



CITY OF BOULDER
Planning and Development Services

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Dear Neighbor:

The purpose of this letter is to answer questions that have been raised regarding the status of the Concept Plan proposal submitted to the city of Boulder for the Hogan-Pancost property located at 5399 Kewanee, and the status of the South Boulder Creek Flood study and mitigation study.

1) Why was the Planning Board hearing of August 9th cancelled? Is the application considered permanently withdrawn?

Concept Plan Review and Comment application # LUR2007-00005 has been withdrawn at the applicants' request. The applicants are currently exploring alternative site plan configurations that differ from the original submittal for review. Prior to the submittal and review of a new concept plan, the applicants will provide staff with detailed environmental analyses for the property to ensure the proposed site plan responds to any environmental factors which may exist on-site. The applicant expects to submit the detailed environmental analyses in September, 2007 for staff's review.

2) Will the city retain third party consultants to review environmental studies submitted by the applicant?

Wetlands: Yes, the city will retain a third party consultant to conduct a review of any proposed wetland mapping.

Preble's Jumping Mouse/Ute Lady Tresses Orchids: The determination of whether or not the property is potential habitat for a species regulated under the federal Endangered Species Act and is made by the U.S. Fish and Wildlife Service. If a determination is made that the property contains potential habitat, the Service will require further study of the site by qualified biologists as determined by the Service. If the USFWS makes a final determination that there is Preble's or orchid habitat on the property, it may either require that impacts to the habitat be avoided through the design of the development, or the agency may allow a property owner or developer to "take" Preble's under certain circumstances. At this point, the city can make a decision on whether or not it agrees with the final determination of the USFWS and, through its annexation or site review decisions, choose to apply a stricter policy than the federal agency toward protection of any habitat on the site.

3) What are the next steps in the process?

The applicant will submit environmental information and analyses compiled by the applicants' consultants. Once submitted to staff, an initial review of the environmental data will be conducted. Subsequent to staff's review, technical development review comments will be issued to the applicant. The results of the analysis will also be presented to Planning Board at a public hearing as an informational item. A new Concept Plan will not be submitted until an analysis of the environmental data has been performed so that future site plans will respond to environmental factors on the property.

The applicant may elect to hold an additional neighborhood meeting to obtain feedback regarding any future site plans. The duration of staff's review will depend on the time the City's consultant will require to adequately review the applicant's environmental analyses.

4) How can I keep informed throughout the process and find out more about any future proposals?

Project information is available on-line at: www.boulderplandevlop.net, click on "**Hot Topics and Current Projects**," and click on "**Boulder Creek Commons Project (Hogan-Pancost Property)**." You can also check this website for new information and meeting schedules. Staff will continue to publish all site plans and correspondence on-line for review.

Additionally, staff will continue to notify neighbors within a radius of 2,000 feet of the property of all public hearings via U.S. Mail. Notifications will also be included in the Sunday Camera, News from City Hall section.

For information regarding the status of the South Boulder Creek Flood Study or the pending mitigation study, please contact Bob Harberg at 303-441-3124 or via email at harbergb@bouldercolorado.gov. Information regarding the South Boulder Creek Flood Study is available at www.southboulder creek.com.

For information regarding wetlands, please contact Cristina Martinez at 303-441-1886 or via email at martinezc@bouldercolorado.gov.

For information regarding environmental concerns, plant/ animal species habitats, please contact Beverly Johnson at 303-441-3272 or via email at johnsonb@bouldercolorado.gov.

For information regarding the proposed Concept Plan review application, public hearing dates, or other pending applications, contact Charles Ferro at 303-441-4012 or ferroc@bouldercolorado.gov.