

Good Evening Shari Malloy, [REDACTED]. Longmont resident since 1986. Thank you for volunteering your time and energy to serve on this important and, I'm sure, very challenging City Board. I am here to speak to the Rivertown Annexation proposal. I realize your job is to look at proposals through the LDC lens to see whether they comply with LDC standards and review criteria. Because of its location, I would ask you to consider an additional standard for this proposal. First is a lens of just plain Longmont folks who enjoy the St. Vrain Corridor - this includes kids, walkers, bike riders, skateboarders, fishing folks, birders, wildlife enthusiasts and even people who are homeless. The St. Vrain corridor belongs to all and costs nothing to access and enjoy. I'd also invite you to consider looking through the lens of the 90% of wildlife that depends on riparian areas like this for their survival. Finally, you could put on lenses of future home occupants, businesses and taxpayers. Seeing through these bigger, more inclusive lenses benefits all. For properties adjacent to St. Vrain Creek like this one, it is prudent to apply a standard concerned with protecting the common good *This additional common good lens must reflect good stewardship of our public investment while protecting our greenway's riparian habitat and the wildlife it supports.* This additional lens helps to ensure social justice for ALL Longmont residents. This bigger view is *particularly* necessary for *this* property because it's western boundary is Fairgrounds Lake and Roger's Grove. Roger Jones selflessly donated this 55 acres to the City for preservation and so Longmont residents might always have a place to connect with nature, learn and enjoy. Any proposals for development must compliment this special area.

When I look through this lens and read through this proposal, I see several shortcomings.

I am a member of Stand With Our St. Vrain Creek. We are a growing group of community members who advocate for protecting our St. Vrain Corridor from potentially damaging development which adversely impacts riparian health and wildlife. The city reach of the St. Vrain has tremendous ecological value. It is not critical wildlife habitat has immense aquatic conservation value. This proposal is in very close proximity to one of the only nesting Bank Swallow colonies in Boulder County--a species of special concern. A well-established osprey nest is within 600 feet. The entire St. Vrain corridor is a Stream Habitat Connector --which is how wildlife moves from one area to another.

This property is within the floodplain and was not developable prior to the *massive* public investment in flood mitigation. This section of the St. Vrain has yet to be funded for flood mitigation. This entire site is still designated as a floodway. The standards require the entire site must be removed from the floodway before any development can occur. FEMA is not expected to change their floodplain maps for another 2-years. Consideration of this annexation seems premature.

The RSVP price tag is well over \$350 million and counting. Requirements to build in a floodplain would be very cost prohibitive, but because of public investment in mitigation, outside interests like this hope to benefit from our investment.

The developer stated they will be ordering a blight study which I quote: “will be the first step in pursuing an urban renewal district and analyzing possible tax increment financing options to help pay for public improvements.” This means even *more* public dollars are intended to be used. We, the public, should get something in return for the big tax dollar price tag. Due to the *massive* public investment, the public deserves a significant voice in any/all proposed development along this corridor.

It is morally and fiscally irresponsible to put people and property in harm's way. There has been 12 flood events in this corridor in the last 120 years. Even with mitigation efforts, common sense dictates this corridor will flood again. Flooding is the 3rd most common natural disaster – we had 17” of rain in 4 days in 2013. For the river not to respond to what’s happening with climate change would break the law of physics. Undeveloped, open space and agricultural lands recovered with relatively minor damage or monetary intervention from the flood. Developed areas and particularly residential properties were greatly impacted. Some, like the mobile home park, were completely destroyed.

This annexation application needs to be amended. There is nothing in the applicant's vague design plan that suggests *any* respect for the adjacent natural environment. The proposed “high density” residential area of 380 units is way too much for this sensitive area. *Any development in this exceptional corridor should be exceptionally designed.* This proposal doesn't meet the required goal saying it must be compatible with surrounding properties in terms of land use, site and building layout and design.

I want to be clear. I am not opposed to any development along our St. Vrain corridor. I just want it to be right. Rivers/creeks are not just sections of privately-owned water. These continuous streams support ALL beings (plants, trees, animals, humans) within the vicinity. All are interconnected and all need to be respected.