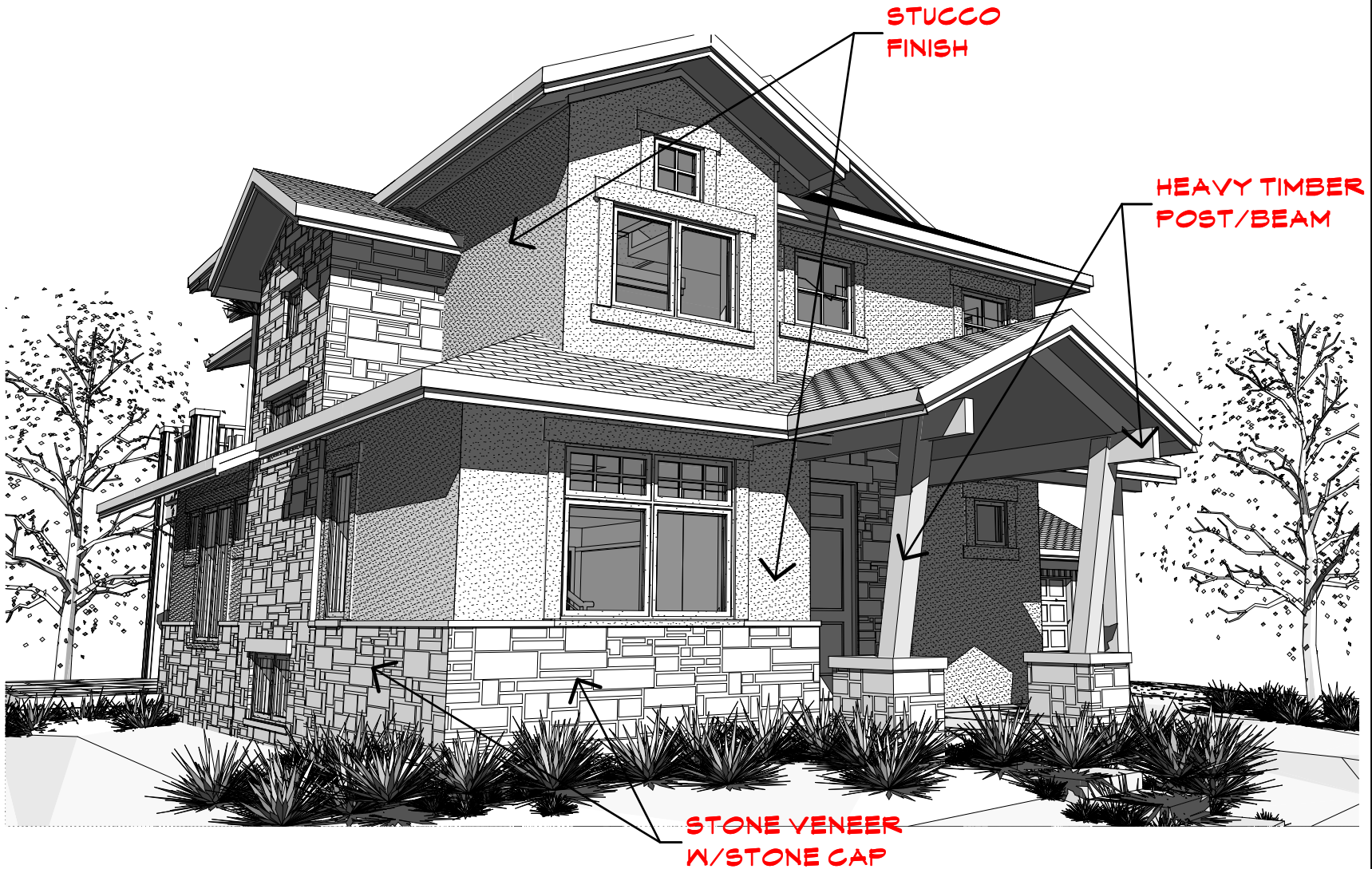


3D-A/SE-01

Not to Scale

Peacock Place

5691 South Boulder Road, Boulder, CO 80303



3D-B/SE-01

Not to Scale

2020-03-02

A4

March 5, 2020

Mr. Joseph M. Kent
531 Columbine Avenue
Broomfield, CO 80020

Reference: Preliminary Engineering and Utility Report
5691 South Boulder Road – Boulder County, Colorado
Scott, Cox & Associates Project Number 20180A

Dear Mr. Kent:

This report has been prepared in response to your request that Scott, Cox & Associates, Inc. (SCA) review the site infrastructure and utility requirements related to the conceptual site plan for the above referenced project.

INTRODUCTION

This report is submitted in support of the Concept Plan/Land Use Review Application for the project located at 5691 South Boulder Road, in Boulder County, Boulder, Colorado. The site is located in the SW ¼ of Section 3 and the SE ¼ of Section 4, T1S, R70W of the 6th P.M., County of Boulder, State of Colorado. The area of the project site is approximately 5.54 acres. This concept plan application would be followed by an annexation application and future subdivision of five (5) total residential lots.

The purpose of this report is to provide analysis, opinions and options regarding the public utility infrastructure available at the site, in order to provide service to the proposed subdivision.

PROJECT DESCRIPTION

The project would consist of five (5) single family residential lots. Four (4) of the lots (Lots 1-4) would be located along the east side of 55th Street. Off street access would be provided through a shared access driveway, located along the south side of the property. A shared access cul-de-sac would extend north and provide access to the east side of the four (4) lots, with rear loaded garages and parking areas. A fifth, larger lot (Lot 5), would be situated on the eastern side of the property. Access to this lot would be through the shared access drive located along the south side of the property, with continued access further east towards the rear of the property.

SANITARY SEWER SYSTEM

There are no sanitary sewer mains located directly adjacent to the site. There is an existing 10" sanitary sewer main located south of the site, in East Ontario Way. There are two (2) 8" sanitary sewer mains located in cul-de-sacs south of the site. One (1) is located in Huron Court and the other is in Mineola Court. Neither sanitary sewer mains are directly adjacent to the project site, although both are accessible through an existing 25' wide utility easement that is contiguous to the south side of the property. The two (2) cul-de-sac dead end mains are quite shallow and would not provide adequate gravity service to the proposed subdivision.

There is also a 36" main situated east of the site and is located in the adjacent City of Boulder Open Space.

Based on our review of the existing site conditions and currently available sanitary sewer infrastructure, the following are two (2) options for providing service to the property.

Option #1 – 8" Main Extension through Outlot C

The four (4) new single-family residential lots, adjacent to 55th Street, would be provided sanitary sewer service via a new 8" sanitary sewer main. The new main would begin at the north end of the proposed cul-de-sac and would be located on the east side of Lots 1-4. The main would flow south, then east, parallel to the south property line. Lot 5, located on the east side of the property, would then connect to this new main. The main would continue to flow east, then turn south along the east side of Outlot C Greenbelt Meadows. Outlot C was originally dedicated as a utility easement. The new main would then connect to the existing 10" sanitary sewer main located on the east side of Outlot C. The existing 10" sanitary sewer main then connects to the existing 36" main.

Access through the outlot and utility easement would be coordinated with the Greenbelt Meadows Homeowners Association.

Option #2 – 8" Main Extension into the 36" Sanitary Sewer Main

This option would be similar to Option #1, but without the connection through Outlot C. The new main would serve the five (5) lots as described above, then flow east, past Outlot C. The main would continue into the City of Boulder Open Space. The new main would then connect to the existing 36" sanitary sewer main located on the adjacent City of Boulder Open Space.

This option provides a shorter connection than option #2, but with the complication of installation through City of Boulder Open Space (disposal required).

WATER SYSTEM

There is an existing 8" water main located west of the project site, within the 55th Street right-of-way. This 8" main loops from East Ontario Way north through the East Boulder Community Park.

There is another 8" water main located adjacent to the project site, in a 25' utility easement within Greenbelt Meadows, directly south of the project site. This main connects back towards East Ontario Way via looped connections through the Huron Court and Mineola Court cul-de-sacs, and another connection to the main in 55th Street.

A separate water service stub was installed as part of the Greenbelt Meadows project. The stub was designed to provide future residential service to the existing residence on Lot 5 and is located adjacent to the water main north of Mineola Court.

Based on our review of the existing site conditions and currently available water infrastructure, our recommendation would be to connect to the existing 8" water main located within the 55th Street right-of-way. The four (4) new single-family residential lots (Lots 1-4) would all be provided water and fire protection services via the existing 8" water main.

Lot 5 would then connect to the existing water service stub that was installed as part of the Greenbelt Meadows project. The existing stub was located on the subject property, adjacent to Mineola Court. Expanded service to the single-family residence on Lot 5 would be provided through the main south of the site, or back to the main in 55th Street, as required.

A new fire hydrant would be installed at the northwest corner of the site, adjacent to 55th Street. Additional fire hydrants would be installed, as needed, along the private access cul-de-sac to Lots 1-4 and the private drive to Lot 5. These hydrants would be provided via a dead end main, or additional fire line connections to the 8" water main located in Greenbelt Meadows, directly south and adjacent to the site.

ELECTRICAL, GAS AND COMMUNICATION

Private utility companies have all been contacted with regard to this project. They have all said that service will not be a problem given the extent of the existing utility distribution system infrastructure already in the area. Gas and electrical services would be taken from the Xcel underground mains located in 55th Street. Service will be provided underground to the site. Transformers would be located adjacent to the proposed cul-de-sac.

GROUNDWATER

The property is located in close proximity to South Boulder Creek. The site is also adjacent to several irrigation ditches. To date, no site-specific geotechnical investigation or groundwater monitoring has been completed on the subject property. Groundwater levels on the surrounding properties has been well documented. The current landowners have a long history with the property and have observed the groundwater conditions for over 50 years.

Based on our review of the historical data and relevant observations adjacent to the site, we would expect groundwater levels to be on the order of 3' to 6' below existing grade. These levels would be highly influenced by the runoff in South Boulder Creek and the seasonal irrigation which flow adjacent to the site.

It would be our opinion that the proposed single-family residential development could be built at this location with some minor design accommodations. Based on the groundwater levels, we would likely recommend a slab on grade, structural floor or crawl space construction, in lieu of full basements. These recommendations would be thoroughly evaluated once the site-specific geotechnical investigation was completed.

CONCLUSION

The primary consideration for this report was to review the site infrastructure and utility issues associated with the residential development located at the subject property. Future site and utility infrastructure will be designed in accordance with the City of Boulder Design and Construction Standards.

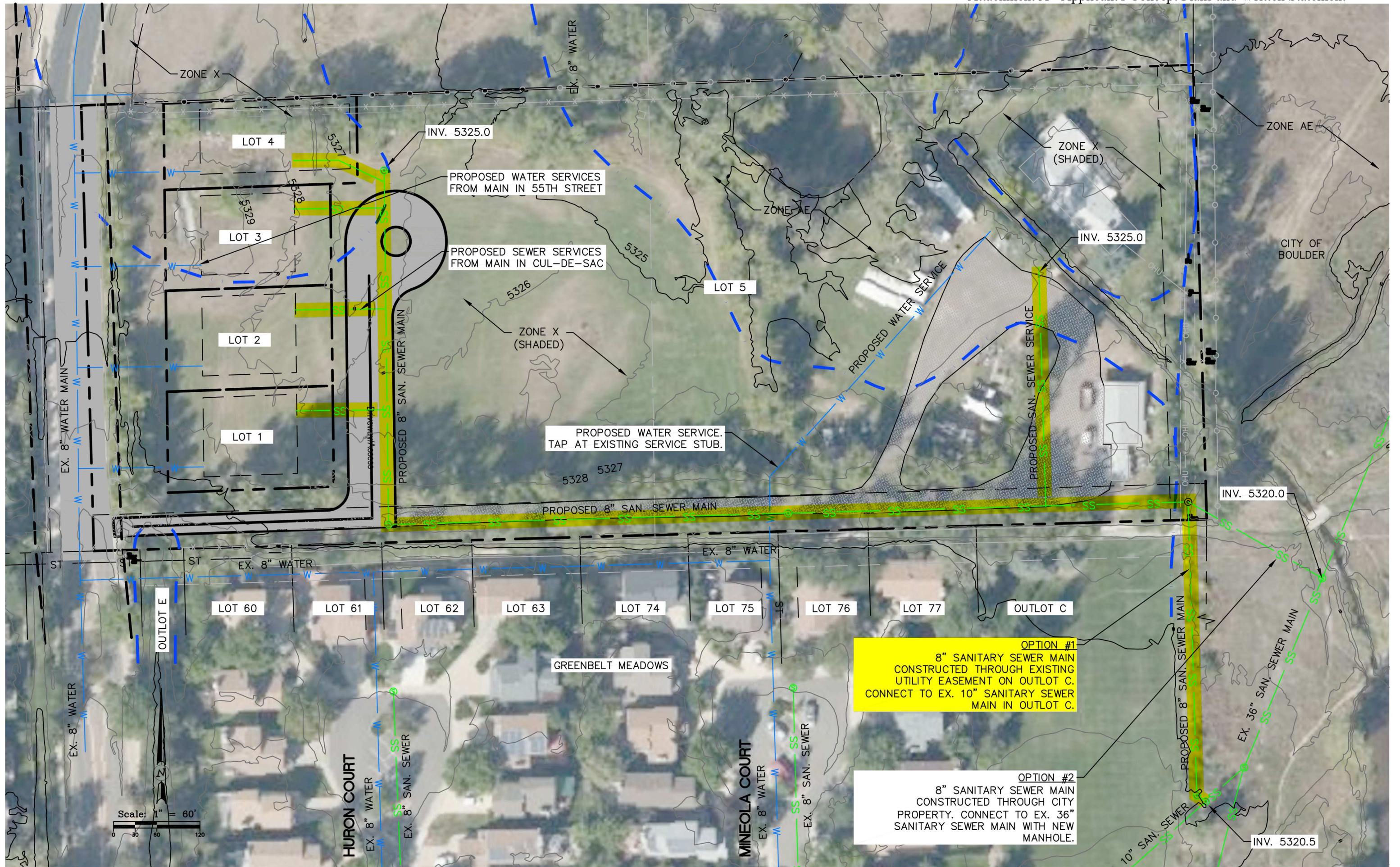
Should you have any question or comments concerning this letter, kindly give us a call.

Sincerely,
SCOTT, COX & ASSOCIATES, INC.



Donald P. Ash, P.E.
Chief Civil Engineer

Enclosures: Conceptual Utility Plans



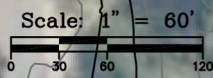
PROPOSED WATER SERVICES FROM MAIN IN 55TH STREET

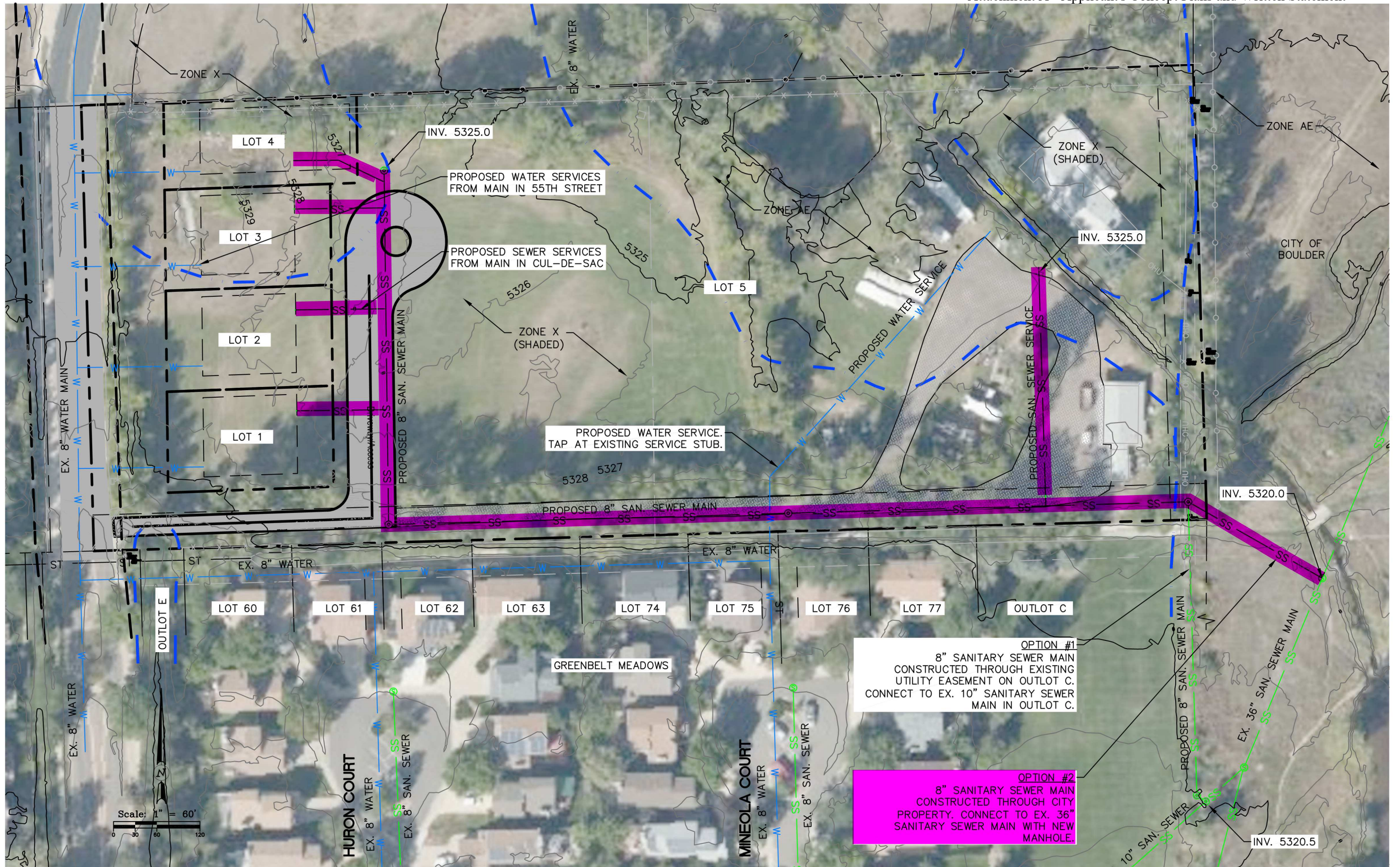
PROPOSED SEWER SERVICES FROM MAIN IN CUL-DE-SAC

PROPOSED WATER SERVICE. TAP AT EXISTING SERVICE STUB.

OPTION #1
 8" SANITARY SEWER MAIN CONSTRUCTED THROUGH EXISTING UTILITY EASEMENT ON OUTLOT C. CONNECT TO EX. 10" SANITARY SEWER MAIN IN OUTLOT C.

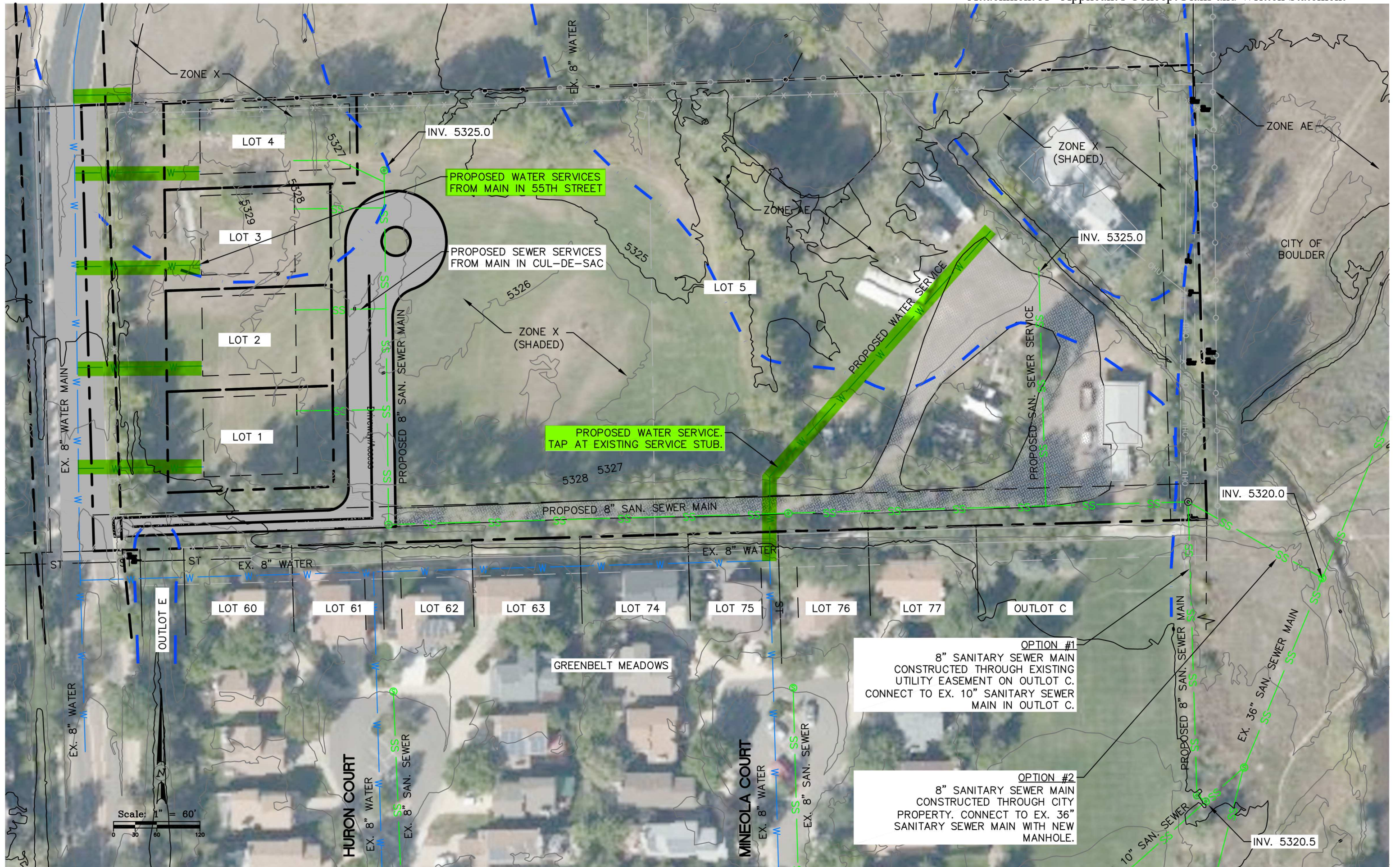
OPTION #2
 8" SANITARY SEWER MAIN CONSTRUCTED THROUGH CITY PROPERTY. CONNECT TO EX. 36" SANITARY SEWER MAIN WITH NEW MANHOLE.





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 8" SANITARY SEWER MAIN
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 SANITARY SEWER MAIN WITH NEW
 MANHOLE.



March 3, 2020

Joseph and Karri Kent
531 Columbine Avenue
Broomfield, CO 80020

Re: 5691 South Boulder Road Development
Boulder, Colorado
FHU Reference No. I20050-01

Dear Joseph and Karri:

Felsburg Holt & Ullevig has completed an evaluation of specific traffic issues related to the development of five (5) single-family dwelling units on your property at 5691 South Boulder Road. As we understand it, there is an existing home which will be remodeled, while four new homes will be constructed on the remainder of the property.

The project site is located along the east side of 55th Street approximately 1/4 mile to the north of South Boulder Road, and to the south of the East Boulder Community Center and Park (EBCC) – see **Figure 1**. Vehicular access for the project is planned at a single driveway along the east side of 55th Street at the approximate south right-of-way line of your property.

Through our correspondence with your planning representative, this report includes information on:

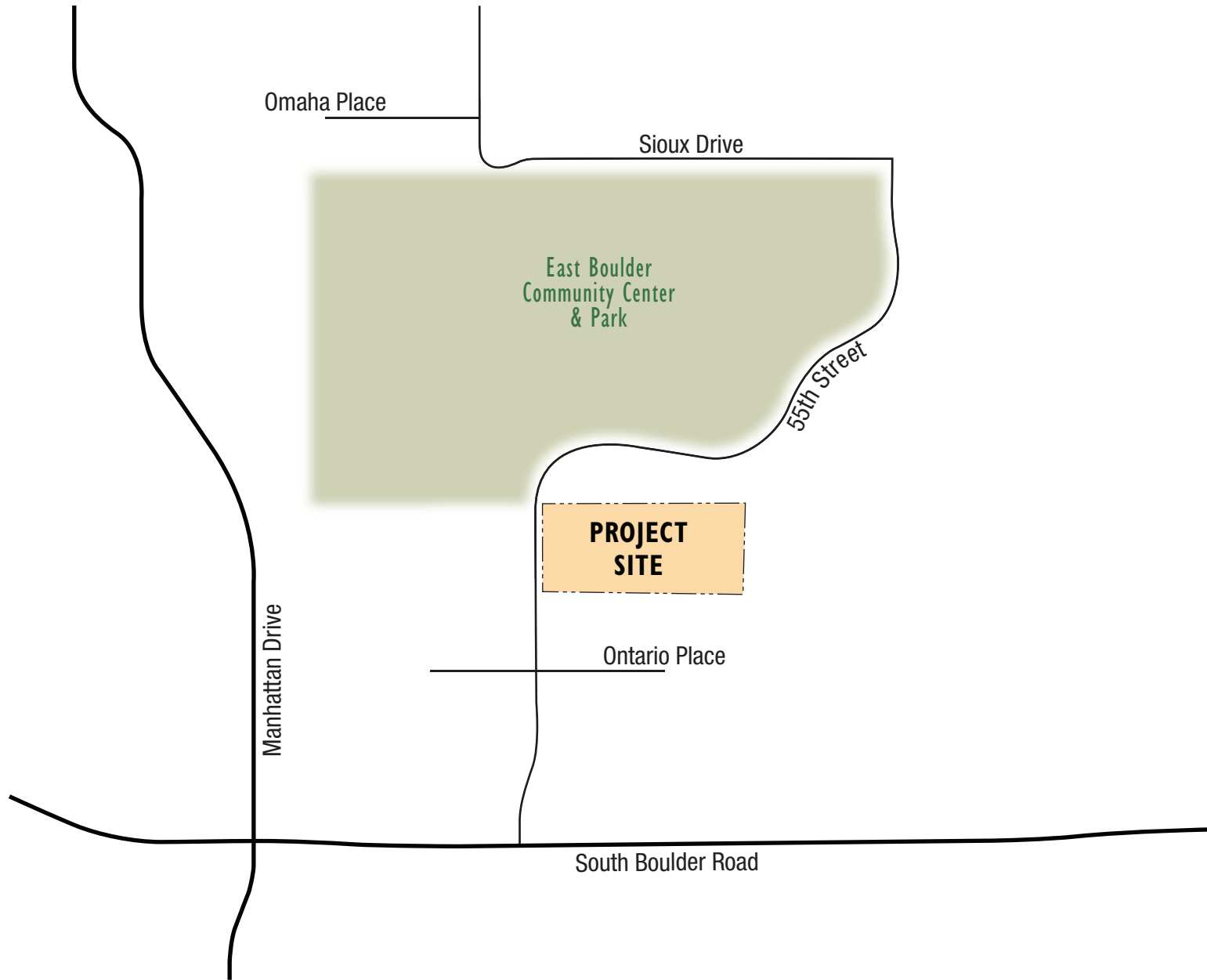
1. The proposed site plan and development information,
2. A description of the recorded traffic volumes,
3. Trip generation estimates for the single-family homes,
4. Access routes and site circulation,
5. Total traffic volumes, and
6. An operational analysis at the proposed access point.

Following is more information on each of these issues.

SITE PLAN & DEVELOPMENT INFORMATION

The subject property is rectangular in shape and is bounded along its south property line by residential homes on Huron and Mineola Courts. Property to the north and east is currently owned by the City of Boulder and is designated open space. The existing building that will be renovated is located in the northeast corner of the property, while the four new dwelling units will be aligned along 55th Street.

Vehicular access for the site will be along 55th Street at its current location adjacent the south property line. This driveway extends eastward to serve the existing dwelling unit, while the four new homes will be accessed from a new cul-de-sac driveway. Please see **Figure 2** for a representation of the conceptual site plan and the locations of the existing home and proposed new building lots.





RECORDED TRAFFIC VOLUMES & VEHICLE DISTRIBUTION

Traffic volume data was recorded in each direction along 55th Street for a 24-hour period on a typical weekday in February 2020. The recorded traffic volumes are represented on **Figure 3** and it was found that a total of 1,500 vehicles per day (vpd) are using 55th Street. This level of daily vehicle-trips was:

- 825 vpd in the northbound direction (55%), and
- 675 vpd in the southbound direction (45%).

Traffic volumes during the two highest hours of the day that correspond to the peak commuter travel times were:

- 182 vehicles per hour (vph) northbound/46 vph southbound – an 80%/20% split (8:00am to 9:00am), and
- 80 vph northbound/99 vph southbound – a 45%/55% split (5:00pm to 6:00pm).

The traffic count data is attached with this letter.

TRIP GENERATION ESTIMATES

The projected number of vehicle-trips for the project site have been estimated using information contained in the Institute of Transportation Engineers' publication *Trip Generation*, 10th Edition. This document includes empirical data from over 150 studies across the United States that can be used to estimate vehicle-trips on a daily basis, as well as for the AM and PM peak hours of vehicle travel, for a variety of residential dwelling unit types. Considering the number of single-family homes planned for this site, the projected trip generation is contained in **Table I**.

Table I. 5691 South Boulder Road Trip Generation Estimates

Land Use	Unit	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
				In	Out	Total	In	Out	Total
Single-Family Homes	Dwelling Unit	5	66	2	6	8	4	2	6

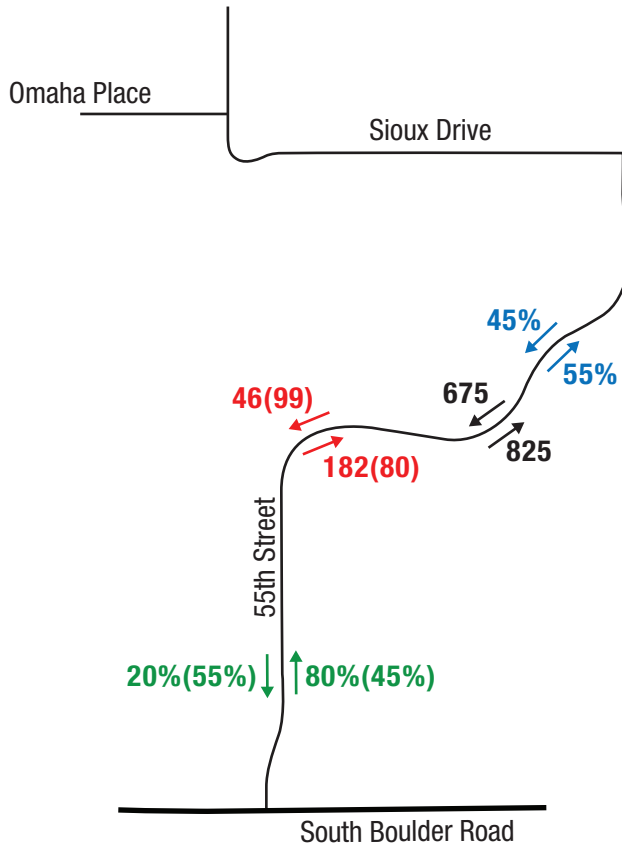
As can be seen in this table, vehicle-trips on a daily basis as well as ones in each peak hour, are projected to be relatively low when compared to larger residential developments or other land uses. During the AM and PM peak hours, these levels represent about one vehicle-trip every 8-10 minutes per hour either entering or exiting the project driveway along 55th Street. On a daily basis, 66 additional trips represent an increase of about 5% when considering the number of vehicles that currently use 55th Street each day.

ACCESS ROUTES & SITE CIRCULATION

Access for the project will be through a single-driveway along 55th Street approximately ¼ mile to the north of South Boulder Road. Internal circulation will be via a new cul-de-sac driveway for the four new homes, while the existing, remodeled home, will continue to use the existing driveway route.

TOTAL TRAFFIC VOLUMES

The projected daily and peak hour traffic volumes were added to the recorded vehicle counts. As such, **Figure 4** represents the total number of vehicle-trips estimated to be at the site access point on 55th Street upon completion of the project.

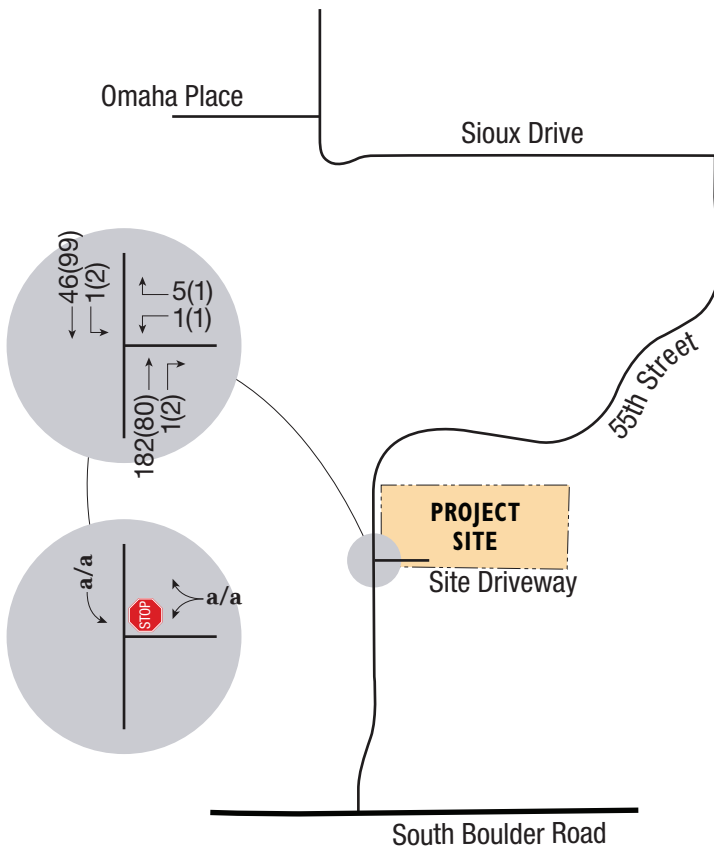


- LEGEND**
- XXXX** = Daily Traffic Volumes
 - XX(XX)** = AM(PM) Peak Hour Traffic Volumes (8-9am; 5-6pm)
 - XX%** = Daily Traffic Volume Percentage Distribution
 - XX%(XX%)** = AM(PM) Peak Hour Volume Distribution (8-9am; 5-6pm)



FIGURE 3

Existing Daily Traffic Volumes and Trip Distribution



- LEGEND**
- XXX(XXX)** = AM(PM) Peak Hour Traffic Volumes
 - x/x** = Critical Movement Level of Service
 - = Stop Sign



FIGURE 4

Projected Traffic Volumes and Operational Analysis

OPERATIONAL ANALYSES

To understand how well the 55th Street/Site Access intersection will operate during the AM and PM peak hours, methodologies that are documented in the *Highway Capacity Manual*, 6th Edition by the Transportation Research Board (FHWA) were used. The operational analyses use the existing and projected traffic volumes, the intersection geometry, and the proposed traffic control method, to evaluate vehicle delay. This evaluation results in what is called a level of service (LOS), a qualitative measure of traffic operational conditions based on roadway capacity and vehicle delay. LOS is described by a letter designation ranging from A to F, with LOS A representing almost free-flow travel, while LOS F represents congested conditions. Level of service criteria for stop-sign controlled intersections as well as signalized intersections is attached, and this information represents the division of average vehicle delay that corresponds to the LOS designations.

The results of these analyses find that the critical intersections movements, i.e., ones that are influenced by other motorists at the intersection, are projected to operate at LOS A during the AM and PM peak hours of vehicle travel. This level of delay and resultant LOS is very acceptable for peak hour conditions.

SUMMARY

The evaluation of the 5691 South Boulder Road property finds that there will be very little impact to vehicle operations along 55th Street. Level of service results represent less than 10 seconds per vehicle of average during either peak hour for movements to/from the site access point. As such, the development of this property will have very minimal impact; left and right turn movements onto the site can occur from the existing northbound and southbound through lanes.

We hope that the information contained in this letter supports you in your Concept Plan application with the City of Boulder. Please do not hesitate to call if you need further assistance.

Respectfully,

FELSBURG HOLT & ULLEVIG



Richard R. Follmer, PE, PTOE
Associate

Attachment

All Traffic Data Services

Wheat Ridge, CO 80033

Site Code: 1
 Station ID: 1
 55TH ST N.O. DOG PARK LOT

Start Time	18-Feb-20 Tue	NB	SB	Total						
12:00 AM		2	1	3						
01:00		0	0	0						
02:00		0	0	0						
03:00		0	0	0						
04:00		1	0	1						
05:00		29	0	29						
06:00		21	6	27						
07:00		43	32	75						
08:00		182	46	228						
09:00		86	35	121						
10:00		43	33	76						
11:00		30	41	71						
12:00 PM		38	28	66						
01:00		41	43	84						
02:00		30	32	62						
03:00		45	66	111						
04:00		68	64	132						
05:00		80	99	179						
06:00		50	64	114						
07:00		16	47	63						
08:00		12	24	36						
09:00		2	12	14						
10:00		1	0	1						
11:00		2	1	3						
Total		822	674	1496						
Percent		54.9%	45.1%							
AM Peak	-	08:00	08:00	-	-	-	-	-	-	08:00
Vol.	-	182	46	-	-	-	-	-	-	228
PM Peak	-	17:00	17:00	-	-	-	-	-	-	17:00
Vol.	-	80	99	-	-	-	-	-	-	179
Grand Total		822	674							1496
Percent		54.9%	45.1%							
ADT		ADT 1,496		AADT 1,496						

**LEVEL OF SERVICE CRITERIA FOR
TWO-WAY STOP CONTROLLED (TWSC) INTERSECTIONS**

Level of Service	Delay Range (sec/veh)
A	0.0 - 10.0
B	>10.0 - 15.0
C	>15.0 - 25.0
D	>25.0 - 35.0
E	>35.0 - 50.0
F	> 50.0

Adapted from: *Highway Capacity Manual*, Transportation Research Board, 2010.

LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Level of Service	Control Delay (sec/veh)	Qualitative Description
A	≤ 10.0	Good progression, short cycles, very few vehicle-stops.
B	>10.0 - 20.0	Good progression, and/or short cycle lengths, more vehicle-stops.
C	>20.0 - 35.0	Fair progression and/or longer cycle lengths, some individual cycle failures, many vehicle-stops
D	>35.0 - 55.0	Noticeable congestion and cycle failures, unfavorable progression, high v/c ratios, several stops.
E	>55.0 - 80.0	Limit of acceptable delay, poor progression, long cycles, high v/c ratios, frequent cycle failures.
F	> 80.0	Delay is unacceptable to most drivers, volume exceeds capacity, breakdown of traffic flow.

Adapted from: *Highway Capacity Manual*, Transportation Research Board, 2010.

From: Vahid Yousefzadeh <yousefza@gmail.com>
Sent: Thursday, June 4, 2020 11:44:36 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Spence, Cindy <SpenceC@bouldercolorado.gov>; Council <council@bouldercolorado.gov>
Cc: openforum@dailycamera.com <openforum@dailycamera.com>
Subject: Kent Property development plan in Greenbelt Meadows and the damage to the existing property

External Sender

Our family lives in 129 Huron Ct house right behind the Kent property. I am frustrated, disappointed and upset with the decision made by the City of Boulder planning staff that many houses being built on this property. We are dealing with the worst economy crisis ever in the history right now, and the city staff just decided to add another unjustifiable problem to the pot. This decision puts my family and my house in jeopardy and a non-safe situation. I do not understand the logic behind this. It just seems that the staff has zero knowledge about this neighborhood and the ground water level. It is as easy as just to look at the Kent property during spring and see that it is a swamp up there. My son at the moment lives in our basement and our sump-pump continuously (without any stop) starts working from spring. Do you know how the additional building in the area that is considered for flood mitigation is going to affect the ground water level? Weren't we and the City just gone over this about the development in the Hogan Pancost property close to the East Rec Center? The city purchased the property in April 2018. What do you think has changed? Has the groundwater level miraculously gone down in this area? I don't think so from the sound of my sump pump crying every couple of minutes. The Kent property is actually more crucial than the Hogan Pancost because it is right behind our buildings. That means that it will affect the ground water level for these neighborhoods more severely. I am pretty sure that this will result in flooding my basement if the city staff goes ahead with their planning. Is the City going to pay for the damage and the harm to my family and the house every time my basement is flooded? I am certainly the first family to be claiming for compensation from the city if this plan moves forward, and for the harms caused to my family both emotionally and financially.

Please, please, please do some justifications, perform some analysis and engineering, talk to the neighbors, and look into the history of the Hogan Pancost property and why the plan was not approved. Please do not just approve any plan that may benefit the "City" because we are part of the city too and we are saying that this plan will hurt us, emotionally and financially. My family spends their days full of stress and anxiety because of this non-logical plan.

Best regards and I am looking forward to hearing from you

Vahid Yousefzadeh and the family

129 Huron Ct

Boulder CO. 80303

From: Kurt Nordback <knordback@yahoo.com>
Sent: Wednesday, June 3, 2020 8:57 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Subject: Concept Plan for 5691 South Boulder Road

External Sender

Dear Planning Board,

I urge you not to support this Concept Plan as presented, with four large, detached houses. As stated in BVCP policy 1.16(d), "the city will annex Area II land ... only if the annexation provides a special opportunity or benefit to the city". Even with two of the houses permanently affordable, the plan presented does not provide a special opportunity or benefit. Large, detached single-family houses are the housing typology we need the least, and while it is difficult to pass up any additional housing in Boulder, there is an enormous opportunity cost in creating a small number of houses that will prevent more efficient and beneficial use of the land for perhaps the next century or more. So please urge the applicant either to come back with a concept that more effectively meets Boulder's housing needs, such as the concepts suggested by Staff, or to leave the property undeveloped until a better plan is feasible.

Thank you.

Kurt Nordback

From: Randa, Susan <susanranda@yahoo.com>
Sent: Monday, June 1, 2020 1:25 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>
Cc: Spence, Cindy <SpenceC@bouldercolorado.gov>
Subject: Kent Property

External Sender

re: AGENDA TITLE: CONCEPT PLAN REVIEW CONCEPT PLAN REVIEW for an approximately 5.5 acre property at 5691 South Boulder Road

Members of the planning board:

When reviewing this property and what is to be built on it, PLEASE check out the YEARS of Planning Board and City Council discussions that were on the Hogan Pancost property. This is in the SAME vicinity as H-P and has the SAME FLOODING problems for neighbors!!!! PLEASE don't cause more groundwater flooding in Keewaydin Meadows or Greenbelt Meadows. We are counting on you. Not every empty space is a good space on which to build housing!!!!

Thank you,
Susan Randa

385 Oneida St.
Boulder

From: Gabriele Sattler <gabysat8@gmail.com>
Sent: Friday, May 22, 2020 7:10 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Kent property

External Sender

Dear Mrs.

Below please find the information I received about the application for annexation from the Kent family. It obviously has very little to do with the proposal from the city staff. And they strenuously object to these changes. And so do I, who lives in this neighborhood and will have to live with the consequences.

I find it rather unbelievable that the staff is trying to change the Kents reasonable proposal into a completely new neighborhood including hacking away of a long alley of mature trees, and basically redesigning the southern part of our neighborhood in exchange for the annexation of the Kent property.

Did you ask the same from the people living alongside the creek on Gaptor Road when they asked for annexation because their water wells had been ruined by the flood? From what I remember they paid a certain amount and were annexed and connected to water and sewer. So, why the steep price from the Kents, which also impacts our way of life?

Kindly go over the plans again and come to a fair agreement with the family
AND US!

Sincerely,
Gabriele Sattler
68 Huron. Ct.
Boulder, CO 80303
Neighbors,

In a previous e-mail, we sent you the city staff's comments/suggestions on our proposal for a Concept Plan (and future annexation/remodeling) of our property at [5691 S. Boulder Road](#). In this e-mail, I am sending you what our team has prepared for our response to the city staff's comments. You will find our response in blue following each of the staff's comments.

A few things we would like to point out:

1. Based on the city comments, we are concerned that some of the staff came up with their suggestions without ever visiting the site.
2. We absolutely disagree with the staff's suggestions to increase the number of units built on the site. We understand the neighborhood concerns for water drainage, traffic, and noise. We feel that putting high density units on this small piece of property will increase the likelihood of problems.

3. We disagree that the new units should be multi-family units.
 - a. The entire neighborhood around our property is single family housing with a rural feel. Therefore, we are proposing a zoning of RL-1, which allows only detached single-family homes (one unit per 7,000 square feet).
 - b. In item 14 in the city staff comments we document policy 2.06 Preservation of Rural Areas & Amenities; we believe that increasing the density as suggested by staff would ruin the rural aspect of the entire neighborhood.
 - c. Policy 2.10 Preservation and Support for Residential Neighborhoods; all of Greenbelt Meadows and Keewaydin are single-family houses, not multi-family units.

From: Robert Prostko <robertprostko@mac.com>
Sent: Friday, May 22, 2020 12:05 PM
To: Steven Telleen <stelleen@comcast.net>; neighbors SEBoulder <neighbors@seboulder.org>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; KarriKent@comcast.net
Cc: sebna@googlegroups.com
Subject: Re: 5691 South Boulder Road Annexation

External Sender

Once again I find myself shaking my head in astonishment about the utter lack of concern, empathy or care from the Boulder Planning Staff regarding our neighborhood / community.

Is it really true that the Planning Staff has NOT walked the property?! I BELIEVE IT!

We just went through this whole PLANNING STAFF CHARADE last Summer with regards to closing the dirt trail that originates behind this property.

All of their fancy and expensive (tax payer funded) drawings and plans sure LOOKED GOOD in their hide-away city offices and secret meetings but NO ONE FROM STAFF could answer ANY of my questions regarding the on going conflicts between bicyclists, walkers, families with toddlers and dog walkers. It seemed like after MONTHS and MONTHS of their research they were surprised to hear of the multiple complaints and concerns raised by MANY of us at their FINAL PRESENTATION AND DECISION CULMINATION public meeting!

It sure sounds like the EXACT SAME THING IS HAPPENING HERE!

Why doesn't the ENTIRE PLANNING STAFF SHOW US THEIR CAMARADERIE WITH US, THE CITIZENS OF BOULDER, AND CUT DOWN EVERY TREE ON THEIR OWN PROPERTIES FIRST TO PROVE TO US THAT THEIR INSISTENCE ON CUTTING DOWN OUR COMMUNITY TREES IS A SMART IDEA.

McLaughlin should go first. Please send us photos of your property and mark all of the trees that you will cut down.

ROBERT PROSTKO
5454 OMAHA PLACE
BOULDER, CO 80303

On May 20, 2020, at 11:43 AM, Steven Telleen <stelleen@comcast.net> wrote:

I received this update from the Kents. They make some additional arguments in their reply to the city staff recommendations that those of us writing letters of support might want to consider adding to our responses.

Steve Telleen

----- Original Message -----

From: KarriKent@comcast.net

To: 'Liz Hanson' <lizhanson22@gmail.com>, Barb Huff <bhuff1434@comcast.net>, Garth Lucero <gmangcl@aol.com>, Joanie Cardone <joanie_2753@yahoo.com>, John Anderson <JVA1000@gmail.com>, Liz & Bob Whitley <whitleylr@comcast.net>, Magdalena Rzyka <wishingyouloveandpeace@gmail.com>, Pat Irwin <dirwingeologist@aol.com>, Robert & Michele Sachs <Michele.Sachs@hotmail.com>, Sarah Davis <sarahdavis.hoa@gmail.com>, Steve Telleen <STelleen@comcast.net>

Date: May 20, 2020 at 7:47 AM

Subject: 5691 South Boulder Road Annexation

Joe & Karri Kent

531 Columbine Avenue

Broomfield, CO 80020

Karri@comcast.net

720-231-8800-Joe Cell

720-231-8801-Karri Cell

19 May 2020

Dear Neighbors,

In a previous e-mail, we sent you the city staff's comments/suggestions on our proposal for a Concept Plan (and future annexation/remodeling) of our property at 5691 S. Boulder Road. In this e-mail, I am sending you what our team has prepared for our response to the city staff's comments. You will find our response in blue following each of the staff's comments.

A few things we would like to point out:

1. Based on the city comments, we are concerned that some of the staff came up with their suggestions without ever visiting the site.
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3. We disagree that the new units should be multi-family units.

a. The entire neighborhood around our property is single family housing with a rural feel. Therefore, we are proposing a zoning of RL-1, which allows only detached single-family homes (one unit per 7,000 square feet).

b. In item 14 in the city staff comments we document policy 2.06 Preservation of Rural Areas & Amenities; we believe that increasing the density as suggested by staff would ruin the rural aspect of the entire neighborhood.

c. Policy 2.10 Preservation and Support for Residential Neighborhoods; all of Greenbelt Meadows and Keewaydin are single-family houses, not multi-family units.

4. We disagree with the suggestion by staff that we move the current driveway.

a. The current driveway is used by the staff at Public Works to clean out the storm drain on Greenbelt Meadows property. If we move the driveway further north as suggested, the staff will need to enter every yard of adjoining properties to clean out this drain.

b. The current driveway is also used by Public Works staff to access Open Space on the east side of our property.

c. Moving the driveway where suggested by city staff would make it closer to the curve on 55th. This would increase the likelihood of traffic problems when homeowners are trying to access 55th as visibility is limited by the curve.

d. It would require cutting down a significant number of trees along the front of the property. These are trees that Joe and Mary Beth hand planted as saplings in the early 1960's, they hold a sentimental value to our family.

We have only one week left to send letters with concerns and comments regarding the staff's comments and our response. If you have any comments you wish to have considered please e-mail them to Elaine McLaughlin (McLaughlinE@bouldercolorado.gov). Any e-mail sent to her concerning this annexation will automatically be forwarded to Planning Board Members. We would also like you to send us a copy of your comments so we can incorporate them into our plan (KarriKent@comcast.net).

Our project is scheduled for the "virtual" June 4 Planning Board meeting (begins at 6:00 p.m.). The Board members and our team participants will be visible on a Zoom computer call (which can be watched via a link). We encourage you to call in to the meeting and provide your comments by phone, under the "Public Participation" part of the meeting. We will send you specific instructions on how to call in and watch the meeting. We know it is a "new world"; however, participating is as easy as making a phone call and waiting on hold for your turn. We believe it is important for the Planning Board to hear from the neighbors of this site.

Thank you,

Joe and Karri Kent--

You received this message because you are subscribed to the Google Groups "sebna" group.

To unsubscribe from this group and stop receiving emails from it, send an email to sebna+unsubscribe@googlegroups.com.

To post to this group, send email to sebna@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/sebna/204135500.348628.1589996604633%40connect.xfinity.com>.

For more options, visit <https://groups.google.com/d/optout>.

<Applicant Response_5691 S. Boulder Rd - 5-18-20.pdf>

-----Original Message-----

From: Lisa Weisz <lisaweisz@msn.com>

Sent: Wednesday, May 20, 2020 8:47 PM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Subject: Kent property on 55th on St.

External Sender

Hi, I'm writing to express my support for the proposed changes to the Kent property on 55th St. Adding a few single family homes and retaining the existing trees and driveway would be in keeping with the neighborhood and honor the memory of Joe and Mary Beth Kent. They were lovely people who had a smile for every child who grew up in Greenbelt Meadows over many years. I'm sure they would be pleased that their own children are trying to retain the essence of their old family homestead.

Putting a driveway on the curve is a really bad idea. The cars come whipping around that curve so fast despite the speed bumps we just put there. The existing driveway is used by public works to clean out the ditch that runs along Greenbelt meadows. That ditch needs to stay clean because of the mosquito problem in our neighborhood.

Thanks. Lisa Weisz, Mineola Ct. Boulder

From: Steven Telleen <stelleen@comcast.net>

Sent: Tuesday, May 12, 2020 5:03 PM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Cc: Council <council@bouldercolorado.gov>; sebna@googlegroups.com

Subject: Kent Property Annexation Proposal

External Sender

Notes on the City Staff Response to the Kent Property Proposal and reasons for accepting the **RL-1 zoning** and the development originally proposed by the Kents:

- The Kents proactively sought an acceptable solution with the neighbors before preparing their annexation request.
- The adjacent Greenbelt Meadows residents generally find the Kent's proposal acceptable, although some are still skeptical that even this level of development could cause both surface and groundwater flooding problems for their homes.

- This mutually acceptable level of development is what the Kents proposed to the city.
- The city staff responded by ignoring the solution reached with the existing neighbors and proposing that the Kents increase the housing density in their proposal as a token action under the rationale that the higher density would create more benefit to the city. [L] [SEP]
- In reality, the higher density would create greater, and unnecessary, adverse effects on the adjacent neighborhood and environment than the original Kent proposal, all for imperceptible gains in Boulder's housing availability and or affordability. [L] [SEP]
- In 2010 the city annexed the properties along Gapter Road allowing them to get city water and sewer with the only benefit to the city being the reduction of pollution during floods from their contaminated septic systems and wells. [L] [SEP]
- The Kents had similar septic system and well contamination during the 2013 flood, so there is no reason the city staff should be requiring, or even requesting, that the Kents be forced to increase their proposed density on the grounds of "benefit" for annexation.
- Policy 2.10 Preservation and Support for Residential Neighborhoods directs the city to give weight to the neighborhood position, a policy the city staff response clearly ignored in this case.

Other adverse effects on the adjacent areas in addition to the flood and groundwater effects a higher density development would cause.

- Since the number of people and their activity have the most impact on the sensitive species in the adjacent area, a lower density development will provide more of a buffer zone to critical wildlife habitat in the adjacent Open Space area that makes up the North and East boundaries the property than a higher density development.
- Additional density on this property will increase traffic on 55th Street which intersects Greenbelt Meadows and will adversely affect the neighborhood character and safety of neighborhood children as well as increase congestion and decrease safety at the 55th Street-South Boulder Road intersection.

So, why are the city staff pushing for a higher density than the property owners and the adjacent neighborhood find acceptable?

Are they looking for an unnecessary Hogan-Pancost level fight from SEBNA and the Greenbelt Meadows Homeowners Association? I'm sure the owners are not!

Steven Telleen
225 Cimmaron Way
Boulder

From: Jeff Robinson <jeffreyorobinson@gmail.com>
Sent: Monday, May 11, 2020 9:50 AM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: 5691 S. Boulder Road

External Sender

Hi Ms. McLaughlin,

I am writing today to express my support for the Kent's proposed development at 5691 S. Boulder road as they presented it. I grew up at 103 Mineola Ct in the Greenbelt Meadows development just to the south of the Kent's property. I was recently fortunate enough to be able to buy a home at 123 Mineola Ct. as an adult. I have fond memories of the peacocks and the Kent's farm as a child. Mr. Kent was always very kind to us neighborhood kids. I think it would be a shame if his descendants were not able to live on the property. I would like to emphasize that I support the annexation in any form. Adding housing is desperately needed for the city of Boulder. That said, I would prefer the concept as is now; being zoned R1. I fear that too many units could adversely affect not only the groundwater and flooding issues but I worry that if the area is too dense it would affect the farm feeling for both the new potential neighborhood, the Kent's, and our neighborhood. In an ideal world, I'd love to see a development that kept the character of what is there now. Thank you for your time and consideration.

Jeffrey Robinson
123 Mineola Ct.
Boulder, CO 80303
720-272-4193

From: Michelle Travis <michellertravis@hotmail.com>
Sent: Monday, May 11, 2020 7:47 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Council <council@bouldercolorado.gov>
Subject: Peacock Place proposed development

External Sender

Dear Planning Board members,

I am writing ti you about the upcoming Concept Plan review meeting for the Peacock Place/Kent property.

I realize that I don't possess all the facts regarding this development and was unable to attend the neighborhood meeting about it. Nonetheless it seems to me that the city is trying to take advantage of the situation that, in my opinion, they should not.

It is my understanding that the Kents just want to move back into his childhood home, but they are unable to, since the water source was damaged by all the flooding in the area. In order to

gain access to a clean water source they must have their property annexed by the city. In order to attain annexation, the city is insisting that they develop a sizable piece of their land. And now the city wants to convert the Kent's modest idea of 4 single family houses into multi-family buildings and make other demands about driveway relocation. The whole thing tastes a little like blackmail laced with greed to me.

This property is adjacent to the property that was sanctified by the city to be undevelopable. Now the city wants the plan to be altered from the Kent's proposal of single-family homes into building duplexes, triplexes or fourplexes next to the property that is off limits from development for largely ecologically, flooding, groundwater, and wildlife reasons. Additionally, there are no multiplex units in the immediate area, so the addition of them to this property would be inconsistent with the neighborhood. Introducing multiplexes into an area that was deemed undevelopable, just doesn't make sense to me.

I live in Greenbelt Meadows (GBM) and after dealing with regular flooding in my own basement and an intolerable number of mosquitoes every year, I came to believe that GBM should never have been developed. Don't repeat history and condemn even more people to these conditions. Based on my personal experiences, I don't think there should be any more development in this area, but if there must be some development in this area, then I believe an extremely delicate approach should be undertaken.

Michelle Travis

52 Genesee Ct.

From: gmangcl@aol.com <gmangcl@aol.com>

Sent: Monday, May 11, 2020 9:32 PM

To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>

Cc: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; KarriKent@comcast.net

Subject: Proposed "Peacock Place" annexation (LUR 2020-00014)

External Sender

Dear Ms. McLaughlin,

the concept plan submitted by the Kent family for the above-referenced proposed annexation is terrific. The proposal strikes a reasonable balance given the location of this property (adjacent to City owned Hogan-Pancost land), and the circumstances of the applicant landowners. I was disappointed to learn that you and your staff determined that the Kent's annexation proposal to divide their property to make a cul-de-sac with four small homes (**two affordable ... 50%**) lacked sufficient community benefit. That's wrong

for many well-documented health, safety and environmental reasons, all studied and debated over decades, this property is not ideal for any substantial residential development. However, this proposed annexation is different from most in that it involves an applicant, Joe Kent, Jr., and his wife Karri, wishing

simply to update, remodel and to live on said property in the house on the existing property occupied by Joe's parents since the early 1960s. The building of four developed houses is designed to be as non-impactful on the nearby housing as possible.

several months ago, Joe and Karri Kent reached out to neighbors surrounding their property to discuss their wishes to remodel the family house, and to listen to neighborhood concerns and to seek suggestions for this project. They were honest and sincere. They said they are not wealthy, not housing developers, and they would only sell some portion of their land for housing lots to fund their effort to remodel the old house with city utilities (clean, non-well water), and to pay for the crazy high cost of the annexation application process. Joe and Karri considered many comments and proposed a very workable plan that adds housing that hopefully will not adversely cause flooding problems to neighboring houses nor put future residents in danger.

please reconsider your position -- given the location of this property, it seems a little unbecoming of the City of Boulder to insist upon undetermined development of duplexes and triplexes on this slice of the historic and beautiful Kent property ... it will **not** make any impact on the affordable housing issues in Boulder

many thanks for your work,

G. Lucero
Boulder, CO

From: jim illg <jimillg@hotmail.com>
Sent: Monday, May 11, 2020 10:35 AM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; neighbors SEBoulder <neighbors@seboulder.org>; gbmhoa <gbmhoa@googlegroups.com>; Yates, Bob <YatesB@bouldercolorado.gov>; Wallach, Mark <WallachM@bouldercolorado.gov>
Subject: Proposed "Peacock Place" Annexation & Development (LUR2020-00014)

External Sender

Dear Planning Board Members,

I'm writing in regards to Planning Staff's Initial Review of the Concept Plan for the proposed *Peacock Place* annexation and development. Specifically, the point that for annexation the property owner's proposal to build four single family homes with two of the four deemed 'affordable' is **inadequate community benefit**. Instead of four single family homes "*the property be annexed with zoning that would result in a greater number of residential units than currently proposed. This would result in more homes, preferably attached duplex, tri-plex, or four-plexes rather than single family...*"

I live in Greenbelt Meadows which is adjacent to the subject property and in a city where the term *affordable* is relative at best, this is indeed a neighborhood where young families can actually own a single family home. Shared walls and shared common spaces inherent to attached multi-family developments aren't suitable for everyone. There is a need for single family homes and the property owners are offering just that possibility. This proposal balances citywide housing needs with Greenbelt Meadows' well justified concern about groundwater seepage and flooding risks, the same risks that kept Hogan-Pancost from development despite 25 years of attempts.

Additionally, this parcel abuts Open Space along the South Boulder Creek corridor which features the [Gebhard trail](#). This is the very same trail that OSMP just recently designated for closure because of the presence of high quality habitat and threatened species. The corridor is of such high value that it's been designated a state of [Colorado Natural Area](#); *"... In combination with riparian and grassland communities, wetlands found along South Boulder Creek are considered to be among the best preserved and most ecologically significant in the Boulder Valley."* It seems a gentle touch with development (e.g. single family homes) is best suited for this property.

Best Regards,
-Jim Illg
74 Huron Court

From: Jeff McWhirter <jeff.mcwhirter@gmail.com>
Sent: Sunday, May 10, 2020 9:45 PM
To: boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; Council <council@bouldercolorado.gov>; neighbors SEBoulder <neighbors@seboulder.org>; gbmhoa <gbmhoa@googlegroups.com>
Subject:

External Sender

Dear Planning Board members and others,
I am writing in regards to the upcoming Concept Plan review for the Kent property (aka Peacock Place).

As you may know this property is located immediately adjacent to the South Boulder creek Open Space property and the recently acquired Hogan-Pancost property. The Kent property presents the same set of problems and challenges as the HP property. Both have issues around wildlife (Preble's), impacts to open space, wetlands, groundwater and flooding. However, the development proposed by the Kent's (below) is clearly sensitive to these myriad issues. They are proposing a reasonable number of homes and are protecting the most environmentally sensitive parts of the site. Furthermore, they have done an admirable job of communicating with the neighbors and getting their support.

As you may know the development review process for the adjacent Hogan-Pancost property was long and exhaustive and featured in depth studies for flooding, groundwater, wetlands and wildlife. These studies were done prior to the HP Concept Plan and then many of them had to be redone leading up to the Site Review.

There is undoubtedly going to be a push from staff and some board members to increase the amount of housing in this site. This will invariably cause much greater impacts and, in my opinion, should call for the same level of studies and review as what was done for Hogan-Pancost.

One further note. I know that in your deliberations the role of community benefit is key for annexations. I believe the Kent's have more than shown community benefit with the proposed affordable housing (in a very nice setting), the conservation easement that protects wetlands, historic irrigation ditches and the adjacent Open Space property, the proposed clean up of the site and the removal of their septic system which, due to its age is clearly an environmental impact that needs to be addressed. These contributions to the community are far greater than those provided by the ongoing annexation of properties along Gapter rd just 3/4 of a mile from this site.

Thanks for your attention,
Jeff McWhirter

From: sylvanfireswan . <weipwul@gmail.com>
Sent: Monday, May 11, 2020 9:05 AM
To: Suzanne De Lucia <sdelucia@frontrangebusiness.com>
Cc: Council <council@bouldercolorado.gov>; McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; gbmhoa <gbmhoa@googlegroups.com>; neighbors SEBoulder <neighbors@seboulder.org>
Subject: Re: Groundhog Day In May

External Sender

This hasn't been agreed to by the neighbors. Many of us, this is the first we were informed. Behind the scenes deals and negotiations that are sprung on the general public at the final hour before City Council and the Planning Board is the norm for this area.

"Greenbelt Meadows should never been approved" was spoken by the hydrologist who studied the area and also the gravel pits on the CU property. We need to stop considering this area as suitable for housing. People, especially low income, and saturated soil that floods don't mix. The City bought Hogan Pancost. The City also buy the Kent property. Building houses to make money isn't the only land use.

On Mon, May 11, 2020 at 8:57 AM Suzanne De Lucia <sdelucia@frontrangebusiness.com> wrote:

Dear City Council and Planning Board,

I am writing with a sad heart, as it seems that all that was accomplished in the 30-year Hogan Pancost ordeal has been forgotten in regards to the Kent Property/Peacock Place. This parcel adjoins the HP property and faces all the same issues, concerns and risks. A very reasonable proposal was put forth by the Kents and agreed to by the neighbors. Why are we going down this rabbit hole again. We celebrated Killing the Zombie. Please let sanity prevail and approve the plan of a small number of homes in the right locations and be done with this.

Sincerely,

Suzanne De Lucia



Suzanne M. De Lucia, CBI
Fellow Of The IBBA
President
Front Range Business, Inc.
[5353 Manhattan Circle, Suite 101](#)
[Boulder, CO 80303](#)
[Office: 303-499-6008](#)
Fax: 1-888-521-8219

sdelucia@frontrangebusiness.com
www.frontrangebusiness.com

From: robert.sachs <robert.sachs@wanadoo.fr>
Sent: Saturday, May 9, 2020 3:50 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; KarriKent@comcast.net
Cc: gbmhoaboard@googlegroups.com; erin@cpmboulder.com; sebna-private@googlegroups.com
Subject:

Dear Elaine and fellow Planning Board members,

As a 15-year resident of the Greenbelt Meadows subdivision in SE Boulder, I'd like to echo the feedback you've been receiving from some of my fellow neighbors regarding the proposed annexation of the adjoining Kent parcel (sorry, I have no file or reference no.). As I understand the matter, during an initial reading / review, your body issued a request to raise the number of units included in the concept plan to comply with a particular land use designation.

Based on your request, I can only assume that you have no first-hand experience with the issues surrounding development of the sector in the extreme southeastern part of the city. The Hogan-Pancost parcel that immediately abuts the Kent property has become lore in this city as the backdrop for one contentious development fight after another dating back to the previous millennium. No project ever got the green light because no developer could ever convince Boulder's deliberative bodies that the hydrological-related impacts from building could be effectively mitigated. Which begs the question: in your eyes, what makes the Kent's parcel, positioned even more precariously close to our subdivision, any different?

Besides, as opposed to local annexation proposals of the past, the owners (Mr. and Mrs. Kent) and neighboring residents are not at loggerheads over their respective visions of the area going forward. The Kent's simply want access to city services (namely water) in order to effectively renovate their property, clean their grounds and take up residence on-site. They're not looking to saddle us (and them by the same occasion) with additional nuisances and potential flooding caused by residential construction on their parcel. Given that the applicant and neighbors are in lockstep with one another, why in the world would you want to foment discord where none presently exists? You most certainly have at your disposal the administrative tools to provide the Kent's with the clean water supply they so desperately desire and deserve.

Thank you for your attention. Sincerely,

Robert Sachs (103 Mineola Court)

From: sylvanfireswan . <weipwul@gmail.com>
Sent: Friday, May 8, 2020 6:30 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Subject: Kent Property

The same reason why the Hogan Pancost property is unfit for development applies to the Kent property.

Petitioning to want city services for an existing home is very different than a development with 4 affordable units to be flooded just like everyone in Greenbelt Meadows has over the years.

This area is very WET. None of our homes should have been approved for development, yet with buyer beware, we unknowingly bought into a continuing city planning nightmare.

No more housing development in this area!!!

Kind Regards;

Catherine Sundvall
5419 Illini Way
Boulder, CO 80303

From: Magdalena Rzyska <wildernesspixie@gmail.com>
Sent: Tuesday, May 5, 2020 3:13 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>
Cc: KarriKent@comcasts.net; John Anderson <jva1000@gmail.com>; sebna-private <sebna-private@googlegroups.com>
Subject: The Zombie is back

External Sender

The Zombie is back!

I am flabbergasted that the City of Boulder planning staff is requesting many more housing units be built on the Kent property, than the Kent's proposed in the application they submitted in March.

This property is in the same geographical and ecological location as the now-infamous Hogan Pancost parcel, which the city deemed unsuited for development (after almost 30 years of different owners, development and annexation applications) due to high surface and groundwater that would likely cause harm to life and property from flooding during a rainy episode. The city purchased the property in April 2018 to "drive a stake through the Zombie" and deemed it a natural flood mitigation area. The Kent property abuts the Hogan Pancost land just east of the South Boulder Creek and south of the East Boulder Rec Center. Nothing has changed since April of 2018. That area still works as a natural flood mitigation buffer with endangered reptiles, mammals and plants calling it home.

My house backs to the Kent property and every time we have a heavy rain or spring snowmelt, the hay field, where the new construction is being proposed, becomes a lake. During rainfall or snowmelt, I remain ultra-

vigilant during the day and night to ensure my sump pump is indeed working and drawing water from under my house to the nearby ditch. No amount of drainage will channel that abundance of water quickly enough to the creek. Without this natural flood mitigation field, it's plain to see that the high groundwater will seep through my basement and fill it up, which no FEMA flood insurance will cover (FEMA only covers floods that come through the windows not those that seep from the floors). Is the city willing to pay for the highly likely damage if this development is approved? Of course not, and yet the planning staff seem willing to put my home and my life (as well as my neighbors') in danger by requesting the Kents develop and pave over this natural flood mitigation area.

I fail to understand the planning staff's logic in their request for the Kents to develop that area. Perhaps you can explain to us, the large number of nearby residents, what has changed in the zone that includes both Hogan Pancost and the Kent properties?

The logic that the only way this annexation could "benefit Boulder" is to use the property to build additional units does not follow precedent. In 2010 the city annexed the Gapter Road properties without asking for any additional development on the grounds that during a flood their septic systems cause dangerous contamination of the creek and surrounding area. In 2010, providing city water and sewer for this purpose was, by itself, sufficient benefit for annexation. During the 2013 flood the Kents' well and septic system were contaminated, which was the stimulus for their annexation request. If mitigating contamination by providing city water and sewer was sufficient enough benefit to annex the Gapter Road properties, then it should be sufficient benefit to annex the Kent property. It's time for the Planning Board to proactively intervene in the Kent request and tell the staff to alter their approach before they waste more of everyone's time and the Kents' money chasing this ill-conceived expansion of the Kent's original request.

Thank you for your time and I look forward to hearing from you.

Sincerely,

Magdalena Rzyska
127 Mineola Ct. 80303
303 818-1010

-----Original Message-----

From: Joan Cardone <joanie_2753@yahoo.com>
Sent: Tuesday, April 28, 2020 1:00 PM
To: McLaughlin, Elaine <McLaughlinE@bouldercolorado.gov>; boulderplanningboard <boulderplanningboard@bouldercolorado.gov>; Council <council@bouldercolorado.gov>
Cc: Karri Kent <karrkent@comcast.net>
Subject: annexation request and response to concept plan from staff for 5691 S Boulder Rd

External Sender

Elaine, City Council and City Planning Board

I have read your response to the Kent's concept plan and I have to say that I am utterly dismayed.

This property was originally part of the Hogan farm land and thus it has the very same issues that the Hogan/Pancost property presents with: ground water and flooding issues. This is why the surrounding neighborhoods fought so hard to

prevent development of a 121 homes on the Hogan Pancost land. So to propose duplexes, triplexes and fourplexes pushing high density in the area is counter intuitive.

In rethinking this, I am against any type of development on this land but acknowledge that the Kent's presented a well thought out plan with 4 homes, 2 of which will satisfy the affordability criteria. Why does the city always ask for more when this is the Kent's property and they should be able to make a plan that is in keeping with the way the land has remained all these years? From the discussion with them, I believe that they have no desire to have a crowded development right in front of them. Greenbelt Meadows, as neighbors, worry about the impact of ground water and flooding when the land is paved over. Sump pumps in our neighborhood are already running due to the spring-like weather that swells the creeks with runoff and affects our homes. During heavy rainfall the land becomes a lake.

It is the city's responsibility to ensure that any changes do not adversely impact the surrounding neighborhoods. If I am correct, the Gapter road folks received sewer and water from the city for a fee rather than having to give up their land. This prevented potential contamination of the creek especially during a flood by removing old septic systems which addressed the community benefit. No one asked them to add additional housing structures on their acreage of land as a condition to be annexed. In an article published in the Daily Camera in December of 2013, the following was stated: "Back in 2010, the city annexed 35 homes on Gapter Road while allowing residents to keep their more rural streets without sidewalks and street lights." So why must the Kent's bow to the city's demands in order to get sewer and water? And why can't the Kent's keep the same rural feel since it is surrounded on at least 2 sides by open space?

I have lived here for over 40 years and have watched the many good and bad decisions made by the city especially in the realm of residential and commercial development. Please don't make this one of the bad decisions.

Thank you for listening.

Joanie Cardone
84 Huron Ct
303-494-6492