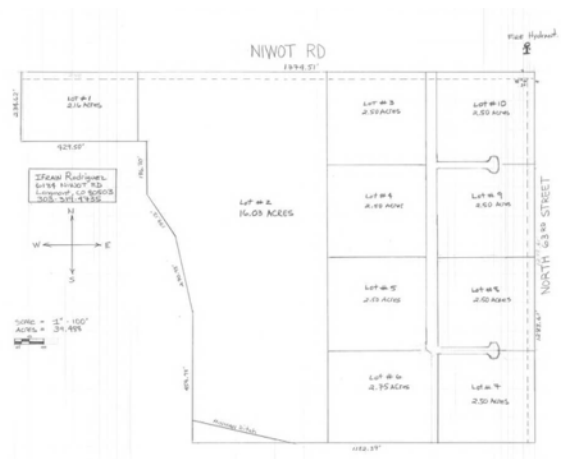


Niwot and 63rd Street: Future Subdivision Site?



The owners of the 40-acre property on the southwest corner of 63rd Street and Niwot Road have applied to put 9 additional homes on the site, 8 of which would be on the eastern side along 63rd Street. They are using a highly technical County process called “Transfer Development Rights” to try to do this.

We oppose this development, which is Boulder County application SD-23-0003. The first deadline for comments is August 22. We have a community petition opposing this development. It is available to sign from 8 am to 8 pm daily in the carport of the home at 7019 N. 63rd Street (NW corner of Niwot/63rd). We will have volunteers collecting signatures throughout our community. The petition is also available to sign online at our website, stop63rdstreetsubdivision.org.

It is important to also submit your individual comments to the County (www.boco.org/SD-23-0003, link at bottom). Some of the reasons for our opposition are on the back of this page.

What You Can Do

- Join our contact list: send an email to christine.a.ennis@gmail.com
- Sign the community petition by August 22
- Submit your own separate comments to the County—www.boco.org/SD-23-0003
This is crucial – Your voice matters
- Help us spread the word! Ask friends and other family members to submit comments and sign our petition.
- Want to help more? Contact karen@surfbbp.com

Information

- View the application and submit your comments: www.boco.org/SD-23-0003
- Boulder County Comprehensive Plan: <https://bouldercounty.gov/property-and-land/land-use/planning/boulder-county-comprehensive-plan/>
- Boulder County Land Use Code: <https://bouldercounty.gov/property-and-land/land-use/planning/land-use-code/>
- 2022-2027 Boulder County Natural Hazards Mitigation Plan (draft): <https://bouldercounty.gov/news/boulder-office-of-emergency-management-releases-2022-2027-hazard-mitigation-plan-draft/>
- Community website (sign our petition online): stop63rdstreetsubdivision.org

Community Contacts:

Karen Mandery karen@surfbbp.com

Chris Ennis christine.a.ennis@gmail.com

STOP 63RD STREET SUBDIVISION / STOP63RDSTREETSUBDIVISION.ORG

Talking points for opposition of Docket SD-23-0003 / Rodriquez TDR PUD

(Southwest corner of Niwot Rd & 63rd Street, 6184 Niwot Road)

These points were made by the Boulder County Natural Resource Planner (Ron West) in 2017 when current home was denied locating it on this exact same area on Docket SPR-17-0091. Home was eventually moved to original farm house location.

- Significant Agricultural Lands of Statewide Importance
- Environmental Conservation Area (ECA) - Boulder Valley Ranch / Beech
- Wetland
- View Protection Corridor
- Proximate to Public Lands - nearly adjacent to OSMP land to the Southwest

Other Talking points of significance;

- Niwot Road and 63rd Street are both listed on Boulder County's map as view shed protection corridors
- Existing prairie dog community (county wildlife species of concern) which serves as a hunting ground for coyotes, bobcat, fox and many birds of prey. All have been observed in this area.
- Affected area serves as a detention pond for excessive water during floods. Added elevation as projected in planning materials will have a negative effect on surrounding homes.
- Proposed homes will create fragmentation of the rural character and is adjacent to (and includes) an Environmental Conservation Area.
- The proposed new street would intersect with Niwot Road just a couple hundred feet from the stop sign at Niwot and 63rd. This would exacerbate an already significant safety concern with cyclists, runners and vehicles. Weekends see thousands of runners and cyclists at this intersection.
- Boulder County Land Use Code

NIW 1.02 Limitations on New Building Sites and Residential Structures. In recognition and support of the designated agricultural character of the Subregion, the Boulder County Land Use Code shall be developed in such manner as to discourage the further subdivision of lands, situated outside of designated "Community Service Areas" for the purpose of creating new building sites for residential, commercial, or industrial land uses.